PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

MEETING DATE: March 5, 2025

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **FP22-058 (Skyline Village Parcel 1 - FINAL PLAT)**

CASE COORDINATOR: Muhannad Zubi

Executive Summary:
Requesting approval of a Final Plat for an approximately 45.96 ± acre subdivision consisting of 211 lots and Tracts A through H. This development was approved by the Board of Supervisors under Planning Case PZ-009-20 & PZ-PD-009-20 which zoned the subject property to R-7/PAD.

If This Request is Approved:
The applicant will be allowed to proceed with construction.

Staff Findings/Issues for Consideration/Concern:
Staff finds the request as meeting County requirements and standards with attached stipulations related to Planning and Zoning Commission approval of Final Plat (FP22-058).

LEGAL DESCRIPTION: Situated in a portion of the north half of section 11, township 3 south, range 8 east, Gila and Salt River Base and Meridian, Pinal County, Arizona.

LANDOWNER: VP MRVP2, LLC. 7150 E Camel Back Rd, STE 400, Scottsdale, Arizona 85251

APPLICANT: United Engineering Group, LLC, 3205 W. Ray Rd., Chandler, AZ 85226

LOCATION: located south of Skyline Drive and east of Sierra Vista Road.

SIZE: 45.96 ± acres.

EXISTING ZONING AND LAND USE: The subject property is zoned Single Residence (R-7/PAD) Zoning District under approved Planning Cases PZ-009-20 & PZ-PD-009-20. Staff notes the subject site is vacant.

P&Z COMMISSION ACTION (S-041-21): The Planning and Zoning Commission approved the Tentative Plat for Skyline Village on November 18, 2021.

S-041-21 STIPULATIONS:

1. The applicant/owner shall develop tentative plat (Skyline Village) for Parcels 1 through 8, lots 1-1,150 and common areas in accordance with the subdivision submittal documents for and in accordance with all applicable criteria of Title 3 of the Development Services Code, Pinal County Subdivision & Infrastructure Design Manual, and approved zoning case (PZ-PD-009-20), or secure any Waivers/Variances prior to signing the final subdivision plat by the Board of Supervisors;
2. The final plat/map title (**Required by A.R.S. § 11-481**) shall include:
   a. Type of map or plat.
   b. Name of subdivision and description with township, range and section.
   c. Name of the owner of record.
   d. Recorder's information and seal block.

   This information shall be located on the top ¼ of the face of the final plat with the Recorder's seal block located on the top ¼ of each page of the final plat;
3. Conditional approval of the tentative plat and an extension request shall be as set forth in Section 3.15.100 of the Pinal County Development Services Code;
4. Prior to Final Plat approval, the applicant/ developer/owner shall provide written verification from the wastewater / sewage disposal provider, together with associated documentation, that:
   a. The wastewater/sewerage disposal provider has adequate capacity for collection, treatment and disposal of wastewater for the development.
   b. The development boundaries are located within a service area designated with an approved **Certificate of Convenience and Necessity (CCN).**
   c. The wastewater plan for the proposed development is in conformance with the **Certified Water Quality Management Plan (208).**
5. An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans;
6. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
7. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis (TIA) to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. (The Traffic Impact Analysis prepared by Trace Consulting, LLC, dated November 2021 and approved by Pinal County November 5, 2021);
8. Half street right-of-way dedication and road improvements will be required along Skyline Drive (northern boundary), Sierra Vista Road (western boundary) and Jennings Street

(southern boundary). A minimum 75’ half street right-of-way dedication will be required for Skyline Dr., a minimum 55’ half street right-of-way dedication for Sierra Vista Rd., and a minimum 40’ half street right-of-way dedication for Jennings St. All right-of-way dedication shall be free and unencumbered or as approved by the County Engineer. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;

9. All right-of-way dedication shall be free and unencumbered or as approved by the County Engineer;
10. The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in common retention areas;
11. An association, including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as “tracts” or easements (including landscaped areas, street lights, and drainage facilities) in accordance with approved plans;
12. If any conflicts or discrepancies between the tentative plat and these stipulations arise, the stipulations shall govern;
13. All right-of-way dedication shall be free and unencumbered.