

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

- A. Attend a Concept Review (Zoning pre-application (Z-PA)) 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 (Zoning Pre-Application (Z-PA)) 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 June.

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



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 survey
2. Parcel Number(s): 50014002C; 50014002B; 50014001B; 50014001D; 50060001B; 50060001A; 50060001B; 50014001C; 50060004D; 50060002D Total Acreage: 536 acres
3. Current Land Use Designation: Moderate Low Density Residential
4. Requested Land Use Designation: Employment
5. Date of Concept Review: April 23, 2025 Concept Review Number: Z-PA-037-25
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.):
The request will modify the existing comprehensive plan designation from Moderate Low Density Residential to Employment to allow employment uses that are appropriate along Interstate 8
7. Discuss any recent changes in the area that would support your application. See narrative
8. Explain why the proposed amendment is needed and necessary at this time. See narrative

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. **Certified Boundary 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. Narrative in PDF format.
- ☒ I. Neighborhood meeting report

Your application must be submitted digitally via the online submittal portal site at <https://citizenaccess.pinalcountyz.gov/CitizenAccess/Default.aspx>

Please call or email the Planning Division for more information.

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.

<u>Bruce Galloway - CEO</u>	<u>271 Winslow Way East, Unit 10727 Bainbridge Island, WA 98110</u>	<u>206-790-9989</u>
Name of Landowner (Applicant)	Address	Phone Number

See following pages.

<u>Signature of Landowner (Applicant)</u>	<u>E-Mail Address</u>
<u>Adam Baugh</u>	
<u>Withey Morris Baugh, PLC</u>	<u>2525 E Arizona Biltmore Circle, A-212</u>
<u>Name of Agent</u>	<u>Address</u>
	<u>Phone Number</u>

<u></u>	<u>adam@wmbattorneys.com</u>
<u>Signature of Agent</u>	<u>E-Mail Address</u>

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

AGENCY AUTHORIZATION

(To be completed by landowners of subject property when landowners 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 Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of _____ acres located at _____, and further identified

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

[Legal Description is attached hereto as Exhibit A]
Said property is hereinafter referred to as the "Property."
Owner hereby appoints _____
[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 approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

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

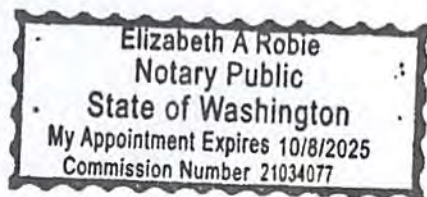
_____ [Signature]	_____ [Signature]
_____ [Address]	_____ [Address]
Dated: _____	Dated: _____
STATE OF _____)	
) ss.	
COUNTY OF _____)	

The foregoing instrument was acknowledged before me this ____ day of _____ by _____
[Insert Name of Signor(s)]

My commission expires _____

_____ Printed Name of Notary	_____ Signature of Notary Public
---------------------------------	-------------------------------------

Corporate PROPERTY OWNER signature block and acknowledgment the appropriate corporate officer or trustee signs this signature block NOT the block on the previous page.



Stanfield I-8 LLC
[Insert Company or Trustee's Name]
By: [Signature]
[Signature of Authorized Officer or Trustee]
Its: Manager
[Insert Title]
Dated: 5/8/2025

STATE OF Washington)
COUNTY OF Kitsap) ss.

The foregoing instrument was acknowledged before me, this 8th day of May, 2025, by Bruce Galloway, Manager of Stanfield I-8 LLC, an Arizona company.
[Insert Signor's Name] [Insert Title] [Insert Name of Company or Trust] [Insert State of Incorporation, if applicable]

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

[Signature]
Notary Public

My commission expires: 10/8/25

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

STATE OF _____)
COUNTY OF _____) ss.

On this _____ day of _____, _____, before me, the undersigned, personally appeared

[Insert Signor's Name] Who acknowledged himself/herself to be

[Title of Office Held] of _____ [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

Elizabeth A. Robie
Notary Public
State of Washington
My Appointment Expires 10/15/2022
Commission Number 32034017

I-8 & Stanfield Rd

Major Comprehensive Plan Amendment Narrative

Case No. _____

May 2025



WITHEY
MORRIS
BAUGH

Development Team

Developer:
Evergreen Investment Company, LLC
Bruce Galloway
271 Winslow Way E., Unit 10727
Bainbridge Island, WA 98110

Legal Representative:
Withey Morris Baugh PLC
Attorney: Adam Baugh
Land Use Planner: Hannah Bleam, AICP
2525 East Arizona Biltmore Circle, Suite A-212
Phoenix, Arizona 85016

TABLE OF CONTENTS

A. INTRODUCTION	4
B. LOCATION AND SITE CONDITIONS	4
C. COMPREHENSIVE PLAN AND ZONING	4
D. REQUEST	4
E. COMPREHENSIVE PLAN AMENDMENT CRITERIA.....	5
F. SUMMARY.....	8

LIST OF EXHIBITS

AERIAL CONTEXT MAP	A
EXISTING COMPREHENSIVE PLAN MAP	B
EXISTING ZONING MAP	C
PROPOSED COMPREHENSIVE PLAN MAP	D
COMPREHENSIVE PLAN COMPLIANCE CHECKLIST	E

A. Introduction

On behalf of Evergreen Investment Company, LLC (the “Applicant”), this application is a request for a major comprehensive plan amendment for approximately +/- 536 acres located at the north of the northwest corner of Interstate 8 (I-8) and Stanfield Road, and otherwise commonly known as all or portions of the following Pinal County Assessor’s Parcel Numbers (APNs) 50014002C; 50014002B; 50014001B; 50014001D; 50060001B; 50060001A; 50060001B; 50014001C; 500600040; 500600020 (the “Property”). See **Exhibit A, Aerial Map**.

The request will modify the existing comprehensive plan designation from Moderate Low Density Residential to Employment.

B. Location and Site Conditions

The Property is located entirely within unincorporated Pinal County and is approximately 3.5 miles south of Stanfield and is roughly 16 miles west of Casa Grande. The Property is approximately 536 acres and is currently undeveloped.

The Property is bordered by undeveloped and/or agricultural land and is located along the I-8.

C. Comprehensive Plan and Zoning

The Property has a Comprehensive Plan land use designation of Moderate Low Density Residential. See **Exhibit B, Comprehensive Plan Map**. The Property is zoned both CR-3 and CR-2 which are single family residential zoning districts. In addition, there is a small piece of CB-1 zoned land along Stanfield Road, which is a Local Business Zoning. See **Exhibit C, Zoning Map**.

D. Request

Evergreen requests to amend the existing comprehensive plan designation from Moderate Low Density Residential to Employment, to be consistent with the adjacent properties and match the current patterns along the I-8. See **Exhibit D, Proposed Comprehensive Plan Map**. This amendment will allow uses that are more viable on the Property given the location along a major highway and adjacent to other land that is designated for Employment uses. This would be a continuation of that existing land use designation.

The Employment designation as noted in the Pinal County Comprehensive Plan “as areas that can support a variety of employment-generating business activities such as industrial, office, business park, and warehousing and distribution.”

E. Comprehensive Plan Amendment Criteria

Pinal County understands that its Comprehensive Plan is “intended to be a dynamic document that must be periodically updated in response to changing regional needs.” Nevertheless, proposed amendments must still be consistent with the Plans goals, policies, and objectives. To that end, Pinal County provides a Compliance Checklist, which is attached here as **Exhibit E** and discussed in detail below.

PART ONE: Consistency with Pinal County’s Vision Components

1. *Is the proposal consistent with the Sense of Community vision component?*

The proposal is consistent with the Sense of Community vision component of the Comprehensive Plan. The proposal creates opportunities for employment to help balance the surrounding uses in a meaningful way.

In addition, the following are the goals and objectives that are met within this vision element:

3.1 Goal: Carefully manage and guide growth in a manner that promotes economic development, integrates current and future multimodal transportation systems and is sensitive to the natural environment.

The Employment designation can support a variety of employment-generating businesses that will promote economic development. In addition, the location of the Property off Interstate 8, a major transportation corridor, further supports this goal.

3.1.1 Objective: Promote diverse employment opportunities near a population base.

The Property is located 16 miles from Casa Grande and will promote a range of employment opportunities.

2. *Is the proposal consistent with the Mobility and Connectivity vision component?*

The proposal is consistent with the Mobility and Connectivity vision component. The development will provide opportunities for employment areas along an improved Stanfield Road. In addition, the site is currently underutilized, and the Employment designation is a prime use adjacent to the Interstate 8.

In addition, the following are the goal is met within this vision element:

4.1 Goal: Improve County and regional mobility.

The Property is located off the Interstate 8 which is a major transportation corridor in Arizona.

3. *Is the proposal consistent with the Economic Sustainability vision component?*

The proposal is consistent with the Economic Sustainability vision component. The amendment to the Employment designation will provide land adjacent to the Interstate 8 that is prime for industrial and employment uses. This will continue to grow Pinal County and encourage development in this area.

In addition, the following are the goals and objectives that are met within this vision element:

5.1 Goal: Create more employment opportunities in Pinal County.

5.1.1 Objective: Increase the number of businesses that expand in and locate to Pinal County.

5.2 Goal: Encourage the preservation of adequate locations for employment uses to meet long-term economic development needs.

As noted, the Employment designation can support a variety of employment-generating businesses that will promote economic development. In addition, the location of the Property off Interstate 8 and near Casa Grande and Stanfield further supports these goals and objectives.

4. *Is the proposal consistent with the Open Spaces and Places vision component?*

The proposal is consistent with the Open Spaces and Places vision.

In addition, the following are the goals and objectives that are met within this vision element:

6.1 Goal: Develop a connected system of open space areas that protect and conserve natural, physical and social resources.

The Property will meet any open space standards for future development.

5. *Is the proposal consistent with the Environmental Stewardship vision component?*

The proposal is consistent with the Environmental Stewardship vision component and will meet any requirements related to Environmental stewardship.

6. *Is the proposal consistent with the Healthy, Happy Residents vision component?*

The proposal is consistent with the Healthy, Happy Residents vision components. While the project is not proposing residential uses, the Project does not adversely impact

residents' access to homes and makes nearby residentially zoned land more appealing with employment opportunities near potential homes.

7. *Is the proposal consistent with the Quality Educational Opportunities vision component?*

The proposal will have little impact on access to educational opportunities at any level but can provide employment and other workforce learning opportunities with the Employment designation.

PART TWO: Consistency with the Plan's Key Concepts illustrated on Land Use, Economic, and Circulation Graphics

1. Consistency with the Land Use Designation shown on the graphics

The proposal requires a Major Comprehensive Plan Amendment to change the land use designation of the Property from Moderate Low Density Residential to Employment.

2. Consistency with the Mixed Use Activity Center Concept

The proposal will not amend the Mixed-Use Activity Center.

3. Consistency with the Planning Guidelines described in the Land Use element

The proposal requires a Major Comprehensive Plan Amendment to change the land use designation of the Property from Moderate Low Density Residential to Employment.

4. Quality Employment Opportunities County-Wide

The proposed amendment will create a desirable place for employment in a prime location off the Interstate 8 and Stanfield Road.

5. Viable Agriculture, Equestrian and Rural Lifestyle

The proposed Project will not conflict with the Agriculture, Equestrian, and Rural Lifestyle concept. In addition, there is land surrounding the Property that will remain as rural land.

6. System of Connected Trails and Preservation of Open Space

The proposed Project will be consistent with the Trails and Open Space concept, and will meet any requirements for future development.

7. Natural and Cultural Resource Conservation

The proposed Project will be consistent with the Natural and Cultural Resource Conservation concept. It will have minimal impacts to the natural and cultural environment. There is no significant or highly valued wildlife habitat on the Project lands and the Project would not impact any views of the mountains or foothills and would not impact any scenic vistas.

8. Water Resources, Public Facilities/Services, and Infrastructure Support

The proposed Project would be consistent with the Water Resources, Public Facilities/Services, and Infrastructure Support concept. It is not determined at this time what infrastructure may be required for future development.

F. Summary

The location of employment off Interstate 8 and near Casa Grande and Stanfield is critical for continued growth in this area. The proposed Employment designation is appropriate and viable on this site, and may encourage other development within the area.

Exhibit A

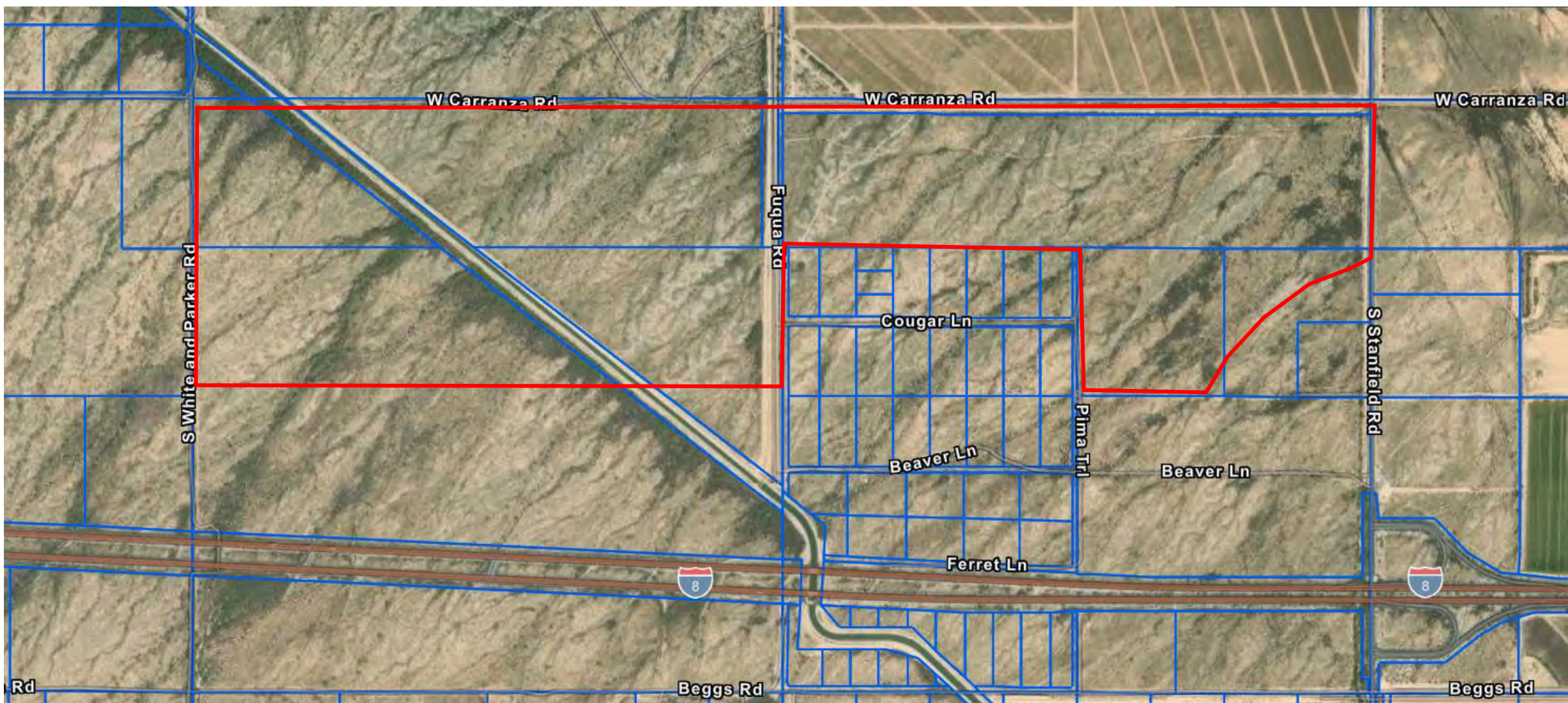
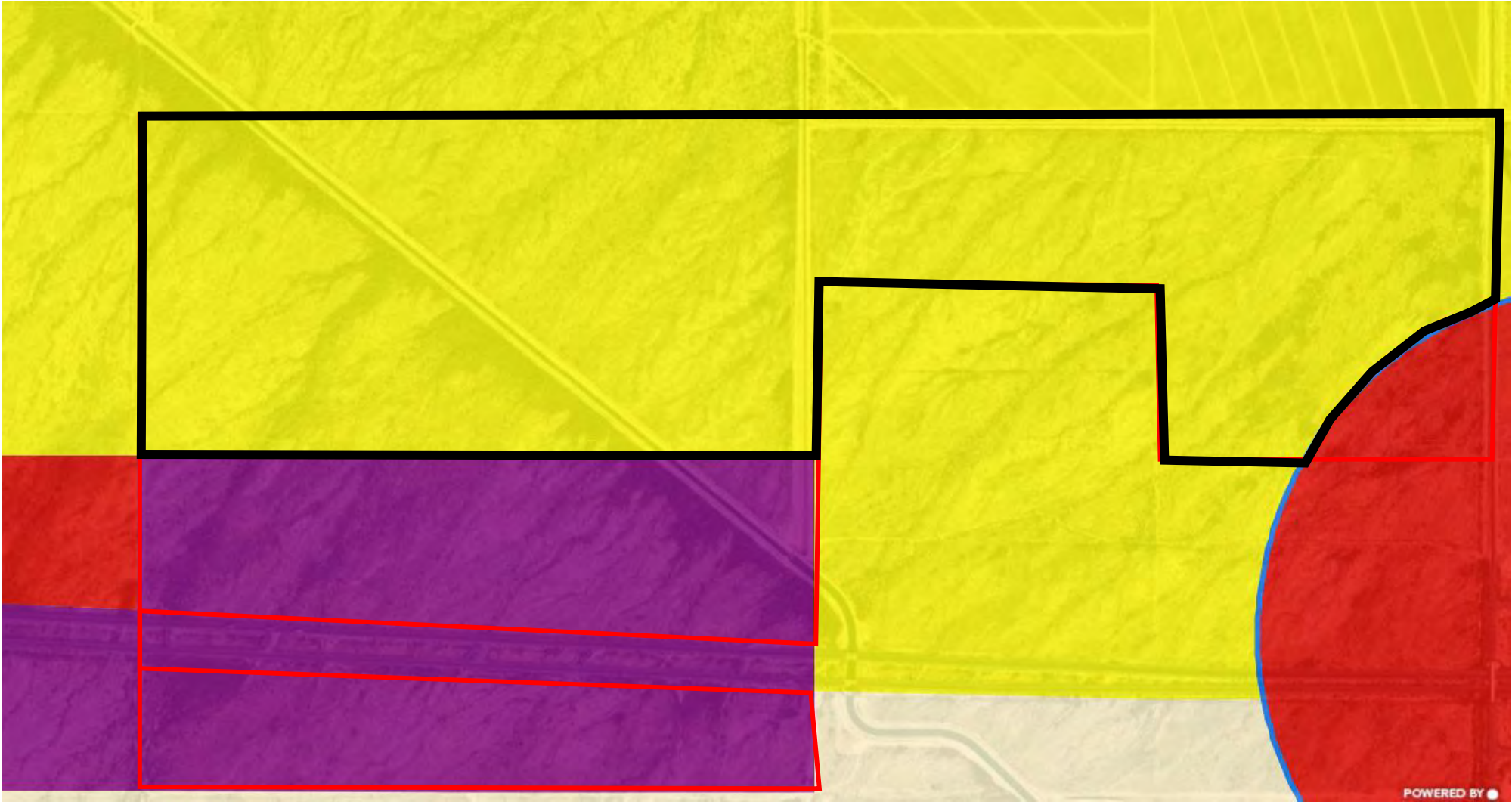


Exhibit B

Existing
Comp Plan



Very Low Density Residential (0-1 du/ac)

Mid Intensity Activity Center

Employment

General Commercial

Moderate Low Denisty Residential (1-3.5 du/ac)

Exhibit C

Existing
Zoning Map

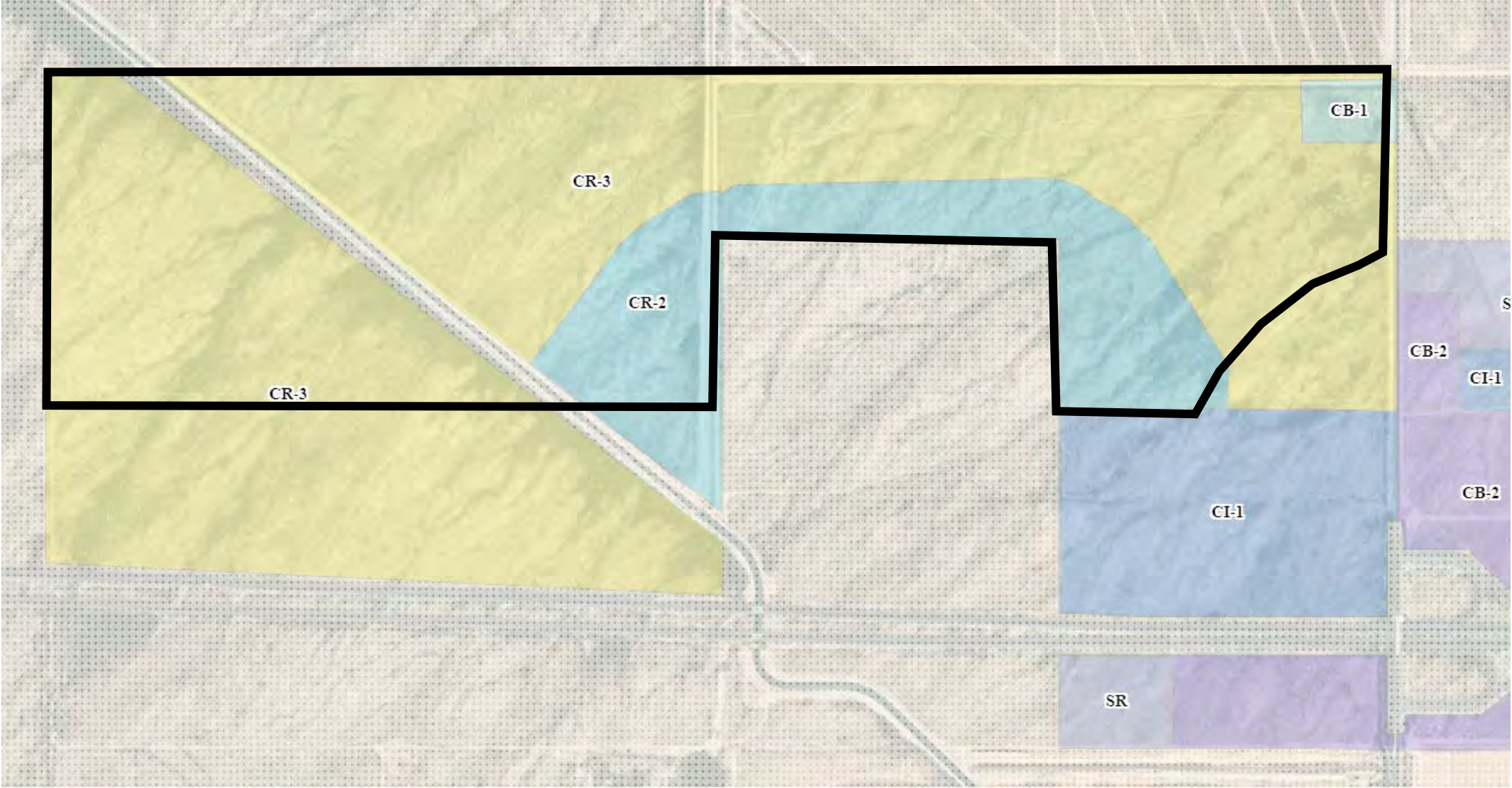


Exhibit D

Proposed
Comp Plan

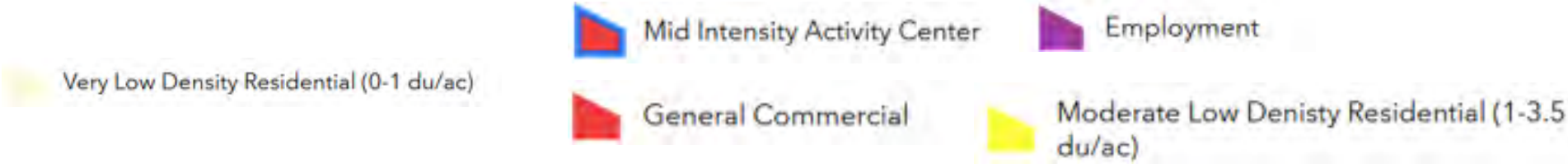
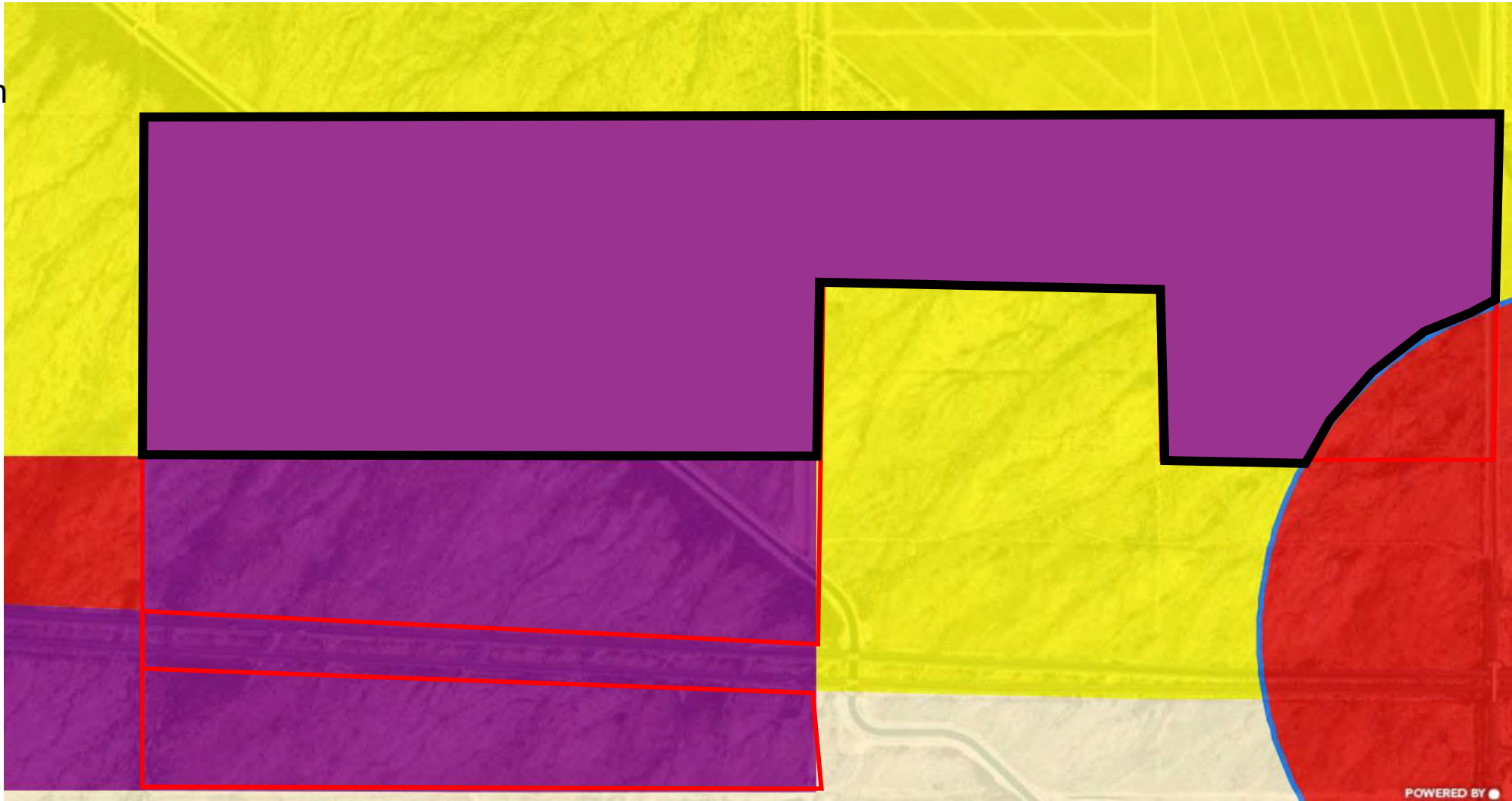


Exhibit E

Appendix A: Comprehensive Plan Compliance Checklist

Purpose:

Provide guidance to ensure conformity of development proposals with the Pinal County Comprehensive Plan.

Intent:

1. Explain how to determine if development proposals are compatible with the Comprehensive Plan.
2. Explain why unique conditions exist to deviate from the Plan.

The Pinal County Comprehensive Plan graphics, Land Use, Circulation (two graphics), and Economic Development, are not intended to be zoning maps that outlines specific locations and parcel-by-parcel determination for land uses and facilities. The Comprehensive Plan's intent is to provide policy direction and a framework for how the Pinal County "development form" or layout should occur over time. It is not the intent to predetermine specifically where land uses must occur. Guidelines within the Land Use element provide direction on development and how it relates to transportation corridors, surrounding land uses, public facilities, and natural environment.

Determination:

Comprehensive Plan Compliance is determined by the development's conformity with the Comprehensive Plan's land use designations (Land Use graphic and Land Use element text) and activity centers (Land Use and Economic Development graphics and Economic Development element text) as well as the goals, objectives, policies and guidelines outlined in the Pinal County Comprehensive Plan. Planning guidelines for each of the land use designations and Activity Centers are also included in the Land Use element. It is important to note that all components and concepts may not apply to every potential proposal.

Organization:

The Compliance Checklist focuses on two major components:

1. Consistency with Pinal County's Vision Components
2. Consistency with the Plan's Key Concepts illustrated on Land Use, Circulation, and Economic Development graphics.

How Is the Checklist Used?

Various concepts are discussed and a "YES" checkbox is provided to indicate if the proposal complies with the key concepts of the Plan.

- If a project complies, it receives a ✓ in the appropriate box.
- If it does not comply, the checkbox will remain blank, and additional information would need to be provided to explain the unique circumstance, if applicable.

- If a project has no relation to a particular check list item, a “non applicable” response is acceptable with a brief explanation.

Who Should Use the Checklist?

Developers, staff, and decision-makers should use the Comprehensive Plan Compliance Checklist.

- ✓ Developers should use this checklist as a guide to the Plan’s policies in the early stages of a development proposal and when submitting an application for review.
- ✓ Staff should use it to review development proposals and to make recommendations to decision-makers. The checklist can assist in developing the staff report.
- ✓ Decision-makers can use the checklist to better understand how well a proposal does or does not comply with the Pinal County Comprehensive Plan.

PART ONE

Consistency with Pinal County's Vision Components

The Pinal County Comprehensive Plan is a vision-based plan that provides the framework that all decisions related to growth and development are measured against. The following is intended to describe how the proposal meets the various vision components.

Pinal County Vision The County recognizes the importance of the region's strategic location between the Phoenix and Tucson Metropolitan Areas and its relationship to the overall well-being of the state of Arizona. What happens in Pinal County does not stay in Pinal County; the decisions made here will impact the entire state on many levels: business development, mobility, land management, air quality, water, and overall quality of life. People choose Pinal County for the diverse opportunities it offers; this diversity is what makes Pinal County unique but also represents a challenge as Pinal County continues to grow and change.

Pinal County is a place where history, culture and heritage are the foundation for its future. Pinal County will be seen as a leader in environmental stewardship and conservation practices by ensuring that the natural environment is preserved, yet still available to be discovered. Pinal County provides quality educational and training opportunities placing residents in cutting edge, environmentally-compatible jobs within the County. While communities within Pinal County retain and celebrate their unique qualities, governments and agencies share a collaborative spirit to ensure successes across Pinal County and remain responsive and accountable to their constituents.

Sense of Community—Pinal County is a collection of unique communities, each of which has something special to offer residents and visitors. Balancing emerging urban centers and Pinal County's rural character is important to residents; ensuring that the threads of Pinal County's history, heritage, and culture are woven into its future is what makes Pinal County unique from other regions. Ensuring places exist for people to gather and for communities to showcase the diversity of places, people, lifestyles, cultures, and opportunities will help to define Pinal County's identity.

The proposal:

☒ Is consistent with the **Sense of Community** vision component

Please explain:

See narrative

Mobility and Connectivity—Ensuring Pinal County has adequate transportation corridors and a variety of multimodal transportation options addressing all populations is essential for moving goods and people throughout the County and State with minimal affect on Pinal County’s native wildlife. Offering multiple mobility and communication options, to effectively connect communities and activity centers throughout the County, will reduce congestion and improve air quality while enhancing the area’s quality of life.

The proposal:

☒ Is consistent with the **Mobility and Connectivity** vision component

Please explain:

See narrative

Economic Sustainability—Expanding opportunities for residents to live, work, learn, and play in close proximity promotes long-term economic viability. Pinal County desires activity centers that serve the current and future residents’ needs offering services, businesses and employment opportunities, including high-tech and environmentally-friendly employers who champion Pinal County’s conservation philosophy. The creation of the full range of quality jobs that allow residents to start their career, raise a family, and move up instead of out of Pinal County for career advancement is essential. (This may not apply to all projects)

The proposal:

☒ Is consistent with the **Economic Sustainability** vision component

Please explain:

See narrative

Open Spaces and Places—Residents value the large connected open spaces and unique places of Pinal County, not only as part of their quality of life, but as an important resource to sustain the region’s immense wildlife habitat and their corridors. From the majestic mountains rising from the desert floor in the west to the high desert and rugged mountain terrain to the east, enjoyment of and respect for the natural surroundings is a big part of why people choose Pinal County to live and visit.

The proposal:

☒ Is consistent with the **Open Spaces and Places** vision component

Please explain:

See narrative

Environmental Stewardship—People value the views of the mountains and open vistas during the day and the stars at night. These values have translated to a strong conservation ethic that stresses the importance of maintaining the quality of Pinal County’s natural resources for future generations. Pinal County is the leader in environmental stewardship, and rewards and encourages sustainable practices such as innovative land use planning, sustainable agriculture, water conservation, green building development, and the use of renewable and alternative energy sources.

The proposal:

☒ Is consistent with the **Environmental Stewardship** vision component

Please explain:

See narrative

Healthy, Happy Residents—Access to quality healthcare and healthy lifestyle choices is a priority. Pinal County is a healthy, safe place where residents can walk or ride to activity centers and where interaction in Pinal County’s clean, natural environment is encouraged. Ensuring residents are healthy, safe and happy in their community is a priority for Pinal County.

The proposal:

☒ Is consistent with the **Healthy, Happy Residents** vision component

Please explain:

See narrative

Quality Educational Opportunities—Quality, community-based Pre k-12 programs that provide youth with a competitive edge along with a wide variety of post-secondary educational opportunities and technical or specialized workforce training are necessities. Pinal County residents seek out life-long opportunities that help to expand their minds and diversify their experiences. (This may not apply to all projects)

The proposal:

☒ Is consistent with the **Quality Educational Opportunities** vision component

Please explain:

See narrative

PART TWO

Consistency with the Plan's Key Concepts illustrated on Land Use, Economic, and Circulation graphics

Consistency with the Land Use Designation shown on the graphics

The project land uses:

- ☒ Are shown as indicated on the Land Use and Economic Development graphic
- ☐ Are not shown as indicated on the Land Use and Economic Development graphic

Consistency with the Mixed Use Activity Center Concept

The project land uses:

- ☐ Meet the Mixed Use Activity Center requirements
- ☒ Are not shown within a Mixed Use Activity Center

If shown within a Mixed Use Activity Center, explain how it meets the planning guidelines outlined in the Land Use element.

The land use proposal includes a Mixed Use project, not shown in a Mixed Use Activity Center; explain how it meets the planning guidelines and intent of the Plan.

N/A

Consistency with the Planning Guidelines described in the Land Use element

The project land uses:



Are consistent with the applicable Planning Guidelines described in the Land Use element

See narrative

Quality Employment Opportunities County-wide

The Comprehensive Plan stresses the importance of increasing the number of opportunities to locate quality jobs County-wide in order to increase the jobs-to-population ratio.

The proposal:



Is consistent with the Economic Development element



Includes additional information about how the development addresses the Economic Development Vision embodied in the Comprehensive Plan.

Please explain:

See narrative

Viable Agriculture, Equestrian and Rural Lifestyle

Historically, agriculture has played an important role in Pinal County's economy and lifestyle. Encouraging the continuation of viable agriculture and protecting it is an important component of the Plan. Additionally, supporting an equestrian and rural lifestyle has a place in Pinal County as it continues to urbanize.

The proposal:

- ☐ Clusters development to protect open space and agriculture
- ☒ Includes additional information about how the development addresses Viable Agriculture, Equestrian, and Rural Lifestyle.

Please explain:

See narrative

System of Connected Trails and Preservation of Open Space

Pinal County is committed to the preservation of large swaths of open space and the development of a connected system of trails. This applies to all projects/proposals/actions.

The proposal:

- ☒ Is consistent with *Pinal County Trails and Open Space Master Plan* and Comprehensive Plan Open Space and Places Chapter
- ☐ Includes additional information about how the development addresses the open space Vision and goals

Please explain:

See narrative

Natural and Cultural Resource Conservation

The Comprehensive Plan strives to protect natural/cultural resources, wildlife corridors and environmentally-sensitive areas such as mountains and foothills, major washes, and vistas. These areas are predominantly undeveloped and contain sensitive resources or natural hazard areas.

The proposal:

- ☐ Address environmentally sensitive areas it may impact.
- ☒ Includes additional information about how the development addresses the natural and cultural resource conservation.

Please explain:
See narrative

Water Resources, Public Facilities/Services, and Infrastructure Support

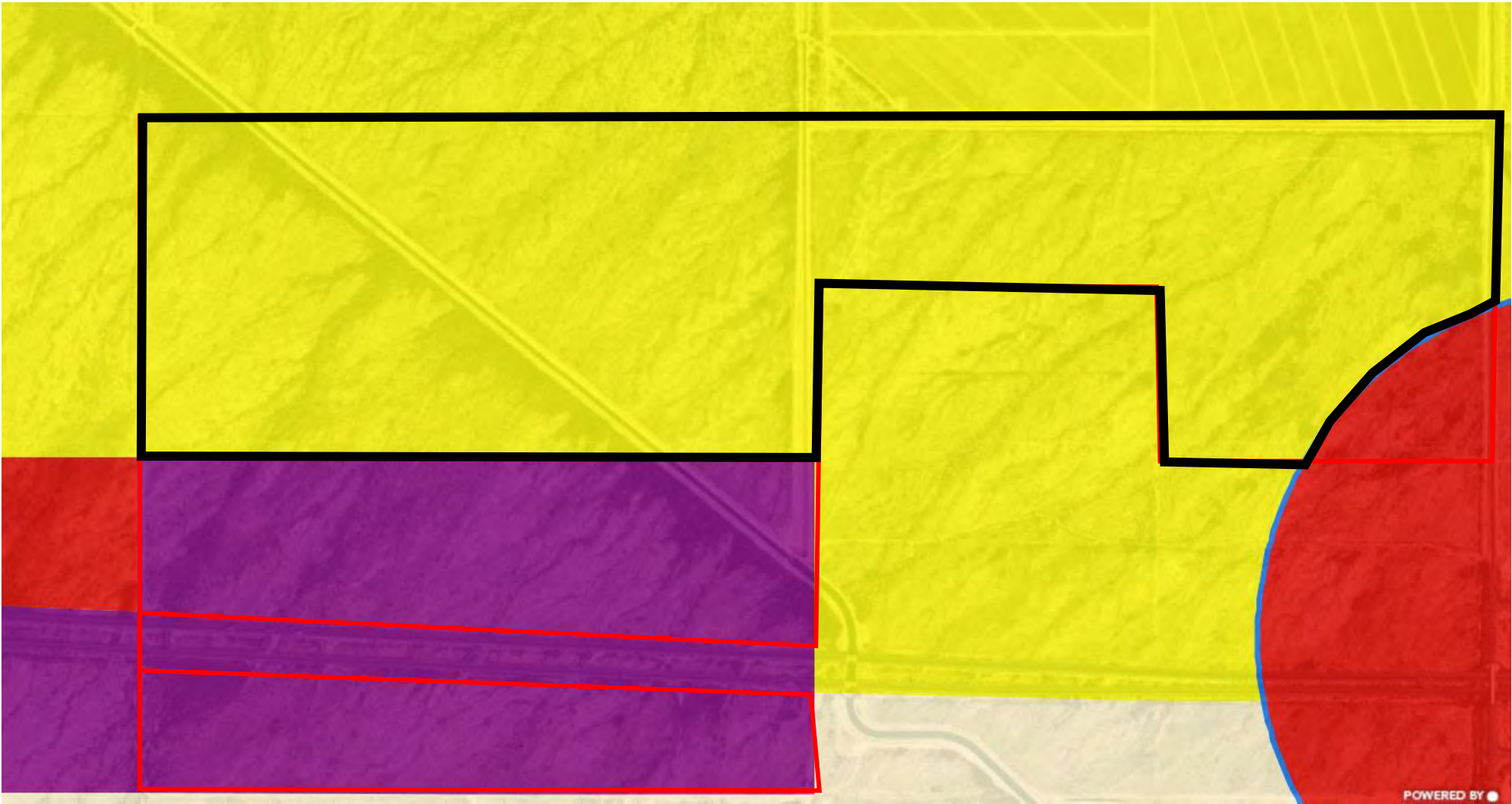
All developments must bring adequate water resources and the necessary infrastructure to support the intensity of development in order to minimize the impact on the County's ability to provide public services. All development and growth, public and private, must acknowledge its impacts and pay its own way.

The proposal:

- ☒ Ensures that adequate public facilities are in place or planned for within a reasonable time of the start of the new development

Please explain:
See narrative

Existing
Comp Plan



Very Low Density Residential (0-1 du/ac)

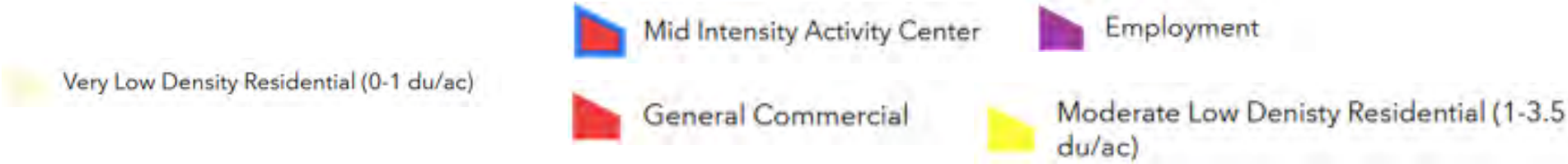
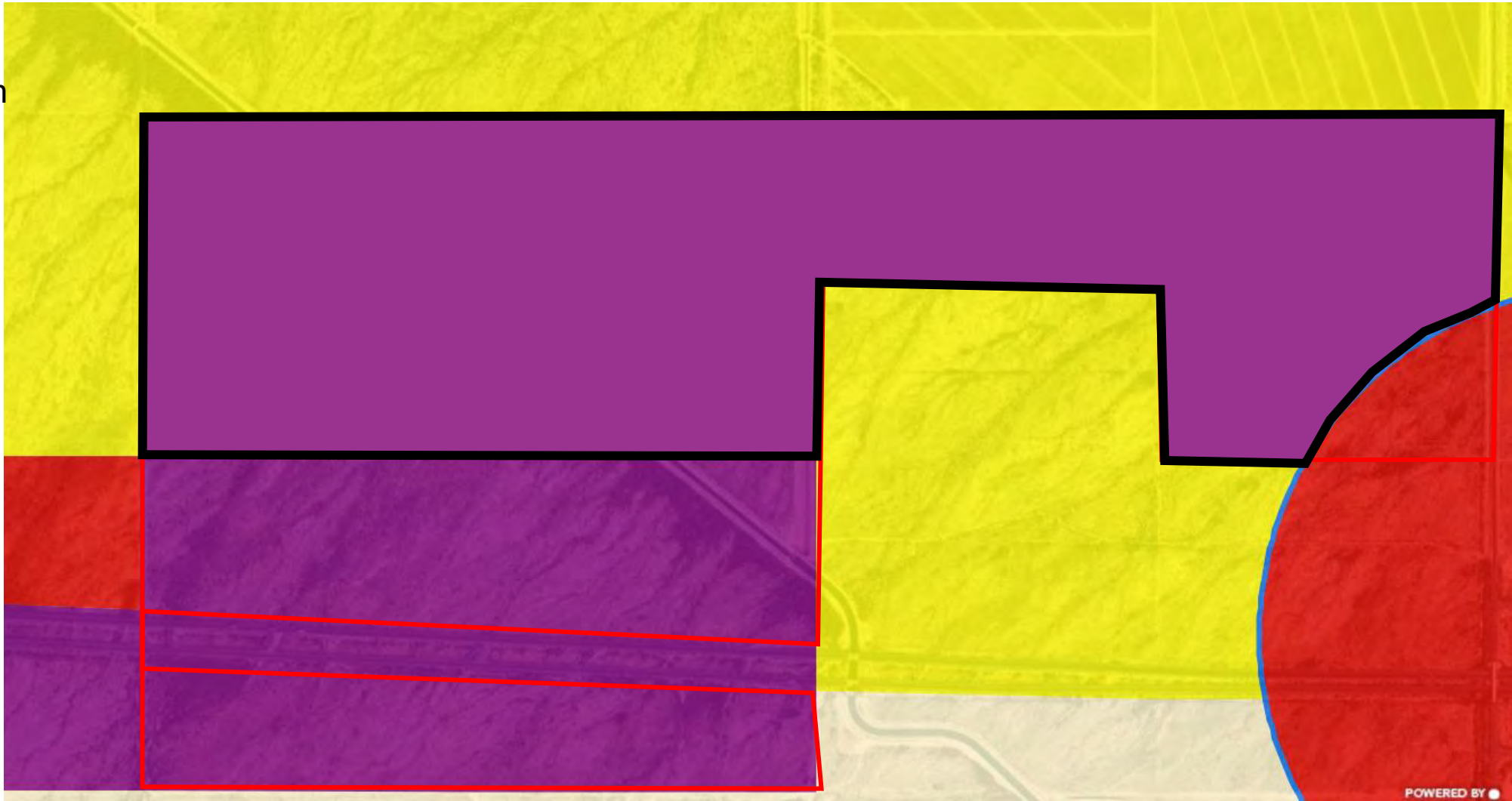
Mid Intensity Activity Center

Employment

General Commercial

Moderate Low Denisty Residential (1-3.5 du/ac)

Proposed
Comp Plan



**BOUNDARY SURVEY
W OF STANFIELD ROAD & I-8**
OF A PORTION OF SECTION 7 AND 8,
TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT
RIVER BASE AND MERIDIAN, PINAL COUNTY,
ARIZONA

NOTES

- THE SURVEY IS ORIENTED TO NAD83 ARIZONA CENTRAL ZONE PER PINAL COUNTY CONTROL NETWORK, POINT NUMBERS: 704129 & 704130, OBTAINED FROM THE PINAL COUNTY CONTROL NETWORK DOCUMENT, DATED MARCH 8, 2007.
- THIS SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT, AND IS SUBJECT TO ALL EASEMENTS OF RECORD.
- THE SURVEYOR HAS NOT OBTAINED ANY INFORMATION RELATING TO, AND HAS NO KNOWLEDGE OF ANY PROPOSED RIGHT OF WAYS, EASEMENTS, OR DEDICATIONS THAT ANY MUNICIPALITY, INDIVIDUAL OR GOVERNMENTAL AGENCY MAY REQUIRE.
- USE OF THE INFORMATION CONTAINED IN THIS INSTRUMENT FOR OTHER THAN THE SPECIFIC PURPOSE FOR WHICH IT WAS INTENDED IS FORBIDDEN UNLESS EXPRESSLY PERMITTED IN WRITING IN ADVANCE BY SUPERIOR SURVEYING SERVICES, INC. SUPERIOR SURVEYING SERVICES, INC. SHALL HAVE NO LIABILITY FOR ANY SUCH UNAUTHORIZED USE OF THIS INFORMATION WITHOUT THEIR WRITTEN CONSENT.

REFERENCES

GENERAL LAND OFFICE RECORDS ON FILE WITH THE U.S. DEPARTMENT OF THE INTERIOR BUREAU OF LAND MANAGEMENT

SUBDIVISION OF "CAMERON VILLAGE" RECORDED IN MAP BOOK 16, PAGE 29, PINAL COUNTY RECORDS

ADMINISTRATOR'S DEED IN DOCKET 317, PAGE 378, PINAL COUNTY RECORDS

WARRANTY DEED IN DOCKET 317, PAGE 381, PINAL COUNTY RECORDS

WARRANTY DEED IN DOCKET 1357, PAGE 568, PINAL COUNTY RECORDS

SPECIAL WARRANTY DEED IN FEE NO. 2004-091925, PINAL COUNTY RECORDS

SPECIAL WARRANTY DEED IN FEE NO. 2004-091926, PINAL COUNTY RECORDS

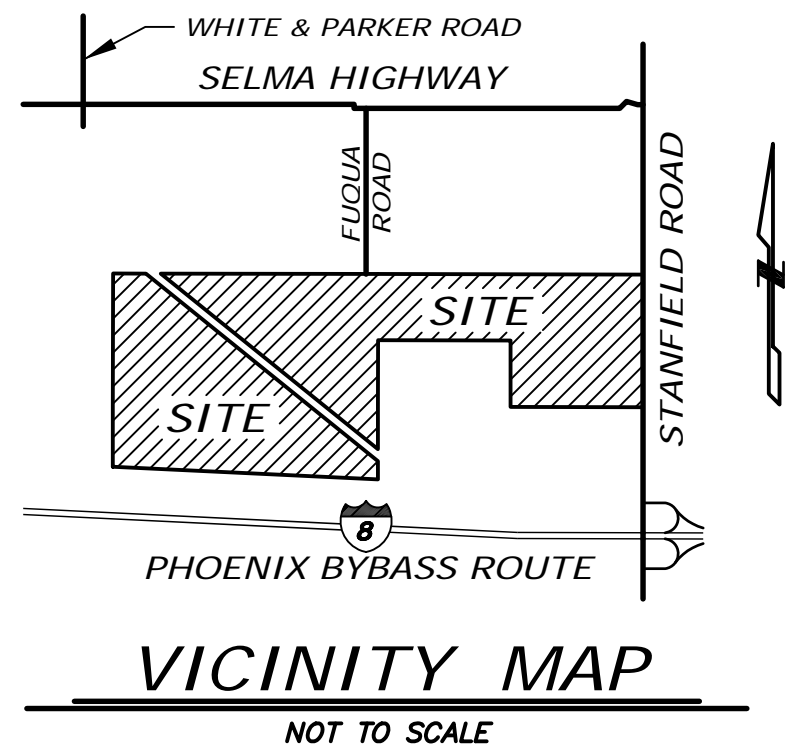
SPECIAL WARRANTY DEED IN FEE NO. 2004-109184, PINAL COUNTY RECORDS

RECORD OF SURVEY IN FEE NO. 2021-003314, PINAL COUNTY RECORDS

RECORD OF SURVEY IN SURVEYS BOOK 1, PAGE 169, PINAL COUNTY RECORDS

RECORD OF SURVEY IN SURVEYS BOOK 16, PAGE 26, PINAL COUNTY RECORDS

RECORD OF SURVEY IN SURVEYS BOOK 1, PAGE 170, PINAL COUNTY RECORDS



OWNER

A.P.N.: 500-60-0020
OWNER: HAMPDEN & CHAMBERS LLC
DEED: 2004-109184, P.C.R.

A.P.N.: 500-60-0030
OWNER: BEVNORM OLIVE LLC
DEED: 2004-091925, P.C.R.

A.P.N.: 500-60-0040
OWNER: BEVNORM OLIVE LLC
DEED: 2004-091926, P.C.R.

A.P.N.: 500-60-001A & 500-60-001B
OWNER: HAMPDEN & CHAMBERS LLC
DEED: 2004-109184, P.C.R.

A.P.N.: 500-14-001B, 500-14-001C, 500-14-001D,
500-14-002B & 500-14-002C
OWNER: HAMPDEN & CHAMBERS LLC
DEED: 2004-109184, P.C.R.

DESCRIPTION

DEED NO. 2004-109184, P.C.R.
PARCEL NO. 1: (500-14-001B)
The Southwest quarter of the Northeast quarter of Section 8, Township 7 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

PARCEL NO. 2: (500-14-001C)
The North 130 feet of Section 8, Township 7 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

PARCEL NO. 3: (500-14-001D)
The North half of the North half of Section 8, Township 7 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT the North 130 feet thereof.

PARCEL NO. 4: (500-14-002B)
The North half of the Southeast quarter of the Northeast quarter AND the Southwest quarter of the Southeast quarter of the Northeast quarter of Section 8, Township 7 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

PARCEL NO. 5: (500-14-002C)
The Southeast quarter of the Southeast quarter of the Northeast quarter of Section 8, Township 7 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

PARCEL NO. 6: (500-60-001A)
The West 155 feet of the East 188 feet and the North 130 feet of the East 33 feet of the North half of the North half of Section 7, Township 7 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

PARCEL NO. 7: (500-60-001B)
The North half of the North half of Section 7, Township 7 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona lying East of the Santa Rosa Canal.

EXCEPT the West 155 of the East 188 feet and the North 130 feet of the East 33 feet thereof.

PARCEL NO. 8: (500-60-002)
The North half of the North half of Section 7, Township 7 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona lying West of the Santa Rosa Canal.

DEED NO. 2004-091925, P.C.R.
A portion of the South half of the North half and the South half of Section 7, Township 7 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona, lying North and East of the Santa Rosa Canal as set forth in Document recorded in Docket 1357, page 568 records of Pinal County, Arizona.

DEED NO. 2004-091926, P.C.R.
The South half of the North half and the South half of Section 7, Township 7 South, Range 4 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona, lying South and West of the Santa Rosa Canal as set forth in Document recorded in Docket 1357, page 568 and North interstate 8, as set forth in Document recorded in Docket 317, pages 378 and 381, records of Pinal County, Arizona.

CERTIFICATION

I, DAVID S. KLEIN, HEREBY CERTIFY THAT I AM A REGISTERED LAND SURVEYOR IN THE STATE OF ARIZONA AND THAT THE SURVEY SHOWN HEREON WAS COMPLETED UNDER MY DIRECT SUPERVISION DURING THE MONTH OF MAY, 2025, AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND THE MONUMENTS SHOWN ACTUALLY EXIST.

DAVID S. KLEIN
R.L.S. #42137

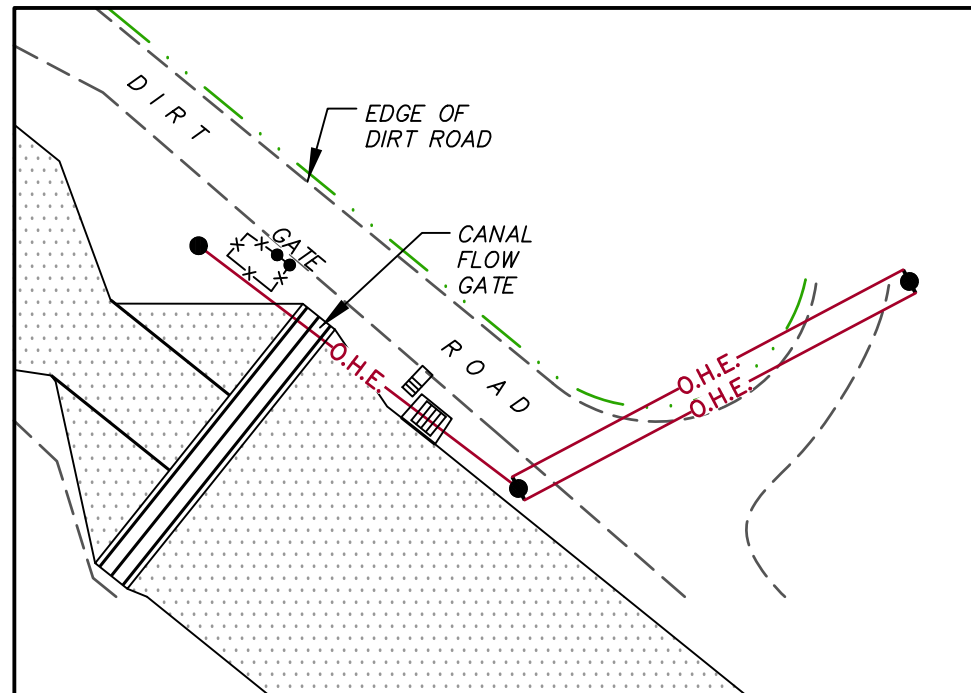
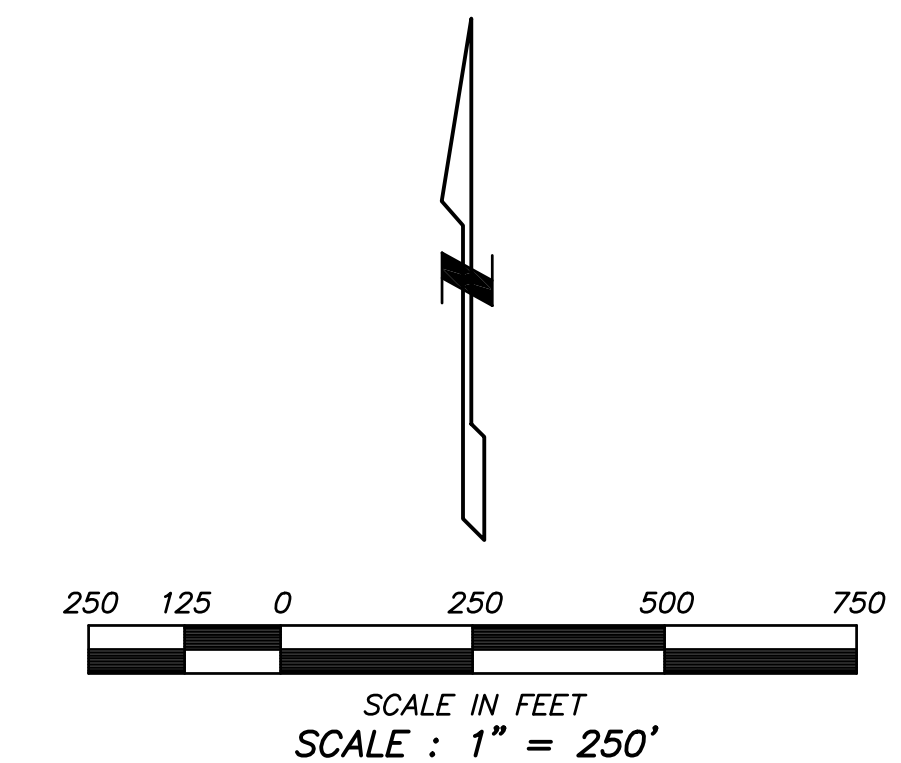
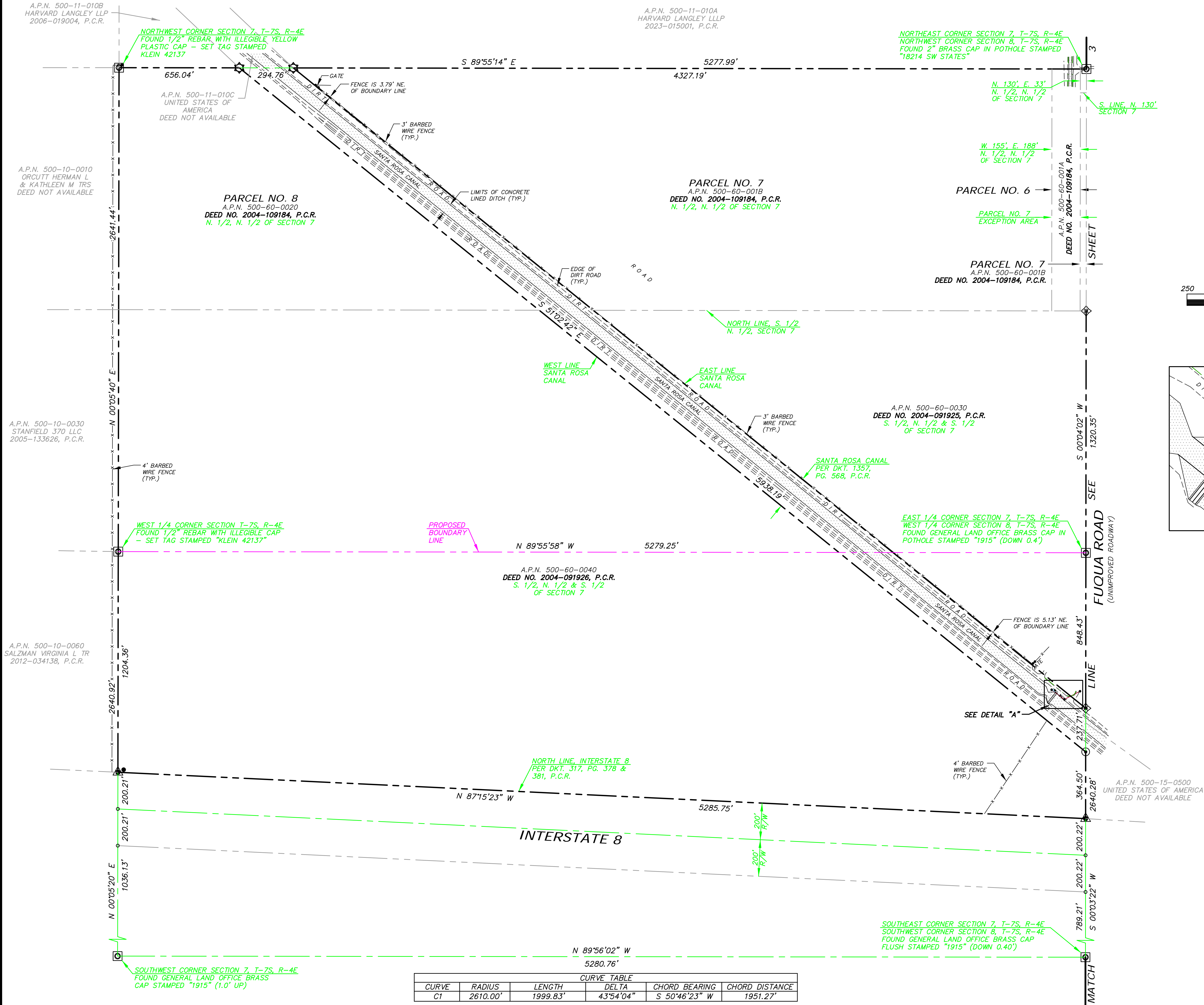


BOUNDARY SURVEY
W OF STANFIELD ROAD & I-8
STANFIELD, AZ 85172

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Phoenix, AZ 85027
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www.superiorsurveying.com
info@superiorsurveying.com



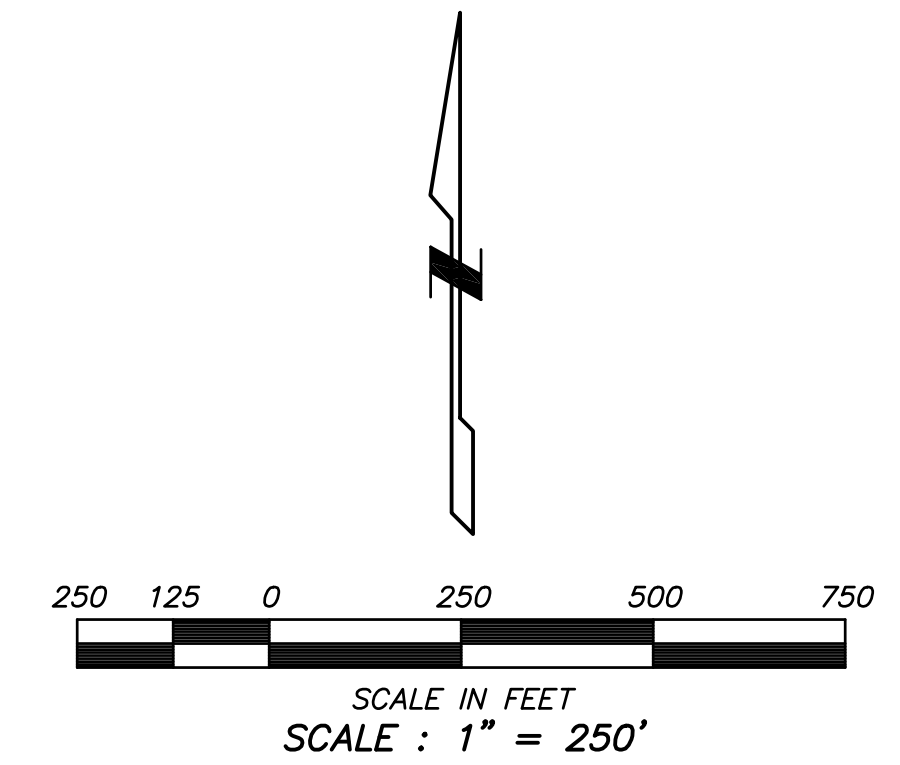
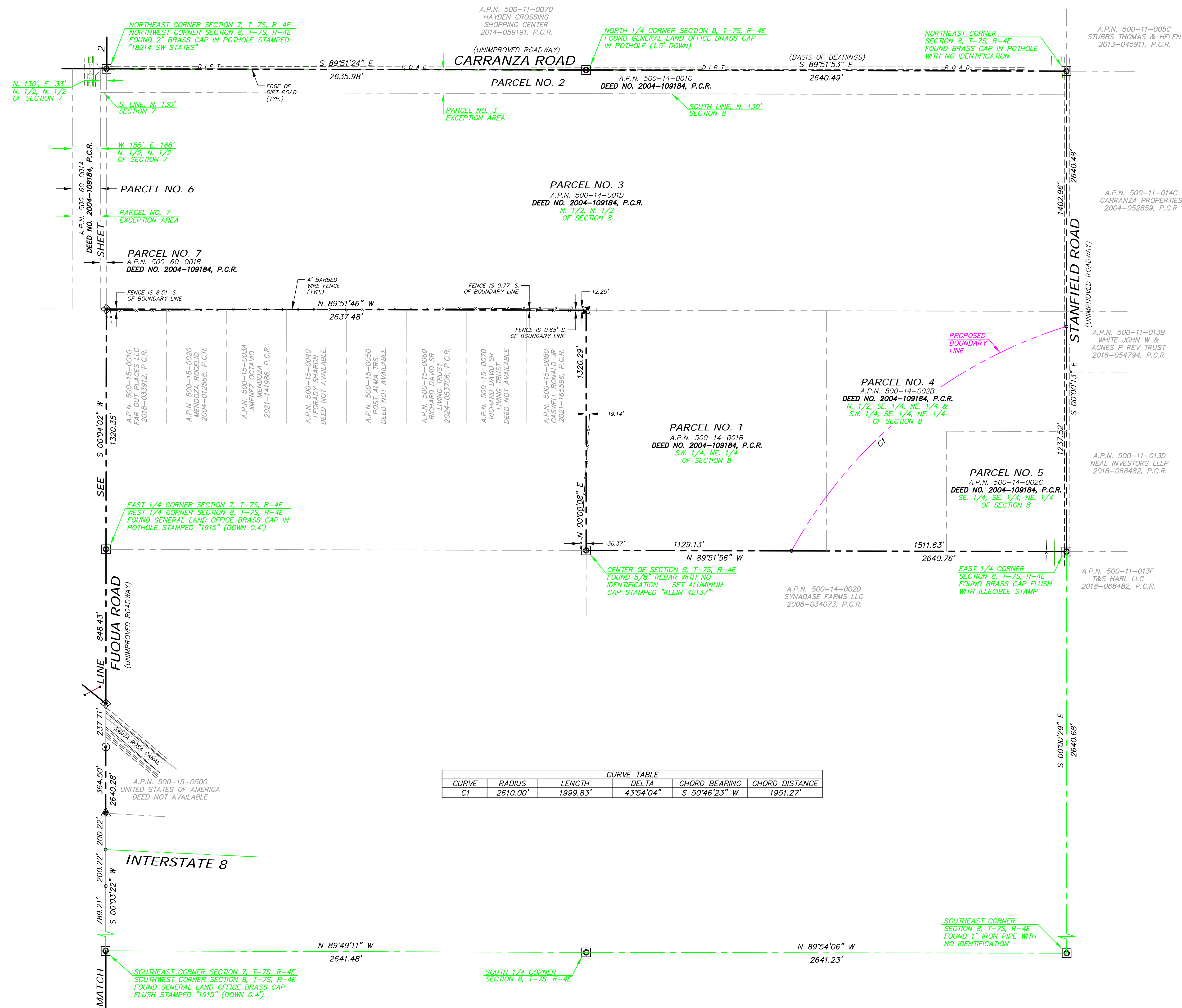
DWN: GBF CHK: MS
SHEET 1 OF 3
DATE: 5/13/2025
JOB: 202504063



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DOWN: GBF CHK: MS
SHEET 3 OF 3
DATE: 5/13/2025
JOB: 20250406

SIGN-IN

EVERGREEN INVESTMENT COMPANY LLC

NORTH OF THE NORTHWEST CORNER OF INTERSTATE 8 (I-8) AND STANFIELD ROAD, UNINCORPORATED PINAL COUNTY, AZ.

NEIGHBORHOOD OPEN HOUSE MEETING

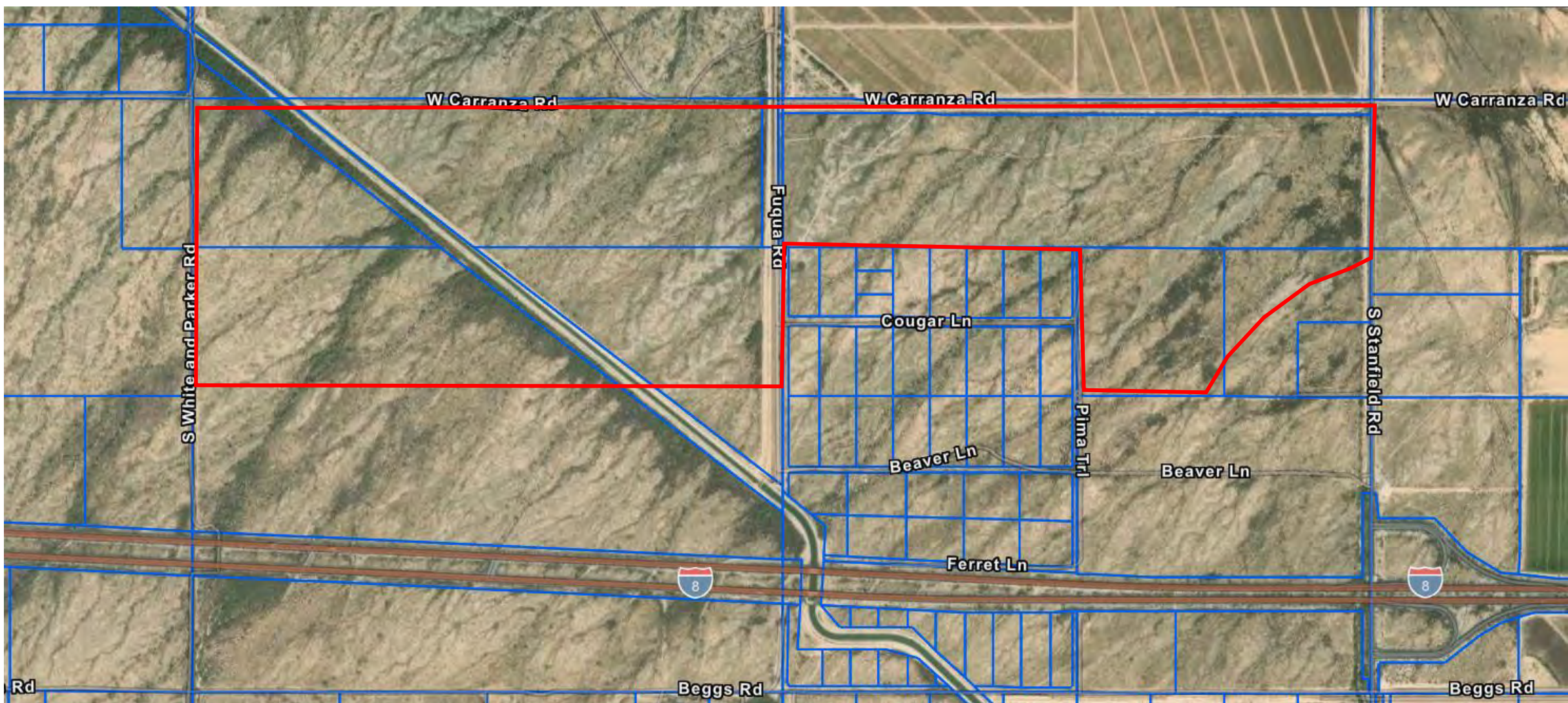
APRIL 15TH, 2025 – 6:00 PM – FRANCISCO GRANDE HOTEL AND GOLF RESORT – AGAVE ROOM – 12684 WEST GILA BEND HIGHWAY, CASA GRANDE, AZ 85193.

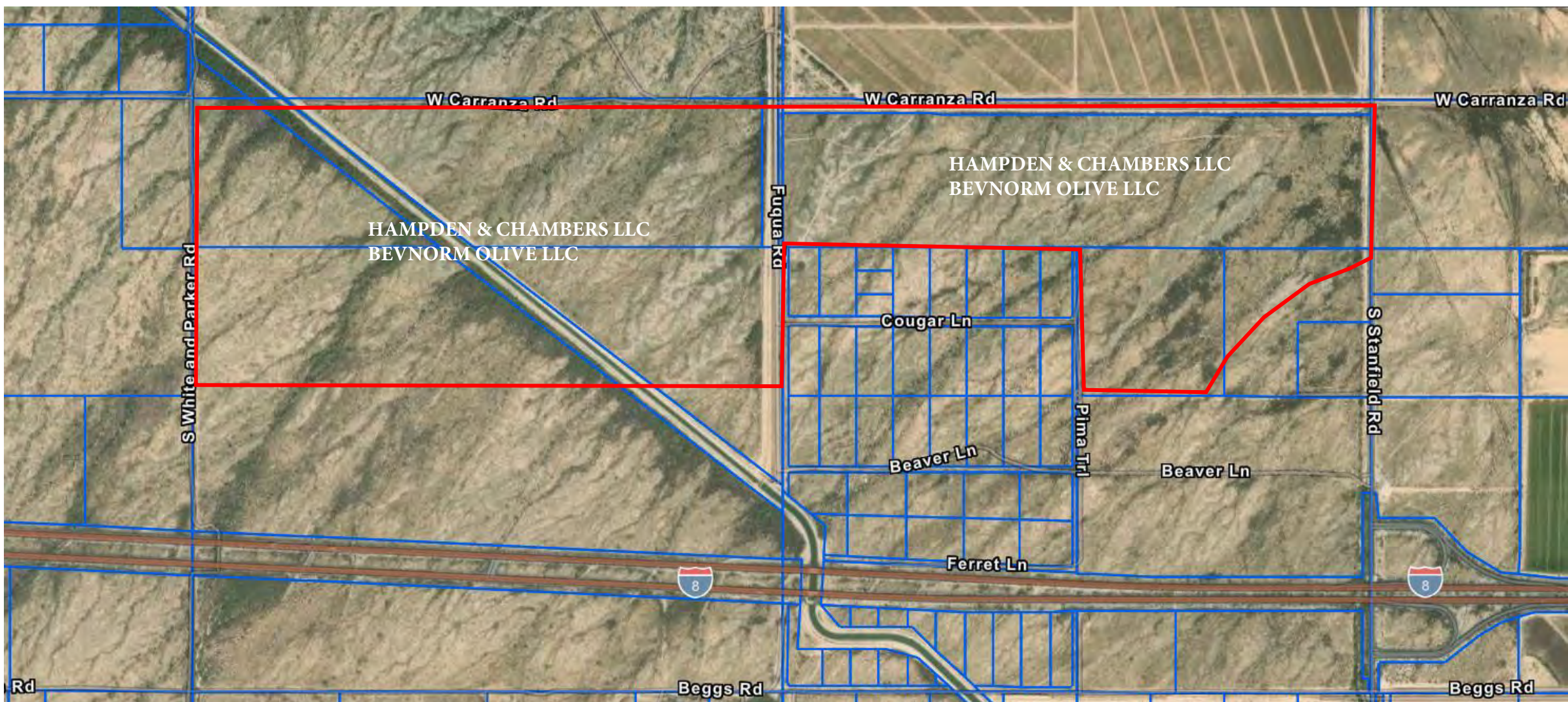
NAME (PLEASE PRINT)	ADDRESS	PHONE NUMBER	EMAIL ADDRESS
Charles Fowler	Sub #28	480-452-9943	warcloud232@gmail.com
TRENT RUSTAN	TEMPE, AZ	602-550-0709	TRUSTAN@CDIAZ.COM
<i>DRAGOMIR MILKUSACKI</i>	<i>MEGA A 2</i>	<i>480-343-7413</i>	<i>Vestibulum @ Pro. Com</i>
TERRY NEA	GILBERT AZ	480-390-7520	terry@teambhiss.com

Neighborhood Meeting Minutes

We hosted a neighborhood meeting on April 15, 2025 at Francisco Grande Hotel And Golf Resort (12684 W Gila Bend Hwy, Casa Grande, AZ 85193). The meeting began at 6:00pm. We had exhibits up including an aerial map of the site, the site plan, and a map of the floodplain area.

There were four attendees who owned property nearby and were curious what was proposed on the site. We discussed with them the comprehensive amendment changes and what that means. In addition, we discussed that specific site plans are not yet determined, and they would likely be available during any future rezoning cases.





Topographic Map

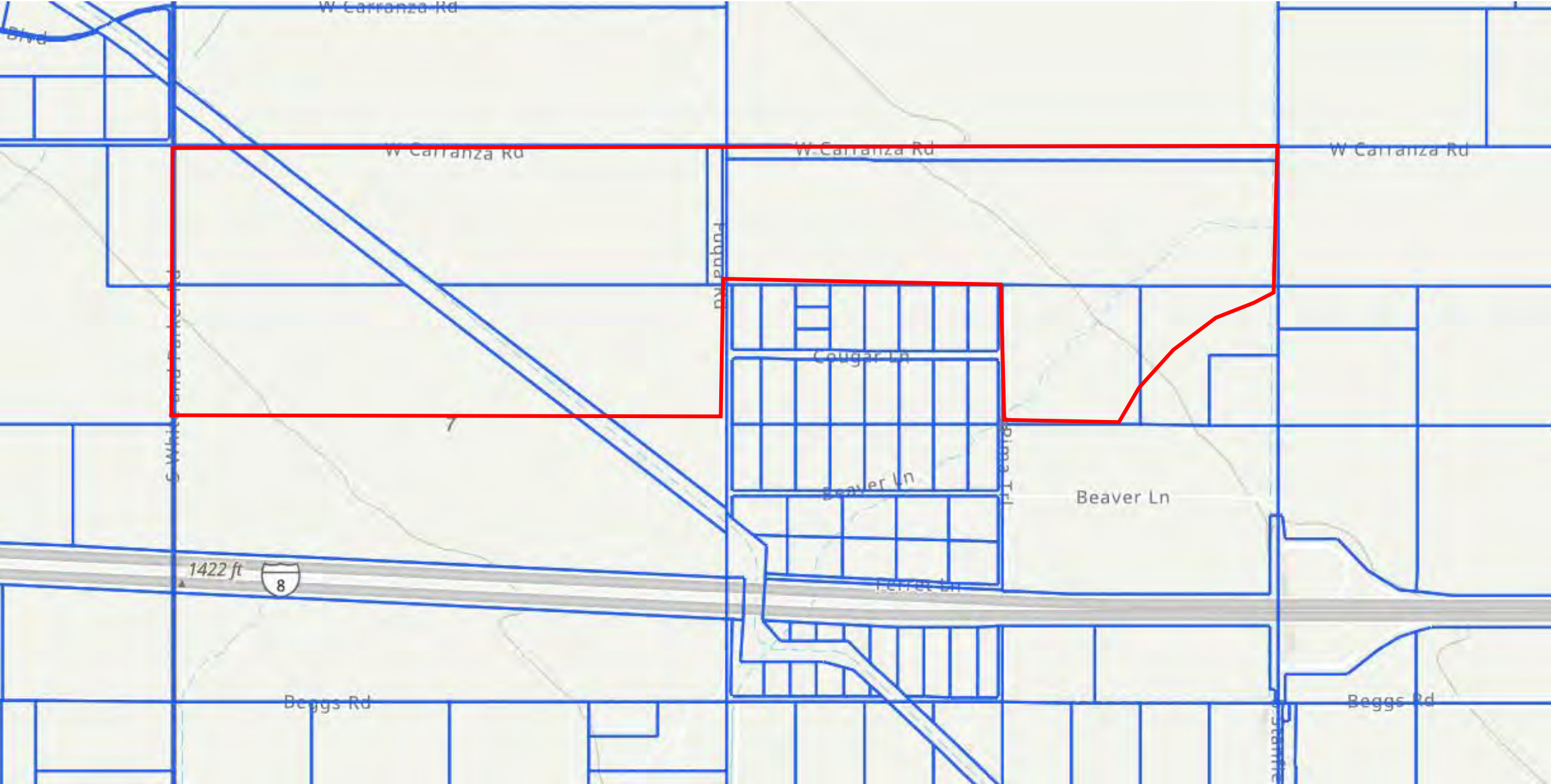


EXHIBIT "A"

DESCRIPTION OF COMBINED PARCELS

A PORTION OF SECTIONS 7 AND 8, TOWNSHIP 7 SOUTH, RANGE 4 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP IN POTHOLE WITH NO IDENTIFICATION MARKING THE NORTHEAST CORNER OF SECTION 8 FROM WHICH A GENERAL LAND OFFICE BRASS CAP IN POTHOLE (1.50' DOWN) MARKING THE NORTH QUARTER CORNER OF SECTION 8 BEARS NORTH 89 DEGREES 51 MINUTES 53 SECONDS WEST 2640.49 FEET, SAID DESCRIBED LINE BEING THE BASIS OF BEARINGS FOR THIS DESCRIPTION;

THENCE SOUTH 00 DEGREES 00 MINUTES 13 SECONDS EAST 1402.96 FEET ALONG THE EAST LINE OF SAID SECTION 8 TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 2610.00 FEET WITH A CHORD BEARING AND DISTANCE OF SOUTH 50 DEGREES 46 MINUTES 23 SECONDS WEST 1951.27 FEET;

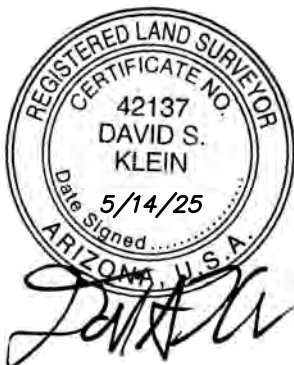
THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH ANGLE OF 43 DEGREES 54 MINUTES 04 SECONDS, AN ARC LENGTH OF 1999.83 FEET TO THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8;

THENCE NORTH 89 DEGREES 51 MINUTES 56 SECONDS WEST 1129.13 FEET ALONG SAID SOUTH LINE TO A FIVE-EIGHTS-INCH REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137" MARKING THE CENTER OF SAID SECTION 8;

THENCE NORTH 00 DEGREES 00 MINUTES 08 SECONDS EAST 1320.29 FEET ALONG THE NORTH-SOUTH MIDSECTION LINE OF SAID SECTION 8 TO A FIVE-EIGHTS-INCH REBAR WITH ALUMINUM CAP STAMPED "KLEIN 42137";

THENCE NORTH 89 DEGREES 51 MINUTES 46 SECONDS WEST 2637.48 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF THE NORTHWEST QUARTER OF SAID SECTION 8 TO A HALF-INCH REBAR WITH TAG STAMPED "KLEIN 42137";

CONTINUING ON PAGE 2 . . .



PAGE 1 OF 2



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623-869-0726 (fax)
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DATE: 5/14/2025

JOB NO.: 202504063-EX

EXHIBIT "A"

DESCRIPTION OF COMBINED PARCELS

CONTINUED FROM PAGE 1 . . .

THENCE SOUTH 00 DEGREES 04 MINUTES 02 SECONDS WEST 1320.35 FEET ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 7 TO A GENERAL LAND OFFICE BRASS CAP IN POTHOLE STAMPED "1915" (DOWN 0.40') MARKING THE EAST QUARTER CORNER OF SAID SECTION 7;

THENCE NORTH 89 DEGREES 55 MINUTES 37 SECONDS WEST 5279.25 FEET ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 7 TO A HALF-INCH REBAR WITH TAG STAMPED "KLEIN 42137" MARKING THE WEST QUARTER CORNER OF SAID SECTION 7;

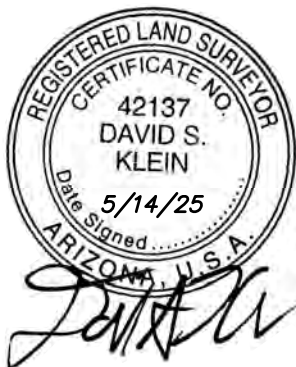
THENCE NORTH 00 DEGREES 05 MINUTES 40 SECONDS EAST 2641.44 FEET ALONG THE WEST LINE OF SAID SECTION 7 TO A HALF-INCH REBAR WITH TAG STAMPED "KLEIN 42137" MARKING THE NORTHWEST CORNER OF SAID SECTION 7;

THENCE SOUTH 89 DEGREES 55 MINUTES 14 SECONDS EAST 5277.99 FEET ALONG THE NORTH LINE OF SAID SECTION 7 TO A 2-INCH BRASS CAP IN POTHOLE STAMPED "18214 SW STATES" MARKING THE NORTHEAST CORNER OF SAID SECTION 7;

THENCE SOUTH 89 DEGREES 51 MINUTES 24 SECONDS EAST 2635.98 FEET ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 8 TO A GENERAL LAND OFFICE BRASS CAP IN POTHOLE (1.50' DOWN) MARKING THE NORTH QUARTER CORNER OF SAID SECTION 8;

THENCE SOUTH 89 DEGREES 51 MINUTES 53 SECONDS EAST 2640.49 FEET ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 8 TO THE POINT OF BEGINNING.

COMPRISING 23,212,319 SQUARE FEET MORE OR LESS.



PAGE 2 OF 2



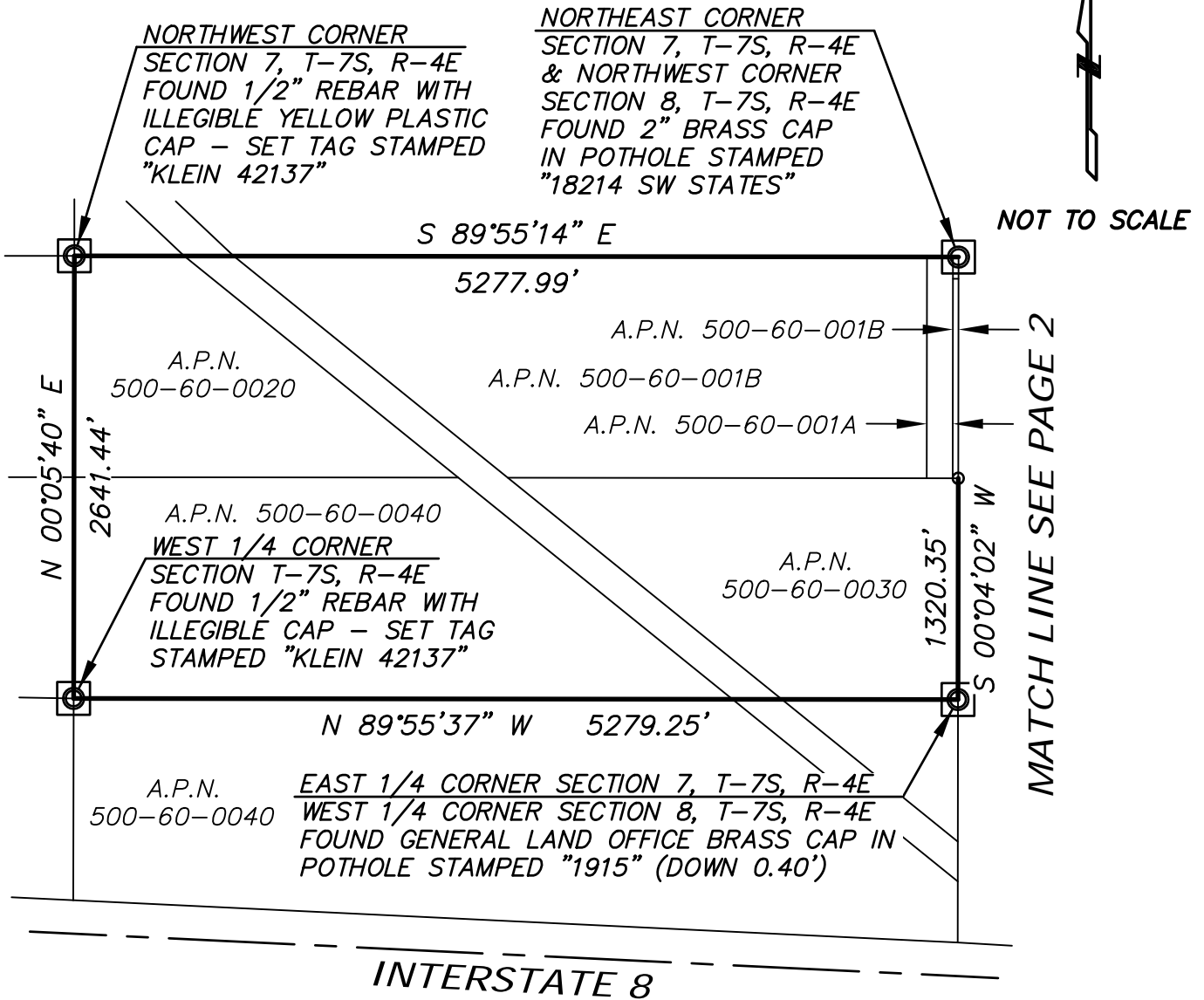
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EXHIBIT "B"

DEPICTION OF
COMBINED PARCELS



PAGE 1 OF 2

SUPERIOR
SURVEYING SERVICES, INC.

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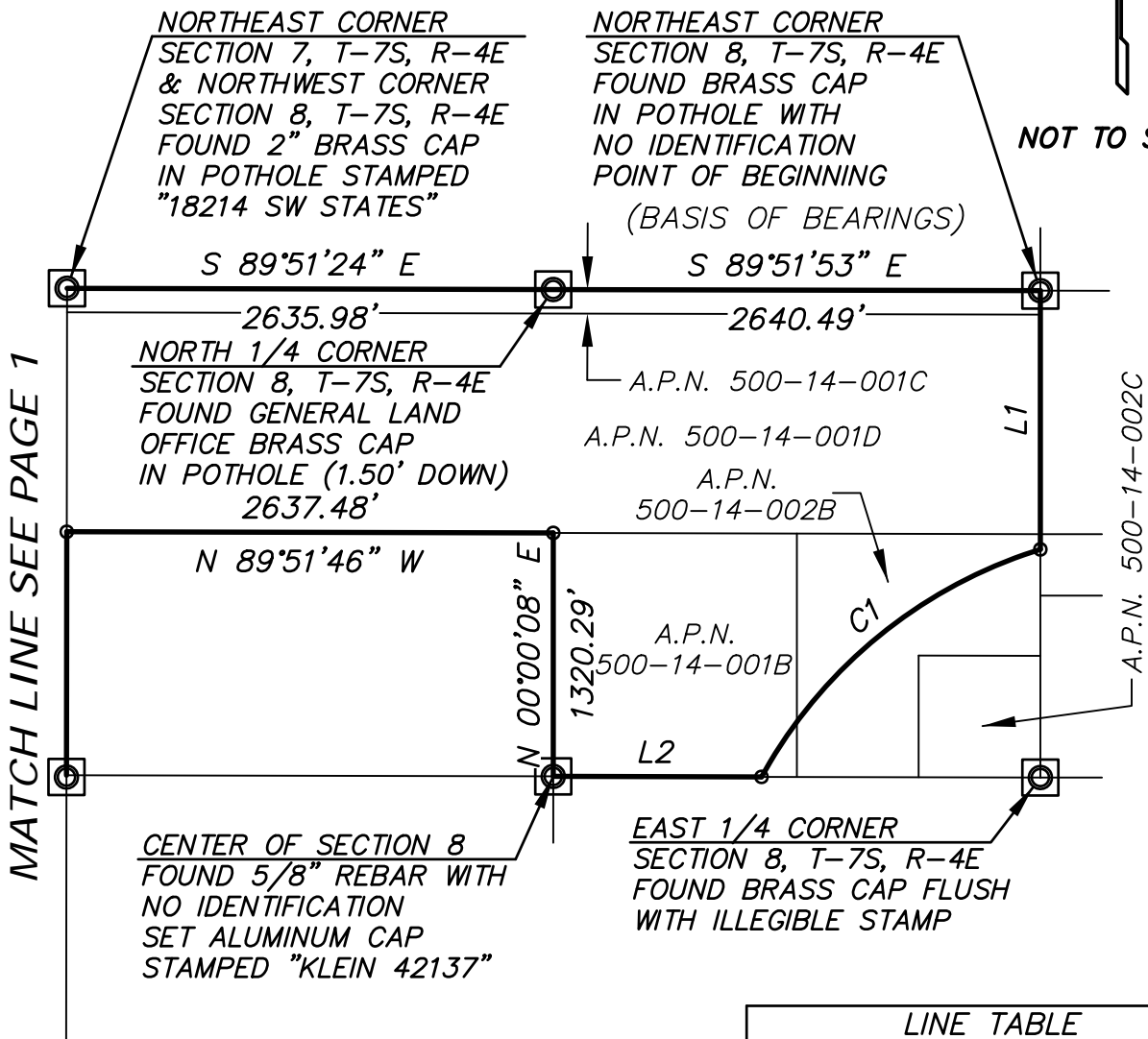
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EXHIBIT "B"

DEPICTION OF
COMBINED PARCELS

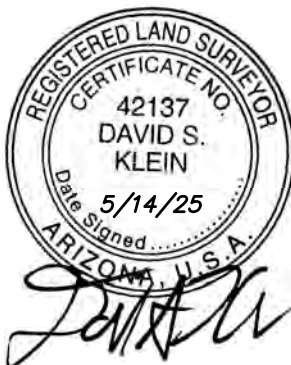


NOT TO SCALE



LINE TABLE		
LINE	BEARING	DISTANCE
L1	S 00°00'13" E	1402.96'
L2	N 89°51'56" W	1129.13'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BEAR.	CHORD DIST.
C1	2610.00'	1999.83'	43°54'04"	S 50°46'23" W	1951.27'



PAGE 2 OF 2

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