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IN THE A.R.S. § 11-832 ADMINISTRATIVE APPEAL HEARING OFFICE

IN AND FOR THE COUNTY OF PINAL

HAM Sunset LLC, a limited liability corporation, Petitioner vs. **PINAL COUNTY**, a political subdivision of the State of Arizona, Respondent.	**RECOMMENDATIONS TO THE BOARD OF SUPERVISORS PURSUANT TO A.R.S. § 11-832(F)** Hearing Officer Kristin Mackin

This matter coming before Appointed Pinal County A.R.S. § 11-832 Hearing Officer Kristin Mackin, and upon the Joint Motion of the Parties, Petitioner HAM Sunset LLC and Respondent Pinal County, and it appearing that the Parties have jointly agreed to resolve this matter upon the Pinal County Board of Supervisor's approval of revisions

to County PAD Amendment Ordinance 2024-PZ-PD-008-23 in a manner that returns the alignment and position of Val Vista Road back to a 55' (55ft) wide right-of-way running the full length of the Property's north perimeter boundary and deletes the previously designated portion/alignment of Val Vista Parkway that bifurcates the property (150'ft wide in a north/south direction) and deletes Stipulation 7 to County PAD Amendment Ordinance 2024-PZ-PD-008-23;

NOW, THEREFORE, IT IS HEREBY RECOMMENDED pursuant to A.R.S. § 11-832(F) that the Pinal County Board of Supervisors approve the following revisions to County PAD Amendment Ordinance 2024-PZ-PD-008-23:

A. Stipulation 2 is deleted in its entirety and replaced with the following:

> 2. Sunset Canyon Planned Area Development (PAD) amendment Overlay District (PZ-PD-008-23) is to be developed as shown by the site plan/development plan dated May, 2024 (the "Plan"), 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, provided however, that Val Vista Parkway which bifurcates the property (the 150' ft wide parkway in a north/south direction shown on the Plan) shall not be required and is deleted from the Plan in its entirety, and the regional drainage area shown on the Plan has been deleted in its entirety as a requirement of this development.

B. Amend Stipulation 4 to add the following sentence at the end of Stipulation 4:

> 4. [. . .] provided however, in no event shall the County require a 150' foot wide parkway in a north south direction as shown on the Plan that bifurcates the development.

C. Stipulation 6 is deleted in its entirety and replaced with the following:

> 6. Right-of-way dedication and street improvements will be required for Val Vista Road in its original alignment preceding Ordinance No. 2024-PZ-PD-008-23. The required minimum right-of-way dedication is fifty-five feet (55ft) for Val Vista Road along the entire length of

development's north perimeter (northern boundary). Any additional right-of-way needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) shall be the responsibility of the applicant. All roadway and infrastructure improvements (public or private) shall be in accordance with the Pinal County Subdivision Standards in effect as of the date of this Ordinance, or as approved by the County Engineer.

D. Delete Stipulation 7 in its entirety.

RECOMMENDED this 19th day February 2025

Kristin Mackin

Kristin M. Mackin
Appointed Pinal County A.R.S. § 11-832
Hearing Officer

COPIES of the foregoing emailed
This 19th day of February 2025, to:

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