

MEETING DATE: DECEMBER 18, 2024

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **PZ-PA-021-21, PZ-036-21 & PZ-PD-036-21 (ORACLE VALLEY ESTATES)**

CASE COORDINATOR: GLENN BAK, SENIOR PLANNER

SUPERVISOR DISTRICT: 4 MCCLURE

Executive Summary:

Request Overview:

This document outlines a proposal related to Oracle Valley Estates, landowner, Donald C Westphal, agent, requesting a Non-Major Comprehensive Plan Amendment, Rezone and a Planned Area Development to allow for development standards for a manufactured home, park model, and recreational vehicle development.

If This Request is Approved by the Board:

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

Recommendations:

The Planning and Zoning Commission voted 8-0 to recommend approval of PZ-PA-021-21 based upon the record as presented. The Planning and Zoning Commission voted 8-0 to recommend approval of PZ-036-21, with one stipulation, based upon the record as presented. The Planning and Zoning Commission voted 8-0 to recommend approval of PZ-PD-036-21, with twelve stipulations, based upon the record as presented.

LEGAL DESCRIPTION: A portion of Section 27, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona.

REQUESTED ACTION & PURPOSE: (Three Cases)

1. **PZ-PA-021-21 – PUBLIC HEARING/ACTION:** Oracle Valley Estates, landowner/applicant, Donald C Westphal, agent, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 8.76± acres of land from Low Intensity Activity Center and Moderate Low Density Residential (1-3.5 du/ac) to Medium Density Residential (3.5-8 du/ac), situated on a portion of section 27, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 308-56-0300 and 308-56-0290, located southeast of W American Avenue and N Calle Valencia, Pinal County .
2. **PZ-036-21 – PUBLIC HEARING/ACTION:** Oracle Valley Estates, landowner/applicant, Donald C Westphal, agent, requesting a rezoning of 8.76± acres of land from General Rural (GR) and General Business (CB-2) zoning to Park Model/Recreational Vehicle Park (PM/RVP-435) zoning (4.52 acres) and Manufactured Home Park (MHP-435) (4.24 acres), situated on a portion of section 27, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal

on file) tax parcels: 308-56-0300 and 308-56-0290, located southeast of W American Avenue and N Calle Valencia, Pinal County.

3. **PZ-PD-036-21 – PUBLIC HEARING/ACTION:** Oracle Valley Estates, landowner/applicant, Donald C Westphal, agent, requesting approval of the Oracle Valley Estates PAD Overlay Zoning District 8.76± acres of land, to allow for development standards for a manufactured home community, situated on a portion of section 27, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 308-56-0300 and 308-56-0290, located southeast of W American Avenue and N Calle Valencia, Pinal County.

Items for Consideration:

- Available records fail to demonstrate whether or not the development was fully permitted from its inception, as it has also seen a number of ownership changes.
- It can be demonstrated that the development has been in existence since 1970; however, it cannot be demonstrated that the manufactured home park was properly permitted from its inception.
- Staff believes that the development qualifies for an exception of being less than ten acres due to topographical and historical factors.
- Staff believes the rezoning of the park so as to allow for improvements, allow a greater variety of dwellings, and apply the newer zoning districts is reasonable.

COMMISSION RECOMMENDATION: (PZ-PA-021-21) At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted 8-0, to recommend approval of **(PZ-PA-021-21)** based upon the record as presented.

COMMISSION RECOMMENDATION: (PZ-036-21) At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted 8-0, to recommend approval of **(PZ-036-21)** based upon the record as presented, with one stipulation included in the staff report.

1. *Approval of this zone change (PZ-036-21) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.*

COMMISSION RECOMMENDATION: (PZ-PD-036-21) At the hearing, after discussion with staff and the Commission, together with evidence presented & public testimony, the Commission voted 8-0, to recommend approval of **(PZ-PD-036-21)** based upon the record as presented, with twelve stipulations included in the staff report.

1. The stipulations enumerated herein pertain to the area described in case PZ-036-21 & PZ-PD-036-21;
2. Approval of this PAD (PZ-PD-036-21) 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. Oracle Valley Estates Planned Area Development (PAD) Overlay District (PZ-PD-036-21) is to be developed as shown by the conceptual site plan/development plan dated August 22, 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-036-21;

5. The applicant/property owner shall provide a revised PAD Book, Site Plan, and Open Space and Recreation Plan addressing concerns and deficiencies expressed by staff and agreed upon by the Commission.
6. 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;
7. 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;
8. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
9. 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;
10. 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;
11. A Traffic Impact Analysis (TIA) or Traffic Impact Statement (TIS), as applicable, will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIA or TIS shall be in accordance with the current Pinal County TIA or TIS Guidelines and shall be approved prior to the Site Plan approval. Any additional right-of-way needed for any required infrastructure improvements, such as deceleration/turn lanes, (as identified in the approved Traffic Impact Analysis or Statement) for these roads shall be the responsibility of the applicant; and
12. The Oracle Valley Estates development shall comply with all current codes, regulations, and County requirements, as confirmed through the site plan approval process. Said codes etc. shall supersede any deficiencies as stated in materials provided by the applicant.

Date Prepared: 11/6/2024 GB

Date Revised: 12/9/2024 GB

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PINAL COUNTY PLANNING AND ZONING COMMISSION
(PO NUMBER 252269)

Regular Meeting
9:00 a.m.
Thursday, September 25, 2024
BOS Hearing Room
135 N. Pinal Street, Florence, Arizona

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1 MENNENGA: Let's call to order the September 25,
2 2024 Pinal County Planning and Zoning Committee meeting. I am
3 Morris Mennenga, I'm the Vice Chairman. And so anyway, I
4 believe we need to have roll call.

5 OLGIN: Yes sir. Gilbert Olgin, the Planning
6 Manager. Vice Chair Mennenga.

7 MENNENGA: Here.

8 OLGIN: Member Del Cotto.

9 DEL COTTO: Here.

10 OLGIN: Member Hartman.

11 HARTMAN: Here.

12 OLGIN: Member Keller. Member Klob.

13 KLOB: Here.

14 OLGIN: Member Schnepf.

15 SCHNEPF: Here.

16 OLGIN: Member Davila. Member Mooney.

17 MOONEY: Here.

18 OLGIN: Member Pranzo.

19 PRANZO: Here.

20 OLGIN: We have a quorum.

21 BILLINGSLEY: Gilbert, I think you forgot Mr.
22 Lizarraga.

23 OLGIN: I'm sorry.

24 BILLINGSLEY: Who is present.

25 OLGIN: Member Lizarraga. We have a quorum.

1 MENNENGA: Okay, so unfortunately we lost our
2 Chairman and I'd make a couple comments on that, but I'll keep
3 those for now. So we need to have elections for a new
4 Chairman.

5 OLGIN: Chair, Vice Chair, if I may.

6 MENNENGA: Yes sir.

7 OLGIN: Brent, did you have anything to add for the
8 report?

9 BILLINGSLEY: I think that we have a couple of
10 things for the Planning Manager's Report today. First, we
11 wanted to welcome our newest member to the Planning and Zoning
12 Commission, Mr. Gary Pranzo. Gary is from here in Florence
13 and was a long time member of the Planning and Zoning
14 Commission for the Town of Florence. So if you get a chance
15 today, please say hello and welcome Mr. Pranzo. Secondarily,
16 is Mr. Riggins here?

17 MENNENGA: No, I don't see him.

18 BILLINGSLEY: Mr. Chairman, if at some point during
19 the meetings Mr. Riggins arrives, I would love for you to re-
20 call the Planning Manager's Report because we have something
21 for Mr. Riggins here, but it doesn't look like he's here at
22 this time. Todd, I believe you had an item with respect to
23 prospective meeting dates for anybody in the audience, if you
24 don't know, the County is updating its zoning code,
25 specifically Title 3 of the County Development Services Code

1 that's what you guys all are. And we appreciate you, and
2 certainly appreciate Mr. Riggins' services, or service, to the
3 County. So I'm going to go ahead and walk over and hand it to
4 you guys so you can look at it, and then we can move forward
5 with the meeting.

6 MENNENGA: Yeah, I agree with all that, definitely.
7 That's, I know myself, I learned a lot from Scott, I really,
8 really did, and like I said, I've been here eight years and I
9 can't imagine 20, but we'll see. So, but anyway.

10 KLOB: (Inaudible).

11 MENNENGA: Sure, go ahead.

12 KLOB: Through the Chair. And I also, you know, I
13 learned a lot from Scott. So I've been doing this many, many
14 years, been on other planning and zoning, been on the other
15 side of the podium, and in the year and a half that I've been
16 on this Commission, he taught me a lot of things that I didn't
17 know. So I know he's not here, but thank you, Scott. Second
18 little piece, I also want to thank the staff, Board of
19 Supervisors. Several of us went to the planning conference
20 last week, got to know staff really well, got to, you know,
21 several of us. You know, we got to spend some time together.
22 Took some great classes, learned a lot of things, and I just
23 want to personally thank the staff and the County for giving
24 us that opportunity. So thank you.

25 MENNENGA: Yeah, I was out of town, I missed that.

1 So okay, first case we have is S-015-23. This is a continued
2 case, I believe, from last month. So staff, staff report.

3 ZUBI: Good morning Chairman, Commissioners, my
4 name's Muhannad Zubi, I'm with the engineering department.
5 I'm here to present the continuance of case S-015-23, which is
6 the San Tan 320 Parcel 11. It's a proposal for approval of a
7 tentative plat for the San Tan 320 Parcel 11, 32 lots. It's a
8 little bit over six acres. The PZ-PD case was PZ-PD-008-15,
9 and located at the intersection south of Phillips Road and
10 west of Thompson, which turns into Brenner Pass within the San
11 Tan Valley area. The land owner/developer is Landmark Land
12 Investments and the engineering firm is HilgartWilson. This
13 is the approximate location of the case. This is where the
14 parcel is at. It's within a bigger collection of parcels
15 related development, which is the San Tan 320. Last
16 presentation, last meeting, this case was continued because
17 the detail on the plan, the Commission wanted more detail
18 showing the setbacks. The plan showed a range between 0 and
19 10 for the setbacks. The plan right now has - is showing that
20 this explanation - doesn't show this explanation in the plan,
21 but it shows more details to explain what that range is for
22 the setback. It's basically you have units that are attached,
23 and then the setback would be zero. And I'll show you on the
24 next page. And then it will be - and if I could zoom - how
25 can I get control of this, so I can zoom in?

1 SUPRAK: We don't, unfortunately, have a way to
2 control it from there.

3 ZUBI: There's a detail in there showing that the
4 setback goes between 0 and 10. The zero is for the attached
5 case, and the 10 is for the detached case, so that's why that
6 detail showed those numbers. It's explained under number 6,
7 bullet number 6 here on the plan, on the plat itself. And I
8 hope that satisfies the Commission's request.

9 MENNENGA: Questions, comments from the Commission?

10 KLOB: Through the Chair.

11 MENNENGA: Commissioner Klob.

12 KLOB: Yeah, the comments were mine, just some
13 housekeeping things before it went forward. So it looks like
14 they picked everything up, so thank you.

15 SCHNEPF: Is there any way to get that screen, the
16 full screen, instead of - just give us a little more visual?

17 OLGIN: Commissioner, that's a great question. As
18 we were just explaining, we're kind of in this room because we
19 lost our other room for another meeting, so we don't have the
20 ability to make it smaller. We tried that already, so we
21 apologize. Also to the audience, that's the best we can do.

22 MENNENGA: Any other comments from the Commission,
23 or a motion?

24 OLGIN: I guess we could fix it.

25 KLOB: Through the Chair.

1 MENNENGA: Commissioner Klob.

2 KLOB: I'll make a motion that we approve the
3 findings 1 through 7 for item S-015-23 as set forth in the
4 staff report, in tentative plat, with the 18 stipulations to
5 the Board of Supervisors.

6 SCHNEPF: I'll second it.

7 MENNENGA: Any further discussion? All in favor?

8 COLLECTIVE: Aye.

9 MENNENGA: Any opposed? Okay, thank you. Okay,
10 next, another continued case, PZ-PA-021-21. Staff report.

11 BAK: Good morning Mr. Chair, Commissioners. How do
12 I advance my slides?

13 SUPRAK: I'm working on it.

14 BAK: Okay. So next on your agenda, PZ-PA-021-21,
15 and PZ-036-21, and PZ-PD-036-21, Oracle Valley Estates. This
16 is a proposal for a Non-Major Comprehensive Plan Amendment,
17 rezone and a Planned Area Development to allow for a
18 manufactured home, park model and recreational vehicle
19 development. Size of the overall site is approximately 8.76
20 acres, and this is located southeast of West American Avenue
21 and North Calle Valencia. Owner/applicant is Oracle Valley
22 Estates. Landowner/applicant Donald Westphal. This shows you
23 the general location of the site here in Oracle. Shows you
24 the surrounding zoning, as well as the case boundaries there.
25 And this gives you an aerial perspective. So this is the

1 conceptual site plan, and some of you may recall we had this
2 heard last month, and since then the engineer for the project
3 has further refined the site plan. Initially, they had the
4 amenity area more in a centralized location, however, they've
5 shifted it to the southeastern portion. Overall, being that
6 the site isn't terribly, you know, large, it is still easily
7 accessible for all the residents. And this gives you a zoom
8 of the conceptual amenities. So one thing that came up last
9 time was, you know, having it memorialized exactly what's
10 going to be contained with these amenities, and I think this
11 provides a much better perspective of that. So this shows you
12 the park from looking to the north. To the south. And then
13 to the east. And west. And you'll see that there's a lot of
14 older models within the park, and so the plan here is
15 expressed by the owner and the applicants is to remove a lot
16 of those. Some of those in the picture may already be gone
17 and, you know, bring in newer models and freshen it up and
18 make it a lot more esthetically pleasing. So items to
19 consider, it's rezoning of the park, so this will allow for
20 improvements, allow a greater variety of dwellings and apply
21 the new rezoning districts as reasonable. The site has
22 existed as a manufactured home park for a substantial amount
23 of time. Staff at the time of the creation of this
24 PowerPoint, received one item of opposition. Staff offers no
25 recommendation, with 13 stipulations as expressed more fully

1 in your staff reports. And staff would be happy to entertain
2 any questions the Commission may have.

3 MENNENGA: Any questions from the Commission for
4 staff? Okay.

5 PRANZO: Chair? Pull up that plat again, please.
6 Just one question, for the roads. What's the width curb to
7 curb?

8 BAK: I don't know if that shows that. I can't read
9 it, but it should be 24 feet.

10 PRANZO: 24. Now, I'm brand new right out of the
11 box, how does an emergency vehicle get through there?

12 BAK: So what will happen, assuming this is
13 approved, is then they will be required to submit for a site
14 plan. This was initially approved a long time ago, I think
15 something like 1970, so the regulations were different back
16 then. What this will do is then this will bring forth the
17 site plan requirement, so then it'll modernize things like
18 exactly what you just mentioned. So if - so 24 foot is the
19 standard minimum, and that considers fire trucks and things
20 like that.

21 PRANZO: Okay, thank you.

22 MENNENGA: Anyone else?

23 LIZARRAGA: Yeah, I have a question. You mentioned
24 13 stipulations, and the latest paperwork I have has 12.

25 BAK: It may very well be because we had to change a

1 lot of things at the last minute, and so you might, you know,
2 refer to your staff report there and that contains the
3 stipulations.

4 LIZARRAGA: The 13 stipulations.

5 BAK: Let me take a look here at my -

6 OLGIN: Chair, Vice Chair, Commission, please say
7 your name prior to speaking so we can have it for the record.
8 Thank you.

9 BAK: So what I show here is 12 in the staff report,
10 so then I would trump the slide. Apparently one of them was
11 removed at the - since the last.

12 MENNENGA: So we need to clarify that in a motion.

13 BAK: Correct.

14 OLGIN: Yes.

15 MOONEY: Excuse me, Chair?

16 MENNENGA: Commissioner Mooney.

17 MOONEY: I'm sorry, Commissioner Mooney. That was
18 my question as well. So how are we going to determine what
19 was removed from last time because it's not on the screen, the
20 13 stipulations. So I don't recall any stipulations being
21 asked to be removed from the last presentation last month.
22 Thank you.

23 BAK: So yeah, all I can say is I - what I have here
24 I have the latest staff report, and I just, I see 12.

25 MENNENGA: Does anybody recall what we had last

1 month on this? Yeah, I don't either, so I'm just curious.

2 BILLINGSLEY: Glenn, do you have a copy of the staff
3 report from last month to confirm if there was anything
4 removed or not?

5 ???: This is the new (inaudible) and this is the
6 second.

7 BAK: Okay. So I'm going to do a from the podium
8 comparison here.

9 MENNENGA: Okay.

10 BAK: Oh, you know what, I think there was one that
11 was duplicated.

12 MENNENGA: Okay.

13 BAK: If I remember correctly, and I caught that.

14 MENNENGA: Okay.

15 BAK: Yeah, from what I can tell, that's what,
16 that's all it was, is there was one that was just duplicated,
17 so.

18 MENNENGA: All right, sounds good. So anyone
19 representing this case?

20 MCDUGALL: Yes. Good morning. My name is Kevin
21 McDougall, I'm with McDougall Devcon Engineering, Phoenix,
22 Arizona.

23 MENNENGA: Please sign in.

24 MCDUGALL: I signed in up front. Yeah. So we
25 addressed the - we were here last month, and we appreciate the

1 questions and the opportunity to clarify the site plan. So we
2 did add those details and we, as staff said, we cleaned it up
3 and we have a nice amenities package. There's going to be
4 pool. I think we have pickleball. I don't have it in front
5 of me, but the pool, pickleball, a dog area, a building
6 they're adding with some laundromat, a laundry, so they have a
7 place to do their laundry and per code, it will have showers
8 and toilets and that type of thing. So everything we're doing
9 is up to code. Does the Commission have any questions for me?

10 MENNENGA: Any questions? Commissioner Klob.

11 KLOB: Through the Chair. Yeah, I'd ask for a
12 little bit more clarification on your last submittal and looks
13 like you've covered that. So thank you for providing that
14 extra detail.

15 MCDUGALL: Thank you, appreciate that.

16 KLOB: Appreciate it.

17 MENNENGA: Anyone else? Okay, thank you. So let's
18 bring it back to Commission for comments or a motion.

19 OLGIN: Chairman, did we open the public hearing?

20 BILLINGSLEY: (Inaudible) public hearing.

21 MENNENGA: Yeah, I just - yeah. We need to - okay,
22 at this time, we need to open up case PZ-PA-021-21 for public
23 hearing. Anybody want to speak in regards to this case?
24 Anyone at all? Okay, we will close the public hearing portion
25 of that and bring it back to the Commission.

1 SCHNEPF: Chair Mennenga, I'd like a question from
2 Glenn again. Remind us of what the one negative that was
3 given through the public on this.

4 BAK: I believe that's in the handout there with
5 opposition.

6 SCHNEPF: We got a lot of handouts.

7 MENNENGA: I know there was one, but I don't
8 remember.

9 OLGIN: Chair, Vice Chair, if I may. Quick comment.
10 This is an example of we have several cases, or I should say
11 projects, that exist that are not in compliance and they want
12 to come into compliance, and so we work with them to try to
13 keep what they have, but improve it to what the code requires.
14 So to say that a brand new project would look like this,
15 probably not, but it's the County trying to be flexible and
16 working with them to get them to what the code requires. And
17 that's why this one looks the way it does. So a lot of work
18 with them to try to at least meet the minimums to get them
19 back up to where they can pull permits. That's how this came
20 about.

21 MENNENGA: Okay.

22 SCHNEPF: Yeah, I was just curious what the
23 opposition was to it, the one opposition.

24 BAK: So if I may, with those stipulations. So what
25 happened here is that in the prior report, stipulation 4 and

1 12 were the same, so one was struck to shorten that. I guess
2 maybe items of consideration is where you might find the pros
3 and cons. So available records failed to demonstrate whether
4 or not the development was fully permitted from its inception.
5 And so there's been a number of ownership changes, so that's
6 one of the negatives. But as Gilbert stated, you know, this
7 is an attempt to bring it forward and to current codes, and
8 approve it overall.

9 MENNENGA: Got you. Okay. Commission Members.

10 BILLINGSLEY: Glenn, the question still exists.
11 What was the letter of opposition? We're trying to look it up
12 over here.

13 BAK: So let me - I think I have (inaudible).

14 MENNENGA: I don't remember what it was.

15 BAK: I think it was in the packet. It came in
16 early (inaudible) packet.

17 MENNENGA. I don't remember it being anything too
18 major.

19 BAK: (Inaudible) and I wouldn't normally have that.
20 I don't print the entire package, just the staff report. If I
21 can recall correctly, it was something to the effect of the
22 issues that have been, you know, with the park over the years.
23 There's been a number of code enforcement complaints.
24 However, it should be noted that there's been also a number of
25 ownership changes, so a lot of these complaints and so on

1 relate to some of the old owners and things like that.

2 MENNENGA: Which they disclosed last meeting,
3 actually we discussed quite a bit of that, so yeah. Yeah, I
4 appreciate what they've done. They've done a lot of work on
5 this thing. Motion? Commissioner Klob.

6 KLOB: Through the Chair. We have to do these as
7 three separate motions, Glenn?

8 BILLINGSLEY: Yes, but we just opened the public
9 hearing for the first, so we're going to have to open the
10 other two and have two more public hearings.

11 KLOB: Thank you for keeping us in line.

12 MENNENGA: Do you want and go and do to the public
13 hearings now or after we do this motion?

14 BILLINGSLEY: I would think that the correct process
15 would be to have a motion, a second and a vote with respect to
16 item A.

17 MENNENGA: Okay. Okay.

18 KLOB: Through the Chair.

19 MENNENGA: Yes sir. Commissioner Klob.

20 KLOB: I make a motion of the Pinal County Planning
21 and Zoning Commission to forward a recommendation of approval
22 for case number PZ-PA-021-21 to the Board of Supervisors with
23 no stipulations.

24 LIZARRAGA: Second.

25 ??: And I'll second that.

1 MENNENGA: Discussion? Everybody in favor?

2 COLLECTIVE: Aye.

3 MENNENGA: Any opposed? Okay. Moving forward,
4 we're going to open the public hearing for case PZ-036-21,
5 anyone want to speak to that case?

6 BILLINGSLEY: Mr. Chairman, before you open the
7 public hearing, we've got to actually call item number B, or
8 letter B.

9 MENNENGA: I'm so sorry.

10 BILLINGSLEY: That's all right.

11 MENNENGA: Okay, we need to call item B, PZ-036-21,
12 and open the public hearing. Anyone at all?

13 BILLINGSLEY: Daron and I were able to actually look
14 up the question that Mr. Schnepf asked regarding the
15 opposition. The opposition was an email sent to Glenn
16 speaking to the unkept situation that has existed there and
17 has existed for many years. So that's what it was just
18 stating, that they would like that property cleaned up.

19 MENNENGA: Gotcha.

20 BILLINGSLEY: Last possible page of the packet,
21 that's why it took us a while to spin through it.

22 MENNENGA: Of course. Okay. With no one, we will
23 close the public hearing on case PZ-036-21 and bring it back
24 to the Commission. Motion?

25 KLOB: I recommend that Pinal County Planning and

1 Zoning Commission forward a recommendation of approval for
2 case PZ-036-21 to the Board of Supervisors with its one
3 stipulation as listed in the staff report.

4 LIZARRAGA: Second.

5 ??: Second.

6 MENNENGA: (Inaudible) got it, okay. Everybody in
7 favor?

8 COLLECTIVE: Aye.

9 MENNENGA: All right, let's open -

10 KLOB: Opposed?

11 BILLINGSLEY: Mr. Chairman, any opposed?

12 MENNENGA: Any opposed? Okay. All right. Let's
13 open item C, case PZ-PD-036-21. Okay, gotcha. Public hearing
14 at this point. Anyone to speak to this case? Okay, we'll
15 close the public hearing portion of PZ-PD-036-21 and bring it
16 back to the Commission.

17 MOONEY: Chair, if I may. I just would like in the
18 future when these are continued, could we have those letters
19 at least, because we get it electronically, included in the
20 forward? We have a new gentleman today, and maybe not
21 everybody was present at the last one, so if we could include
22 that in the future, I would appreciate that.

23 MENNENGA: Absolutely.

24 MOONEY: Thank you.

25 MENNENGA: Good idea. Motion? Commissioner Klob.

1 KLOB: Through the Chair. I move the Pinal County
2 Planning and Zoning Commission forward a recommendation of
3 approval for case PZ-PD-036-21 to the Board of Supervisors
4 with its 12 stipulations as listed in the staff report.

5 MENNENGA: Second?

6 LIZARRAGA: Second.

7 ??: (Inaudible) case.

8 MENNENGA: PZ-PD-036-21, the third one. C.

9 MOONEY: Oh, it has the same numbers, I'm sorry.

10 MENNENGA: We've got a motion and a second,
11 everybody in favor aye.

12 COLLECTIVE: Aye.

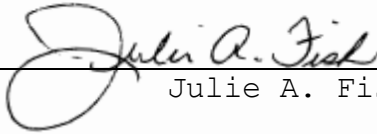
13 MENNENGA: Any opposed? Motion passed, and thank
14 you. All right, moving on to case PZ-034-23.

15 DEOKAR: Good morning, Chair, Vice Chair and
16 Commission Members, Sangeeta Deokar presenting this case.
17 It's called the Sunset Canyon PAD Amendment, and there are two
18 cases to this. Basically PZ-034-23 and PZ-PD-008-23. This is
19 a request for rezoning of 374.016 acres, and the second case
20 is the PAD overlay for the same acreage. The total size, as
21 mentioned, is 374.016 acres for a rezone to R-7. This is from
22 CR-3 and CB-2 zoning, existing, to the R-7. Location is
23 southwest corner of Val Vista Road and John Wayne Parkway in
24 Maricopa area. Owner/applicant is Zeitlin Capital, Harry
25 Zeitlin and HAM Sunset LLC. We have the agent, Brennan Ray,

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.

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Julie A. Fish

AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Burlington, ss:

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

PUBLICATION DATES:

Nov. 28, 2024

NOTICE ID: TcJlwJgXUK572zr9ITAX

NOTICE NAME: PZ-PA-021-21 & others



(Signed) _____

VERIFICATION

State of New Jersey
County of Burlington

LIZA ORTIZ
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires November 27, 2028

Subscribed in my presence and sworn to before me on this: 11/29/2024



Notary Public _____

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 18TH DAY OF DECEMBER 18, 2024, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, FOR A NON-MAJOR COMPREHENSIVE PLAN AMENDMENT, REZONING, AND PLANNED AREA DEVELOPMENT (PAD) OVERLAY AMENDMENT TO AMEND THE ZONING ORDINANCE AND/OR MAPS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA: PZ-PA-021-21 - PUBLIC HEARING/ACTION: Oracle Valley Estates, landowner/applicant, Donald C Westphal, agent, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 8.76+ acres of land from Low Intensity Activity Center and Moderate Low Density Residential (1-3.5 du/ac) to Medium Density Residential (3.5-8 du/ac), situated on a portion of section 27, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 308-56-0300 and 308-56-0290, located southeast of W American Avenue and N Calle Valencia, Pinal County. PZ-036-21 PUBLIC HEARING/ACTION: Oracle Valley Estates, landowner/applicant, Donald C Westphal, agent, requesting a rezoning of 8.76+ acres of land from General Rural (GR) and General Business (GB-2) zoning to Park Model/Recreational Vehicle Park (PM/RVP-435) zoning (1.03 acres) and Manufactured Home Park (MHP-435) (7.73 acres), situated on a portion of section 27, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 308-56-0300 and 308-56-0290, located southeast of W American Avenue and N Calle Valencia, Pinal County. PZ-PD-036-21 - PUBLIC HEARING/ACTION: Oracle Valley Estates, landowner/applicant, Donald C Westphal, agent, requesting approval of the Oracle Valley Estates PAD Overlay Zoning District on 8.76± acres of land, to allow for development standards for a manufactured home, park model, and RV community, situated on a portion of section 27, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 308-56-0300 and 308-56-0290, located southeast of W American Avenue and N Calle Valencia, Pinal County. ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE. IF TWENTY PERCENT OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN

THE ZONING AREA FILE PROTESTS, AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD WILL BE REQUIRED TO APPROVE THE REZONING. DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE AT:

<https://www.pinal.gov/236/Notice-of-Hearings>

DATED THIS 31st DAY OF OCTOBER 2024, by Pinal County Community Development Dept.

TO QUALIFY FOR FURTHER NOTIFICATION 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) Planning Case Number (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 COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 2973 (85 N. FLORENCE STREET)
FLORENCE, AZ 85132

Contact for this matter: Glenn Bak,
Senior Planner E-mail address:
glenn.bak@pinal.gov

Phone # (520) 866-6444

No. of publications: 1: date of publication: Nov 28, 2024



MEETING DATE: SEPTEMBER 25, 2024 (CONTINUED FROM AUGUST 15, 2024)

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-PA-021-21, PZ-036-21 & PZ-PD-036-21 (ORACLE VALLEY ESTATES)**

CASE COORDINATOR: GLENN BAK

SUPERVISOR DISTRICT: 4 MCCLURE

Executive Summary: Oracle Valley Estates, landowner/applicant, Donald C Westphal, agent, requesting a Non-Major Comprehensive Plan Amendment, Rezone and a Planned Area Development to allow for development standards for a manufactured home, park model, and recreational vehicle development.

If This Request is Approved:

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

Staff Recommendation:

Staff recommends Approval of a Non-Major Comprehensive Plan Amendment (PZ-PA-021-21), Zone Change (PZ-036-21) and Planned Area Development (PAD) overlay (PZ-PD-036-21), with attached stipulations.

LEGAL DESCRIPTION: A portion of Section 27, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona.

REQUESTED ACTION & PURPOSE: (Three Cases)

- PZ-PA-021-21 – PUBLIC HEARING/ACTION:** Oracle Valley Estates, landowner/applicant, Donald C Westphal, agent, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 8.76± acres of land from Low Intensity Activity Center and Moderate Low Density Residential (1-3.5 du/ac) to Medium Density Residential (3.5-8 du/ac), situated on a portion of section 27, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 308-56-0300 and 308-56-0290, located southeast of W American Avenue and N Calle Valencia, Pinal County .
- PZ-036-21 – PUBLIC HEARING/ACTION:** Oracle Valley Estates, landowner/applicant, Donald C Westphal, agent, requesting a rezoning of 8.76± acres of land from General Rural (GR) and General Business (CB-2) zoning to Park Model/Recreational Vehicle Park (PM/RVP-435) zoning (1.03 acres) and Manufactured Home Park (MHP-435) (7.73 acres), situated on a portion of section 27, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 308-56-0300 and 308-56-0290, located southeast of W American Avenue and N Calle Valencia, Pinal County.
- PZ-PD-036-21 – PUBLIC HEARING/ACTION:** Oracle Valley Estates, landowner/applicant, Donald C Westphal, agent, requesting approval of the Oracle Valley Estates PAD Overlay Zoning District 8.76± acres of land, to allow for development standards for a manufactured home community,

situated on a portion of section 27, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 308-56-0300 and 308-56-0290, located southeast of W American Avenue and N Calle Valencia, Pinal County.

Tax Parcels: 308-56-0300 & 308-56-0290

LOCATION: Located southeast of W American Avenue and N Calle Valencia, Pinal County.

SIZE: 8.76± acres

COMPREHENSIVE PLAN: Oracle Valley Estates is within the Low Intensity Activity Center and Moderate Low Density Residential (1-3.5 du/ac) land use designation.

EXISTING ZONING AND LAND USE: The subject is currently zoned as General Rural (GR) and General Business (CB-2) and is a manufactured home development

SURROUNDING ZONING AND LAND USE:

- North: General Business (CB-2) Zone – Vacant
- South: General Rural (GR) Zone - Residential
- East: General Business (CB-2) Zone – Commercial
- West: General Rural (GR) Zone – Residential

PUBLIC PARTICIPATION:

- | | |
|--------------------------|----------------|
| Neighborhood Meeting(s): | May 10, 2024 |
| Agency Mail out: | June 3, 2024 |
| Newspaper Advertising: | May 30, 2024 |
| Site posting, Applicant: | April 24, 2024 |

FINDINGS/SITE DATA:

History:

The property in its entirety is 8.76± acres that appears to have been in existence since 1970. Available records include a letter dated February 5, 1969 from the Law Offices of Bilby, Thompson, Shoenhair, and Warnock, representing H.D.M. Corporation, indicating plans to develop the property as a trailer development. A letter dated July 6, 1970 stated that the trailer park was now in violation for not having required screening adjacent to residential property. Staff located a file for the development that included a site plan containing little information. Older records fail to clearly show if the park was approved or not at the time. Newer available digital records show a number of permits and code enforcement complaints from 2014 to 2020. Code enforcement staff indicated that the fire department has expressed repeated concerns with the southern portion of the park in that combustible materials are often found to exist there, presenting a fire hazard to the park and dwellings within. Application materials for PZ-PD-036-21 were initially submitted on August 18, 2021, materials for PZ-PA-021-21 were submitted on August 25, 2021, and application materials for PZ-036-21 were submitted on August 27, 2021. However, slightly better quality materials were only recently submitted in 2024, the latest being on July 18, 2024.

Flood Zone X:

The Project site is located entirely within Zone X which is described by FEMA as “The areas of minimal flood hazard, which are the areas outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood”.

ANALYSIS:

Use

The proposed consists of an existing 74 unit manufactured homes and recreational vehicles, at a density if approximately 7.9 du/acre. The development has been in existence since circa 1970 and available records show a number of code enforcement actions involving the park, as well as a number of permits obtained. The proposed seeks to improve and modernize the development through the removal of older units, the installation of newer manufactured homes, landscaping of common areas, the resurfacing of roads, and the addition of a laundry room. What is being proposed will comply with what is required of a new development, as the park is made to comply with current codes. This will also demonstrate an effort to assuage concerns reflected by a history of code enforcement actions.

Access:

Oracle Valley Estates gains primary access from N Calle Velencia and appears to have some degree of secondary access from W American Avenue. The development is then traversed by 2 unnamed roads within. The two access points shown in the preliminary plan, appear to comply with applicable fire safety standards; however, site plans provided thus far provide insufficient detail with which to make a more definitive determination.

Comprehensive Plan

The Property is currently designated in the Pinal County Comprehensive Plan as Low Intensity Activity Center and Moderate Low Density Residential (1-3.5 du/ac). The proposed land use designation being Medium Density Residential (3.5-8 du/ac).

Staff notes that the current density at 7.9 du/ac complies with the 3.5-8 du/ac allowed within the proposed Medium Density Residential land use designation, thus making the proposed slightly incompatible with the proposed designation. In discussions with the applicant, the applicant has indicated that the owner is amenable to converting several spaces for manufactured homes to open space to create amenities within the park. This would then have the effect of reducing the density to more comply with the Comprehensive Plan.

Rezone & PAD

The applicant requests a rezone from General Rural (GR) and General Business (CB-2) to Park Model/Recreational Vehicle Park (PM/RVP-435) zoning (1.03 acres) and Manufactured Home Park (MHP-435) (7.73 acres).

This narrative and the development plan documents submitted herewith, such as the Preliminary Site Plan, Preliminary Landscape Plan, and conceptual imagery are preliminary in nature. They demonstrate how the requested zoning designation could be implemented consistent with the community themes and character.

The requested PAD overlay will facilitate certain necessary deviations from the PM/RVP-435 and MHP-435 development standards. The Amended Development Standards Table provided in the PAD Book is unclear, but does not propose deviations to minimum lot size, front yard setbacks, rear yard setbacks, and side yard setbacks. In discussions with the applicant, the applicant has indicated that the owner is amenable to complying with current codes and regulations, to include the minimum 18% open space. The most current site plan shows 18.2% open space.

Development Standards

Chapter 2.355 of the Pinal County Development Services Code (PCDSC) outlines the Uses Permitted and Development Standards for the PM/RVP-435 zoning district. Chapter 2.350 outlines the Uses Permitted and Development Standards for MHP-435 zoning district.

SCHOOLS:

The developer will work with Casa Grande School District to ensure that adequate educational facilities are provided for the community.

UTILITIES AND SERVICES:

UTILITY SERVICE TABLE	
SEWER	(SEPTIC) PINAL COUNTY
ELECTRIC	ARIZONA PUBLIC SERVICE
TELECOM	CENTURY LINK
WATER	ARIZONA WATER COMPANY
POLICE/SECURITY	PINAL COUNTY SHERIFF'S OFFICE
FIRE	–
SCHOOL DISTRICT	CASA GRANDE SCHOOL DISTRICT
SOLID WASTE	WASTE MANAGEMENT (PRIVATE)

RECREATIONAL OPEN SPACE:

A total of approximately 1.59 acres of open space has been proposed within Oracle Valley Estates. This also equates to 18.2% open space where 18% is required. Given the clouded history of the site and stated plans to change out and remove some of the older modular and mobile homes, it seems reasonable to request of the owner/applicant, improved amenities to create a more attractive living environment for the residents. The owner/applicant have stated a desire to remove some of the older home within the development, as well as provide for amenities. Staff also suggests utilizing and enhancing the southern portion of the park so as to include landscaping, whilst removing dried vegetation that has been a historic concern of the fire department. The latest site plan shows the amenities in the southeast portion of the park as listed below:

List of Amenities:

- Swimming Pool and Patio
- Recreation Building
- Dog Park
- Pickleball Court
- Playground
- Desert Garden

Analysis of Justification for Modified Development Standard:

Staff notes that per Section 2.175.040 of the PCDSC, a PAD Overlay Zoning District cannot be applied to any parcel under 10 acres with the subject site being 8.76 acres. However, the same section states: 'A PAD overlay zoning district may not be established on any parcel consisting of less than ten gross acres, unless the commission and supervisors find that a tract containing less than ten gross acres is suitable as a PAD overlay zoning district by virtue of its unique character, topography, or other features'. That being said, staff notes that the site appears to be encumbered by topographical conditions, as the overall property appears to slope somewhat, as there is also a well defined wash traversing the southern portion of the property. Furthermore, the site has existed as a manufactured home park for a substantial amount of time. Staff thus believes that an argument can be made that the subject development qualifies for the exception outlined in Section 2.175.040.

Items for Commission Consideration:

- Available records fail to demonstrate whether or not the development was fully permitted from its inception, as it has also seen a number of ownership changes.
- It can be demonstrated that the development has been in existence since 1970; however, it cannot be demonstrated that the manufactured home park was properly permitted from its inception.
- Staff believes that the development qualifies for an exception of being less than ten acres due to topographical and historical factors.
- Staff believes the rezoning of the park so as to allow for improvements, allow a greater variety of dwellings, and apply the newer zoning districts is reasonable.
- Staff also believes that the lack of detail provided insofar as landscaping and amenities should be improved, as it also seems reasonable to request a greater amount of open space and detail within so as to provide a better environment for residents within.
- An increased amount of open space would also decrease the overall density, thus bringing the property within the allowable density within the proposed Medium Density Residential designation.

PUBLIC PARTICIPATION

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

A neighborhood meeting was held on May 10, 2024 and attended by one resident.

At the time this report was written, one item of opposition had been received.

The Pinal County Department of Public Works reviewed the proposal and had no comments.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this Minor Comprehensive Plan Amendment (PZ-PA-021-21), Rezone (PZ-036-21) and PAD amendment (PZ-PD-036-21). Furthermore, the Commission must determine that this zone change and PAD overlay will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan and rezone request.

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

- a. LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
- b. PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
- c. NEIGHBORHOOD IMPACT
- d. FLOOD CONTROL
- e. TRAFFIC IMPACT
- f. COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
- g. BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF SUMMARY: Landowner/applicant, Donald C Westphal, agent, have submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for approval of a Minor Comprehensive Plan Amendment, Rezone and Planned Area Development.
2. At the time this report was written, one item of opposition had been received.
3. The property has legal access.
4. The subject property is currently proposing “Medium Density Residential (3.5-8 du/ac)” and would make this application compatible per the Pinal County Comprehensive Plan.
5. Granting of the PAD will require, after the time of zoning approval, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward PZ-PA-021-21 to the Board of Supervisors with a favorable recommendation with no attached stipulations.

STAFF RECOMMENDATION (PZ-PA-021-21): 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 no stipulations.

STAFF RECOMMEND MOTION (PZ-PA-021-21): I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with no stipulations.

STAFF RECOMMENDATION (PZ-036-21): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff recommends approval of this request, subject to the stipulations listed in the recommended motion.

STAFF RECOMMEND MOTION (PZ-036-21): I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with its one stipulation as listed in the staff report:

1. *Approval of this zone change (PZ-036-21) 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-036-21): Staff finds after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this PAD request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward PZ-PD-036-21 to the Board of Supervisors with a favorable recommendation with the attached stipulations.

STAFF RECOMMEND MOTION (PZ-PD-036-21): I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with its 12 stipulations as listed in the staff report:

1. The stipulations enumerated herein pertain to the area described in case PZ-036-21 & PZ-PD-036-21;
2. Approval of this PAD (PZ-PD-036-21) 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. Oracle Valley Estates Planned Area Development (PAD) Overlay District (PZ-PD-036-21) is to be developed as shown by the conceptual site plan/development plan dated August 22, 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-036-21;
5. The applicant/property owner shall provide a revised PAD Book, Site Plan, and Open Space and Recreation Plan addressing concerns and deficiencies expressed by staff and agreed upon by the Commission.
6. 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;
7. 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;
8. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
9. 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;
10. 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;
11. A Traffic Impact Analysis (TIA) or Traffic Impact Statement (TIS), as applicable, will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIA or TIS shall be in accordance with the current Pinal County TIA or TIS Guidelines and shall be approved prior to the Site Plan approval. Any additional right-of-way needed for any required infrastructure improvements, such as deceleration/turn lanes, (as identified in the approved Traffic Impact Analysis or Statement) for these roads shall be the responsibility of the applicant; and
12. The Oracle Valley Estates development shall comply with all current codes, regulations, and County requirements, as confirmed through the site plan approval process. Said codes etc. shall supersede any deficiencies as stated in materials provided by the applicant.

Date Prepared: 8/8/2024 GB

Revised: 9/16/2024 GB

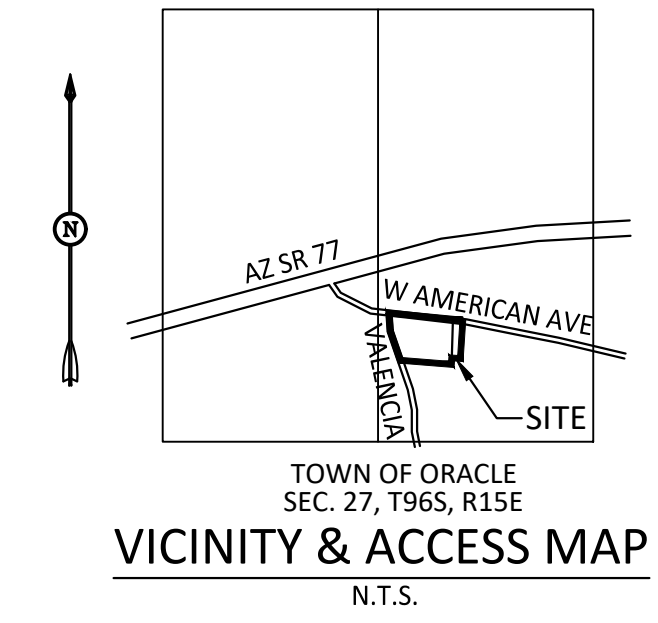
ORACLE VALLEY ESTATES2

SITE PLAN

2145 W AMERICAN AVE, ORACLE, AZ 85623

PINAL COUNTY ASSESSOR PARCEL NUMBER 308-56-030 & 308-56-029

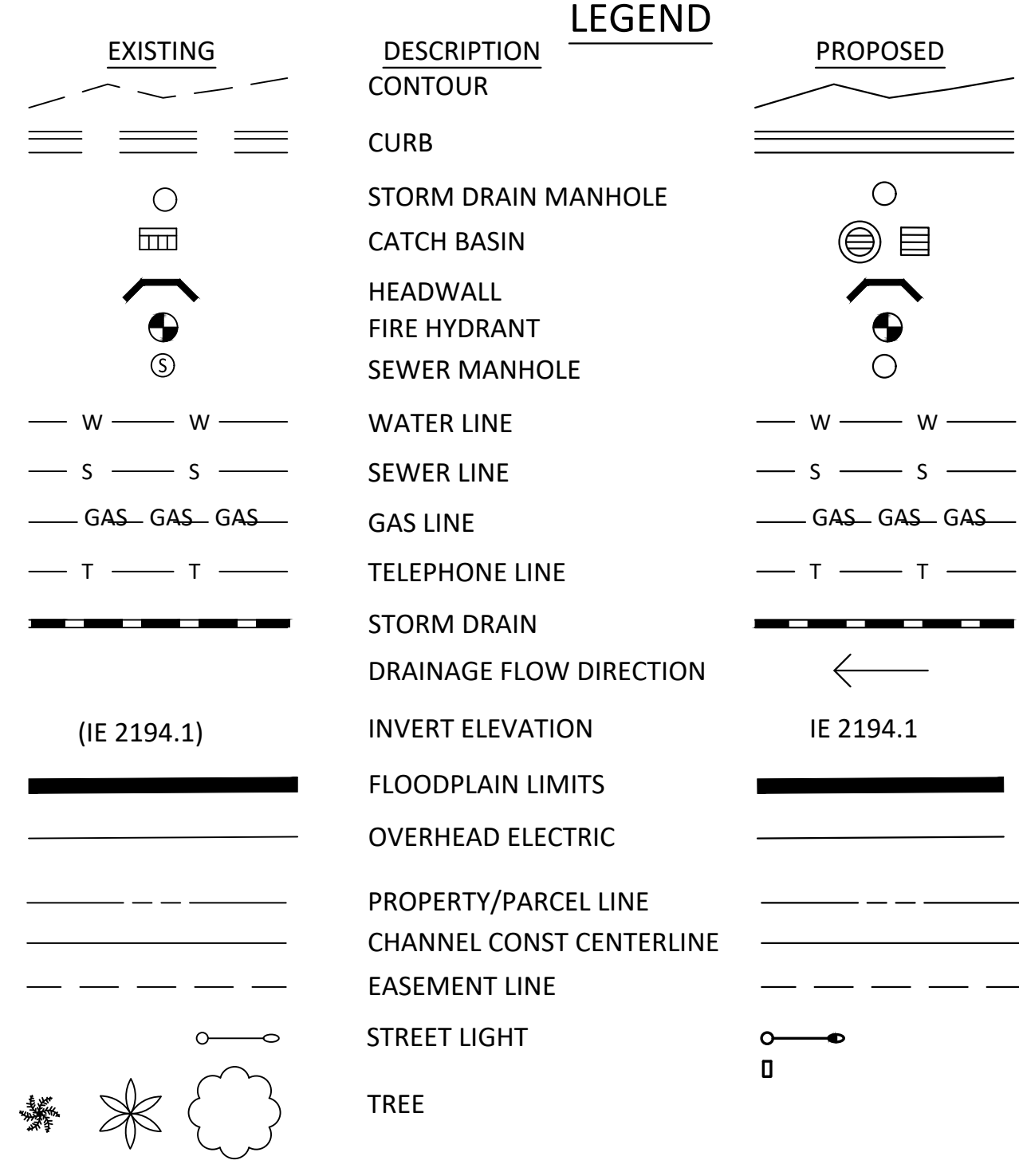
THE SOUTHEAST $\frac{1}{4}$ OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 15 EAST, OF THE GILA & SALT RIVER BASE AND MERIDIAN, TOWN OF ORACLE, PINAL COUNTY, ARIZONA



CONTACT ARIZONA 811 AT LEAST TWO FULL WORKING DAYS BEFORE YOU BEGIN TO EXCAVATE



NO.	DATE	BY	REVISION



ABBREVIATIONS

ESMT	EASEMENT
EX.	EXISTING
EG	EXISTING GRADE
FG	FINISH GRADE
PROP.	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT-OF-WAY
S/W	SIDEWALK
B/C	BACK OF CURB
TYP.	TYPICAL
P	PAVEMENT
INV	INVERT
W	WATER
SS	SANITARY SEWER
SD	STORM DRAIN

SITE PLAN SHEET INDEX

SHT. NO.	DESCRIPTION
1	COVER SHEET
2	COUNTY NOTES
3	ZONING AND BOUNDARY MAP
4	EXISTING TOPOGRAPHY
5	DIMENSIONING PLAN
6	AMENITIES PLAN

OWNER

ORACLE VALLEY ESTATES LLC
9454 WILSHIRE BLVD
BEVERLY HILLS, CA 90212
CONTACT: ALLEN YADGARI
EMAIL: ALLEN@SKYLINERE.COM

ENGINEER

McDOUGALL DEVCON
4624 E MARILYN RD
PHOENIX, ARIZONA 85032
PH: (602) 619-9900
CONTACT: KEVIN McDOUGALL, PE, RLS
EMAIL: KEVIN@MCDUGALLDEVCON.COM

CONTRACTOR

TBD
-
-
CONTACT:
PHONE:
EMAIL:

SITE ADDRESS

ORACLE VALLEY ESTATES
2145 W AMERICAN AVE
ORACLE, AZ 85623

LAND USE DATA TABLE

GROSS AREA	SF	ACRES	PC APN
PARCEL 1	44501	1.02	308-56-029
PARCEL 2	336974	7.74	308-56-030
Total	381475	8.76	

	SF	ACRES	
SPACES	257774	5.92	67.6%
OPEN SPACE	69462	1.59	18.2%
PAVEMENT	54239	1.25	14.2%
Total	381475	7.51	100.0%

ZONING AREA	SF	ACRES	
1 MHP 435	184724	4.24	PARCELS 1&2
2 PMRV 435	196751	4.52	PARCELS 1&2
SEE SHT. 2	Total	8.76	

DENSITY	UNITS
MHP 435	31
PMRV435	38
TOTAL	69
DU/AC	7.9

NOTES:

- MHP 435 SPACES 4000 SF MIN. PER PC CODE.
- PMRV 435 SPACES 2000 SF MIN. PER PC CODE.
- AMENITIES TO BE ADDED (SEPARATE PERMITS REQ'D. FROM PC BUILDING DEPT.): POOL, REC. CENTER/ADMIN. BLDG., DOG PARK, PATIO, PLAYGROUND AND PICKLEBALL COURT.
- REC. BLDG. IS SCHEMATIC ONLY, APPROX. 2400 SF. EXACT NUMBERS AND DESIGN TBD BY AZ LICENSED ARCHITECT, SEPERATE PERMIT.
- EACH SPACE PROVIDES PARKING FOR TWO VEHICLE.

LEGAL DESCRIPTION

FROM PC SURVEY FEE NUMBER 2019-081530
PARCEL 1:
THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, WHICH POINT IS SOUTH 00 DEGREES 07 MINUTES 44 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 61.47 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, WHICH POINT IS ON THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE ENTRANCE ROAD TO ORACLE VILLAGE ESTATES;

THENCE NORTH 25 DEGREES 16 MINUTES 40 SECONDS WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 139.98 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE (50 FEET FROM CENTER LINE) OF ARIZONA STATE HIGHWAY NO. 77, WHICH POINT IS ON A CURVE AND AT WHICH POINT A TANGENT TO SAID CURVE BEARS NORTH 80 DEGREES 21 MINUTES 41 SECONDS WEST;

THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 11,409.16 FEET THROUGH A CENTRAL ANGLE OF 01 DEGREES 50 MINUTES 37 SECONDS A DISTANCE OF 254.61 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 02 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 394.12 FEET TO A POINT ON THE NORTHERLY LINE OF AN 80 FOOT DRAINAGE WAY;

THENCE NORTH 02 DEGREES 44 MINUTES 54 SECONDS EAST, A DISTANCE OF 400.52 FEET TO A POINT IN SAID SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY NO. 77;

THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE, AND ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 11,409.16 FEET THROUGH A CENTRAL ANGLE OF 00 DEGREES 33 MINUTES 34 SECONDS, A DISTANCE OF 112.51 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, WHICH POINT IS SOUTH 00 DEGREES 07 MINUTES 44 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 61.47 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, WHICH POINT IS IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE ENTRANCE ROAD TO ORACLE VILLAGE ESTATES;

THENCE NORTH 25 DEGREES 16 MINUTES 40 SECONDS WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 139.98 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE (50 FEET FROM CENTER LINE) OF ARIZONA STATE HIGHWAY NO. 77, WHICH POINT IS ON A CURVE AND AT WHICH POINT A TANGENT TO SAID CURVE BEARS NORTH 80 DEGREES 21 MINUTES 41 SECONDS WEST;

THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 11,409.16 FEET THROUGH A CENTRAL ANGLE OF 01 DEGREES 16 MINUTES 43 SECONDS A DISTANCE OF 367.12 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 02 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 480.57 FEET TO A POINT ON THE SOUTHERLY LINE OF AN 80 FOOT DRAINAGE WAY;

THENCE NORTH 85 DEGREES 10 MINUTES 47 SECONDS WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 586.85 FEET TO A POINT ON THE EASTERLY LINE OF AN EXISTING ROADWAY;

THENCE NORTH 20 DEGREES 46 MINUTES 00 SECONDS WEST ALONG SAID EASTERLY LINE A DISTANCE OF 372.46 FEET TO AN ANGLE POINT,

THENCE NORTH 00 DEGREES 05 MINUTES 21 SECONDS WEST ALONG SAID EASTERLY LINE 159.29 FEET TO A POINT ON SAID SOUTHERLY RIGHT OF WAY LINE OF ARIZONA STATE HIGHWAY #77;

THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE, ALONG THE ARC OF A CURVE HAVING A RADIUS OF 11,409.16 FEET, THROUGH A CENTRAL ANGLE OF 03 DEGREES 44 MINUTES 12 SECONDS, A DISTANCE OF 744.07 FEET TO THE POINT OF BEGINNING.

ZONING

PINAL COUNTY ZONING COMM./B.O.S. CASES: PZ-PA-021-21 (CPA), PZ-036-21(REZONE) & PZ-PD-036-21 (PAD).

PROJECT DESCRIPTION

COMPREHENSIVE PLAN AMENDMENT. REZONE AND FORM PAD TO PROVIDE SITE IMPROVEMENTS TO AN EXISTING (7/6/1970) RV/MHP PROJECT WITH RESIDENTIAL RENTAL SPACES. EXISTING PARK SPACES (DECREASED FROM PREVIOUS TOTAL) PER THIS APPROVAL CASE INCLUDE 31 MHP 435 AND 38 PM/RVP 435 TYPE AND PARK AMENITIES AS OUTLINED HEREON.

FINISHED FLOOR CERTIFICATION

FINISHED FLOORS ARE SAFE FROM INUNDATION DURING A 100 YEAR PEAK RUN OFF EVENT IF CONSTRUCTED IN ACCORDANCE WITH THE APPROVED PLANS. MANUFACTURED HOMES ARE BUILT ON I-BEAMS, SECURED AND PLACED ON CONCRETE PIERS; HOME FINISHED FLOORS ARE 12" MINIMUM ABOVE SURROUNDING FINISHED GRADE AND 12" MINIMUM ABOVE 100 YEAR STORMWATER FLOWS, AS REQUIRED BY CODE.

PINAL COUNTY SPECIFIC SITE PLAN APPROVAL:

COMMUNITY DEVELOPMENT, ENGINEERING DIVISION DATE

COMMUNITY DEVELOPMENT, PLANNING DIVISION DATE

FIRE DISTRICT/DEPARTMENT DATE

△ PINAL COUNTY SPECIFIC SITE PLAN RE-APPROVAL:

COMMUNITY DEVELOPMENT, ENGINEERING DIVISION DATE

COMMUNITY DEVELOPMENT, PLANNING DIVISION DATE

FIRE DISTRICT/DEPARTMENT DATE

AS BUILT 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 REG. NUMBER

SERVICE PROVIDERS

- POLICE - PINAL COUNTY SHERIFF
- FIRE - TOWN OF ORACLE
- WATER - AZ. WATER CO.
- SEWER - ORACLE SANITARY DISTRICT
- SOLID WASTE - LOCAL WASTE MANAGEMENT
- ELECTRIC - APS
- CABLE OR SATELLITE - DIRECT TV OR DISH TV

PROJECT LATITUDE, LONGITUDE, ELEVATION

LAT.=32D37'08" NORTH, LONG.= 110D47'53" WEST, ELEVATION 4290

NOTICES

CONTRACTOR SHALL PROVIDE A COPY OF ADEQ NOTICE OF INTENT (NOI) FOR CONSTRUCTION ACTIVITY DISCHARGES FORM (AZG2013-001) PRIOR TO ANY CONSTRUCTION STARTING AND A NOTICE OF TERMINATION (NOT) UPON COMPLETION OF CONSTRUCTION. REGISTER ONLINE AT <https://azdeq.gov/node/2964>

NOTES RELATED TO COUNTY CODE

- ALL WATER AND SEWER IMPROVEMENTS BUILT ON PRIVATE PROPERTY, SHALL BE PRIVATELY OWNED AND MAINTAINED BY THE PROPERTY OWNER. PRIVATE WATER SYSTEM STARTS AFTER THE METER.
- PARKING - EACH UNIT WILL HAVE PARKING SPACES FOR 2 VEHICLES.
- ROADS (OUTSIDE OF PUBLIC RIGHT OF WAY) SHALL PRIVATELY OWNED AND MAINTAINED BY THE LAND OWNER.
- NO SIGNAGE AT THIS TIME. FUTURE SEPARATE APPLICATION IF NEEDED.
- 6' CMU PERIMETER WALL FENCING IS REQUIRED AND AS NOTED ON PLANS.
- ON SITE DRAINAGE PATHS AND STRUCTURES ARE HISTORICAL, EXISTING, OWNED, AND MAINTAINED BY LAND OWNER.
- LANDSCAPING FOR THE DESERT GARDEN WILL INCLUDE: 2 BENCHES, 6 LOW WATER USE NATIVE TREES (MESQUITE/PALO VERDE) AND A VARIETY OF LOCAL CACTII, ALOE, SAGE AND OTHER SUCCULENTS (20 PLANTS MIN.) FOR LOCALS TO ENJOY.

ADEQ NOTES

THIS PROJECT WILL BE CONSTRUCTED WITH CONFORMANCE TO ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY (ADEQ) RULES AND REGULATIONS AS OUTLINED IN A.A.C. R-18-4-119. SPECIFICALLY THE FOLLOWING ADEQ REQUIREMENTS:

- ALL WATER LINES AND FITTINGS SHALL HAVE NSF-PW SEAL.
- ALL MATERIALS AND PRODUCTS USED IN THE DRINKING WATER SYSTEM SHALL CONFORM TO NSF STANDARD 61.
- CONSTRUCTION MATERIALS USED IN THE WATER SYSTEM SHALL BE LEAD FREE AS DEFINED AT R18-5-504 AND R18-4-101.
- WATER LINES SHALL BE PRESSURE AND LEAK TESTED IN ACCORDANCE WITH AWWA C805 STANDARDS.
- WATER LINES SHALL BE DISINFECTED WITH CHLORINATION IN ACCORDANCE WITH AWWA C601 STANDARD OR ADEQ BULLETIN NO. 8.
- MINIMUM DEPTH OF COVER OVER WATER LINES SHALL BE 3 FEET FOR WATER LINES UP TO AND INCLUDING 10-INCH DIAMETER PIPES, AND 4 FEET FOR WATER LINES 12-INCH DIAMETER AND LARGER.
- WATER/SEWER LINE SEPERATION SHALL BE IN ACCORDANCE WITH A.A.C. R-18-5-502C.

McDougall Devcon
Planning for successful projects.
4624 East Marilyn Road, Phoenix, AZ 85032 602.619.9900
Civil Engineering - Land Surveying - Construction Management

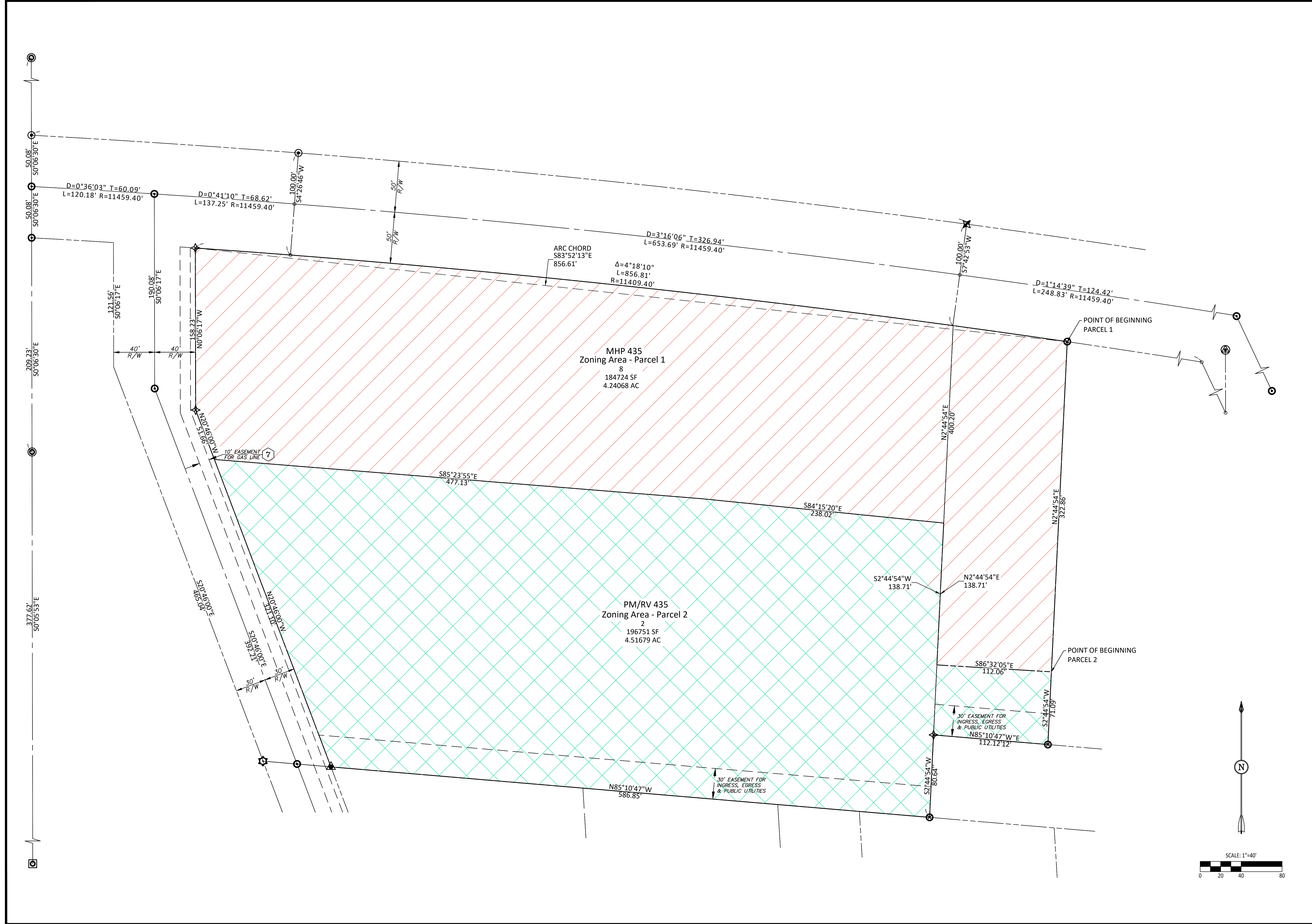


ORACLE VALLEY ESTATES
SITE PLAN
COVER SHEET

PINAL COUNTY, AZ 85193

2145 W AMERICAN AVE, ORACLE
PC NO.:

JOB: ORACLE VLY EST MSP
DGN KTM | DFT STF
DATE: 2024.08.22
SHEET 1 OF 6



**ORACLE VALLEY ESTATES
SITE PLAN
BOUNDARY AND ZONING MAP**

2145 W AMERICAN AVE, ORACLE
PC NO.:

PINAL COUNTY, AZ 85193

CONTACT ARIZONA 811 AT
LEAST TWO FULL WORKING
DAYS BEFORE YOU BEGIN TO
EXCAVATE

ARIZONA
CALL 811 OR CLICK
ARIZONA811.COM

DATE: _____

BY: _____

McDougal Devcon
Planning for successful projects.

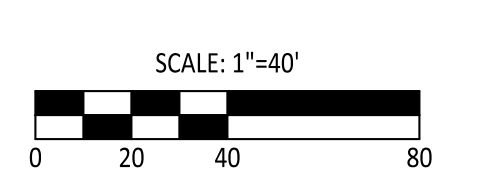
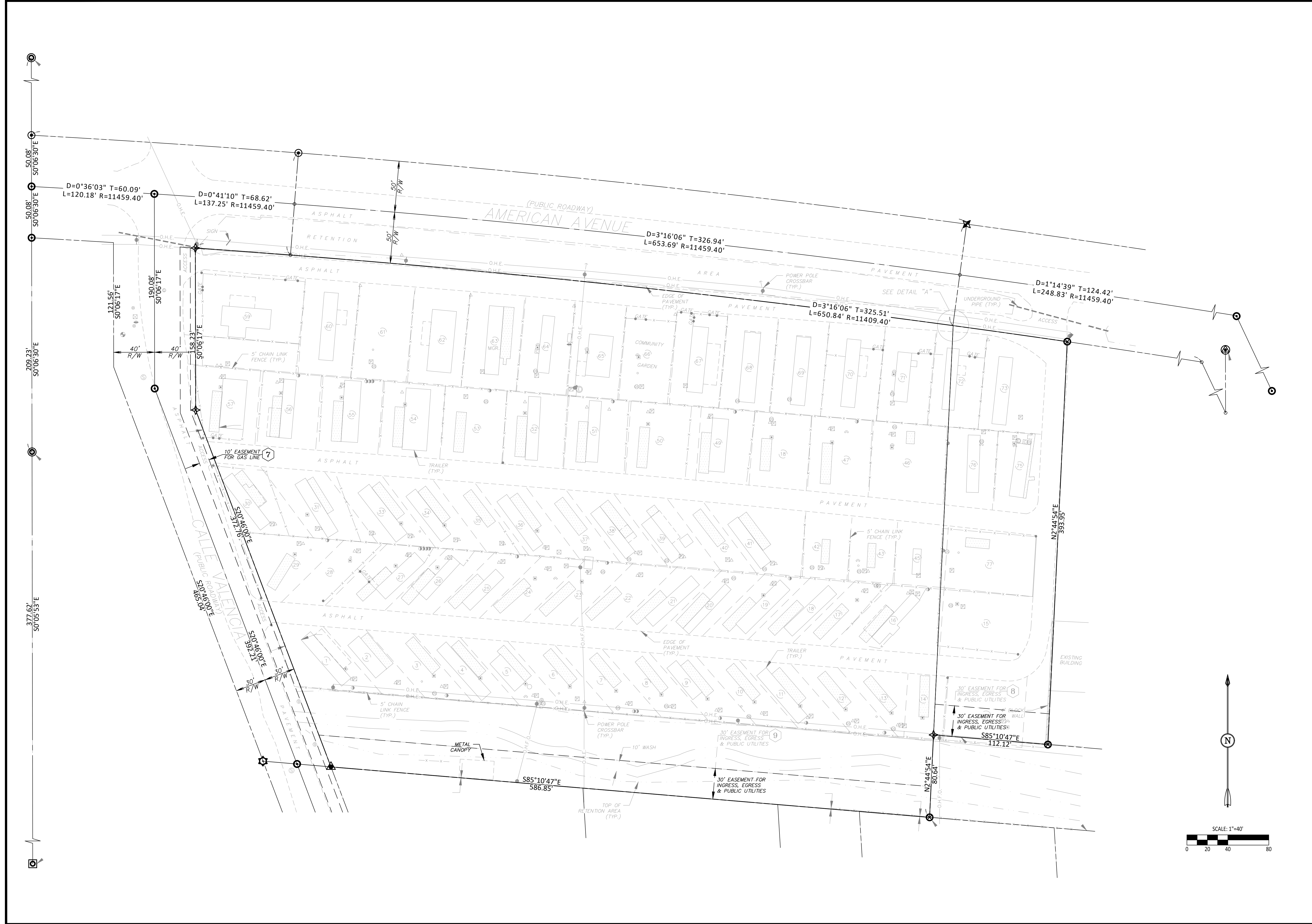
4624 East Marilyn Road, Phoenix, AZ 85032 602.619.9900
Civil Engineering - Land Surveying - Construction Management

McDougal Devcon
REGISTERED PROFESSIONAL ENGINEER (CIVIL) STATE OF ARIZONA
43831
KEVIN T. McDUGALL
2024.08.22

Kevin T. McDougall

JOB: ORACLE VLY EST MSP
DGN KTM | DFT STF
DATE: 2024.08.22
SHEET 3 OF 6

SCALE: 1"=40'



**ORACLE VALLEY ESTATES
SITE PLAN
EXISTING TOPOGRAPHIC MAP**

2145 W AMERICAN AVE, ORACLE
PC NO.:

JOB: ORACLE VLY EST MSP
DGN: KTM | DFT: STF
DATE: 2024.08.22
SHEET 4 OF 6

PINAL COUNTY, AZ 85193

McDougal Devcon
Planning for successful projects.

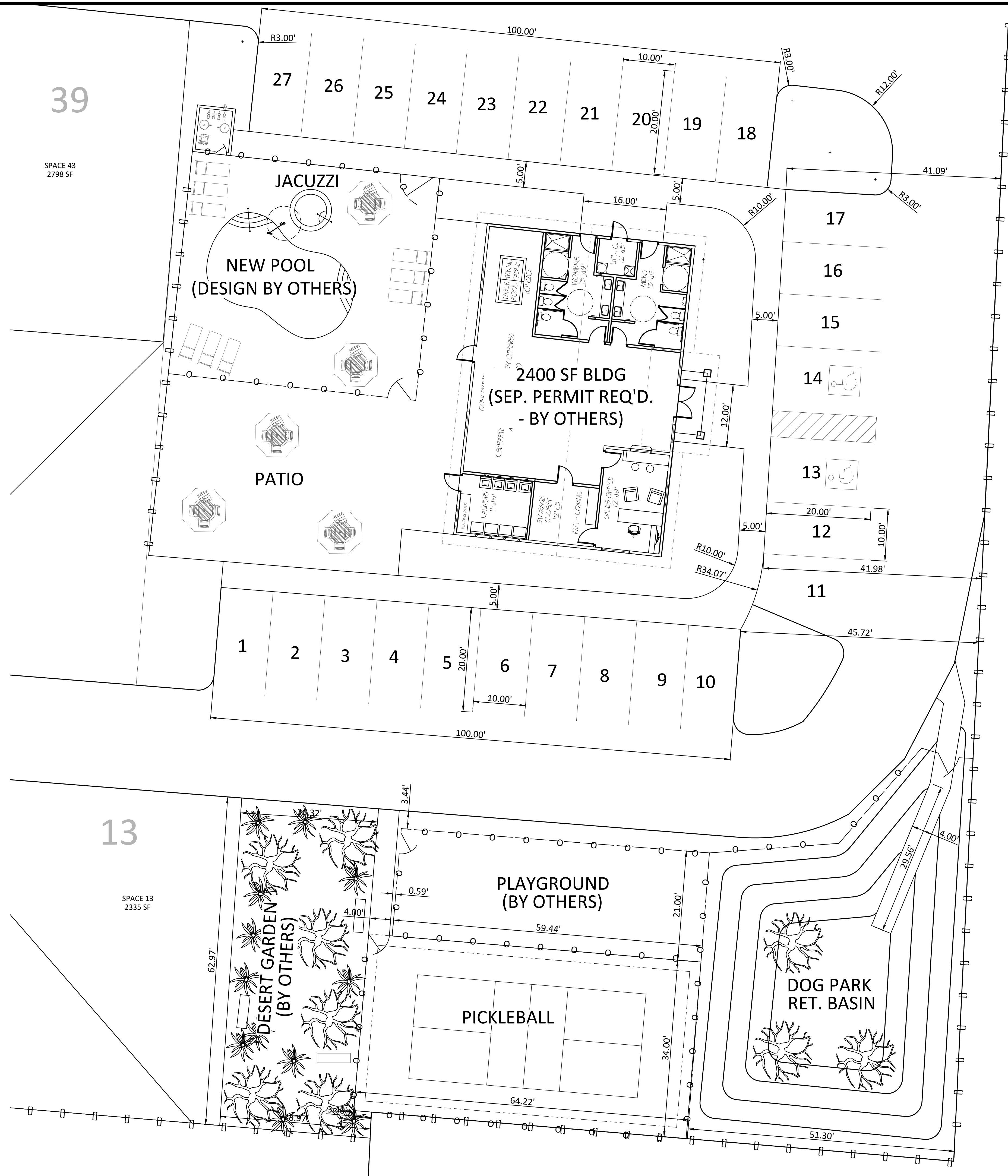
4624 East Marilyn Road, Phoenix, AZ 85032 602.619.9900
Civil Engineering - Land Surveying - Construction Management

CONTACT ARIZONA 811 AT
LEAST TWO FULL WORKING
DAYS BEFORE YOU BEGIN TO
EXCAVATE

ARIZONA
CALL 811 OR CLICK
ARIZONA811.COM

REVISION	DATE	BY

Kevin McDougal
Professional Engineer (Civil) No. 43831
Commission Expires 2024.08.22



CONTACT ARIZONA 811 AT
LEAST TWO FULL WORKING
DAYS BEFORE YOU BEGIN TO
EXCAVATE

REVISION	DATE	BY

McDougall Devcon
Planning for successful projects.

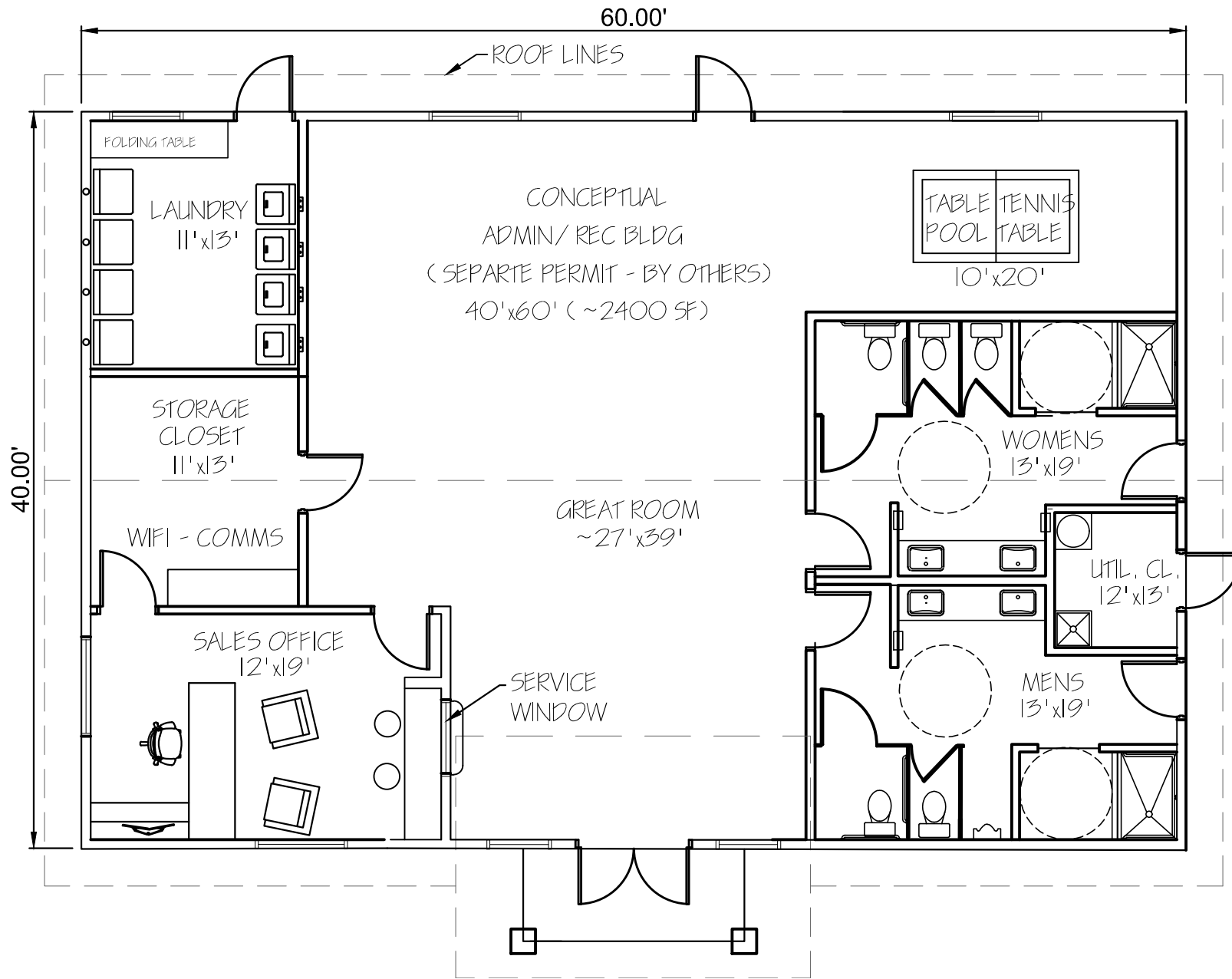
4624 East Marilyn Road, Phoenix, AZ 85032 602.619.9900
Civil Engineering - Land Surveying - Construction Management



ORACLE VALLEY ESTATES
SITE PLAN
AMENITIES PLAN

PINAL COUNTY, AZ 85193
2145 W AMERICAN AVE, ORACLE
PC NO.:

JOB: ORACLE VLY EST MSP
DGN: KTM | DFT: STF
DATE: 2024.08.22
SHEET 6 OF 6





MEETING DATE: AUGUST 15, 2024 (CONTINUED FROM JUNE 20, 2024)

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-PA-021-21, PZ-036-21 & PZ-PD-036-21 (ORACLE VALLEY ESTATES)**

CASE COORDINATOR: GLENN BAK

SUPERVISOR DISTRICT: 4 MCCLURE

Executive Summary: Oracle Valley Estates, landowner/applicant, Donald C Westphal, agent, requesting a Non-Major Comprehensive Plan Amendment, Rezone and a Planned Area Development to allow for development standards for a manufactured home, park model, and recreational vehicle development.

If This Request is Approved:

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

Staff Recommendation:

Staff recommends Approval of a Non-Major Comprehensive Plan Amendment (PZ-PA-021-21), Zone Change (PZ-036-21) and Planned Area Development (PAD) overlay (PZ-PD-036-21), with attached stipulations.

LEGAL DESCRIPTION: A portion of Section 27, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona.

REQUESTED ACTION & PURPOSE: (Three Cases)

- PZ-PA-021-21 – PUBLIC HEARING/ACTION:** Oracle Valley Estates, landowner/applicant, Donald C Westphal, agent, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 8.76± acres of land from Low Intensity Activity Center and Moderate Low Density Residential (1-3.5 du/ac) to Medium Density Residential (3.5-8 du/ac), situated on a portion of section 27, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 308-56-0300 and 308-56-0290, located southeast of W American Avenue and N Calle Valencia, Pinal County .
- PZ-036-21 – PUBLIC HEARING/ACTION:** Oracle Valley Estates, landowner/applicant, Donald C Westphal, agent, requesting a rezoning of 8.76± acres of land from General Rural (GR) and General Business (CB-2) zoning to Park Model/Recreational Vehicle Park (PM/RVP-435) zoning (1.03 acres) and Manufactured Home Park (MHP-435) (7.73 acres), situated on a portion of section 27, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 308-56-0300 and 308-56-0290, located southeast of W American Avenue and N Calle Valencia, Pinal County.
- PZ-PD-036-21 – PUBLIC HEARING/ACTION:** Oracle Valley Estates, landowner/applicant, Donald C Westphal, agent, requesting approval of the Oracle Valley Estates PAD Overlay Zoning District 8.76± acres of land, to allow for development standards for a manufactured home community,

situated on a portion of section 27, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 308-56-0300 and 308-56-0290, located southeast of W American Avenue and N Calle Valencia, Pinal County.

Tax Parcels: 308-56-0300 & 308-56-0290

LOCATION: Located southeast of W American Avenue and N Calle Valencia, Pinal County.

SIZE: 8.76± acres

COMPREHENSIVE PLAN: Oracle Valley Estates is within the Low Intensity Activity Center and Moderate Low Density Residential (1-3.5 du/ac) land use designation.

EXISTING ZONING AND LAND USE: The subject is currently zoned as General Rural (GR) and General Business (CB-2) and is a manufactured home development

SURROUNDING ZONING AND LAND USE:

- North: General Business (CB-2) Zone – Vacant
- South: General Rural (GR) Zone - Residential
- East: General Business (CB-2) Zone – Commercial
- West: General Rural (GR) Zone – Residential

PUBLIC PARTICIPATION:

- Neighborhood Meeting(s): May 10, 2024
- Agency Mail out: June 3, 2024
- Newspaper Advertising: May 30, 2024
- Site posting, Applicant: April 24, 2024

FINDINGS/SITE DATA:

History:

The property in its entirety is 8.76± acres that appears to have been in existence since 1970. Available records include a letter dated February 5, 1969 from the Law Offices of Bilby, Thompson, Shoenhair, and Warnock, representing H.D.M. Corporation, indicating plans to develop the property as a trailer development. A letter dated July 6, 1970 stated that the trailer park was now in violation for not having required screening adjacent to residential property. Staff located a file for the development that included a site plan containing little information. Older records fail to clearly show if the park was approved or not at the time. Newer available digital records show a number of permits and code enforcement complaints from 2014 to 2020. Code enforcement staff indicated that the fire department has expressed repeated concerns with the southern portion of the park in that combustible materials are often found to exist there, presenting a fire hazard to the park and dwellings within. Application materials for PZ-PD-036-21 were initially submitted on August 18, 2021, materials for PZ-PA-021-21 were submitted on August 25, 2021, and application materials for PZ-036-21 were submitted on August 27, 2021. However, slightly better quality materials were only recently submitted in 2024, the latest being on July 18, 2024.

Flood Zone X:

The Project site is located entirely within Zone X which is described by FEMA as “The areas of minimal flood hazard, which are the areas outside the Special Flood Hazard Area (SFHA) and higher than the elevation of the 0.2-percent-annual-chance flood”.

ANALYSIS:*Use*

The proposed consists of an existing 74 unit manufactured homes and recreational vehicles, at a density if approximately 8.44 du/acre. The development has been in existence since circa 1970 and available records show a number of code enforcement actions involving the park, as well as a number of permits obtained. The proposed seeks to improve and modernize the development through the removal of older units, the installation of newer manufactured homes, landscaping of common areas, the resurfacing of roads, and the addition of a laundry room. What is being proposed will comply with what is required of a new development, as the park is made to comply with current codes. This will also demonstrate an effort to assuage concerns reflected by a history of code enforcement actions.

Access:

Oracle Valley Estates gains primary access from N Calle Velencia and appears to have some degree of secondary access from W American Avenue. The development is then traversed by 2 unnamed roads within. The two access points shown in the preliminary plan, appear to comply with applicable fire safety standards; however, site plans provided thus far provide insufficient detail with which to make a more definitive determination.

Comprehensive Plan

The Property is currently designated in the Pinal County Comprehensive Plan as Low Intensity Activity Center and Moderate Low Density Residential (1-3.5 du/ac). The proposed land use designation being Medium Density Residential (3.5-8 du/ac).

Staff notes that the current density at 8.44 du/ac slightly exceeds the 3.5-8 du/ac allowed within the proposed Medium Density Residential land use designation, thus making the proposed slightly incompatible with the proposed designation. In discussions with the applicant, the applicant has indicated that the owner is amenable to converting several spaces for manufactured homes to open space to create amenities within the park. This would then have the effect of reducing the density to more comply with the Comprehensive Plan.

Rezone & PAD

The applicant requests a rezone from General Rural (GR) and General Business (CB-2) to Park Model/Recreational Vehicle Park (PM/RVP-435) zoning (1.03 acres) and Manufactured Home Park (MHP-435) (7.73 acres).

This narrative and the development plan documents submitted herewith, such as the Preliminary Site Plan, Preliminary Landscape Plan, and conceptual imagery are preliminary in nature. They demonstrate how the requested zoning designation could be implemented consistent with the community themes and character.

The requested PAD overlay will facilitate certain necessary deviations from the PM/RVP-435 and MHP-435 development standards. Requested deviation from the development standards appear to be related to the proposed provided 11.9% open space where 18% is normally required. The Amended Development Standards Table provided in the PAD Book is unclear, but does not propose deviations to minimum lot size, front yard setbacks, rear yard setbacks, and side yard setbacks. In discussions with the applicant, the applicant has indicated that the owner is amenable to complying with current codes and regulations, to include the minimum 18% open space.

Development Standards

Chapter 2.355 of the Pinal County Development Services Code (PCDSC) outlines the Uses Permitted and Development Standards for the PM/RVP-435 zoning district. Chapter 2.350 outlines the Uses Permitted and Development Standards for MHP-435 zoning district.

SCHOOLS:

The developer will work with Casa Grande School District to ensure that adequate educational facilities are provided for the community.

UTILITIES AND SERVICES:

UTILITY SERVICE TABLE	
SEWER	(SEPTIC) PINAL COUNTY
ELECTRIC	ARIZONA PUBLIC SERVICE
TELECOM	CENTURY LINK
WATER	ARIZONA WATER COMPANY
POLICE/SECURITY	PINAL COUNTY SHERIFF'S OFFICE
FIRE	-
SCHOOL DISTRICT	CASA GRANDE SCHOOL DISTRICT
SOLID WASTE	WASTE MANAGEMENT (PRIVATE)

RECREATIONAL OPEN SPACE:

A total of approximately 1.05 acres of open space has been proposed within Oracle Valley Estates. This also equates to 11.9% open space where 18% is required. Little detail has been provided insofar as what the 1.05 acres of open space will consist of, as the exhibits for the development show a Community Garden situated on lot #66 with no further detail provided. Also of concern to staff is the PAD Book states that Oracle Valley Estates does not provide any recreational facilities within the development or intends to develop any further. This is concerning as it appears as there is potentially available area for Conservation Open Space within the southern portion of the site. Given the clouded history of the site and stated plans to change out and remove some of the older modular and mobile homes, it seems reasonable to request of the owner/applicant, improved amenities to create a more attractive living environment for the residents. The owner/applicant have stated a desire to remove some of the older home within the development, as well as provide for laundry facilities. Staff thus suggests that as this occurs, a somewhat centralized portion of the development becomes a better defined central amenity to perhaps include the laundry room, with a park area surrounding this. Staff also suggests utilizing and enhancing the southern portion of the park so as to include landscaping, whilst removing dried vegetation that has been a historic concern of the fire department.

List of Amenities:

- Currently none except for a 'Community Garden' for which little to no detail has been provided. /

Staff notes Open Space and Recreation Plan is provided; however, sparse detail is provided other than a table showing General Planting Criteria.

Analysis of Justification for Modified Development Standard:

As stated earlier, the requested deviation from the development standards are related to the proposed provided 11.9% open space where 18% is normally required. Staff notes however, that per Section 2.175.040 of the PCDS, a PAD Overlay Zoning District cannot be applied to any parcel under 10 acres with the subject site being 8.76 acres. However, the same section states: 'A PAD overlay zoning district may not be established on any parcel consisting of less than ten gross acres, unless the commission and supervisors find that a tract containing less than ten gross acres is suitable as a PAD overlay zoning district by virtue of its unique character, topography, or other features'.

That being said, staff notes that the site appears to be encumbered by topographical conditions, as the overall property appears to slope somewhat, as there is also a well defined wash traversing the southern portion of the property. Furthermore, the site has existed as a manufactured home park for a substantial amount of time. Staff thus believes that an argument can be made that the subject development qualifies for the exception outlined in Section 2.175.040.

Items for Commission Consideration:

- Available records fail to demonstrate whether or not the development was fully permitted from its inception, as it has also seen a number of ownership changes.
- It can be demonstrated that the development has been in existence since 1970; however, it cannot be demonstrated that the manufactured home park was properly permitted from its inception.
- Staff believes that the development qualifies for an exception of being less than ten acres due to topographical and historical factors.
- Staff believes the rezoning of the park so as to allow for improvements, allow a greater variety of dwellings, and apply the newer zoning districts is reasonable.
- Staff also believes that the lack of detail provided insofar as landscaping and amenities should be improved, as it also seems reasonable to request a greater amount of open space and detail within so as to provide a better environment for residents within.
- An increased amount of open space would also decrease the overall density, thus bringing the property within the allowable density within the proposed Medium Density Residential designation.

PUBLIC PARTICIPATION

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

A neighborhood meeting was held on May 10, 2024 and attended by one resident.

At the time this report was written, one item of opposition had been received.

The Pinal County Department of Public Works reviewed the proposal and had no comments.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by this Minor Comprehensive Plan Amendment (PZ-PA-021-21), Rezone (PZ-036-21) and PAD amendment (PZ-PD-036-21). Furthermore, the Commission must determine that this zone change and PAD overlay will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan and rezone request.

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

- a. LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
- b. PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
- c. NEIGHBORHOOD IMPACT
- d. FLOOD CONTROL
- e. TRAFFIC IMPACT

- f. COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
- g. BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF SUMMARY: Landowner/applicant, Donald C Westphal, agent, have submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for approval of a Minor Comprehensive Plan Amendment, Rezone and Planned Area Development.
2. At the time this report was written, one item of opposition had been received.
3. The property has legal access.
4. The subject property is currently proposing “Medium Density Residential (3.5-8 du/ac)” and would make this application compatible per the Pinal County Comprehensive Plan.
5. Granting of the PAD will require, after the time of zoning approval, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward PZ-PA-021-21 to the Board of Supervisors with a favorable recommendation with no attached stipulations.

STAFF RECOMMENDATION (PZ-PA-021-21): 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 no stipulations.

STAFF RECOMMEND MOTION (PZ-PA-021-21): I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with no stipulations.

STAFF RECOMMENDATION (PZ-036-21): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff recommends approval of this request, subject to the stipulations listed in the recommended motion.

STAFF RECOMMEND MOTION (PZ-036-21): I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with its 2 stipulations as listed in the staff report:

1. *Approval of this zone change (PZ-036-21) 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-036-21): Staff finds after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this PAD request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward PZ-PD-036-21 to the Board of Supervisors with a favorable recommendation with the attached stipulations.

STAFF RECOMMEND MOTION (PZ-PD-036-21): *I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with its 13 stipulations as listed in the staff report:*

1. The stipulations enumerated herein pertain to the area described in case PZ-036-21 & PZ-PD-036-21;
2. Approval of this PAD (PZ-PD-036-21) 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. Oracle Valley Estates Planned Area Development (PAD) Overlay District (PZ-PD-036-21) is to be developed as shown by the conceptual site plan/development plan dated April 18, 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-036-21;
5. The applicant/property owner shall provide a revised PAD Book, Site Plan, and Open Space and Recreation Plan addressing concerns and deficiencies expressed by staff and agreed upon by the Commission.
6. 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;
7. 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;
8. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
9. 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;
10. 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;
11. A Traffic Impact Analysis (TIA) or Traffic Impact Statement (TIS), as applicable, will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIA or TIS shall be in accordance with the current Pinal County TIA or TIS Guidelines and shall be approved prior to the Site Plan approval. Any additional right-of-way needed for any required infrastructure improvements, such as deceleration/turn lanes, (as identified in the approved Traffic Impact Analysis or Statement) for these roads shall be the responsibility of the applicant; and
12. 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-036-21.
13. The Oracle Valley Estates development shall comply with all current codes, regulations, and County requirements, as confirmed through the site plan approval process. Said codes etc. shall supersede any deficiencies as stated in materials provided by the applicant.

Date Prepared: 8/8/2024 GB





Revised:

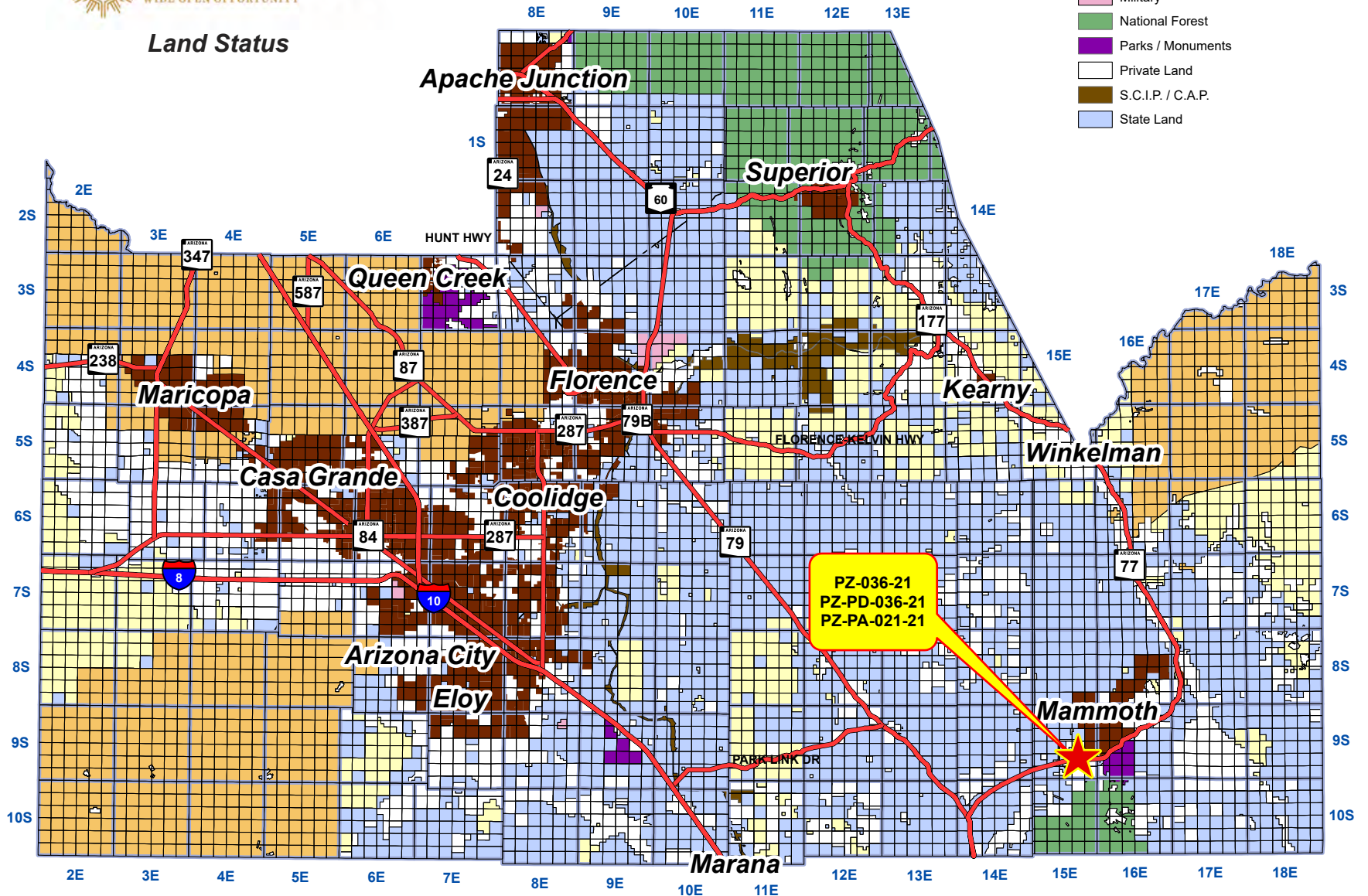


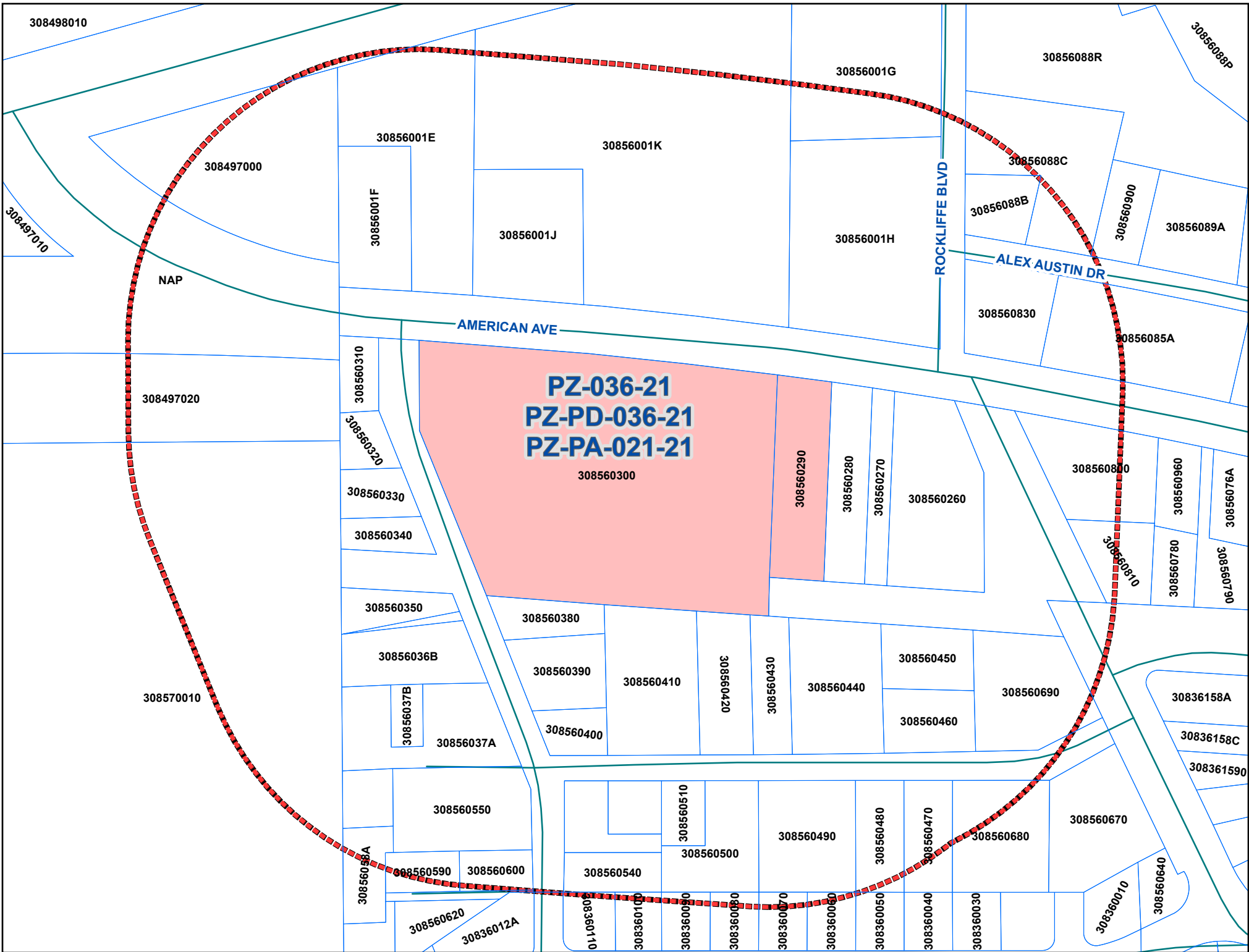
PINAL COUNTY
WIDE OPEN OPPORTUNITY

Land Status

Legend

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





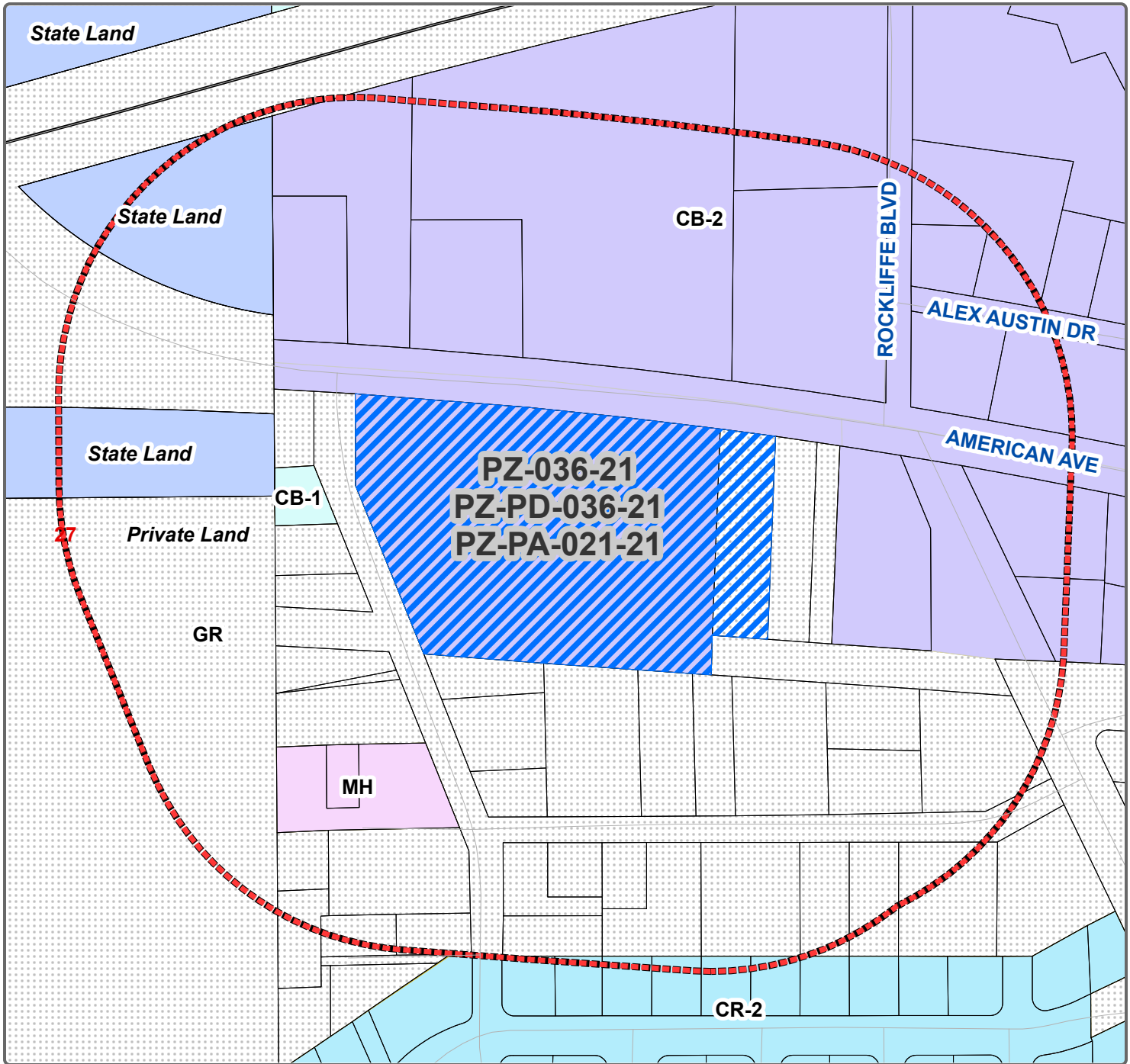


Community Development



PINAL COUNTY
WIDE OPEN OPPORTUNITY

PZ-036-21
PZ-PD-036-21
PZ-PA-021-21



Community Development

PZ-PA-021-21 – PUBLIC HEARING/ACTION: Oracle Valley Estates, landowner/applicant, Donald C Westphal, agent, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 8.76± acres of land from Low Intensity Activity Center and Moderate Low Density Residential (1-3.5 du/ac) to Medium Density Residential (3.5-8 du/ac), situated on a portion of section 27, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 308-56-0300 and 308-56-0290, located southeast of W American Avenue and N Calle Valencia, Pinal County.

PZ-036-21 – PUBLIC HEARING/ACTION: Oracle Valley Estates, landowner/applicant, Donald C Westphal, agent, requesting a rezoning of 8.76± acres of land from General Rural (GR) and General Business (CB-2) zoning to Park Model/Recreational Vehicle Park (PM/RVP-435) zoning (1.03 acres) and Manufactured Home Park (MHP-435) (7.73 acres), situated on a portion of section 27, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 308-56-0300 and 308-56-0290, located southeast of W American Avenue and N Calle Valencia, Pinal County.

PZ-PD-036-21 – PUBLIC HEARING/ACTION: Oracle Valley Estates, landowner/applicant, Donald C Westphal, agent, requesting approval of the Oracle Valley Estates PAD Overlay Zoning District on 8.76± acres of land, to allow for development standards for a manufactured home, park model, and RV community, situated on a portion of section 27, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 308-56-0300 and 308-56-0290, located southeast of W American Avenue and N Calle Valencia, Pinal County.

Current Zoning: CB-2, GR

Requested Zoning: Rezone

Current Land Use: MLDR



Legal Description:

Situated on a portion of section 27, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 308-56-0300 and 308-56-0290, located southeast of W American Avenue and N Calle Valencia, Pinal County.



Owner/Applicant: ORACLE VALLEY ESTATES
DONALD C WESTPHALL

Drawn By: GIS / IT /LJT Date: 05/27/2024

Sheet No.
1 of 1

Section 27	Township 09S	Range 15E
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Case Number: PZ-036-21, PZ-PD-036-21, PZ-PA-021-21

SEC 27, TWN 09S, RNG 15E



PZ-036-21
PZ-PD-036-21
PZ-PA-021-21

PZ-036-21
 PZ-PD-036-21
 PZ-PA-021-21

FROM:

LOW INTENSITY
 ACTIVITY CENTER
 &
 MODERATE
 LOW DENSITY
 RESIDENTIAL

TO:

MEDIUM DENSITY
 RESIDENTIAL





Community Development

Owner/Applicant: Oracle Valley Estates Donald C Westphal		
Drawn By: GIS/IT - LJT	Date: 05/29/2024	
Section 27	Township 09S	Range 15E
Case Number: PZ-036-21, PZ-PD-036-21, PZ-PA-021-21		

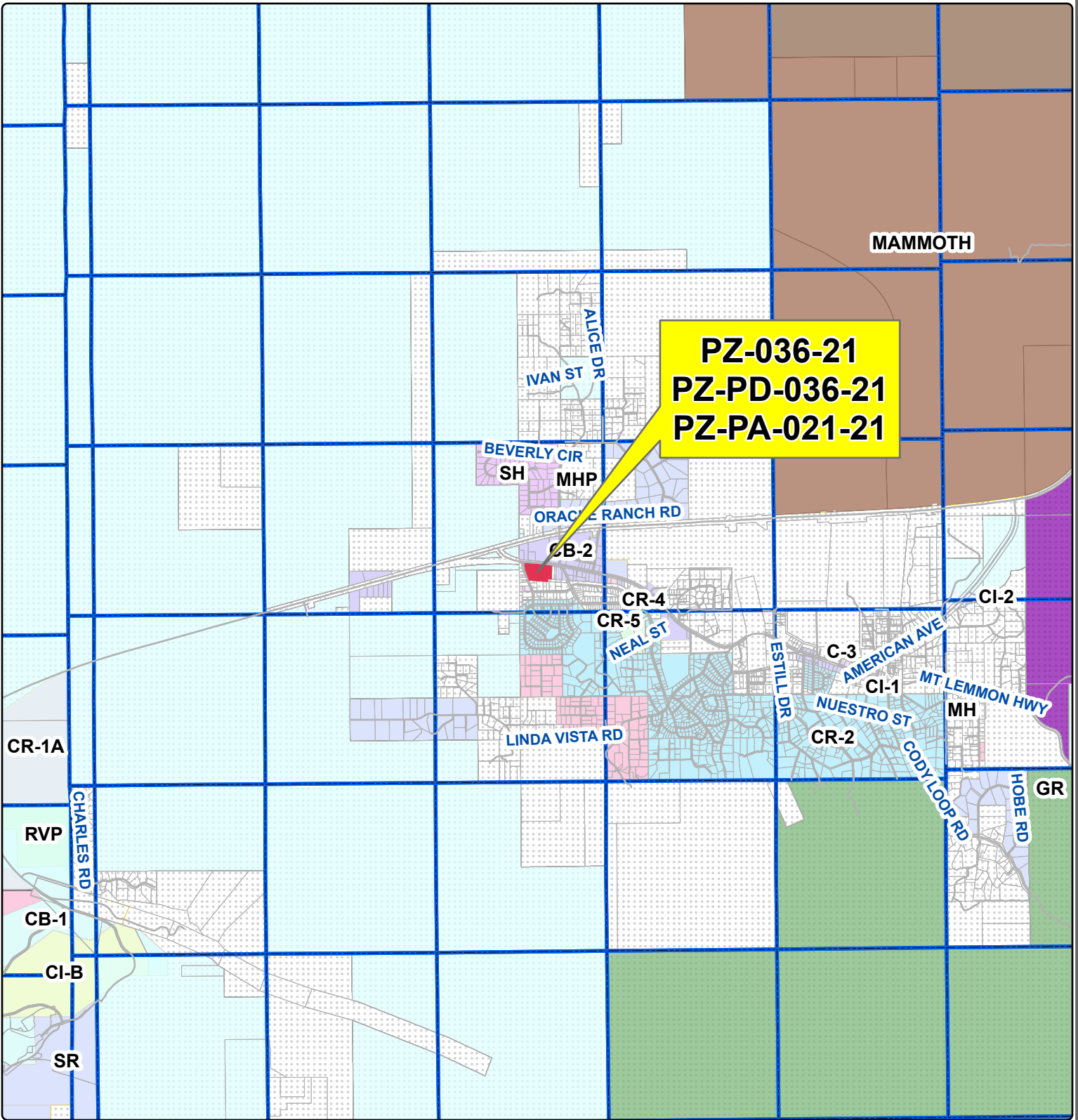
Legal Description:
 Situated on a portion of section 27, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 308-56-0300 and 308-56-0290, located southeast of W American Avenue and N Calle Valencia, Pinal County.

SEC 27, TWN 09S, RNG 15E


 Sheet No.
 1 of 1


PINAL COUNTY
WIDE OPEN OPPORTUNITY

Current Zoning: CB-2, GR
 Request Zoning: REZONE
 Current Land Use: MLDR



Community Development



Legal Description: Situating on a portion of section 27, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 308-56-0300 and 308-56-0290, located southeast of W American Avenue and N Calle Valencia, Pinal County.		Owner/Applicant: ORACLE VALLEY ESTATES DONALD C WESTPHAL	
Drawn By: GIS / IT / LJT		Date: 05/29/2024	
Sheet No. 1 of 1	Section 27	Township 09S	Range 15E
Case Number: PZ-036-21, PZ-PD-036-21, PZ-PA-021-21			



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

- A. Attend a Concept Review (pre-application) meeting with the Planning Department and affected County agencies.
- B. File an application and all required supporting documentation for a Comprehensive Plan Amendment. Please use the attached application forms.
- C. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors. Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department.
- D. Public hearing, (approximately 4 to 8 weeks after Planning Commission hearing), before the Board of Supervisors.

PROCEDURE FOR A PROPOSED MAJOR COMPREHENSIVE PLAN AMENDMENT

- A. Attend a Concept Review (pre-application) meeting with the Planning Department and affected County agencies.
- B. File an application and all required supporting documentation for a Comprehensive Plan Amendment. Please use the attached application forms.
- C. Public meeting with the Citizens Advisory Committee.
- D. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors.
- E. Public hearing before the Board of Supervisors.

*Public hearing schedule will be made available in August.

FEE SCHEDULE FOR MAJOR AND NON-MAJOR AMENDMENTS

- A. Major Comprehensive Plan Amendment: \$5,091.00
- B. Non-major Comprehensive Plan Amendment:
 - a. 0-499 mailouts: \$4,478.00
 - b. 500 or more mailouts: \$4,824.00
 - c. With accompanying zone change: \$3,354.00

COMMUNITY DEVELOPMENT
Planning Division



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

Comprehensive Plan Amendment unincorporated & Property Information:

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

1. The legal description of the property: See attached Alta Survey

2. Parcel Number(s): _____ Total Acreage: _____

3. Current Land Use Designation: _____

4. Requested Land Use Designation: _____

5. Date of Concept Review: _____ Concept Review Number: _____

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

7. Discuss any recent changes in the area that would support your application. _____

8. Explain why the proposed amendment is needed and necessary at this time. _____

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

COMMUNITY DEVELOPMENT
Planning Division

PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

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

- A. One copy of a **certified** A.L.T.A. Survey, including legal descriptions of the proposed designations
- B. Location map which identifies the property and its relationship to Pinal County environs.
- C. Map showing the topography of the property.
- D. Site map which specifically identifies the property including parcels under separate ownership.
- E. Property owner(s) authorization for the Comprehensive Plan Amendment.
- F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
- G. Non-refundable filing fee as shown on the cover page.
- H. Submit a CD which contains a copy of the application and narrative in PDF format.

THIS APPLICATION MUST BE SUBMITTED IN PERSON.

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.

Name of Landowner (Applicant)	Address	Phone Number
-------------------------------	---------	--------------

Signature of Landowner (Applicant)	E-Mail Address
------------------------------------	----------------

Name of Agent	Address	Phone Number
---------------	---------	--------------

Signature of Agent	E-Mail Address
--------------------	----------------

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

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

Oracle Valley Estates 9454 Willshire Blvd., Beverly Hills, CA 90212

Name of Applicant	Address	
	allen@skylinere.com	310-299-7714
Signature of Applicant	E-Mail Address	Phone Number

Donald C. Westphal Associates 71 N. Livernois, Ste A, Rochester Hills, MI 48307

Name of Agent/Representative	Address	
	jennifer@nadigroup.com	248-651-5518
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.

Oracle Valley Estates 9454 Willshire Blvd., Beverly Hills, CA 90212

Name of Landowner	Address	
	allen@skylinere.com	310-299-7714
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

Oracle Valley Estates

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

Hereinafter referred to as "Owner," is/are the owner(s) of 8.76 acres located at 2145 W. American Ave., Oracle, AZ 85623, and further identified

[Insert Address of Property] 308-56-0300, 308-56-0290 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 Donald C. Westphal Associates
[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

Oracle Valley Estates

By: Allen Yagari *[Insert Company's or Trust's Name]*

[Signature of Authorized Officer, or Trustee]

Its: Manager *[Insert Title]*

Dated: 6-9-2021

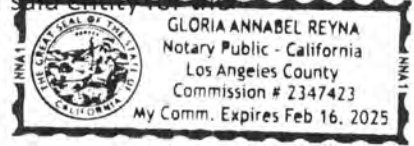
STATE OF CALIFORNIA)
) ss.

COUNTY OF LOS ANGELES)
The foregoing instrument was acknowledged before me, this 9TH day of JUNE, 2021

by Allen Yagari, Owner
Oracle Valley Estates, *[Insert State of Incorporation, if applicable]* an,

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

My Commission Expires: FEBRUARY 16, 2025



GLORIA ANNABEL REYNA
Printed Name of Notary

G. Reyna
Signature of Notary

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

STATE OF _____)
) ss. (Seal)
COUNTY OF _____)

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

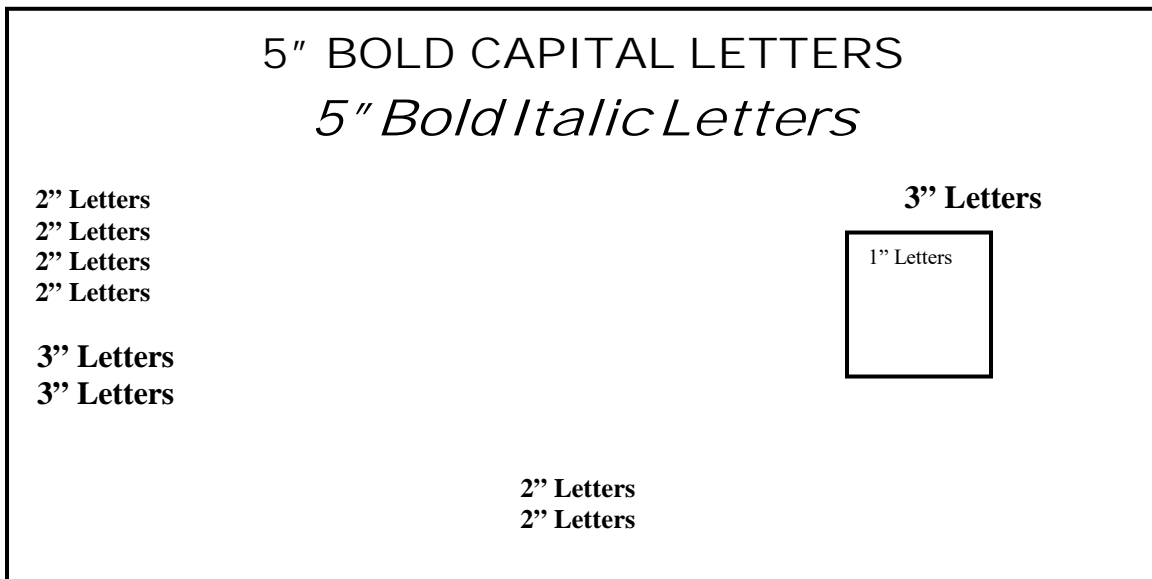
Signature of Notary

Pinal County Broadcast Notification Signs:

Comprehensive Plan Amendment Site Posting Requirements

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

Letter Sizes: All Letters Upper and Lower Case Unless Specified



Comprehensive Plan Amendment Cases:

4 Feet Tall by 8 Feet Wide

<p>PINAL COUNTY</p> <p><i>Public Hearings</i></p>		
<p>Case Number:</p> <p>Existing Comprehensive Plan Designation:</p> <p>Proposed Comprehensive Plan Designation:</p> <p>Acreage:</p> <p>Applicant Name: Applicant</p> <p>Phone Number:</p>	<p>Public Hearing Information</p> <table border="1"><tr><td>Hearing Info Posted by Pinal County</td></tr></table>	Hearing Info Posted by Pinal County
Hearing Info Posted by Pinal County		
<p>Case Information Available at Pinal County Planning and Development Services (520) 866-6442</p>		

AFFIDAVIT OF POSTING OF BROADCAST SIGN

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

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

Applicant

STATE OF ARIZONA)

) ss:

COUNTY OF PINAL)

Subscribed and sworn to me by _____ this _____ day of _____, 20_____.

Notary Public

My Commission Expires: _____

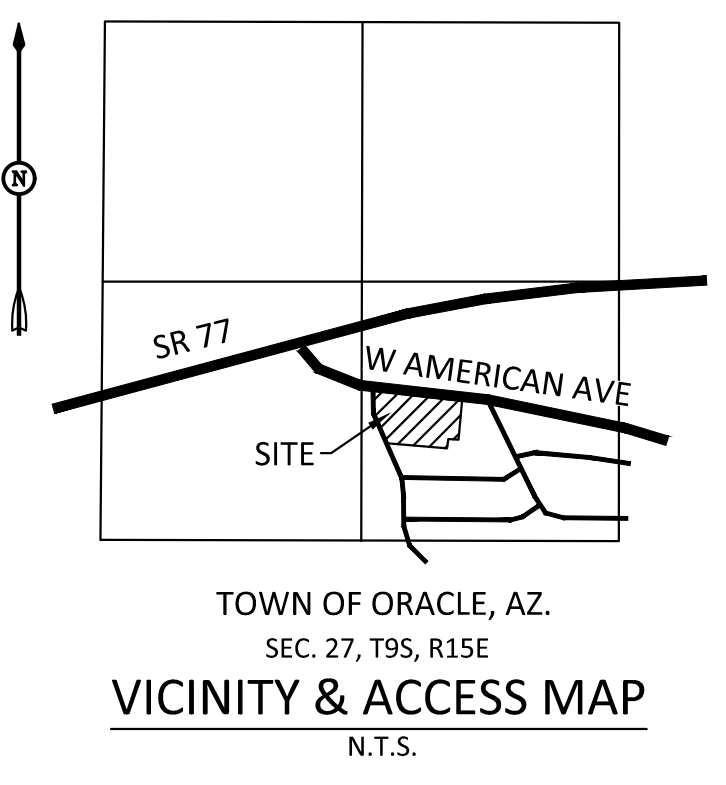
LEGEND	
EXISTING	PROPOSED

ABBREVIATIONS	
B/C	BACK OF CURB
CMU	CONCRETE MASONRY UNIT
DOM	DOMESTIC
EG	EXISTING GRADE
EL	ELECTRIC
ESMT	EASEMENT
EX	EXISTING
FG	FINISHED GRADE
INV	INVERT
IRR	IRRIGATION
MJ	MECHANICAL JOINT
P	PAVEMENT
PROP	PROPOSED
PUE	PUBLIC UTILITY EASEMENT
R/W	RIGHT OF WAY
RB	RETENTION BASIN
S/W	SIDEWALK
SD	STORM DRAIN
SS	SANITARY SEWER
T	TELEPHONE
TYP	TYPICAL
W	WATER
WM	WATER METER

(EXISTING) ORACLE VALLEY ESTATES (EST. 1969)

REZONING APPLICATION MAP

OF A PORTION OF SECTION 28, TOWNSHIP 16 NORTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, CITY OF COTTONWOOD, YAVAPIA COUNTY, ARIZONA



SITE ADDRESS
2145 W AMERICAN AVE
ORACLE, AZ 85623

LEGAL DESCRIPTION - ZONING BOUNDARIES

EXHIBIT B - ZONING AREAS MHP 435 & RVP 435
BOTH AREA ARE SPLIT OVER PC APN's 308-56-0290 & 308-56-0300

ZONING AREA BOUNDARY - PARCEL 1: (ZONING TYPE IS MHP 435)
THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, WHICH POINT IS SOUTH 00 DEGREES 07 MINUTES 44 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 61.47 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27,

THENCE NORTH 25 DEGREES 16 MINUTES 40 SECONDS WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 139.98 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE (50 FEET FROM CENTER LINE) OF ARIZONA STATE HIGHWAY NO. 77, WHICH POINT IS IN A CURVE AND AT WHICH POINT A TANGENT TO SAID CURVE BEARS NORTH 80 DEGREES 21 MINUTES 41 SECONDS WEST;

THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 11,409.16 FEET THROUGH A CENTRAL ANGLE OF 01 DEGREES 50 MINUTES 37 SECONDS A DISTANCE OF 254.61 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 02 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 322.86 FEET;
THENCE NORTH 86 DEGREES 32 MINUTES 05 SECONDS WEST, A DISTANCE OF 112.06 FEET;
THENCE NORTH 02 DEGREES 44 MINUTES 54 SECONDS EAST, A DISTANCE OF 138.71 FEET;
THENCE NORTH 84 DEGREES 15 MINUTES 20 SECONDS WEST, A DISTANCE OF 238.02 FEET;
THENCE NORTH 85 DEGREES 23 MINUTES 55 SECONDS WEST, A DISTANCE OF 477.13 FEET TO A POINT ON THE EAST RIGHT OF WAY BOUNDARY OF N CALLE VALENCIA (LOCAL ROADWAY);
THENCE NORTH 20 DEGREES 46 MINUTES 00 SECONDS WEST, A DISTANCE OF 51.66 FEET;
THENCE NORTH 00 DEGREES 06 MINUTES 17 SECONDS WEST, A DISTANCE OF 158.23 FEET TO A POINT ON A NONTANGENT CURVE, CONCAVE TO THE SOUTH;

THENCE SOUTHEASTERLY ALONG SOUTH RIGHT OF WAY BOUNDARY LINE OF W AMERICAN AVE, AND ALONG THE ARC OF A CURVE HAVING A RADIUS OF 11,409.16 FEET THROUGH A CENTRAL ANGLE OF 04 DEGREES 18 MINUTES 10 SECONDS, A DISTANCE OF 856.81 FEET TO THE POINT OF BEGINNING, CHORD OF ARC BEARS SOUTH 83 DEGREES 52 MINUTES 13 SECONDS EAST, A DISTANCE OF 856.61 FEET.

SAID AREA CONTAINS 184724 SF, 4.24 ACRES, MORE OR LESS AND MAY BE SUBJECT TO EASEMENTS AND OTHER DEED RESTRICTIONS. SEE A CURRENT TITLE REPORT FOR MORE DETAILED INFORMATION.

ZONING AREA BOUNDARY - PARCEL 2: (ZONING TYPE IS PM/RVP 435)
THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, WHICH POINT IS SOUTH 00 DEGREES 07 MINUTES 44 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 61.47 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27,

THENCE NORTH 25 DEGREES 16 MINUTES 40 SECONDS WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 139.98 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE (50 FEET FROM CENTER LINE) OF ARIZONA STATE HIGHWAY NO. 77, WHICH POINT IS IN A CURVE AND AT WHICH POINT A TANGENT TO SAID CURVE BEARS NORTH 80 DEGREES 21 MINUTES 41 SECONDS WEST;

THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 11,409.16 FEET THROUGH A CENTRAL ANGLE OF 01 DEGREES 50 MINUTES 37 SECONDS A DISTANCE OF 254.61 FEET; WHICH POINT IS ON THE SOUTH RIGHT OF WAY LINE AND NORTHEAST PROPERTY CORNER OF ORACLE VILLAGE ESTATES;

THENCE SOUTH 02 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 322.86 FEET TO THE POINT OF BEGINNING;
THENCE SOUTH 02 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 71.09 FEET,
THENCE NORTH 85 DEGREES 10 MINUTES 47 SECONDS WEST, A DISTANCE OF 112.12 FEET,
THENCE SOUTH 02 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 80.64 FEET,
THENCE NORTH 85 DEGREES 10 MINUTES 47 SECONDS WEST, A DISTANCE OF 586.85 FEET TO A POINT ON THE EAST RIGHT OF WAY BOUNDARY OF N CALLE VALENCIA (LOCAL ROADWAY);
THENCE NORTH 20 DEGREES 46 MINUTES 00 SECONDS WEST ALONG SAID EASTERLY RIGHT OF WAY LINE A DISTANCE OF 321.10 FEET;
THENCE SOUTH 85 DEGREES 23 MINUTES 55 SECONDS EAST A DISTANCE OF 477.13 FEET;
THENCE SOUTH 84 DEGREES 15 MINUTES 20 SECONDS EAST A DISTANCE OF 238.02 FEET;
THENCE SOUTH 2 DEGREES 44 MINUTES 54 SECONDS EAST A DISTANCE OF 138.71 FEET;
THENCE SOUTH 86 DEGREES 32 MINUTES 05 SECONDS EAST A DISTANCE OF 112.06 FEET TO THE POINT OF BEGINNING.

SAID AREA CONTAINS 196751 SF, 4.52 ACRES, MORE OR LESS AND IS SUBJECT TO EASEMENTS AND/OR OTHER DEED RESTRICTIONS. SEE A CURRENT TITLE REPORT FOR MORE DETAILED INFORMATION.

OWNER
ALLEN YADGARI
ORACLE VALLEY ESTATES LLC
9454 WILSHIRE BLVD PH
BEVERLY HILLS, CA, 90212
EMAIL: ALLEN@SKYLINE.COM
PHONE: 310.299.7714

ENGINEER
McDOUGALL DEVCON
4624 E MARILYN RD
PHOENIX, ARIZONA 85032
CONTACT: KEVIN McDOUGALL, PE, RLS
EMAIL: KEVIN@MDCIVIL.COM
PHONE: 602.619.9900

PROJECT DESCRIPTION
GRADING, DRAINAGE AND PAVING PLAN FOR 30 MFG RESIDENTIAL UNITS.

SHEET INDEX

SHT. NO.	DESCRIPTION
1	COVER SHEET
2	ZONING MAP

SERVICE PROVIDERS
POLICE - PINAL COUNTY SHERIFF
FIRE - ORACLE FIRE DISTRICT
WATER - AZ WATER CO, 670 E AMERICAN AVE, ORACLE, AZ 85623
SEWER - ORACLE SANITARY DISTRICT, 1715 W AMERICAN AVE, ORACLE AZ, 85623 (AZPDES WWS #AZ0020681)
SOLID WASTE - WASTE MANAGEMENT
ELECTRIC - APS OR TRICO ELECTRIC COOP
CABLE - EARTHLINK, ORBITAL OR DISH TYPE
TELEPHONE - VERIZON MOBILE
SCHOOLS - ORACLE SCHOOL DISTRICT

PROJECT LATITUDE, LONGITUDE, ELEVATION
LAT.=32°37'08.49"N, LONG.=110°47'52.85" W, ELEV.= 4290+/-

PC PARCELS & CURRENT ZONING
PC PARCELS 308-56-0300 & 308-56-0290.

EXISTING ZONING PER PC MAPS:
PARCEL 2, CB-2 (PZ CASE PZ-116-69);
PARCEL 1, GR

PROPOSED ZONING
TO MATCH EXISTING SITE AND AS REQUIRED PC PD FOR APPROVAL:
PAD WITH MFG 435 & PM/RV 435.

LAND USE TABLE

GROSS AREA	SF	ACRES	PC APN
PARCEL 1	44501	1.02	308-56-029
PARCEL 2	336974	7.74	308-56-030
Total		8.76	

	SF	ACRES	
SPACES	277608	6.37	
OPEN SPACE	103867	2.38	37%
Total		8.76	

ZONING AREA	SF	ACRES	PARCELS
1 MHP 435	184724	4.24	PARCELS 1&2
2 PM/RV 435	196751	4.52	PARCELS 1&2
SEES HT. 2	Total	8.76	

NOTES:
1. MHP 435 SPACES 4000 SF MIN. PER PC CODE.
2. PM/RV 435 SPACES 2000 SF MIN. PER PC CODE.

LEGAL DESCRIPTION - SUBJECT PROPERTY

EXHIBIT A - PC APN's 308-56-0290 & 308-56-0300 PER PCR FEE 2019-081530, 9/27/2019

PARCEL 1:
THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, WHICH POINT IS SOUTH 00 DEGREES 07 MINUTES 44 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 61.47 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, WHICH POINT IS IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE ENTRANCE ROAD TO ORACLE VILLAGE ESTATES;

THENCE NORTH 25 DEGREES 16 MINUTES 40 SECONDS WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 139.98 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE (50 FEET FROM CENTER LINE) OF ARIZONA STATE HIGHWAY NO. 77, WHICH POINT IS IN A CURVE AND AT WHICH POINT A TANGENT TO SAID CURVE BEARS NORTH 80 DEGREES 21 MINUTES 41 SECONDS WEST;

THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 11,409.16 FEET THROUGH A CENTRAL ANGLE OF 01 DEGREES 50 MINUTES 37 SECONDS A DISTANCE OF 254.61 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 02 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 394.12 FEET TO A POINT IN THE NORTHERLY LINE OF AN 80 FOOT DRAINAGE WAY;

THENCE NORTH 85 DEGREES 10 MINUTES 47 SECONDS WEST ALONG SAID NORTHERLY LINE, A DISTANCE OF 112.12 FEET;

THENCE NORTH 02 DEGREES 44 MINUTES 54 SECONDS EAST, A DISTANCE OF 400.52 FEET TO A POINT IN SAID SOUTHERLY RIGHT OF WAY LINE OF HIGHWAY NO. 77;

THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE, AND ALONG THE ARC OF A CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 11,409.16 FEET THROUGH A CENTRAL ANGLE OF 00 DEGREES 33 MINUTES 34 SECONDS, A DISTANCE OF 112.51 FEET TO THE POINT OF BEGINNING.

PARCEL 2:
THAT PORTION OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 9 SOUTH, RANGE 15 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE EAST LINE OF SAID WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 27, WHICH POINT IS SOUTH 00 DEGREES 07 MINUTES 44 SECONDS EAST ALONG SAID EAST LINE, A DISTANCE OF 61.47 FEET FROM THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, WHICH POINT IS IN THE SOUTHWESTERLY RIGHT OF WAY LINE OF THE ENTRANCE ROAD TO ORACLE VILLAGE ESTATES;

THENCE NORTH 25 DEGREES 16 MINUTES 40 SECONDS WEST ALONG SAID RIGHT OF WAY, A DISTANCE OF 139.98 FEET TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE (50 FEET FROM CENTER LINE) OF ARIZONA STATE HIGHWAY NO. 77, WHICH POINT IS IN A CURVE AND AT WHICH POINT A TANGENT TO SAID CURVE BEARS NORTH 80 DEGREES 21 MINUTES 41 SECONDS WEST;

THENCE WESTERLY ALONG SAID RIGHT OF WAY LINE AND ALONG THE ARC OF SAID CURVE, CONCAVE TO THE SOUTH, HAVING A RADIUS OF 11,409.16 FEET THROUGH A CENTRAL ANGLE OF 01 DEGREES 16 MINUTES 43 SECONDS A DISTANCE OF 367.12 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 02 DEGREES 44 MINUTES 54 SECONDS WEST, A DISTANCE OF 480.57 FEET TO A POINT IN THE SOUTHERLY LINE OF AN 80 FOOT DRAINAGE WAY;

THENCE NORTH 85 DEGREES 10 MINUTES 47 SECONDS WEST ALONG SAID SOUTHERLY LINE, A DISTANCE OF 586.85 FEET TO A POINT IN THE EASTERLY LINE OF AN EXISTING ROADWAY;

THENCE NORTH 20 DEGREES 46 MINUTES 00 SECONDS WEST ALONG SAID EASTERLY LINE 372.46 FEET TO AN ANGLE POINT THEREIN;

THENCE NORTH 00 DEGREES 05 MINUTES 21 SECONDS WEST ALONG SAID EASTERLY LINE 159.29 FEET TO A POINT IN SAID SOUTHERLY RIGHT OF WAY LINE OF ARIZONA STATE HIGHWAY NO. 77;

THENCE EASTERLY ALONG SAID RIGHT OF WAY LINE ALONG THE ARC OF SAID 11,409.16 FOOT RADIUS CURVE THRU A CENTRAL ANGLE OF 03 DEGREES 44 MINUTES 12 SECONDS 744.07 FEET TO THE POINT OF BEGINNING.

Call at least two full working days before you begin to excavate.
ARIZONA 811
Arizona Statewide One-Call
Dial 811 or 1-800-STAKE-IT (762-5346)

NO.	DATE	BY	REVISION

McDougal Devcon
Planning for successful projects.
4624 East Marilyn Road, Phoenix, AZ 85032 602.619.9900
Civil Engineering - Land Surveying - Construction Management

Kevin T. McDougal
REGISTERED PROFESSIONAL ENGINEER (CIVIL) STATE OF ARIZONA
NO. 43883
EXPIRES 12/31/2024
2024.07.18

ORACLE VALLEY ESTATES LLC
PC APN 308-56-0300 & 308-56-0290
ZONING EXHIBIT
COVER SHEET

PINAL COUNTY, AZ 85623

2145 W AMERICAN AVE, ORACLE
PERMIT NO. TBD

JOB	ORACLE PZ
DGN	KTM DFT STF
DATE:	2024.07.18
SHEET	1 OF 2



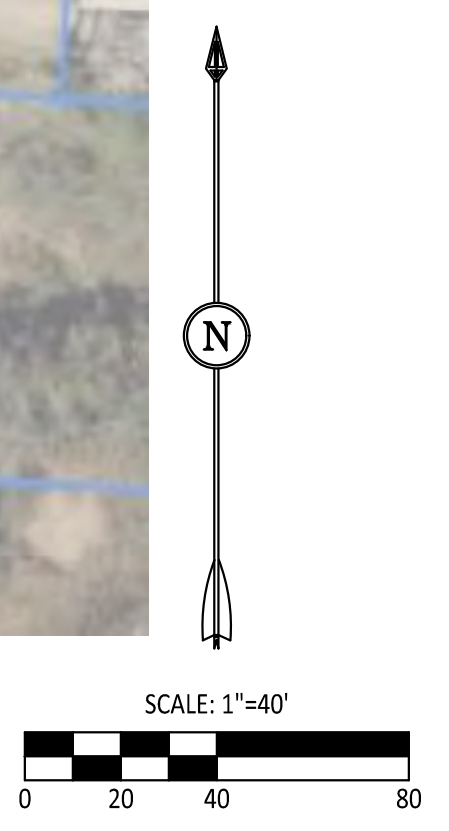
LAND USE SUMMARY

GROSS AREA	SF	ACRES	PC APN
PARCEL 1	44501	1.02	308-56-029
PARCEL 2	336974	7.74	308-56-030
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	SF	ACRES	
SPACES	277608	6.37	
OPEN SPACE	103867	2.38	37%
Total		8.76	

ZONING AREA	SF	ACRES	PARCELS 1&2
1 MHP 435	184724	4.24	PARCELS 1&2
2 PM/RV 435	196751	4.52	PARCELS 1&2
SEESHEET 2	Total	8.76	

- NOTES:
 1. MHP 435 SPACES 4000 SF MIN. PER FC CODE
 2. PM/RV 435 SPACES 2000 SF MIN. PER FC CODE



REVISION	DATE	BY

McDougal McDevcom
 Planning for successful projects.
 4624 East Marilyn Road, Phoenix, AZ 85032, 602.619.9900
 Civil Engineering - Land Surveying - Construction Management

Professional Engineer (Civil) License No. 33833
 Kevin T. McDougal
 2024.07.18

ORACLE VALLEY ESTATES LLC
 PC APN 308-56-0300 & 308-56-0290
 ZONING EXHIBIT
ZONING AREA MAP
 PINAL COUNTY, AZ 85623
 2145 W AMERICAN AVE, ORACLE
 PERMIT NO. TBD

CITIZEN PARTICIPATION
REPORT



Citizen Participation Report

Applicant: Jennifer Blankenship of Donald C. Westphal Associates, on behalf of Allen Yadgari - Oracle Valley Estates LLC.

Project: Rezoning application and PAD Overlay of Oracle Valley Estates - formerly Village Square - a Manufactured Home Community in Oracle, Pinal County, Arizona.

The following events have consolidated the citizen participation process:

April 25, 2024

- An invitation letter was printed and mailed to all the neighbors within 1,200' from the property line. (see attached Invitation Letter)
- The meeting took place at the Oracle Valley Estates office, 2145 West American Avenue, Oracle, AZ from 4:00 - 6:00 PM on Friday, May 10, 2024.
- Neighbors were invited to participate in a meeting to see the plans and evaluate concerns and comments about the project.
- A total of 148 neighbors were originally listed for notification. However, several contacts had address duplicates or no mail information. (see attached 2024 Updated Address List)
- As a result, a total of 66 letters were mailed to the surrounding neighbors.
- A total of 7 letters were returned with undelivered status. (see attached 2024 Updated Condensed Address List).

May 10, 2024

- The proposed meeting on May 10 was hosted by Mike Hall and Kaytlin Reiter of Skyline Real Estate. There was one (1) person in attendance (see attached sign-in sheet).
- Mike Hall introduced himself and explained the zoning for MHP-435 and PM/RVP-435 that are being requested. He also discussed some park improvements that the owners would like to make to improve the look of the park.
- The attendee had one question, "What do the tenants think?".
- Mike and Kaytlin explained that they have not heard any responses from tenants in regards to the zoning change.

Summary of Concerns

- None to be addressed to date.

*We will continue to update the County of any new contact from our surrounding property owners.

INVITATION LETTER

April 24, 2024 Invitation Letter

Westphal Associates

3150 Livernois Rd. Ste 136
Troy, MI 48083-5000
248-651-5518

April 24, 2024

Dear Neighbors,

We represent the current owners of Oracle Valley Estates, formerly Village Square, a Manufactured Home Community in Oracle, Pinal County, Arizona. The owner plans to renovate the property and make it a better addition to the community. The company owns and manages several other manufactured home parks in Arizona and specialize in value-added investments, where roads are fixed, older homes replaced and the overall appearance of each manufactured home park is upgraded.

The owner is requesting a zoning change because long ago before their purchase, the park was expanded beyond what was originally allowed and want to be in compliance under the new zoning. The park encompasses two parcels that were then developed into additional spaces over time. We propose to amend the current zoning and PAD (Planned Area Development) to accommodate the needed changes to bring the development into complete compliance with county regulations.

Your comments and/or concerns are valuable to both Pinal County and the owners. We invite you to a meeting at the Oracle Valley Estates office from 4:00 - 6:00 PM on Friday, May 10, 2024, to see the plans and have your questions answered.

The address of the Community is 2145 West American Avenue, Oracle, AZ 85623. Please RSVP positive attendance to Mike Hall at 520-475-8357 or Samantha Cogdell 520-896-9357. If you cannot attend, you may call or send a letter to Donald C. Westphal Associates at the above address.

Sincerely,



Jennifer Blankenship, PLA, ASLA

MEETING SIGN-IN SHEET

2024 UPDATED ADDRESS LIST

2024 Updated Address List

	Parcel No.	Name	Address	City	State	Zip	Tax Bill Mailing Address	City	State	Zip
*	308360690	Albright, Eric H.	1585 N. Calle Zamora	Oracle	AZ	85623	PO Box 5463	Oracle	AZ	85623
*	308358000	No Information Available		Oracle	AZ	85623				
	308360010	Martinez, Gilbert C. & Sylvia Canedo Rev Liv Trust	1940 W. El Paseo	Oracle	AZ	85623				
*	308360060	Liska, John M. Jr. & Harper, Tisha J.	2120 W. El Paseo	Oracle	AZ	85623	PO Box 465	Oracle	AZ	85623
	308360070	Kraft, Carolyn M.	2150 W. El Paseo	Oracle	AZ	85623	PO Box 808	Oracle	AZ	85623
*	308360080	Hernandez, Judy L.	2180 W. El Paseo	Oracle	AZ	85623	PO Box 437	Oracle	AZ	85623
	308360090	Orr, Twila M.	2210 W. El Paseo	Oracle	AZ	85623	PO Box 798	Oracle	AZ	85623
*	308360100	Simon, Terri K.	2240 W. El Paseo	Oracle	AZ	85623	PO Box 1422	Oracle	AZ	85623
	308360110	Taylor, Mark & Deborah	2270 W. El Paseo	Oracle	AZ	85623	PO Box 577	Woodlake	CA	93286
*	308360140	Black, Charles T. & Lois M.	2370 E. El Paseo	Oracle	AZ	85623				
	308360150	Sansom, Edith Lavonne & Henderson, Edith	2400 W. El Paseo	Oracle	AZ	85623	PO Box 118	Oracle	AZ	85623
	308360160	Benavidez, Johnny & Geraldine A.	2395 E. El Paseo	Oracle	AZ	85623	PO Box 793	Oracle	AZ	85623
*	308360170	Anglin, Woodrow M. & Rosita R.	2385 W. Paseo Redondo	Oracle	AZ	85623	PO Box 1657	Oracle	AZ	85623
	308360480	Goodwell, Gary D.	1565 N. Calle Granada	Oracle	AZ	85623				
	308360490	Oldham, Michael	1585 N. Calle Granada	Oracle	AZ	85623	PO Box 22	Oracle	AZ	85623
*	308360500	Burrueal, Jesus M.	1935 W. El Paseo	Oracle	AZ	85623	PO Box 1573	Oracle	AZ	85623
	308360510	Flowers, Thomas A.	1610 N. Calle Granada	Oracle	AZ	85623	4091 E. Pinal St	Tucson	AZ	85623
*	308360520	Stager, Sharlene	1580 N. Calle Granada	Oracle	AZ	85623	PO Box 1540	Oracle	AZ	85623
*	308360530	Romero, Lupita Tr	1560 N. Calle Granada	Oracle	AZ	85623	PO Box 637	Oracle	AZ	85623
	308360670	Ham, Jon & Carolyn	1535 N. Calle Zamora	Oracle	AZ	85623	5107 E Keresan St	Phoenix	AZ	85044
	308360680	Cascino, Josphephine	1565 N. Calle Zamora	Oracle	AZ	85623	PO Box 1482	Oracle	AZ	85623
	308360700	Carbajal, David D. Jr.	1605 N. Calle Zamora	Oracle	AZ	85623	PO Box 894	Mammoth	AZ	85618
	308360710	1610 Calle Zamora LLC	1610 N. Calle Zamora	Oracle	AZ	85623	PO Box 595	Kearny	AZ	85137
*	308360720	Gonzalez, Ernestina	1590 N. Calle Zamora	Oracle	AZ	85623	PO Box 894	Oracle	AZ	85623
*	308360730	Peralta, Liberato Jr. & Barbara R.	1560 N. Calle Zamora	Oracle	AZ	85623	PO Box 617	Oracle	AZ	85623
*	308360740	Garcia, Christina M.	1530 N. Calle Zamora	Oracle	AZ	85623	9424 W. Kody Pass	Phoenix	AZ	85037
	308360750	McKenzie, George & Linda	1500 N. Calle Zamora	Oracle	AZ	85623				
	308360810	Vargus, Ashley Marie	1515 N. Calle Coruna	Oracle	AZ	85623				
*	308360820	Gonzalez, Jaime & Ernestina V.	1535 N. Calle Coruna	Oracle	AZ	85623	PO Box 894	Oracle	AZ	85623
	308360830	James, Robert F. & Virginia F.	1565 N. Calle Coruna	Oracle	AZ	85623				
	308360840	Salazar, Juan Manuel	1585 N. Calle Coruna	Oracle	AZ	85623				
	308360850	Simon, Terri	1605 N. Calle Coruna	Oracle	AZ	85623	PO Box 1422	Oracle	AZ	85623
	308360860	Westope, Augustine & Denise	1610 N. Calle Coruna	Oracle	AZ	85623				
	308360870	Perez, Marquez	1590 N. Calle Coruna	Oracle	AZ	85623	PO Box 5296	Oracle	AZ	85623
	308360880	Gold Lake North LLC	1550 N. Calle Coruna	Oracle	AZ	85623	PO Box 8676	Catalina	AZ	85623
*	308360890	Ezquivel, Claude A. Jr.	1520 N. Calle Coruna	Oracle	AZ	85623	3310 N. Treat	Tucson	AZ	85716
	308360900	Benavidez, Geraldine A.	1505 N. Calle Valencia	Oracle	AZ	85623	PO Box 793	Oracle	AZ	85623
	308360910	Brownrigg Chastity a Liv Trust	1525 N. Calle Valencia	Oracle	AZ	85623				
	308360920	Martinez, Maria A.	1545 N. Calle Valencia	Oracle	AZ	85623				

2024 Updated Address List

*	308360930	Sanchez, Desiree & Xavier	1565 N. Calle Valencia	Oracle	AZ	85623	PO Box 755	Oracle	AZ	85623
	308360940	Oldham, Michael	1585 N. Calle Valencia	Oracle	AZ	85623	PO Box 22	Oracle	AZ	85623
	308360950	Hearld, Edyth E	1605 N. Calle Valencia	Oracle	AZ	85623				
*	308360960	Epperson, Alice Marie Tr	1610 N. El Paseo Circle	Oracle	AZ	85623	PO Box 1713	Oracle	AZ	85623
	308360970	Primerio, Cheryl & William Predgo	1590 N. El Paseo Circle	Oracle	AZ	85623	PO Box 329	Oracle	AZ	85623
	308360980	Predgo, William B & Cheryl Primeo	1595 N. El Paseo Circle	Oracle	AZ	85623	PO Box 329	Oracle	AZ	85623
*	308360990	Predgo, William B & Cheryl Primeo	1605 N. El Paseo Circle	Oracle	AZ	85623	PO Box 329	Oracle	AZ	85623
	308361000	Walschalger, Nicholas	1560 N. Calle Valencia	Oracle	AZ	85623				
*	308361010	Walls, Richard L. & Leitia M.	1540 N. Calle Valencia	Oracle	AZ	85623	PO Box 5226	Oracle	AZ	85623
	308361020	Dalton, Michael & Rose Mary	1520 N. Calle Valencia	Oracle	AZ	85623	PO Box 52085	Phoenix	AZ	85623
*	308361550	Pinal County	2380 W. Paseo Redondo	Oracle	AZ	85623	PO Box 827	Florence	AZ	85132
*	308361590	Sanchez, Jaime J. & Jaime M.	1767 N. Calle Futura	Oracle	AZ	85623	PO Box 5071	Oracle	AZ	85623
*	308361600	Miller, Cyrus H. & Sue	1759 N. Calle Futura	Oracle	AZ	85623	PO Box 376	Oracle	AZ	85623
	308361610	Moncayo, Debora yarbrough	1751 N. Calle Futura	Oracle	AZ	85623	130 W. 2nd St	Mesa	AZ	85201
	308361620	Carender, Rodney	1743 N. Calle Futura	Oracle	AZ	85623	3619 E. Granada	Phoenix	AZ	85008
*	308361630	Ramos, Michael J. & Elizabeth	1735 N. Calle Futura	Oracle	AZ	85623	PO Box 1881	Oracle	AZ	85623
*	308361930	Chizmar, William M. & Elvia M.	1785 W. Camino Seco	Oracle	AZ	85623				
*	308361940	Gutierrez, Salvador	1815 W. Camino Seco	Oracle	AZ	85623	PO Box 864	Oracle	AZ	85623
*	308490060	Arizona Conf Corp of 7th Day Adventists	2150 W HIGHWAY 77	Oracle	AZ	85623	PO Box 12340	Scottsdale	AZ	85267
*	308497000	No Information Available		Oracle	AZ	85623				
*	308497010	No Information Available		Oracle	AZ	85623				
*	308497020	No Information Available		Oracle	AZ	85623				
*	308498010	No Information Available		Oracle	AZ	85623				
	308560260	Cheetovibez Smoke Shop	1995 W. American Ave.	Oracle	AZ	85623	4574 E. Fort Lowell	Tucson	AZ	85712
	308560280	Mammoth Development Company	2075 W. American Ave.	Oracle	AZ	85623				
	308560310	Arizona Water Comapany Oracle	2311 W. American Ave	Oracle	AZ	85623		Phoenix	AZ	85038
	308560320	Melberg, Carl & Carol	1970 N. Calle Valencia	Oracle	AZ	85623	PO Box 5513	Oracle	AZ	85623
	308560330	Vigorito, Kalvin F J	1940 N. Calle Valencia	Oracle	AZ	85623				
	308560340	Estrella, Brandon	1910 N. Calle Valencia	Oracle	AZ	85623	6011 E. Grayhawk Ranch	Tuscon	AZ	85739
	308560350	Arriaga, Albero & Manuela	1870 N. Calle Valencia	Oracle	AZ	85623				
	308560380	Whitman, Bernadette C.	1865 N. Calle Valencia	Oracle	AZ	85623	PO Box 1722	Oracle	AZ	85623
	308560390	Brown, James K. & Margie M., Co-TRS	1825 N. Calle Valencia	Oracle	AZ	85623				
	308560400	Harley, Jadzia Dax	1785 N. Calle Valencia	Oracle	AZ	85623				
*	308560410	Roszko, John F. & Valeska V.	2220 W. Camino Amigo	Oracle	AZ	85623	PO Box 111	Oracle	AZ	85623
*	308560420	Gutierrez, Luis & Edilia M.	2200 W. Camino Amigo	Oracle	AZ	85623	PO Box 707	Oracle	AZ	85623
*	308560430	Enriquez, Raul & Alicia	2170 W. Camino Amigo	Oracle	AZ	85623	PO Box 5111	Oracle	AZ	85623
	308560440	Stress, Stella & Anderson, Scott	2100 W. Camino Amigo	Oracle	AZ	85623				
*	308560450	Lecompte, Paul & Mary Ann	2040 W. Camino Amigo	Oracle	AZ	85623	PO Box 554	Oracle	AZ	85623
*	308560460	Lecompte, Gregory Paul	2090 W. Camino Amigo	Oracle	AZ	85623	PO Box 554	Oracle	AZ	85623
	308560470	Wier, Robert & Wendy	2065 W. Camino Amigo	Oracle	AZ	85623	PO Box 503	Coolidge	AZ	85128

2024 Updated Address List

*	308560480	Ouillette, Marie A Rev Trust	2095 W. Camino Amigo	Oracle	AZ	85623	PO Box 5421	Oracle	AZ	85623
*	308560490	Pierson, Joe G. Sr., & N. Lee	2125 W. Camino Amigo	Oracle	AZ	85623	PO Box 904	Oracle	AZ	85623
*	308560490	Pierson, Joe G. Sr., & N. Lee	2125 W. Camino Amigo	Oracle	AZ	85623	PO Box 904	Oracle	AZ	85623
	308560500	Maestas, Benjamin E. Jr., & Danielle	2185 W. Camino Amigo	Oracle	AZ	85623				
	308560510	Overman, Anna Margaret	2215 W. Camino Amigo	Oracle	AZ	85623				
	308560520	Selman, Kimberly	2245 W. Camino Amigo	Oracle	AZ	85623	PO Box 287	Oracle	AZ	85623
*	308560530	Gutierrez, Salvador	1725 N. Calle Valencia	Oracle	AZ	85623	PO Box 864	Oracle	AZ	85623
*	308560540	Gonzales, Jaime T. & Ernestina V.	1705 N. Calle Valencia	Oracle	AZ	85623	PO Box 894	Oracle	AZ	85623
	308560550	Main, Nicole Marie Primero & Bryce Dixon-Charles	2335 W. Camino Amigo	Oracle	AZ	85623	PO Box 974	Oracle	AZ	85623
*	308560560	Mercer, Wilma C. (Est. Of)	2405 W. Camino Amigo	Oracle	AZ	85623	PO Box 462	Northfield	NJ	8225
*	308560590	Booth, Fern D.	2370 W. Valencia Redondo	Oracle	AZ	85623	4150 E. White Hill Way	Tucson	AZ	85739
*	308560600	Gaona, Gerald & Melissa	1700 N. Calle Valencia	Oracle	AZ	85623	PO Box 913	Oracle	AZ	85623
	308560610	Chavez, Ernesto R. & Alma		Oracle	AZ	85623	PO Box 1454	Oracle	AZ	85623
	308560620	Chavez, Ernesto R. & Alma	2365 W. Valencia Redondo	Oracle	AZ	85623	PO Box 1454	Oracle	AZ	85623
	308560630	Plunkett, Sandra & Forrest, Jamie Renee	2395 W. Valencia Redondo	Oracle	AZ	85623				
	308560640	Thomson, Ann L.	1750 N. Calle Futura	Oracle	AZ	85623	3268 N. Anderson Dr.	Tucson	AZ	85716
*	308560670	Garcia, Guadalupe E. & Frances		Oracle	AZ	85623	3621 E. First St.	Los Angeles	CA	90063
	308560680	Garcia, Guadalupe E. & Frances TR	Vacant Land	Oracle	AZ	85623	3621 E. First St.	Los Angeles	CA	90063
*	308560690	Walsh, Bonnielee	1840 N Calle Futura	Oracle	AZ	85623	PO Box 263	Oracle	AZ	85623
	308560730	Pullen, Paul S.	1725 W. American Ave.	Oracle	AZ	85623	10581 E. Oakwood Dr.	Tucson	AZ	85749
*	308560740	Reliance West Land Co.	1795 W. American Ave.	Oracle	AZ	85623	61837 E. Happy Jack Trail	Oracle	AZ	85623
	308560780	Kemp, Kenneth Earl	1895 W. American Ave.	Oracle	AZ	85623	PO Box 87	Oracle	AZ	85623
*	308560790	Kemp, Kenneth E.	1875 W. American Ave.	Oracle	AZ	85623	PO Box 87	Oracle	AZ	85623
*	308560800	Moreno, Carol A Rev Living Trust	1975 W. American Ave.	Oracle	AZ	85623	PO Box 1317	Oracle	AZ	85623
*	308560810	Moreno, Carol A Rev Living Trust		Oracle	AZ	85623	PO Box 146	Oracle	AZ	85623
*	308560830	Dbnch Circle LLC C/O Circle K Stores	2000 W. American Ave.	Oracle	AZ	85623	PO Box 52085	Phoenix	AZ	85072
	308560860	Conway, Michael	1880 W. American Ave.	Oracle	AZ	85623	PO Box 99	Oracle	AZ	85623
	308560870	Argentati, Stephan	1812 W. American Ave.	Oracle	AZ	85623				
*	308560900	No Information Available		Oracle	AZ	85623				
*	308560920	Brackett, Alan C. & Margaret E. Trs		Oracle	AZ	85623	14270 N Carissa Dr	Oro Valley	AZ	85755
*	308560930	Brackett, Alan C. & Margaret E. Trs	1740 W. American Ave.	Oracle	AZ	85623	14270 N Carissa Dr	Oro Valley	AZ	85755
	308560950	Cygnnet LLC	1752 W. Alex Austin Dr.	Oracle	AZ	85623	9710 N. Cliff View Pl	Tucson	AZ	85704
*	308560960	No Information Available		Oracle	AZ	85623				
*	308570010	Pinal County School Dist. 2 Oracle	2618 W. El Paseo	Oracle	AZ	85623	PO Box 1720	Oracle	AZ	85623
*	30835004B	Pinal County School Dist. 2 Oracle		Oracle	AZ	85623	PO Box 1720	Oracle	AZ	85623
	30836012A	Pereda, Jose L.	1660 N. Calle Valencia	Oracle	AZ	85623				
*	30836158A	Stonecipher, Drew A. & Marti M.	1875 W. Camino Seco	Oracle	AZ	85623	PO Box 5055	Oracle	AZ	85623
	30836158B	Griffin, Lonny	1845 W. Camino Seco	Oracle	AZ	85623	PO Box 1423	Oracle	AZ	85623
*	30836158C	Stonecipher, Drew A. & Marti M.	1775 N. Calle Futura	Oracle	AZ	85623				
	30849002A	McCain Properties LLC		Oracle	AZ	85623	PO Box 618	Oracle	AZ	85623

2024 Updated Address List

*	30849002C	Childers, Valjena L.		Oracle	AZ	85623	1034 W. 3rd Ave. Apt N	San Manuel	AZ	85621
*	30849002D	Childers, Valjena L.	2400 W HIGHWAY 77	Oracle	AZ	85623	1034 W. 3rd Ave. Apt N	San Manuel	AZ	85621
*	30849003B	Vickery, Walter E. Tr	2314 W HIGHWAY 77	Oracle	AZ	85623	PO Box 427	Oracle	AZ	85623
*	30849003C	Vickery, Walter E. Tr	2292 W HIGHWAY 77	Oracle	AZ	85623				
	30849004B	Howes, Edward & Anna L. Trs	2390 Breezy Acres Dr.	Oracle	AZ	85623				
*	30856001D	Fickett Ventures LLC	Vacant Land	Oracle	AZ	85623	1750 W. Travelair Way	Tucson	AZ	85755
*	30856001E	Henry, William Joseph Fam. Trust	Vacant Land	Oracle	AZ	85623	33761 Limerick Lane	San Juan Capistrano	CA	92675
*	30856001F	Gonzales, Francisco TR	2406 W. American Ave.	Oracle	AZ	85623	3675 Santa Elena Circle	Corona	CA	92882
*	30856001G	Storms Revocable Living Trust	Vacant Land	Oracle	AZ	85623	13960 N. Oracle Rd. #3	Tucson	AZ	85739
	30856001H	Devlin, Gary	Vacant Land	Oracle	AZ	85623	PO Box 36434	Tucson	AZ	85740
*	30856036A	McGonigle, John & Anna J.	Vacant Land	Oracle	AZ	85623				
	30856036B	Peterson, Gregory	1860 N. Calle Valencia	Oracle	AZ	85623				
*	30856037A	Galloway, Eddie L. & Sheila J. ASMA	1800 N. Calle Valencia	Oracle	AZ	85623	PO Box 196	Oracle	AZ	85623
	30856037B	Elpis Holdings	1810 N. Calle Valencia	Oracle	AZ	85623	516 N. Inyo St.	Ridgecrest	CA	93555
	30856058A	Lebouton, Amy Lynn	2400 W. Valencia Redondo	Oracle	AZ	85623	PO Box 5305	Oracle	AZ	85623
	30856065A	Soule, John P. & Nannette		Oracle	AZ	85623	2251 W. Indian Ruins Rd. Ste A	Tucson	AZ	85715
*	30856065B	Soule, John P. & Nannette		Oracle	AZ	85623	2251 W. Indian Ruins Rd. Ste A	Tucson	AZ	85715
	30856075A	Buchanan, Margie K.		Oracle	AZ	85623	PO Box 666	Oracle	AZ	85623
*	30856076A	Vinson, Gregg & Helen		Oracle	AZ	85623	PO Box 61872	Oracle	AZ	85623
	30856085A	Pinal County	1870 W. American Ave.	Oracle	AZ	85623	PO Box 827	Florence	AZ	85132
	30856088B	Fickett, Donald L. & Roxanne L.		Oracle	AZ	85623	1750 W. Travelair Way	Tucson	AZ	85755
	30856088C	Nonna Marias Pizza Inc.	2161 N. Rockcliffe Blvd.	Oracle	AZ	85623				
	30856088F	In Self Storage	2170 N. Nathaniel Ave.	Oracle	AZ	85623	5271 S. Quebec St	Englewood	CO	80111
*	30856088G	Kraft, Stewart W. & Kelly A.	1748 W. Alex Austin Dr.	Oracle	AZ	85623	PO Box 312	Oracle	AZ	85623
	30856088K	Robinson, Colen Chris		Oracle	AZ	85623	PO Box 194	Oracle	AZ	85623
	30856088N	Gardner, Richard A.		Oracle	AZ	85623	1750 W. Travelair Way	Tucson	AZ	85755
	30856088P	Gardner, Richard A.		Oracle	AZ	85623	1750 W. Travelair Way	Tucson	AZ	85755
	30856088R	Gardner, Richard A.		Oracle	AZ	85623	1750 W. Travelair Way	Tucson	AZ	85755
	30856089A	G4 Construction LLC	1878 W. Alex Austin Dr.	Oracle	AZ	85623	3415 E. Golden Ranch	Tucson	AZ	85739

*NOTE (2020): 148 parcels were found within 1,200' of the property. 14 of those parcels had no address information available, or were duplicate recipients/addresses. Ultimately 134 recipients were sent letters 3/5/2020.

**NOTE: Recipients highlighted in gray are duplicate addresses or no information available.

*** 2024 updated address list - change in owner of property OR address correction

**** light gray indicates parcel is no longer on records

* Indicates mail returned (2020) + duplicate name/address after 2024 updated address list

2024 UPDATED CONDENSED ADDRESS LIST

**2024 Updated Condensed Address List
(Sent April 25, 2024)**

Addresses to mail April 2024						
Parcel No.	Name	Address	City	State	Zip	
308360710	1610 Calle Zamora LLC	PO Box 595	Kearny	AZ	85137	
308360010	Martinez, Gilbert C. & Sylvia Canedo Rev L	1940 W. El Paseo	Oracle	AZ	85623	
308360070	Kraft, Carolyn M.	PO Box 808	Oracle	AZ	85623	
308360090	Orr, Twila M.	PO Box 798	Oracle	AZ	85623	
308360110	Taylor, Mark & Deborah	PO Box 577	Woodlake	CA	93286	
308360150	Sansom, Edith Lavonne & Henderson, Edith	PO Box 118	Oracle	AZ	85623	
308360480	Goodwell, Gary D.	1565 N. Calle Granada	Oracle	AZ	85623	
308360490	Oldham, Michael	PO Box 22	Oracle	AZ	85623	Duplicate address
308360510	Flowers, Thomas A.	4091 E. Pinal St	Tucson	AZ	85623	
308360670	Ham, Jon & Carolyn	5107 E Keresan St	Phoenix	AZ	85044	
308360680	Cascino, Josphphine	PO Box 1482	Oracle	AZ	85623	
308360700	Carbajal, David D. Jr.	PO Box 894	Mammoth	AZ	85618	
308360750	McKenzie, George & Linda	1500 N. Calle Zamora	Oracle	AZ	85623	
308360810	Vargus, Ashley Marie	1515 N. Calle Coruna	Oracle	AZ	85623	
308360830	James, Robert F. & Virginia F.	1565 N. Calle Coruna	Oracle	AZ	85623	
308360840	Salazar, Juan Manuel	1585 N. Calle Coruna	Oracle	AZ	85623	Vacant return to sender 5/1/24
308360850	Simon, Terri	PO Box 1422	Oracle	AZ	85623	
308360860	Westope, Augustine & Denise	1610 N. Calle Coruna	Oracle	AZ	85623	
308360870	Perez, Marquez	PO Box 5296	Oracle	AZ	85623	
308360880	Gold Lake North LLC	PO Box 8676	Catalina	AZ	85623	
308360900	Benavidez, Geraldine A.	PO Box 793	Oracle	AZ	85623	
308360910	Brownrigg Chastity a Liv Trust	1525 N. Calle Valencia	Oracle	AZ	85623	
308360920	Martinez, Maria A.	1545 N. Calle Valencia	Oracle	AZ	85623	
308360940	Oldham, Michael	PO Box 22	Oracle	AZ	85623	
308360950	Hearld, Edyth E	1605 N. Calle Valencia	Oracle	AZ	85623	
308360970	Primero, Cheryl & William Predgo	PO Box 329	Oracle	AZ	85623	
308360980	Predgo, William B & Cheryl Primeo	PO Box 329	Oracle	AZ	85623	Duplicate address
308361000	Walschalger, Nicholas	1560 N. Calle Valencia	Oracle	AZ	85623	
308361020	Dalton, Michael & Rose Mary	PO Box 52085	Phoenix	AZ	85623	
308361610	Moncayo, Debora yarbrough	130 W. 2nd St	Mesa	AZ	85201	
308361620	Carender, Rodney	3619 E. Granada	Phoenix	AZ	85008	
308560260	Cheetovibez Smoke Shop	4574 E. Fort Lowell	Tucson	AZ	85712	
308560280	Mammoth Development Company	2075 W. American Ave.	Oracle	AZ	85623	Vacant return to sender 5/1/24
308560310	Arizona Water Comapany Oracle	2311 W. American Ave.	Phoenix	AZ	85038	
308560320	Melberg, Carl & Carol	PO Box 5513	Oracle	AZ	85623	
308560330	Vigorito, Kalvin F J	1940 N. Calle Valencia	Oracle	AZ	85623	
308560340	Estrella, Brandon	6011 E. Grayhawk Ranc	Tuscon	AZ	85739	
308560350	Arriaga, Albero & Manuela	1870 N. Calle Valencia	Oracle	AZ	85623	Vacant return to sender 5/1/24
308560380	Whitman, Bernadette C.	PO Box 1722	Oracle	AZ	85623	

**2024 Updated Condensed Address List
(Sent April 25, 2024)**

308560390	Brown, James K. & Margie M., Co-TRS	1825 N. Calle Valencia	Oracle	AZ	85623	Vacant return to sender 5/1/24
308560400	Harley, Jazia Dax	1785 N. Calle Valencia	Oracle	AZ	85623	
308560440	Stress, Stella & Anderson, Scott	2100 W. Camino Amigo	Oracle	AZ	85623	
308560470	Wier, Robert & Wendy	PO Box 503	Coolidge	AZ	85128	Return to sender -unable to fwd 5/21/24
308560500	Maestas, Benjamin E. Jr., & Danielle	2185 W. Camino Amigo	Oracle	AZ	85623	
308560510	Overman, Anna Margaret	2215 W. Camino Amigo	Oracle	AZ	85623	
308560520	Selman, Kimberly	PO Box 287	Oracle	AZ	85623	
308560550	Main, Nicole Marie Primero & Bryce Dixon	PO Box 974	Oracle	AZ	85623	
308560610	Chavez, Ernesto R. & Alma	PO Box 1454	Oracle	AZ	85623	
308560620	Chavez, Ernesto R. & Alma	PO Box 1454	Oracle	AZ	85623	Duplicate address
308560630	Plunkett, Sandra & Forrest, Jamie Renee	2395 W. Valencia Redon	Oracle	AZ	85623	
308560640	Thomson, Ann L.	3268 N. Anderson Dr.	Tucson	AZ	85716	Return to sender - unable to fwd 5/8/24
308560730	Pullen, Paul S.	10581 E. Oakwood Dr.	Tucson	AZ	85749	
308560780	Kemp, Kenneth Earl	PO Box 87	Oracle	AZ	85623	Return to sender - unable to fwd 5/21/24
308560860	Conway, Michael	PO Box 99	Oracle	AZ	85623	
308560870	Argentati, Stephan	1812 W. American Ave.	Oracle	AZ	85623	
308560950	Cygnat LLC	9710 N. Cliff View Pl	Tucson	AZ	85704	
30836158B	Griffin, Lonny	PO Box 1423	Oracle	AZ	85623	
30849002A	McCain Properties LLC	PO Box 618	Oracle	AZ	85623	
30849004B	Howes, Edward & Anna L. Trs	2390 Breezy Acres Dr.	Oracle	AZ	85623	
30856001H	Devlin, Gary	PO Box 36434	Tucson	AZ	85740	
30856036B	Peterson, Gregory	1860 N. Calle Valencia	Oracle	AZ	85623	
30856037B	Elpis Holdings	516 N. Inyo St.	Ridgecrest	CA	93555	
30856058A	Lebouton, Amy Lynn	PO Box 5305	Oracle	AZ	85623	
30856085A	Pinal County	PO Box 827	Florence	AZ	85132	
30856088B	Fickett, Donald L. & Roxanne L.	1750 W. Travelair Way	Tucson	AZ	85755	Same mailing address as Gardner
30856088C	Nonna Marias Pizza Inc.	2161 N. Rockliffe Blvd.	Oracle	AZ	85623	
30856088F	In Self Storage	5271 S. Quebec St	Englewood	CO	80111	
30856088K	Robinson, Colen Chris	PO Box 194	Oracle	AZ	85623	
30856088N	Gardner, Richard A.	1750 W. Travelair Way	Tucson	AZ	85755	Same mailing address as Fickett
30856089A	G4 Construction LLC	3415 E. Golden Ranch	Tucson	AZ	85739	

* Letters returned as undeliverable

** Duplicate addresses



PINAL COUNTY

WIDE OPEN OPPORTUNITY

MINOR COMPREHENSIVE PLAN AMENDMENT

NARRATIVE

Oracle Valley Estates
Manufactured Home Community

2145 W. American Avenue
Oracle Valley
Pinal County, Arizona 85623
PZ-PD-036-21 and PZ-PA-021-21

Prepared by:

Westphal
A s s o c i a t e s

May 16, 2024

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Exhibit B – Current & Proposed CPA Designations.....	Tab B
Exhibit C – Site Plan.....	Tab C
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1. Purpose of Request

Oracle Valley Estates, formerly Village Square, is a Manufactured Home Community in Oracle, Pinal County, Arizona. The existing community is located at 2145 W. American Avenue just east of Highway 77.

Oracle Valley Estates LLC is the current owner of the two parcel numbers 308-56-0300 and 308-56-0290 an existing Manufactured Home Park; Initially built in 1965 and referenced with planning zone cases PZ-PA-021-21 and PZ-PD-036-21; the 8.76 Acre community includes 74 Manufactured Home and RV units. (see **Exhibit A – Aerial Vicinity Map** attached hereto).

Oracle Valley Estates is located within Pinal County and is currently designated as “Moderate Low Density Residential (1 – 3.5 DU/Acre)” and “Low Intensity Activity Center” under the Comprehensive Plan.

Given that Oracle Valley Estates is an existing community prior to the approval date of the Comprehensive plan, it is the intention of the property owners to accommodate the existing development described above into the new planning and zoning ordinance, through an amendment to the Comprehensive Plan and rezoning application submitted to the county.

Therefore, the purpose of this application, submitted on behalf of Oracle Valley Estates LLC and the current property owners, is to request a Minor Comprehensive Plan Amendment to change the respective land use designations from “Moderate Low Density Residential (1 – 3.5 DU/Acre)” and “Low Intensity Activity Center” to “Medium Density Residential (3.5-8 DU/Acre)”, in order to facilitate the 50 year old community to be incorporated and comply with the Pinal County Comprehensive Plan with an overall density of approximately 8 DU/Acre.

It should be noted that Oracle Valley Estates LLC has concurrently submitted applications requesting a Rezoning of Oracle Valley Estates from GR and CB-2 to “MHP – 435 Manufactured Home Park” (7.73 acres) and “PM/RVP – 435 Park Model/Recreational Vehicle Park Zoning District” (1.03 acres) based on Pinal County zoning ordinance Chapter 2.135.

2. Description of Proposal

a) Land use change

Oracle Valley Estates is currently designated Moderate Low Density Residential and Low Intensity Activity Center which limits the density and permitted uses of the current land. The parcel was initially built as a Manufactured Home Community in the 60’s and has 74 units to date.

In order to comply with the current Land Use established by the Pinal Comprehensive Plan, Oracle Valley Estates LLC is requesting a Non-Major Amendment to the Comprehensive Plan to allow the development to continue with the same land use it had for more than 50 years. (see **Exhibit B – Current & Proposed CPA Designations**)

The current owners are committed to enhance the quality of the community and improve the character of the built environment, that will benefit the larger community. These adjustments include:

- Replacement of old Manufactured homes with newer and more sustainable models.
- New entry sign and other signage relevant to the community.
- Pavement repair of internal roads.
- New location of speed bumps for traffic calming throughout the community.
- Enhanced landscaping plan
- New amenities for the community including laundry room.

Upon Pinal County's approval of the requested Non-Major Amendment to the Comprehensive Plan, Oracle Valley Estates will continue focusing on hosting current and future residents, while in compliance with the local regulations and compatible with the demands of today's homebuyers, providing a complete community that remains complimentary to the existing adjacent residential uses. (see Exhibit C – Site Plan attached hereto).

3. Recent Changes in Surrounding Area

Recent changes in the immediate area that support this request include; (i) continued single- family residential development at similar densities, (ii) the construction of the new Central Arizona College campus on Bella Vista Road which is creating additional demand for housing, and (iii) increased home prices in the area.

4. Timing of Proposed Amendment

The owners at Oracle Valley Estates have introduced a series of elements to enhance the quality and habitability of the community. Several other steps to final upgrade are still to be completed as follows:

- New signage – completed 5/19/19
- Remove unsightly older units – almost complete
- Install newer, nicer looking manufactured homes – within 6 months
- Landscaping in the Common Areas – within 6 months
- Resurface the roads – within 1 year
- Addition of Laundry Room – within 1 year if there is room to allocate one

This request is needed and necessary in order to facilitate the 50-year-old community to be incorporated and comply with the current Land use and zoning ordinances.

5. Relationship to Surrounding Properties

Oracle Valley Estates is bordered on the north with the American Avenue, which distributes traffic East-West, connecting the site with Parkway AZ-77. The parcel Limits to the West with the road named Calle Valencia. South of the community is bordered with existing residential community, with partially built lots and to the East it is bordered with a partially developed parcel and light commercial. Additional information on the location is:

- North one mile
30545012A, Oracle, AZ 85623
32°38'00.6"N 110°47'47.6"W
- South one mile
1961-1959 W Linda Vista Rd, Oracle, AZ 85623
32°36'15.8"N 110°47'52.1"W
- East one mile
308610220, Oracle, AZ 85623
32°37'07.4"N 110°46'50.7"W
- West one mile
32°36'17.2"N 110°47'24.5"W
Bachman Wash Rd, Oracle, AZ 85623

6. Amendment Criteria

Per Chapter 10 of the Pinal County Comprehensive Plan, a change from one residential land use classification to another is only considered a Major Comprehensive Plan Amendment if it involves 320 acres or more. In the case of *Oracle Valley Estates* which comprises only 8.76 acres, the proposed change from “Moderate Low Density Residential (1 – 3.5 DU/Acre)” and “Low Intensity Activity Center” to “Medium Density Residential (3.5 – 8 DU/Acre)” is classified as a Minor Comprehensive Plan Amendment. Pursuant to this request, it is proposed that Oracle Valley Estates continue in the future as a Manufactured Home Community with a total of 74 units, with a density of 8.4 DU/Acre.

Upon Pinal County’s approval of the requested Non-Major Amendment to the Comprehensive Plan, Oracle Valley Estates will be in conformance with the Comprehensive Plan and the surrounding land use.

7. Justification for Request

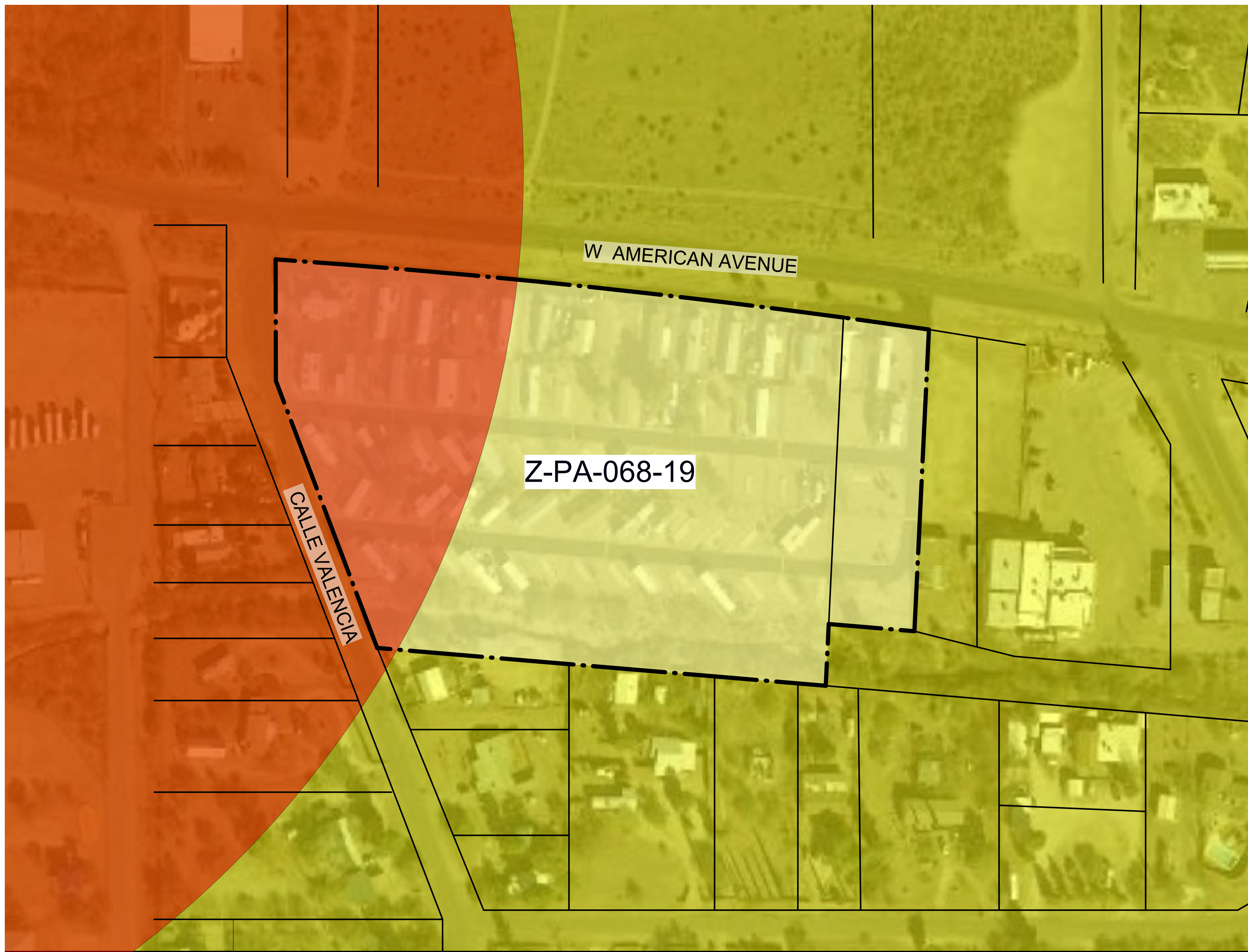
This request for a Minor Comprehensive Plan Amendment is justified for the following reasons:

- As indicated above, Oracle Valley Estates is an existing community of more than 50 years, therefore, established prior to the approval of the current Pinal County Comprehensive Plan.

Oracle Valley Estates – MH Community
Pinal County, Arizona

- Oracle Valley Estates LLC as current owners of the community are requesting this Non-Major Amendment to the Comprehensive Plan in order to comply with the implementation of the Plan, without sacrificing the use and service it has provided for many years. This amendment will allow the owners to improve the community and provide a better sense of community for the residents.
- Oracle Valley Estates is currently designated as “Moderate Low Density Residential” which allows for a density of (1-3.5 du/ac) and “Low Intensity Activity Center”. Pursuant to this request, it is proposed that Oracle Valley Estates redesignation to “Medium Density Residential” (3.5-8 du/ac) allows for a higher density and continue in the future as a Manufactured Home Community with a total of 74 units, with a density of 8.4 DU/Acre, under the same “Suburban Residential” category defined by the Pinal County Comprehensive Plan.

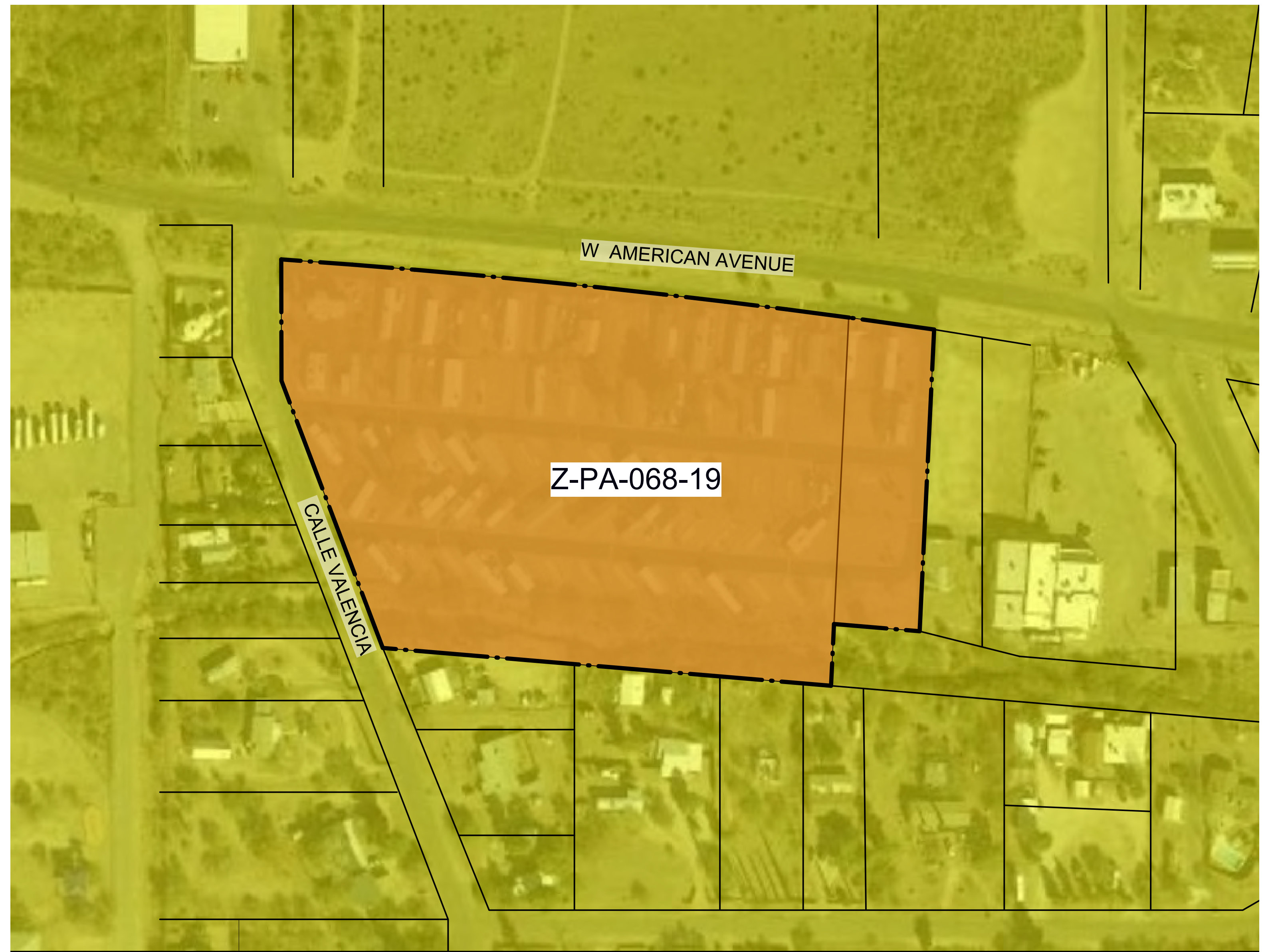
CURRENT LAND USE



1 CURRENT LAND USE
Scale: 1" = 100'-0"

- Moderate Low Density Residential (1 – 3.5 DU/Acre)
- Low Intensity Activity Center (2.394 ac)

PROPOSED LAND USE



2 PROPOSED LAND USE
Scale: 1" = 100'-0"





- Medium Density Residential (3.5– 8 DU/Acre)

Date: 10/05/2020
Revisions: 01/18/2022 Sign Zoning
02/15/2024 Sign Zoning
Drawn By: dcaulib Drawing #: 1228

donald c. westphal
associates, l.l.c.
Professional Engineers & Surveyors
No. 48307
204 West 10th St., Suite 100
Portland, OR 97201

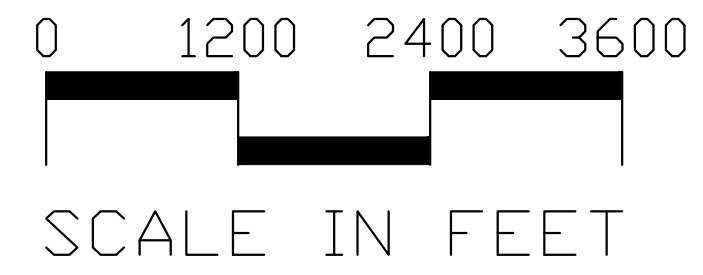
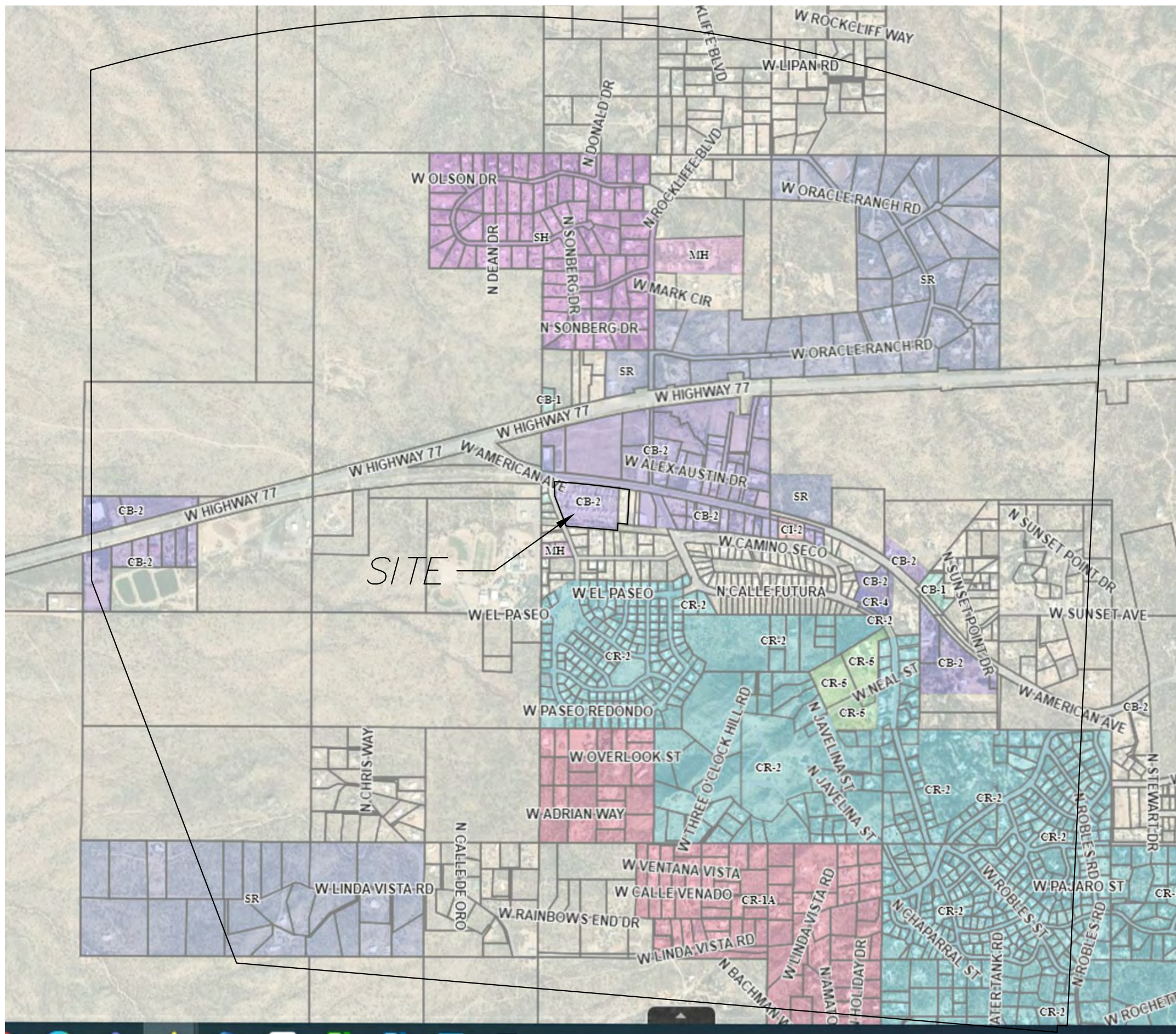
1278



-  Subject Site
-  MH Sites
-  RV Sites
-  Entry sign



1 SITE PLAN
Scale: 1" = 50'-0"



Oracle Valley Estates

ONE MILE RELATIONSHIP MAP
- EXHIBIT D



DATE: 10/06/2020
 REVIEW:
 DRAWN BY: JLB
 DRAWING # 1278

SHEET NO.
 | OF |



PINAL COUNTY

WIDE OPEN OPPORTUNITY

Open Space & Recreation Plan

NARRATIVE

Oracle Valley Estates **Manufactured Home Community**

2145 W. American Avenue
Oracle Valley
Pinal County, Arizona 85623
PZ-PD-036-21 and PZ-PA-021-21

Prepared by:

Westphal
A s s o c i a t e s

May 16, 2024

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Exhibit B – Site Plan	Tab B

1. Open Space & Recreation Plan Overview

Oracle Valley Estates, formerly Village Square, is an existing Manufactured Home Community in Oracle, Pinal County, Arizona. It is understood that the Open Space and Recreation Area Guideline Manual (OSRP) is a set of guidelines, and the County recommends that all new applications for residential portions of PADs consider these guidelines. Given that Oracle Valley Estates, initially built in 1965, is a community in existence prior to the adoption of the Open Space and Recreation Area Guideline Manual (OSRP), it is the intention of the property owners to accommodate the existing development described above into an (OSRP) to the best of their ability without disrupting existing conditions and current residents.

Oracle Valley Estates has a total of 1.05 acres of open space, which is 11.9% of the total project acreage of 8.76 will not meet the requirements for PAD's outlined in PCDSC 2.176.130, given it is an existing development. Open space is provided along the southern boundary of the community and includes a natural open space with a wash running through it. The community owners will own all open space areas.

2. Context

Oracle Valley Estates is an existing manufactured home community concurrently applying for a PAD amendment and zone change covering an 8.76-acre property, comprising parcel numbers 308-56-0300 and 308-56-0290. *Oracle Valley Estates* is located at the southeast intersection of American Ave. and Calle Valencia in Pinal County.

Oracle Valley Estates is bordered on the north by undeveloped property and on the east by a partially developed parcel and light commercial. To the south and west of *Oracle Valley Estates* are single-family residential lots which have historically been compatible with *Oracle Valley Estates*. There is also an Arizona Water Company plant to the west of *Oracle Valley Estates*. Given *Oracle Valley Estates* is an established community, this request is fully compatible with the existing and planned land uses of the surrounding properties (see **Exhibit A – Vicinity Map**).

There are proposed open space areas within roughly one mile of the site based on the Pinal County Comprehensive Plan map. The owners are not aware of any existing developed open space areas within the single-family homesites to the south and west. For residents seeking recreational opportunities outside of the immediate area, Oracle Park and Oracle State Park are located within 4 miles to the south and east.

3. Development Concept

Oracle Valley Estates is an existing manufactured home community concurrently applying for a PAD amendment and zone change to allow the development to continue with the same land use it has had for more than 50 years. The current owners are committed to enhancing the quality of the community and improving the character of the built environment, which will benefit the larger community (see **Exhibit B – Site Plan**).

4. Target Market

Oracle Valley Estates is a family-oriented community that will offer a range of housing and lot sizes to accommodate the needs of those seeking affordable housing in the area.

5. Slope Analysis

The property is currently occupied by an existing manufactured home community, with a slope of approximately 3.4%, sloping slightly to the west-northwest. The existing grade elevation at the southeast corner of the property is 4,307' and the existing grade elevation at the northwest corner of the property is 4,275'. This 32' drop over approximately 950 linear feet equates to an overall slope for the property of approximately 3.4%. Per PCDSC 2.176.130, for PADs with slopes less than 5%, a minimum of 18% of the total net acreage of the residential portion of the PAD must be provided as open space, with 7% comprising recreation area open space. The proposed Open Space & Recreation Plan (OSRP) will provide 11.9% of the total net acreage of the PAD (8.76 total acres) as open space and 0% as recreation area open space. Given *Oracle Valley Estates* is applying for a PAD amendment to allow the existing development to continue with the same land use it has had for more than 50 years, it does not meet the County's requirement for open space (see **Table 1** below). There is a natural drainage way along the south portion of the property.

Table 1 – Open Space Requirements for 0 – 5% Slopes, Disturbed Property

Open Space Requirement	Required	Provided	Acres
Conservation Open Space	0%	0%	0
Recreation Area Open Space	7%	11.9%	1.0
Total Open Space	18%	11.9%	1.0

6. Preliminary Hydrology

Certain drainage flows from the south will impact *Oracle Valley Estates*. A drainage study was commissioned to establish existing conditions within the existing community, these off-site flows will be passed along the southern and western edges of the property in the existing drainage channel/swale located within the open space buffers and discharged at its historical exit point at the southwest corner of the property. *Oracle Valley Estates* is not required to provide improvements to onsite stormwater conditions per the drainage study conclusions.

7. Flood Zone

The property is located within flood Zone "X" as shown on the FEMA Flood Insurance Rate Map (FIRM) Panel 04021C2500E, effective December 1, 2007. Zone X denotes areas of minimal flood hazard.

8. Riparian Vegetation & Biological Habitats

The subject property is an existing community that has occupied for many years. Consequently, there are no riparian vegetation or biological habitats on the property.

9. General OSRP Design Guidelines

The following general design guidelines will be implemented in the OSRP for *Oracle Valley Estates*, and are consistent with the recommendations of the Pinal County Open Space and Recreation Area Guideline Manual for Residential Developments (the “OSRAM”):

- Existing open space will be maintained as it has historically.

10. Conservation Open Space

Because the property has been an existing community for many years, there are no sensitive resource areas on the property that merit conservation as natural open space. The property is residential with a slope of less than 5%. Consequently, no conservation open space is required per PCDSC 2.176.130. Nevertheless, overall natural and historic drainage patterns in the area have been maintained.

11. Archeological Sites

Because the property has been an existing community for many years, no documented archaeological sites (cultural resources) are known to exist within the property. Should any artifacts or remains be uncovered during construction activities, development work will stop until the Arizona State Museum is notified and can investigate.

12. Developed Open Space

The developed open space at *Oracle Valley Estates* consists of an existing natural drainage way and buffer along the southern portion of the community. 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 areas are not required, per the drainage study.
- Existing vegetative ground covers, trees and shrubs in open space areas and along street frontages will be maintained per the requirements of the OSRAM.
- A new entry sign has been provided at the main entrance to the community to create a distinct sense of arrival.

13. Recreation Area Open Space

Oracle Valley Estates has not historically provided any recreational facilities within the existing development nor intends to develop any further.

Oracle Valley Estates is a "Family" community as defined in the OSRAM.

14. Landscaping

Additional landscaping is planned for the common areas at *Oracle Valley Estates*. Utilizing the traditional desert plant palette, preserving natural species and improving the shade canopy in the community.

Any new trees and shrubs will be planted in accordance with the species and sizes that meet or exceed the requirements of the OSRM, PCDSC 2.176.160(C), and PCDSC 2.176.190 (see **Table 2** below).




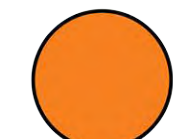
Table 2 – General Planting Criteria

Criteria	Requirement
Thorny Trees/Shrubs	Minimum of 30' from pedestrian pathways/sidewalks and open space
Min. Tree Height	6'
Min. Tree Caliper	0.75" single trunk (measured 4" above soil line) 0.75" multiple trunk (measured 4" above soil line, avg. of 2 largest)
Min. Tree Size	50% to be 24" box or larger
Tree Planting/Staking	Per Arizona Nursery Association Guidelines
Min. Shrub Size	5 Gallons



NORTH

1 SITE PLAN
Scale: 1" = 50'-0"

-  Subject Site
-  MH Sites
-  RV Sites
-  Entry sign



PINAL COUNTY

WIDE OPEN OPPORTUNITY

APPLICATION FOR PAD AMENDMENT AND ZONE CHANGE

NARRATIVE

Oracle Valley Estates
Manufactured Home Community

2145 W. American Avenue
Oracle Valley
Pinal County, Arizona 85623
PZ-PD-036-21 and PZ-PA-021-21

Prepared by:

Westphal
A s s o c i a t e s

April 18, 2024

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1. Purpose of Request

Oracle Valley Estates, formerly Village Square, is a Manufactured Home Community in Oracle, Pinal County, Arizona. The existing community is located at 2145 W. American Avenue just east of Highway 77.

Oracle Valley Estates LLC is the current owner of the two parcel numbers 308-56-0300 and 308-56-0290 an existing Manufactured Home Park; Initially built in 1965 and referenced with planning zone cases PZ-PD-036-21 and PZ-PA-021-21. The 8.76 Acre community includes 74 units, with a mix of manufactured homes and recreational vehicles.

In order to accommodate the existing development described above into the new planning and zoning ordinance, a Minor Comprehensive Plan Amendment application has been submitted to change the land use designation to “Medium Density Residential” (3.5-8 DU/Acre) and both a Rezoning Application and PAD Amendment application will be submitted to the county.

Therefore, the purpose of this application, submitted on behalf of Oracle Valley Estates LLC, the current property owners, is to request:

- a) a Rezoning from GR and CB-2 Zoning to MHP - 435 Manufactured Home Park (7.73 Acres) and PM/RVP - 435 Park Model and Recreational Vehicle Park Zoning (1.03 Acres).
- b) a new PAD overlay.

Through this rezoning application, Oracle Valley Estates can continue hosting much needed space for affordable housing and the future upgrade works are expected to improve the character of the community many families have shared throughout the years.

2. Description of Proposal

a) Rezoning

Oracle Valley Estates is currently zoned “General Rural (GR)” and “General Business (CB-2)”, which limits the density and permitted use of the current land. The parcel was initially built as a Manufactured Home Community in the 60’s and has 74 units to date. Oracle Valley Estates LLC is requesting that 7.73 acres of the two parcels be rezoned to “MHP – 435 Manufactured Home Park” and 1.03 acres of the two parcels be rezoned to “PM/RVP – 435 Park Model/Recreational Vehicle Park Zoning District” to bring the existing community into compliance with the current zoning code and allow the development to continue with the same land use it has had for more than 50 years. See Exhibit B – Current and Proposed Zoning.

The current owners are committed to enhancing the quality of the community and improving the character of the built environment, that will benefit the larger community. These adjustments include:

- Replacement of old Manufactured homes with newer and more sustainable models.
- New entry sign and other signage relevant to the community.
- Pavement repair of internal roads.
- New location of speed bumps for traffic calming throughout the community.
- Enhanced landscaping plan.
- New amenities for the community including a laundry room if room allows.

b) PAD Overlay

The requested PAD overlay will facilitate certain necessary deviations to the MHP – 435 and PM/RVP – 435 development standards, including minimum lot size, front yard setbacks, rear yard setbacks and side yard setbacks to accommodate the long existing community. These proposed development standards are in line with the current existing community and will allow Oracle Valley Estates to improve the community and meet the needs of the attainable housing needs of the community.

3. Relationship to Surrounding Properties

Oracle Valley Estates is bordered on the north with the American Avenue, which distributes traffic East-West, connecting the site with Parkway AZ-77. The parcel Limits to the West with the road named Calle Valencia. South of the community is bordered by an existing residential community, with partially built lots and to the East it is bordered with a partially developed parcel and light commercial. Additional information on the location is:

- North one mile
30545012A, Oracle, AZ 85623
32°38'00.6"N 110°47'47.6"W
- South one mile
1961-1959 W Linda Vista Rd, Oracle, AZ 85623
32°36'15.8"N 110°47'52.1"W
- East one mile
308610220, Oracle, AZ 85623
32°37'07.4"N 110°46'50.7"W
- West one mile
32°36'17.2"N 110°47'24.5"W
Bachman Wash Rd, Oracle, AZ 85623

4. Schools

Oracle Valley Estates is included in the Oracle School District with school facilities in the surrounding area to accommodate current and future students living in the community.

- Oracle Elementary School
32°36'58.3"N 110°48'01.5"W
2618 West El Paseo, Oracle
- Oracle Middle School
32°36'60.0"N 110°48'01.2"W
2618 West El Paseo, Oracle
- Mountain Vista Junior High

32°37'02.5"N 110°48'05.3"W
2618 West El Paseo, Oracle

5. Public Services

Police protection for Oracle Valley Estates will be provided by the Pinal County Sheriff.

Additional Public Services are:

- Fire and emergency: Oracle Fire Department
32°37'04.0"N 110°47'26.1"W
1475 W American Ave, Oracle, AZ 85623
- Gas: Circle K
32°37'10.4"N 110°47'42.8"W
2000 W American Ave, Oracle, AZ 85623

6. Community Services

Oracle Valley Estates counts with a variety of community services and amenities for its residents, including:

- Oracle Seventh-Day Adventist Church
- Living Word Chapel
- Oracle Assembly of God
- Kingdom Hall of Jehovah's Witness
- Oracle Park and Oracle Ridge Trail

7. Location & Accessibility

Oracle Valley Estates MH Community is not directly adjacent to a Regionally significant Route that might affect the Safety and Mobility of residents.

- The community is located at the corner of Calle Valencia and West American Ave and can be accessed from both roads
- Calle Valencia is less than 1000 feet from AZ Highway 77
- Surrounding streets are asphalt paved
- Interior streets are asphalt paved and the owners plan to slurry seal the roads once transport of new homes into the park is completed, estimated to occur within one year.

8. Compliance with RSRSM

According to Pinal County's 2017 RSRSM Update, Oracle Valley Estates is in full compliance, as there are no existing or planned RSRSM facilities adjacent to the project.

9. Utilities & Services

Electricity

Overhead electric provided by BIA San Carlos Irrigation Project.

Water

Oracle Valley Estates water service is currently provided by Arizona Water Company.

Sewer

Oracle Valley Estates sewer service is currently provided by Arizona Water Company.

Telephone/Data

Telephone at Oracle Valley Estates and high-speed internet service are provided by Century Link.

Trash Collection

Various private trash collection providers.

10. Ownership & Control

Oracle Valley Estates LLC is the current owner and will own, control, and maintain landscaping, open space, streets, refuse disposal and utility systems.

11. Timing of Development (Phasing)

If this request is approved by Pinal County, the owners at Oracle Valley Estates intend to immediately proceed with a series of elements to enhance the quality and habitability of the community. Several other steps to final upgrade are still to be completed as follows:

- New signage – completed 5/19/19
- Remove unsightly older units – almost complete
- Install newer, nicer looking manufactured homes – within 6 months
- Landscaping in the Common Areas – within 6 months
- Resurface the roads – within 1 year

- Addition of Laundry Room – within 1 year if there is room to allocate one

12. Conformance with Comprehensive Plan

Oracle Valley Estates is an established community of more than 50 years and it is currently designated as “Moderate Low Density Residential (1 – 3.5 DU/Acre)” and “Low Intensity Activity Center” under the Pinal County Comprehensive Plan. This density has been established “a posteriori” initial development. In order to comply with the densities of the new Comprehensive Plan, this request includes a Non-Major Amendment to the Comprehensive Plan to change the respective land use designation to “Medium Density Residential (3.5 – 8 DU/Acre)”

Pursuant to this request, it is proposed that Oracle Valley Estates continue in the future as a Manufactured Home Community with a total of 74 units, with a density of 8.4 DU/Acre.

Upon Pinal County’s approval of the requested Non-Major Amendment to the Comprehensive Plan, Oracle Valley Estates will be in conformance with the Comprehensive Plan.

13. Recreational Amenities

Oracle Valley Estates does not provide any recreational facilities within the development or intends to develop any further.

14. Fences, Walls, Screening, and Entry Monumentation

There is existing 4’ tall chain link fence along the south and west perimeters of the development and some lots along the north perimeter have similar fencing. Many of the interior lots are fenced with chain link as well.

A new entry sign has been established for the community.

15. Total Dwelling Units

Oracle Valley Estates will have a total of 74 homesites, per the existing established community and it is not the intention of the current owners to expand the community at this point.

16. Maximum Residential Density

The maximum total dwellings in the community are 74 units, which represents a density of 8.4 DU/acre. This application request calls for the subject site to be redesignated to “Medium Density Residential” to comply with the Pinal County Comprehensive Plan allowing 3.5-8 DU/ac accordingly.

17. Parking for Recreational Facilities

Oracle Valley Estates will provide two parking spaces per homesite. The existing community offers no recreational facilities, therefore does not intend to provide any parking for recreational facilities.

18. Landscaping

In order to enhance the aesthetics, as well as the passive and active use of the open space areas, additional landscaping is planned for the common areas at Oracle Valley Estates. Utilizing the traditional desert plant palette, preserving natural species and improving the shade canopy in the community.

19. Preliminary Hydrology & Drainage

The community is existing, no changes to natural drainage courses or regulatory natural floodplains are planned for this application.

20. Tables

Land Use Table

i.	Total acreage of site	8.76 acres	
ii.	Total area of arterial and collector streets	1.16 acres	
iii.	Total area and percent open space	1.20 acres	13.7%
iv.	Total number of each type of dwelling unit	59 Mobile home sites 15 RV Sites	
v.	Total number of all dwelling units and range of lot sizes	74 Units	Range of lot sizes from 2,000 to 10,000 SF
vi.	Overall proposed density	8.45 DU/acre	

Amended Development Standards Table

The development standards outlined below are intended to remain largely consistent and compatible with those of the surrounding residential developments.

Proposed Zoning	Minimum Lot Area <i>(Square Feet)</i>		Minimum Lot Width		Minimum Yard Sizes <i>(Building Setbacks in Feet)</i>		Maximum Building Height <i>(Feet)</i>		Detached Accessory Buildings <i>(Minimum Distance Between in Feet)</i>		Buildable Area	
	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed
MHP-435		N/A		N/A	Code	Proposed		N/A	Code	Proposed		N/A
PM/RVP-435		N/A		N/A	Side:	Side:		N/A	Front Lot Line	Front Lot Line:		N/A
					Rear:	Rear:			Rear & Side Lot Lines:	Rear & Side Lot Lines:		

Amended Use Table

Proposed Zoning	Uses that <u>WILL BE</u> permitted in this Planned Area Development
MHP-435	All uses currently allowed in Base Zone.
PM/RVP-435	All uses currently allowed in Base Zone.

Proposed Zoning	Uses that will <u>NOT</u> be permitted in this Planned Area Development
MHP-435	We are not proposing to reduce the number of allowed uses.
PM/RVP-435	We are not proposing to reduce the number of allowed uses.

Utilities & Services Table

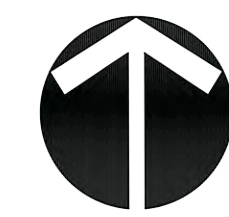
Sewer	Arizona Water Company
Water	Arizona Water Company
Electric	BIA San Carlos Irrigation Project
Telephone	Land Line – Century Link Cellular & Wireless – Verizon Wireless & AT&T Wireless
Police	Pinal County Sheriff's Department
Fire	Oracle Fire District
Schools	Oracle School District Mountain Vista
Solid Waste Disposal	Saguaro Environmental Waste or US waste of Arizona

21. Residential Design Standard

Oracle Valley Estates, formerly known as Village Square, is an existing Manufactured home community, a part of Oracle for more than 50 years. The typologies of Manufactured homes have suffered minor changes throughout the years; therefore, it is the intention of the current owners Oracle Valley Estates LLC, to provide the community with updated and more sustainable homes that meet and improve the standards of current lifestyle and building regulations.




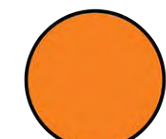
Timeline for future home replacements: Upon County approval, the community owners plan to bring in new homes within 6 months.

Upon Pinal County's approval of the requested Non-Major Amendment to the Comprehensive Plan, Oracle Valley Estates will be in conformance with the current building standards established by the Pinal County By-law.



NORTH

1 SITE PLAN
Scale: 1" = 50'-0"

-  Subject Site
-  MH Sites
-  RV Sites
-  Entry sign



NEW SIGNAGE



NEW PAVED ROADS WITH SPEED BUMPS AND LANE ARROWS FOR TRAFFIC CALMING AND SAFER COMMUNITY

- * as directed by your staff Coordinator
- * please attach the mailer and the list addresses

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 20th DAY OF JUNE 2024, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A REZONE, PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT, AND A NON-MAJOR COMPREHENSIVE PLAN AMENDMENT TO AMEND THE ZONING ORDINANCE AND/OR MAPS IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

PZ-PA-021-21 – PUBLIC HEARING/ACTION: Oracle Valley Estates, landowner/applicant, Donald C Westphal, agent, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 8.76± acres of land from Low Intensity Activity Center and Moderate Low Density Residential (1-3.5 du/ac) to Medium Density Residential (3.5-8 du/ac), situated on a portion of section 27, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 308-56-0300 and 308-56-0290, located southeast of W American Avenue and N Calle Valencia, Pinal County.

PZ-036-21 – PUBLIC HEARING/ACTION: Oracle Valley Estates, landowner/applicant, Donald C Westphal, agent, requesting a rezoning of 8.76± acres of land from General Rural (GR) and General Business (CB-2) zoning to Park Model/Recreational Vehicle Park (PM/RVP-435) zoning (1.03 acres) and Manufactured Home Park (MHP-435) (7.73 acres), situated on a portion of section 27, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 308-56-0300 and 308-56-0290, located southeast of W American Avenue and N Calle Valencia, Pinal County.

PZ-PD-036-21 – PUBLIC HEARING/ACTION: Oracle Valley Estates, landowner/applicant, Donald C Westphal, agent, requesting approval of the Oracle Valley Estates PAD Overlay Zoning District on 8.76± acres of land, to allow for development standards for a manufactured home, park model, and RV community, situated on a portion of section 27, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 308-56-0300 and 308-56-0290, located southeast of W American Avenue and N Calle Valencia, Pinal County

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

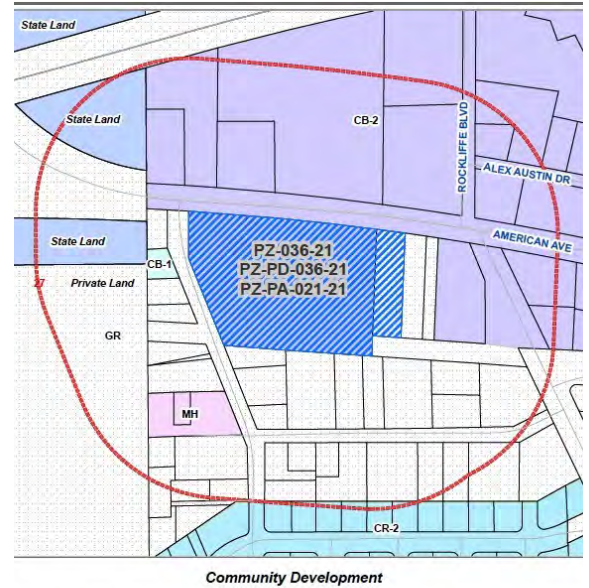
<https://www.pinal.gov/236/Notice-of-Hearings>

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE AND SHOW CAUSE, IF ANY, WHY THIS PETITION SHOULD OR SHOULD NOT BE GRANTED. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

Planning Case Number (see above), your name, address, telephone number and property tax parcel number (Print or type) A brief statement of reasons for supporting or opposing the request. Whether or not you wish to appear and be heard at the hearing.

WRITTEN STATEMENTS For or Against The Proposal MUST BE FILED WITH: PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PO BOX 749 (85 N.FLORENCE STREET) FLORENCE, AZ 85132, or by email to the case coordinator indicated below

Contact for this matter: Glenn Bak, Senior Planner
e-mail address: glenn.bak@pinal.gov
Phone # (520) 866-6444



Community Development

PZ-PA-021-21 – PUBLIC HEARING/ACTION: Oracle Valley Estates, landowner/applicant, Donald C Westphal, agent, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 8.76± acres of land from Low Intensity Activity Center and Moderate Low Density Residential (1-3.5 du/ac) to Medium Density Residential (3.5-8 du/ac), situated on a portion of section 27, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 308-56-0300 and 308-56-0290, located southeast of W American Avenue and N Calle Valencia, Pinal County.
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PZ-PD-036-21 – PUBLIC HEARING/ACTION: Oracle Valley Estates, landowner/applicant, Donald C Westphal, agent, requesting approval of the Oracle Valley Estates PAD Overlay Zoning District on 8.76± acres of land, to allow for development standards for a manufactured home, park model, and RV community, situated on a portion of section 27, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 308-56-0300 and 308-56-0290, located southeast of W American Avenue and N Calle Valencia, Pinal County

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:

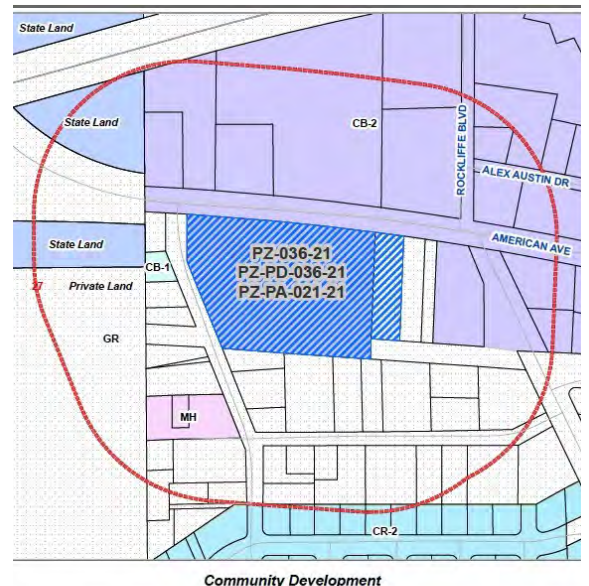
<https://www.pinal.gov/236/Notice-of-Hearings>

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE AND SHOW CAUSE, IF ANY, WHY THIS PETITION SHOULD OR SHOULD NOT BE GRANTED. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

Planning Case Number (see above), your name, address, telephone number and property tax parcel number (Print or type) A brief statement of reasons for supporting or opposing the request. Whether or not you wish to appear and be heard at the hearing.

WRITTEN STATEMENTS For or Against The Proposal MUST BE FILED WITH: PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PO BOX 749 (85 N.FLORENCE STREET) FLORENCE, AZ 85132, or by email to the case coordinator indicated below

Contact for this matter: Glenn Bak, Senior Planner
e-mail address: glenn.bak@pinal.gov
Phone # (520) 866-6444



Community Development

PZ-PA-021-21 – PUBLIC HEARING/ACTION: Oracle Valley Estates, landowner/applicant, Donald C Westphal, agent, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 8.76± acres of land from Low Intensity Activity Center and Moderate Low Density Residential (1-3.5 du/ac) to Medium Density Residential (3.5-8 du/ac), situated on a portion of section 27, Township 9 South, Range 15 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcels: 308-56-0300 and 308-56-0290, located southeast of W American Avenue and N Calle Valencia, Pinal County.
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PINAL COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
P O BOX 749 ((85 N FLORENCE ST, FIRST FLOOR)
FLORENCE, AZ 85132

NOTICE OF PUBLIC HEARING



PINAL COUNTY
COMMUNITY DEVELOPMENT DEPARTMENT
P O BOX 749 (85 N FLORENCE ST, FIRST FLOOR)
FLORENCE, AZ 85132

NOTICE OF PUBLIC HEARING

**2024 Updated Condensed Address List
(June 3, 2024)**

Parcel No.	Name	Address	City	State	Zip	
308360710	1610 Calle Zamora LLC	PO Box 595	Kearny	AZ	85137	
308360010	Martinez, Gilbert C. & Sylvia Canedo Rev L	1940 W. El Paseo	Oracle	AZ	85623	
308360070	Kraft, Carolyn M.	PO Box 808	Oracle	AZ	85623	
308360090	Orr, Twila M.	PO Box 798	Oracle	AZ	85623	
308360110	Taylor, Mark & Deborah	PO Box 577	Woodlake	CA	93286	
308360150	Sansom, Edith Lavonne & Henderson, Edith	PO Box 118	Oracle	AZ	85623	
308360480	Goodwell, Gary D.	1565 N. Calle Granada	Oracle	AZ	85623	
308360490	Oldham, Michael	PO Box 22	Oracle	AZ	85623	Duplicate address
308360510	Flowers, Thomas A.	4091 E. Pinal St	Tucson	AZ	85623	
308360670	Ham, Jon & Carolyn	5107 E Keresan St	Phoenix	AZ	85044	
308360680	Cascino, Josphphine	PO Box 1482	Oracle	AZ	85623	
308360700	Carbajal, David D. Jr.	PO Box 894	Mammoth	AZ	85618	
308360750	McKenzie, George & Linda	1500 N. Calle Zamora	Oracle	AZ	85623	
308360810	Vargus, Ashley Marie	1515 N. Calle Coruna	Oracle	AZ	85623	
308360830	James, Robert F. & Virginia F.	1565 N. Calle Coruna	Oracle	AZ	85623	
308360840	Salazar, Juan Manuel	1585 N. Calle Coruna	Oracle	AZ	85623	Vacant return to sender 5/1/24
308360850	Simon, Terri	PO Box 1422	Oracle	AZ	85623	
308360860	Westope, Augustine & Denise	1610 N. Calle Coruna	Oracle	AZ	85623	
308360870	Perez, Marquez	PO Box 5296	Oracle	AZ	85623	
308360880	Gold Lake North LLC	PO Box 8676	Catalina	AZ	85623	
308360900	Benavidez, Geraldine A.	PO Box 793	Oracle	AZ	85623	
308360910	Brownrigg Chastity a Liv Trust	1525 N. Calle Valencia	Oracle	AZ	85623	
308360920	Martinez, Maria A.	1545 N. Calle Valencia	Oracle	AZ	85623	
308360940	Oldham, Michael	PO Box 22	Oracle	AZ	85623	
308360950	Hearld, Edyth E	1605 N. Calle Valencia	Oracle	AZ	85623	
308360970	Primero, Cheryl & William Predgo	PO Box 329	Oracle	AZ	85623	
308360980	Predgo, William B & Cheryl Primeo	PO Box 329	Oracle	AZ	85623	Duplicate address
308361000	Walschalger, Nicholas	1560 N. Calle Valencia	Oracle	AZ	85623	
308361020	Dalton, Michael & Rose Mary	PO Box 52085	Phoenix	AZ	85623	
308361610	Moncayo, Debora yarbrough	130 W. 2nd St	Mesa	AZ	85201	
308361620	Carender, Rodney	3619 E. Granada	Phoenix	AZ	85008	
308560260	Cheetovibez Smoke Shop	4574 E. Fort Lowell	Tucson	AZ	85712	
308560280	Mammoth Development Company	2075 W. American Ave.	Oracle	AZ	85623	Vacant return to sender 5/1/24
308560310	Arizona Water Comapany Oracle	2311 W. American Ave.	Phoenix	AZ	85038	
308560320	Melberg, Carl & Carol	PO Box 5513	Oracle	AZ	85623	
308560330	Vigorito, Kalvin F J	1940 N. Calle Valencia	Oracle	AZ	85623	
308560340	Estrella, Brandon	6011 E. Grayhawk Ranc	Tuscon	AZ	85739	
308560350	Arriaga, Albero & Manuela	1870 N. Calle Valencia	Oracle	AZ	85623	Vacant return to sender 5/1/24
308560380	Whitman, Bernadette C.	PO Box 1722	Oracle	AZ	85623	

**2024 Updated Condensed Address List
(Sent April 25, 2024)**




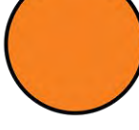

308560390	Brown, James K. & Margie M., Co-TRS	1825 N. Calle Valencia	Oracle	AZ	85623	Vacant return to sender 5/1/24
308560400	Harley, Jazia Dax	1785 N. Calle Valencia	Oracle	AZ	85623	
308560440	Stress, Stella & Anderson, Scott	2100 W. Camino Amigo	Oracle	AZ	85623	
308560470	Wier, Robert & Wendy	PO Box 503	Coolidge	AZ	85128	Return to sender -unable to fwd 5/21/24
308560500	Maestas, Benjamin E. Jr., & Danielle	2185 W. Camino Amigo	Oracle	AZ	85623	
308560510	Overman, Anna Margaret	2215 W. Camino Amigo	Oracle	AZ	85623	
308560520	Selman, Kimberly	PO Box 287	Oracle	AZ	85623	
308560550	Main, Nicole Marie Primero & Bryce Dixon	PO Box 974	Oracle	AZ	85623	
308560610	Chavez, Ernesto R. & Alma	PO Box 1454	Oracle	AZ	85623	
308560620	Chavez, Ernesto R. & Alma	PO Box 1454	Oracle	AZ	85623	Duplicate address
308560630	Plunkett, Sandra & Forrest, Jamie Renee	2395 W. Valencia Redon	Oracle	AZ	85623	
308560640	Thomson, Ann L.	3268 N. Anderson Dr.	Tucson	AZ	85716	Return to sender - unable to fwd 5/8/24
308560730	Pullen, Paul S.	10581 E. Oakwood Dr.	Tucson	AZ	85749	
308560780	Kemp, Kenneth Earl	PO Box 87	Oracle	AZ	85623	Return to sender - unable to fwd 5/21/24
308560860	Conway, Michael	PO Box 99	Oracle	AZ	85623	
308560870	Argentati, Stephan	1812 W. American Ave.	Oracle	AZ	85623	
308560950	Cygnat LLC	9710 N. Cliff View Pl	Tucson	AZ	85704	
30836158B	Griffin, Lonny	PO Box 1423	Oracle	AZ	85623	
30849002A	McCain Properties LLC	PO Box 618	Oracle	AZ	85623	
30849004B	Howes, Edward & Anna L. Trs	2390 Breezy Acres Dr.	Oracle	AZ	85623	
30856001H	Devlin, Gary	PO Box 36434	Tucson	AZ	85740	
30856036B	Peterson, Gregory	1860 N. Calle Valencia	Oracle	AZ	85623	
30856037B	Elpis Holdings	516 N. Inyo St.	Ridgecrest	CA	93555	
30856058A	Lebouton, Amy Lynn	PO Box 5305	Oracle	AZ	85623	
30856085A	Pinal County	PO Box 827	Florence	AZ	85132	
30856088B	Fickett, Donald L. & Roxanne L.	1750 W. Travelair Way	Tucson	AZ	85755	Same mailing address as Gardner
30856088C	Nonna Marias Pizza Inc.	2161 N. Rockliffe Blvd.	Oracle	AZ	85623	
30856088F	In Self Storage	5271 S. Quebec St	Englewood	CO	80111	
30856088K	Robinson, Colen Chris	PO Box 194	Oracle	AZ	85623	
30856088N	Gardner, Richard A.	1750 W. Travelair Way	Tucson	AZ	85755	Same mailing address as Fickett
30856089A	G4 Construction LLC	3415 E. Golden Ranch	Tucson	AZ	85739	

* Letters returned as undeliverable

** Duplicate addresses





-  Subject Site
-  MH Sites
-  RV Sites
-  Entry sign
-  Location of posted Broadcast Signs



NORTH

1 SITE PLAN
Scale: 1" = 50'-0"

Oracle Valley Estates re-zoning External Unblock



Michael Blomquist (EC) <Michael.Blomquist@parker.com>
to me, JoAnne, PacificBlackMarlin@gmail.com, Jeffrey ▾

9:52 AM (17 minutes ago) ☆ ↶ ⋮

Hello Glenn,

Regarding Oracle Valley Estates rezoning request **PZ-PA-021-21-Public Hearing / Action**.

Currently the area has been left in a very unkept condition. It was once nice looking (1970s) but has deteriorated horribly through the years and we believe much of it should be condemned as there are at least a half dozen trailers missing all windows, damaged floors & ceilings, and have been boarded up and left in that condition for years. (Please see photos). In addition to the slum level trailers mentioned the area has roughly two dozen vacant spaces for trailers. Under the current zoning, the junked/abandoned eyesore trailers could be hauled off and replaced with new ones as well as vacant lots filled, allowing for much growth and improvement. Responsibility for the current area should be demonstrated before allowing any re-zoning or further growth. Much of the area appears to be more of a trailer graveyard than a living community.

We would respectfully ask that the rezoning request is denied. This is the first area people see when entering Oracle and certainly has been a poor representation for a very long time. It is truly not representative of our community. Many of the families here have lived in this area for many, many generations and take pride in the area and in their homes. The history of neglect within the given area highlights the proposed rezoning as very contrary to our community and the Revitalization the County has been hosting meetings on.

This area is also where much of the local police activity currently takes place.

Concerned Citizen,
Michael Blomquist
623 252-7253