

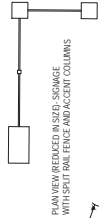


PLAN VIEW (REDUCED IN SIZE)

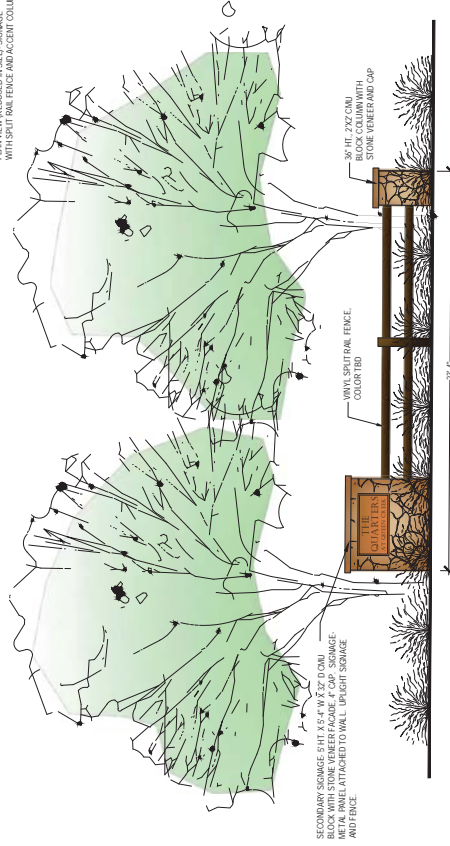


7 PRIMARY ENTRY MONUMENTATION

SCALE: 3/8" = 1'-0"

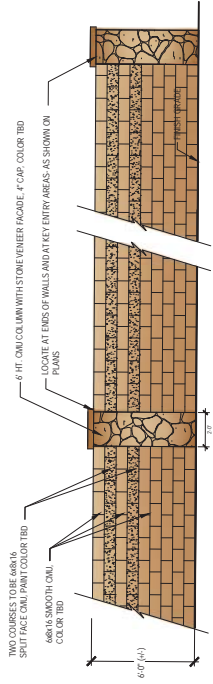


PLAN VIEW (REDUCED IN SIZE). SCENIC  
WITH SPLIT RAIL FENCE AND ACCENT COLUMNS



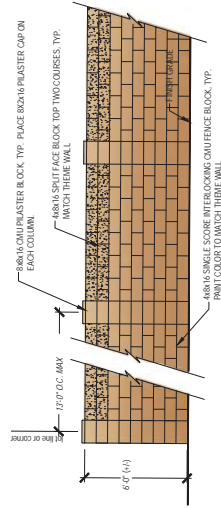
8 SECONDARY ENTRY MONUMENTATION

SCALE: 3/8" = 1'-0"



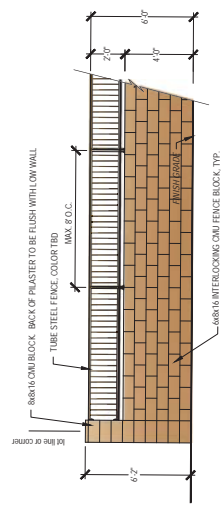
P1 PRIMARY THEME WALL

NTS



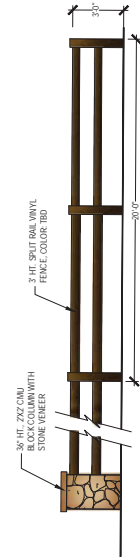
P2 SECONDARY THEME WALL

NTS



V1 SECONDARY VIEW FENCE

NTS



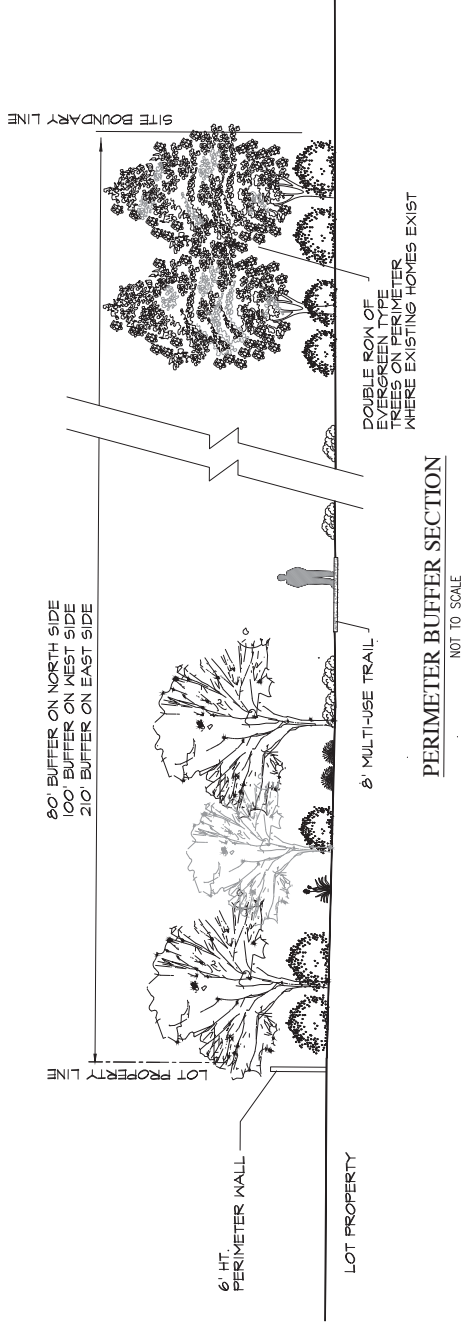
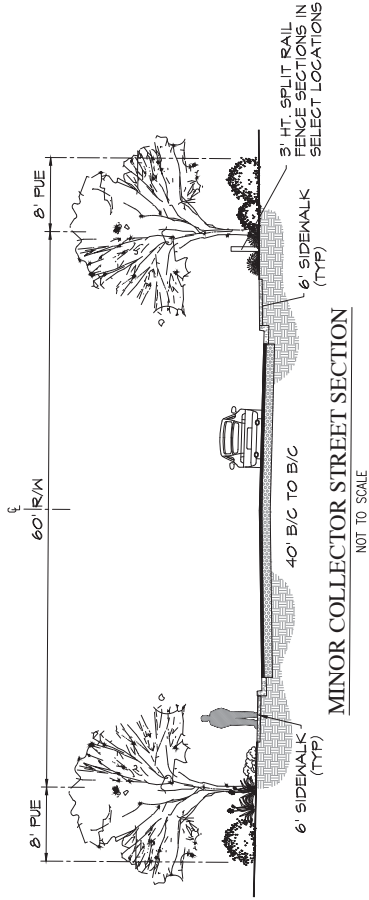
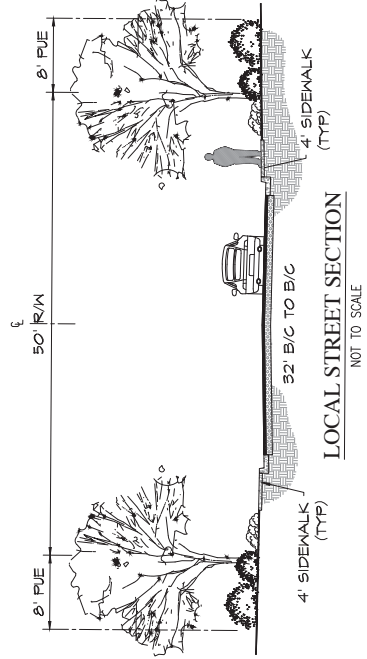
SR SPLIT RAIL FENCE

NTS

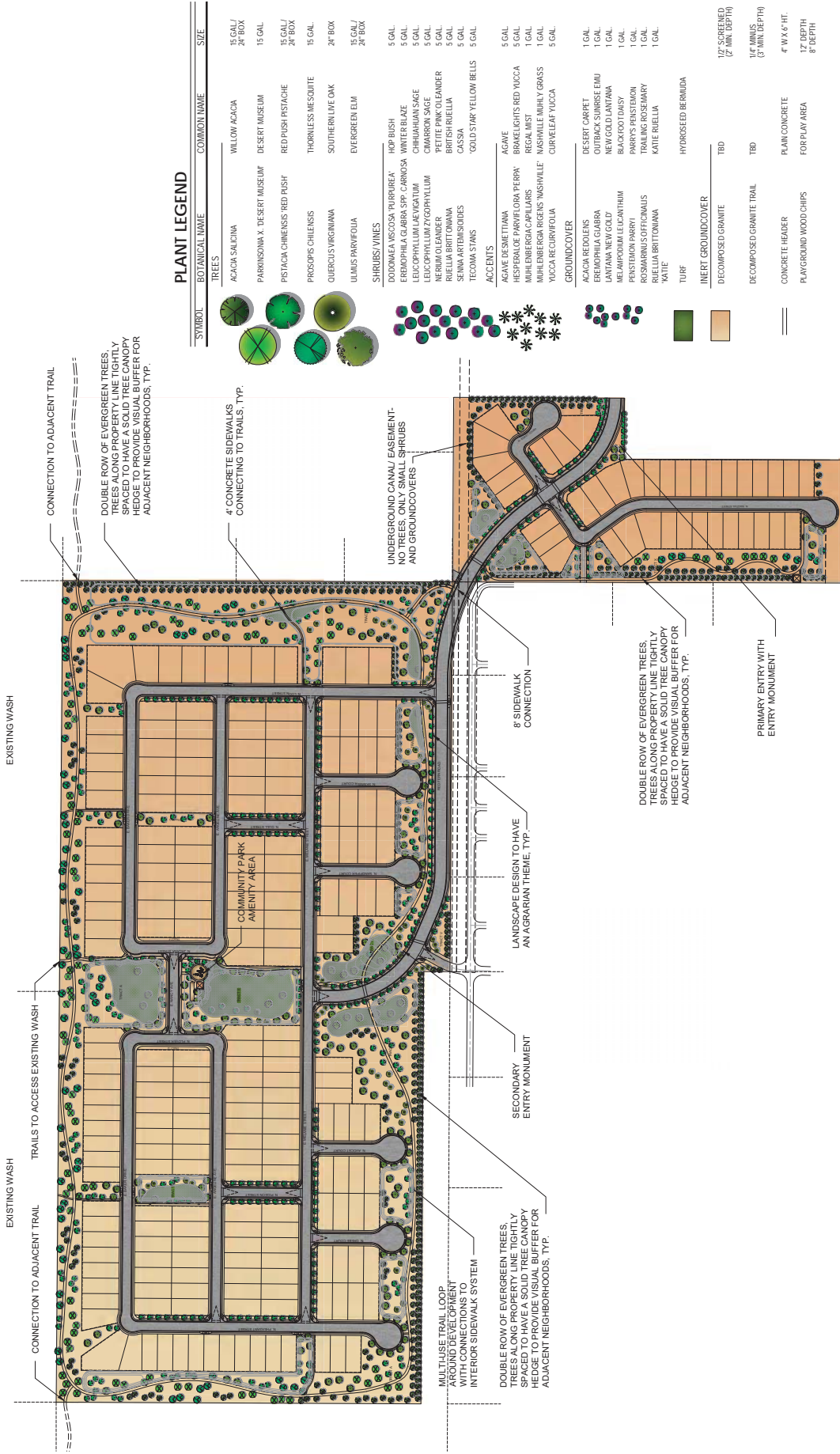




PRELIMINARY  
NOT FOR  
CONSTRUCTION

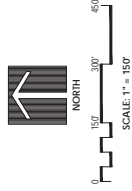






PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACACIA SALICINA	WILLOW ACACIA	15 GAL / 24\"/>
	PARKINSONIA X. DESERT MUSEUM	DESERT MUSEUM	15 GAL
	PISTACHIA CHINENSIS RED PUSH	RED PUSH PISTACHE	15 GAL / 24\"/>
	PROSOPIS CHILENSIS	THORNLESS MESQUITE	15 GAL
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24\"/>
	ULMUS PARVIFOLIA	EVERGREEN ELM	15 GAL / 24\"/>
SHRUBS/VINES			
	DODONAEA VISCOSA PURPUREA	HOP BUSH	5 GAL
	EREMOPHILA GLABRA SPP. CARINOSA	WINTER BLAZE	5 GAL
	LEUCOPHYLLUM LAETICATUM	CHIHUAHUA SAGE	5 GAL
	LEUCOPHYLLUM ZYGOPHYLLUM	CHIHUAHUA SAGE	5 GAL
	NERIUM OLEANDER	PETITE PINK OLEANDER	5 GAL
	RIEUELLA BRITTONIANA	BRITISH RUELLEA	5 GAL
	SENNA ANTONISIODORIS	CASSIA	5 GAL
	TECOMA STARS	TECOMA STARS	5 GAL
	GOLD STAR YELLOW BELLS	GOLD STAR YELLOW BELLS	5 GAL
ACCENTS			
	AGAVE DESMETIANA	AGAVE	5 GAL
	HESPERALOE PARVIFLORA PERA	BRAKELIGHTS RED YUCCA	5 GAL
	MAHLERBERGIA CAPLARIIS	REGAL MIST	1 GAL
	MAHLERBERGIA RIGENS NASHVILLE	NASHVILLE MUHLY GRASS	1 GAL
	YUCCA RECURVIFOLIA	CURVLEAF YUCCA	5 GAL
GROUND COVER			
	ACACIA RETOLENS	DESERT CARPET	1 GAL
	EREMOPHILA GLABRA	OUTBACK SUNRISE EMI	1 GAL
	LANTANA NEW GOLD	NEW GOLD LANTANA	1 GAL
	MELAMPYRUM LEUCANTHUM	BLACKFOOT DAISY	1 GAL
	PENSTEMON PARRYI	PARRY'S PENSTEMON	1 GAL
	ROSMARINUS OFFICIALIS	TRAILING ROSEMARY	1 GAL
	RIEUELLA BRITTONIANA	KATIE RUELLEA	1 GAL
	YUCCA	YUCCA	1 GAL
	TURF	HYDROSEED BERAMUDA	
INERT GROUND COVER			
	DECOMPOSED GRANITE	TBD	1/2\"/>
	DECOMPOSED GRANITE TRAIL	TBD	1/2\"/>
	CONCRETE HEADER	PLAIN CONCRETE	4\"/>
	PLAYGROUND WOOD CHIPS	FOR PLAY AREA	1\"/>



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# Appendix C

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## Arizona State Museum Record Check

2. Pursuant to Arizona Revised Statute §41-865, if any human remains or funerary objects are discovered during project work, all work will stop within the area of the remains and Dr. Claire Barker, ASM repatriation coordinator, will be contacted at 520-626-0320.

3. City, county, or municipal governments may have requirements; therefore, ASM recommends that the relevant jurisdiction(s) be consulted.

If you have any questions about the results of this records search, please contact me at [twilling@email.arizona.edu](mailto:twilling@email.arizona.edu) or 520-621-2096.

Sincerely,
































A handwritten signature in blue ink, appearing to read 'Shannon Twilling', with a stylized flourish at the end.

Shannon Twilling, M.A.  
Research Specialist  
Arizona Antiquities Act Permits Office





PLANT LEGEND

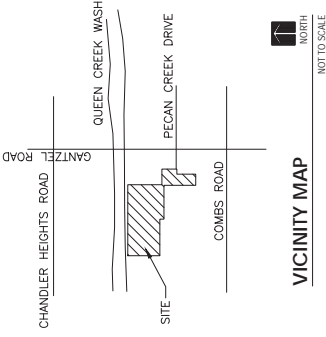
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACACIA SALICINA	WILLOW ACACIA	15 GAL/ 24" BOX
	PARINSONIA X. DESERT MUSEUM	DESERT MUSEUM	15 GAL
	PISTACHIA CHINEENSIS RED PUSH	RED PUSH PISTACHE	15 GAL/ 24" BOX
	PROSPERIS CHLSENSIS	THORNLESS MESQUITE	15 GAL
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24" BOX
	ULMUS PARVIFOLIA	EVERGREEN ELM	15 GAL/ 24" BOX
SHRUBS/ VINES			
	FOODORAEA NIOSCOSA 'RUBRIBREA'	HOP BUSH	5 GAL
	EREMOPHILA GLABRA SPP. CARPACOSA	WINTER BLAZE	5 GAL
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE	5 GAL
	CHAMARRON SAGE	CHAMARRON SAGE	5 GAL
	NERIUM OLANDER	'PE TITE' PINK OLANDER	5 GAL
	RIUELLIA BRITTONIANA	BRITISH RIUELLIA	5 GAL
	SENNA ARTEMISIOIDES	CASSIA	5 GAL
	TECOMA STANS	'GOLD STAR' YELLOW BELLS	5 GAL
ACCENTS			
	AGAVE DESMETIANA	AGAVE	5 GAL
	HESPERALOE PARVIFLORA 'PERKX'	BBQ LIGHTS RED YUCCA	5 GAL
	MULHENSBERGIA CAPILLARIS	IRAGEL MIST	1 GAL
	MULHENSBERGIA RIGENS 'NASHVILLE'	'NASHVILLE' MUHLY GRASS	1 GAL
	YUCCA RECURVIFOLIA	CURVELEAF YUCCA	5 GAL
GROUND COVER			
	ACACIA KARDOLENS	DESERT CARPET	1 GAL
	EREMOPHILA GLABRA	OUTBACK SUNSET ELM	1 GAL
	LANTANA NEW GOLD	NEW GOLD LANTANA	1 GAL
	PHLOX BLOSSOM	PHLOX BLOSSOM	1 GAL
	PRISTIONOTUS BARRY	PRISTIONOTUS BARRY	1 GAL
	ROSEBARNUS OFFICINALIS	TRAILING ROSEMARY	1 GAL
	RIUELLIA BRITTONIANA	KATIE RIUELLIA	1 GAL
	'XATIE'	HYDROSEED BERMUDA	1 GAL
INERT GROUND COVER			
	DECOMPOSED GRANITE	TBD	10" SCREENED (2" MIN. DEPTH)
	DECOMPOSED GRANITE TRAIL	TBD	1/4" MINUS 5" MIN. DEPTH
	CONCRETE HEADER	PLAIN CONCRETE	4" W X 6" HT.
	PLAYGROUND WOOD CHIPS	FOR PLAY AREA	12" DEPTH 8" DEPTH

SITE DATA

GROSS ACREAGE	88.36 AC
NET ACREAGE	88.36 AC
AREA OF LOCAL STREET RW	17.23 AC (19.5%)
AREA OF LOTS	39.45 AC (44.7%)
TOTAL OPEN SPACE	39.91 AC (45.0%)
UNIMPAVED OPEN SPACE	22.00 AC (24.9%)
RECREATION OPEN SPACE	8.00 AC (9.1%)
ADDITIONAL LANDSCAPE TRACTS	0.7 AC (1.0%)
TOTAL OPEN SPACE & LOTS TRACTS	31.69 AC (35.9%)
TOTAL NUMBER OF SINGLE FAMILY LOTS	294 LOTS
GROSS DENSITY	2.97 DU/AC
AVERAGE AREA PER LOT	6,739 SF

SHEET INDEX

SHEET	TITLE
PL-1	COVER SHEET
PL-2	PRELIMINARY LANDSCAPE PLAN
PL-3	MASTER SIGN AND WALL PLAN
PL-4	SOIL AND WALL ELEVATIONS
PL-5	VEGETATION SCHEDULE, IRRIGATION PLAN, CONSERVATION PLAN
PL-6	PEDESTRIAN PATH AND TRAILS PLAN
PL-7	STREET/PERMETER BUFFER CROSS SECTIONS
	COLORS: RENDERING
	NO NATIVE PLANT INVENTORY, NO EXISTING TREES, CURRENTLY EXISTING FARM FIELDS.



VICINITY MAP



PRELIMINARY LANDSCAPE NOTES

- PLANTING**
- THE SITE WILL BE LANDSCAPED IN ACCORDANCE WITH PINAL COUNTY STANDARDS. ALL TREES AND SHRUBS ARE TO BE STAKED AND PLANTED IN ACCORDANCE WITH THE ARIZONA NURSERY ASSOCIATION PUBLISHED STANDARDS.
- SIZES OF TREES AND SHRUBS WILL CORRESPOND WITH REQUIREMENT'S SET BY PINAL COUNTY. ALL PLANTING SHALL BE TREATED WITH PRE-EMERGENT HERBICIDE.
- IRRIGATION**
- THE IRRIGATION SYSTEM WILL CONSIST OF DRIP EMITTERS AND PRESSURE REGULATORS CONNECTED TO AUTOMATIC VALVES AND WILL BE TIED INTO AUTOMATIC CONTROLLERS. THE IRRIGATION SYSTEM SHALL PROVIDE 100% COVERAGE.
- GRADING**
- ALL EARTHWORK WILL BE DONE SO THAT ALL MOISTURE DRAINS OFF AND AWAY FROM SIDEWALKS AND STRUCTURES. THE MAJORITY OF ONSITE DRAINAGE WILL DRAIN INTO THE RETENTION BASINS LOCATED ON SITE.
- OPEN SPACE REQ.**
- OPEN SPACE: 30.91 AC  
TREES: 1 PER 1,000 S.F.  
(30.91 AC X 43,560 S.F./1,000)  
TREES: 15 GALLON, 50% MUST BE 24" BOX MIN. 672-24" BOX REQ./600 PROVIDED  
CHAPTER 2.176.166-200 MIN. REQUIREMENTS HAVE BEEN MET.

GENERAL LANDSCAPE NOTES

1. ALL PLANT MATERIAL PLACED IN PUBLIC RIGHTS-OF-WAY SHALL BE ON AN ACTIVE MANAGEMENT ARE A LOW WATER USE PLANT LIST AND APPROVED BY THE ARIZONA DEPARTMENT OF WATER RESOURCES.
2. AVOID HIDDEN BASINS, WHICH DO NOT PROVIDE VISIBILITY AND MAY CREATE SAFETY CONCERNS.
3. ALL TREES PLACED IN PUBLIC RIGHTS-OF-WAY SHALL BE PRUNED UP AND MAINTAINED AT A SEVEN (7) FOOT MINIMUM CANOPY HEIGHT.
4. WITHIN BASINS, A MINIMUM TWO INCH DEPTH OF 1/4-INCH MINUS, OR LARGER, DECOMPOSED GRANITE SHOULD BE SPECIFIED ON LANDSCAPE PLANS FOR ALL PLANTED AREAS WITHIN RETENTION DETENTION BASINS.
5. THE MINIMUM WIDTH OF THE LANDSCAPE AREA BETWEEN THE TOP OF SLOPE OF RETENTION DETENTION BASINS AND ANY EXISTING OR PROPOSED PROPERTY LINE, INTERNAL LOT LINE, OR STREET RIGHT-OF-WAYS SHOULD BE FIVE (5) FEET.
6. WITHIN BASINS, LIVE VEGETATIVE PLANT MATERIAL SHOULD CONSIST OF: A) A MINIMUM OF FIFTY PERCENT (50%) VEGETATIVE GROUND COVER THAT DOES NOT EXCEED EIGHTEEN (18) INCHES IN HEIGHT, AND B) NO MORE THAN FIFTY PERCENT (50%) TREES AND SHRUBS. TREE AND SHRUB COVERAGE AREA WILL BE DETERMINED BY CALCULATING TWO THIRDS (2/3) THE MAJOR CANOPY SIZE OF THE TREE AND/OR SHRUB.
7. WHERE THE SIZE OF THE BRIDGES OVER RETENTION DETENTION AREAS AND DRAINAGE WAYS MUST BE A MINIMUM OF 12 FEET HIGH AND 12 FEET WIDE IN ORDER TO ACCOMMODATE WATER FLOWS, GRADE SEPARATED DRAINAGE AREAS SHALL BE USED TO ACCOMMODATE WATER FLOWS. GRADE SEPARATED CROSSINGS OF THE COUNTY TRAILS AND MULTIPLE TRAILS THAT ARE DEPICTED IN THE COMPREHENSIVE PLAN.
8. CLUSTERING OF TREES AND SHRUBS IS ENCOURAGED TO ACCENT FOCAL POINTS OR LANDMARKS AND TO PROVIDE A SENSE OF PLACE. CLUSTERING OF THE GROUND AND PLACEMENT OF TREES AND EARTH BEING ALONG STREETS IS RECOMMENDED.
9. A MINIMUM OF TWENTY FIVE (25) PERCENT OF ALL FRONTAGE LANDSCAPE AREAS SHOULD BE COVERED WITH VEGETATIVE GROUND COVER. THE VEGETATIVE GROUND COVER SHALL BE SPECIFIED BY HORIZONTAL GROWTH WHICH GENERALLY DOES NOT EXCEED EIGHTEEN (18) INCHES IN HEIGHT.
10. A MINIMUM TWO INCH DEPTH OF 1/4-INCH MINUS, OR LARGER, DECOMPOSED GRANITE SHOULD BE SPECIFIED ON LANDSCAPE PLANS FOR ALL PLANTED AREAS.
11. ALL RECREATION AREAS WITHIN THE DEVELOPMENT SHOULD BE CONNECTED THROUGH A MULTIPLE PATH OR TRAIL SYSTEM TO THE EXISTING TRAIL SYSTEM. THE TRAIL SYSTEM SHALL BE SPECIFIED BY HORIZONTAL GROWTH WHICH GENERALLY DOES NOT EXCEED EIGHTEEN (18) INCHES IN HEIGHT. RECREATION AREAS, TRAILS, PATHS, BIKEWAYS, SCHOOLS AND COMMERCIAL PARCELS WITHIN THE PROPOSED DEVELOPMENT AS WELL AS TO ADJACENT NEIGHBORHOODS AND COMMUNITIES, AND THE COUNTY'S TRAIL SYSTEM IF APPLICABLE.

PRELIMINARY  
NOT FOR  
CONSTRUCTION

**PINNACLE DESIGN INC.**

10408 N. 44TH ST. #200  
PHOENIX, ARIZONA 85018  
PH: 602.952.8885  
WWW.PD-02.COM

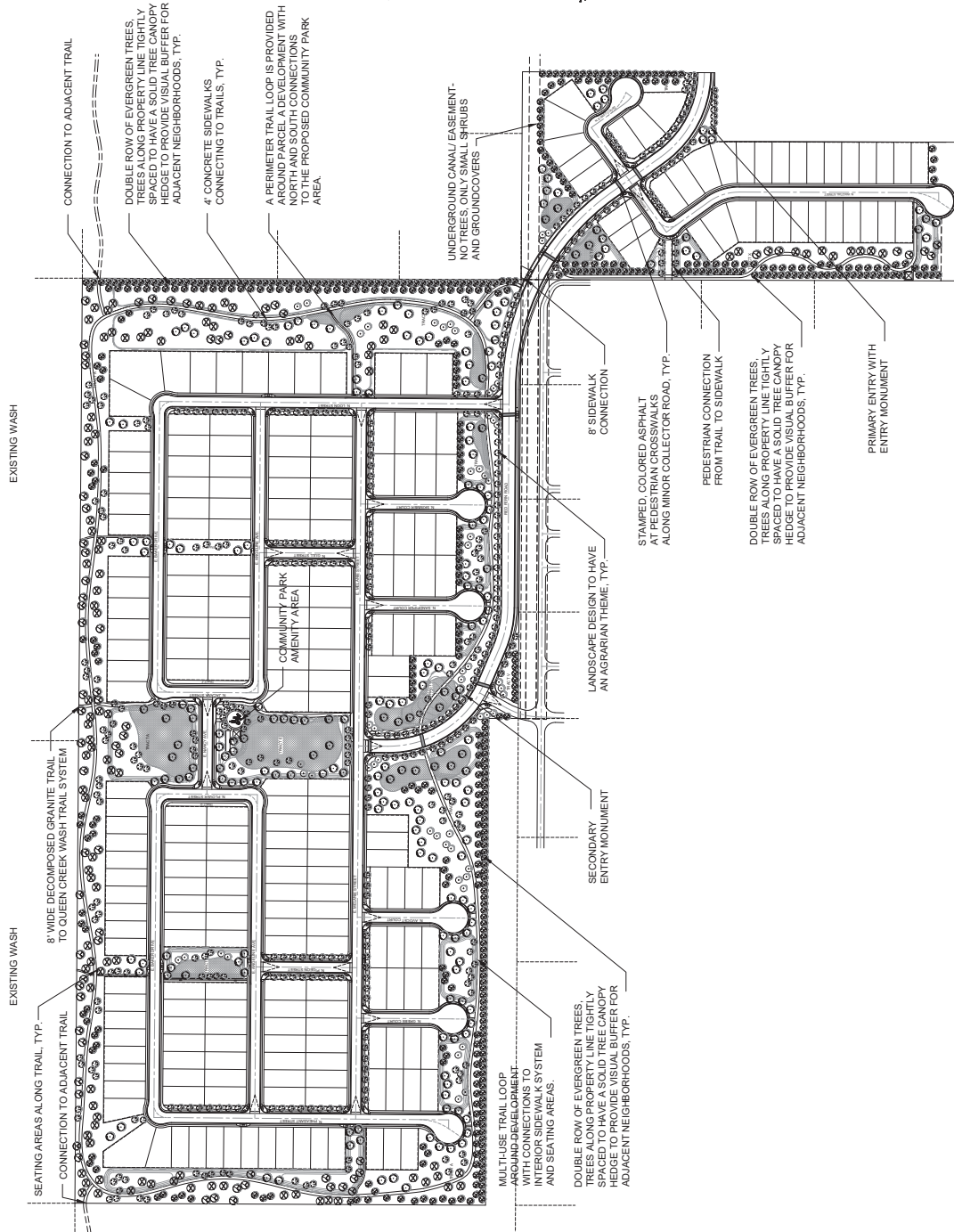


THE QUARTERS AT QUEEN CREEK  
PINAL COUNTY, AZ  
PRELIMINARY LANDSCAPE PLAN  
COVER SHEET

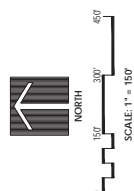
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DATE: 4.23.20  
DRAWN BY: DM  
REV: DATE  
8.24.20 (COUNTY COMMENTS)



SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
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PRELIMINARY  
NOT FOR  
CONSTRUCTION





**THE QUARTERS AT QUEEN CREEK**

PINAL COUNTY, AZ

**PRELIMINARY LANDSCAPE PLAN**

**PRELIMINARY WALL PLAN**

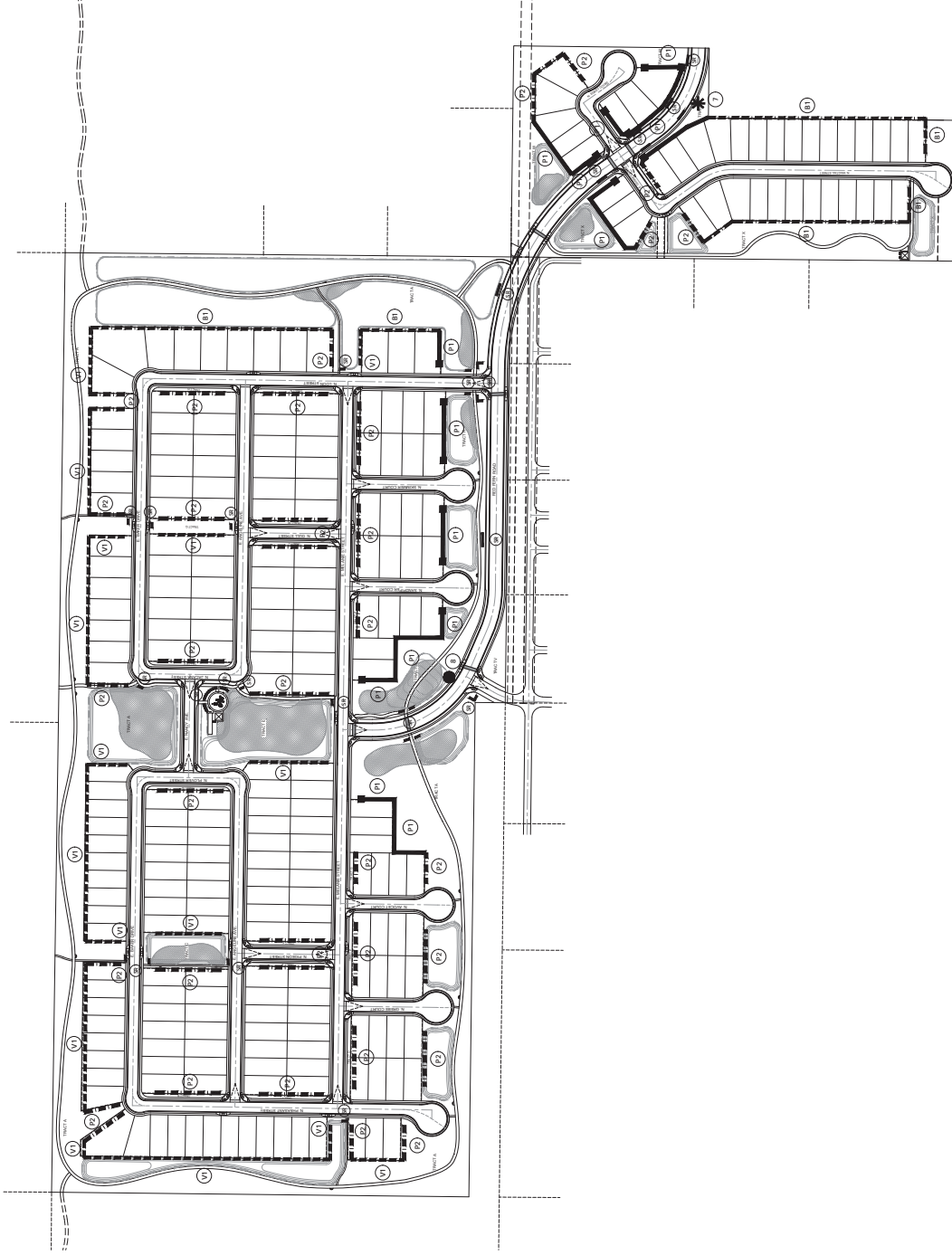
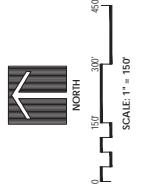
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DATE 4.23.20  
DRAWN BY DM  
REV # DATE  
8.24.20 (COUNTY COMMENTS)

SHEET

**PL-3**



**PRELIMINARY  
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CONSTRUCTION**



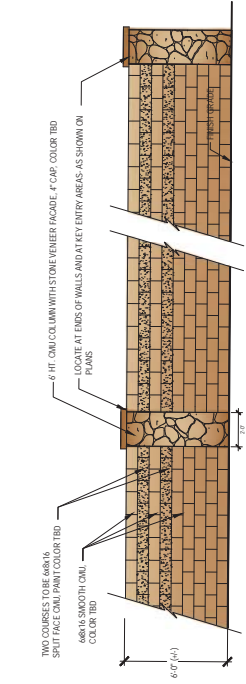
**WALL KEY NOTES**

- 1 6 FT. PRIMARY THEME WALL
- 2 6 FT. SECONDARY THEME WALL
- 3 VIEW FENCE 2' W.L. OVER 4' CMU
- 4 SPLIT RAIL FENCE
- 5 6 FT. BUILDER WALL
- 6 THEME WALL COLUMN
- 7 PRIMARY ENTRY MONUMENT SIGN
- 8 SECONDARY ENTRY MONUMENT SIGN

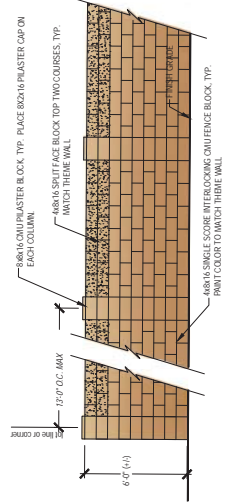
NOTE: SEE NEXT SHEET FOR WALL ELEVATIONS  
NOTE: ALL PERIMETER AND INTERIOR WALLS NOT NOTED  
ON THIS PLAN SHALL BE CONSIDERED 6 FT. HIGH  
FENCE BLOCK UNLESS SPECIFIED OTHERWISE BY  
OWNER. OWNER TO SELECT PAINT COLOR.



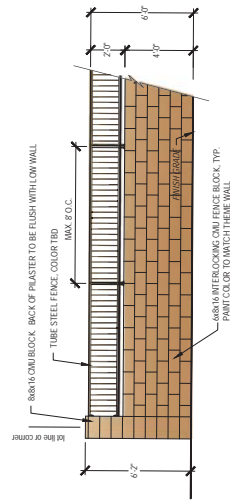
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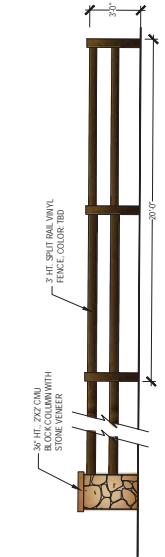
PRIMARY THEME WALL  
NTS



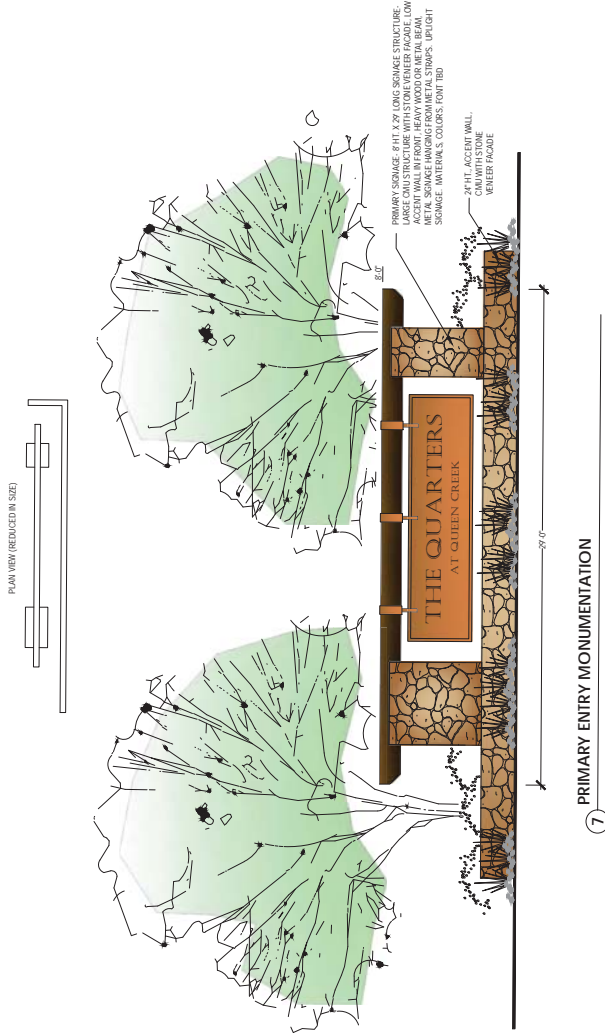
SECONDARY THEME WALL  
NTS



SECONDARY VIEW FENCE  
NTS



SPLIT RAIL FENCE  
NTS



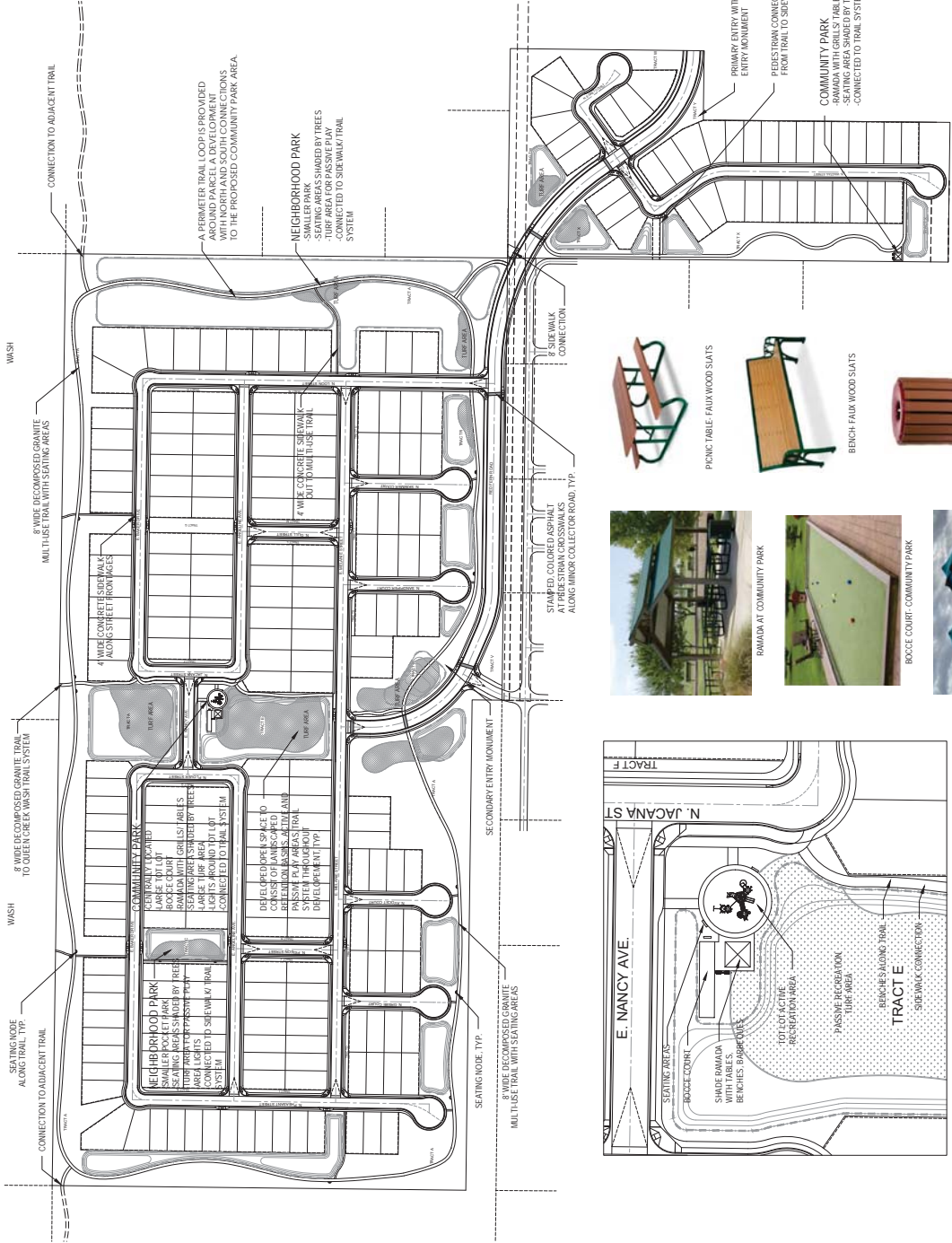
PRIMARY ENTRY MONUMENTATION  
SCALE: 3/8" = 1'-0"



SECONDARY ENTRY MONUMENTATION  
SCALE: 3/8" = 1'-0"



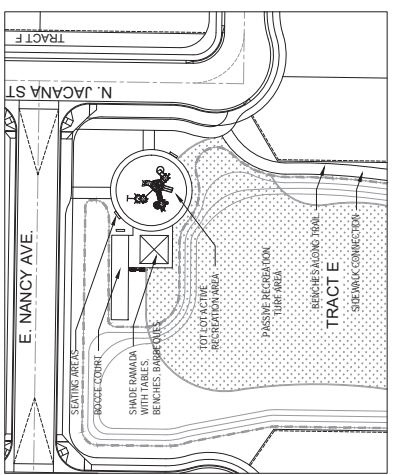
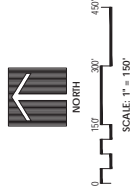
PRELIMINARY  
NOT FOR  
CONSTRUCTION



**OPEN SPACE:**  
THE OPEN SPACE AREAS FOR THE DEVELOPMENT WILL CONSIST OF NUMEROUS OPEN SPACES FOR DIFFERENT TYPES OF ACTIVITIES THROUGHOUT THE INTERNAL AREAS OF THE DEVELOPMENT TO PATHWAYS THROUGHOUT THE INTERNAL AREAS OF THE DEVELOPMENT TO FRONTAGES AND RECREATION THROUGH THE OPEN SPACES. THE LARGE CENTRAL OPEN SPACE WILL HAVE THE MAIN AMENITY AREA WHICH WILL CONSIST OF A LARGE SHADY RAMADA WITH BECHES, SHADING AREAS, TOT POLES, AND A BOOCE COURT. THE OPEN SPACE AREAS WILL BE CONNECTED FROM THIS AREA FOR EASY CONNECTION TO SURROUNDING HOMES. A LARGE TURF AREA FOR PASSIVE RECREATION WILL BE INSTALLED IN THE CENTRAL OPEN SPACE ADJACENT TO THE RAMADA AS WELL AS IN SEVERAL OTHER AREAS OF THE SITE.

A TREE SHADY 8' WIDE STABILIZED DECOMPOSED GRANITE MULTI-USE TRAIL WILL BE INSTALLED THROUGH THE OPEN SPACE AREAS THAT SURROUND THE DEVELOPMENT. THE TRAIL WILL ALLOW BOTH PEDESTRIAN AND BICYCLES TO USE THE PATHWAY AND HAVE SEATING AREAS PLACED ALONG THE TRAIL AT VARIOUS LOCATIONS.

THE TRAIL IS CONNECTED TO THE HOMES VIA CONCRETE SIDEWALKS THAT TRAVEL DOWN STREET FRONTAGES AND THROUGH VARIOUS OPEN SPACES OUT TO THE OPEN SPACE BUFFER AREA. THIS WILL ALLOW EASY ACCESS TO THE OPEN SPACE AREAS AND THE RAMADA. THE TRAIL WILL BE A LARGE WASH AREA ON THE NORTH PERIMETER OF THE SITE, ALLOWING CONNECTION TO A LARGER FUTURE TRAIL SYSTEM ALONG THE WASH.

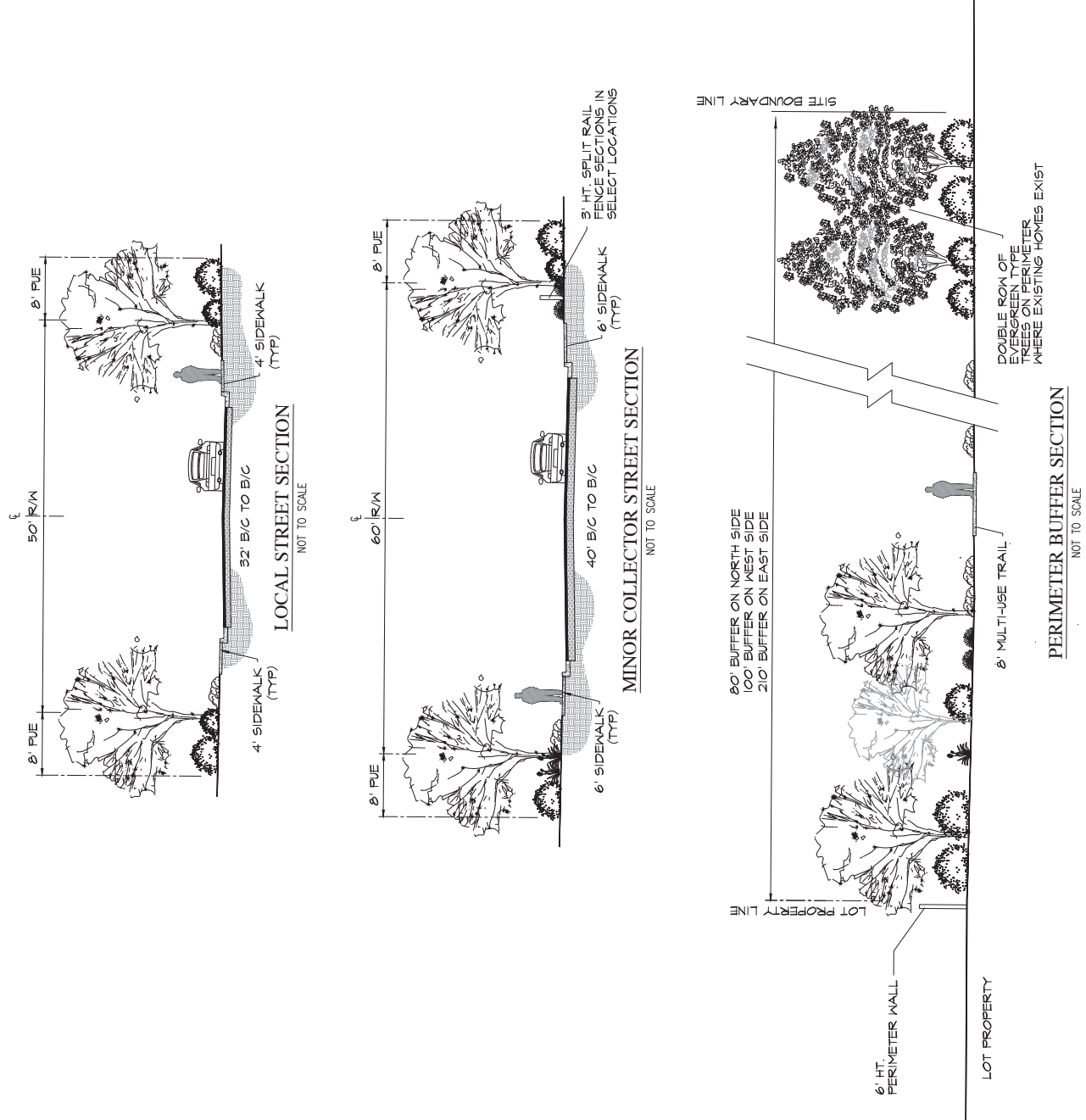


**COMMUNITY PARK ENLARGEMENT**  
TRACT E  
SIDEWALK CONNECTION

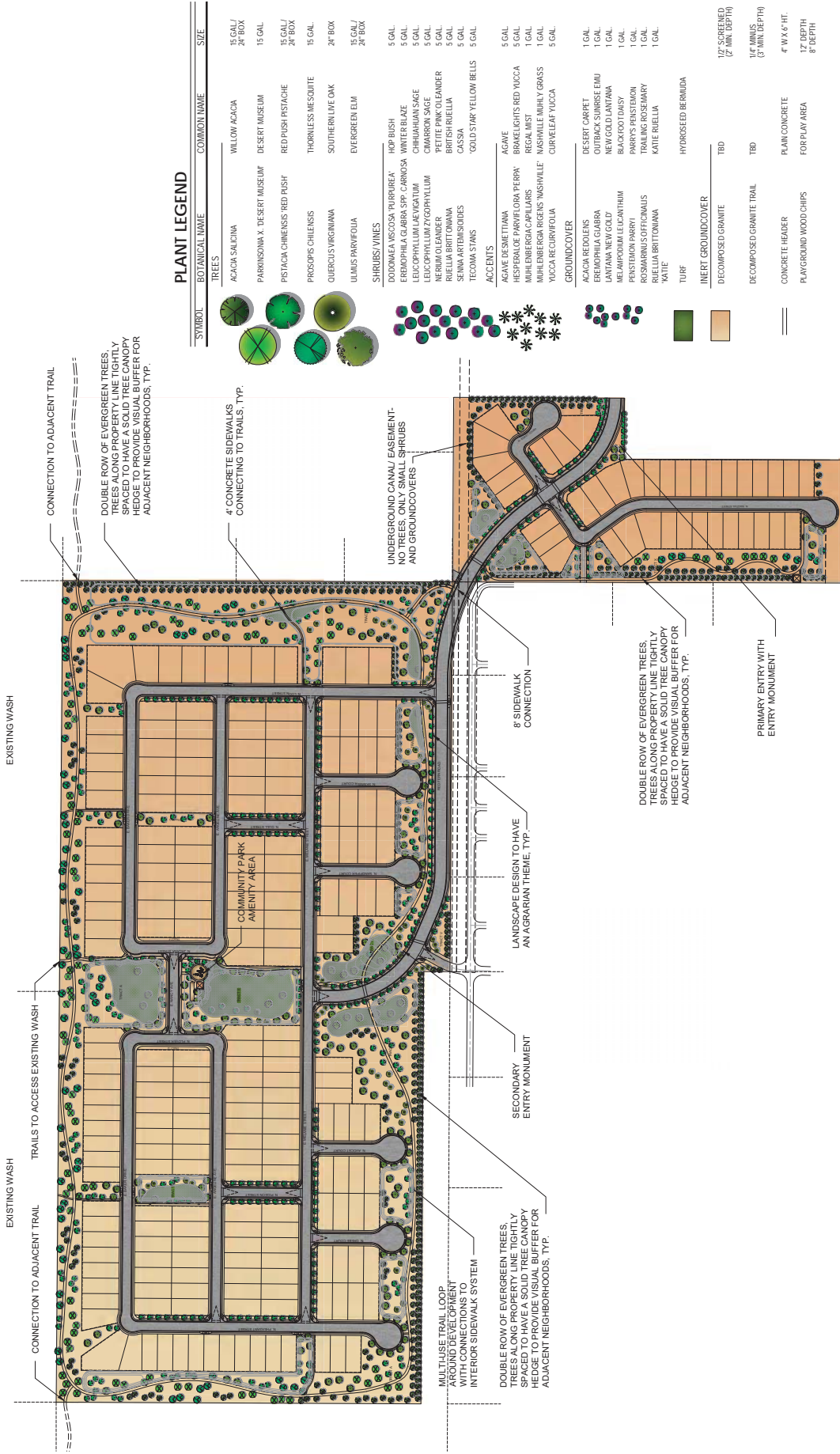
1" = 40'



PRELIMINARY  
NOT FOR  
CONSTRUCTION

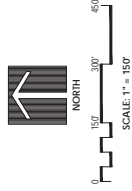






PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	ACACIA SALICINA	WILLOW ACACIA	15 GAL / 24\"/>
	PARKINSONIA X. DESERT MUSEUM	DESERT MUSEUM	15 GAL
	PISTACHIA CHINENSIS RED PUSH	RED PUSH PISTACHE	15 GAL / 24\"/>
	PROSOPIS CHILENSIS	THORNLESS MESQUITE	15 GAL
	QUERCUS VIRGINIANA	SOUTHERN LIVE OAK	24\"/>
	ULMUS PARVIFOLIA	EVERGREEN ELM	15 GAL / 24\"/>
SHRUBS/VINES			
	DODONAEA VISCOSA PURPUREA	HOP BUSH	5 GAL
	EREMOPHILA GLABRA SPP. CARINOSA	WINTER BLAZE	5 GAL
	LEUCOPHYLLUM LAETICATUM	CHIHUAHUAN SAGE	5 GAL
	LEUCOPHYLLUM ZYGOPHYLLUM	CHAMARRON SAGE	5 GAL
	NERIUM OLEANDER	PETITE PINK OLEANDER	5 GAL
	RIEUELLA BRITTONIANA	BRITISH RUELLEA	5 GAL
	SENNA ANTONISIODORIS	CASSIA	5 GAL
	TECOMA STARS	TECOMA STARS	5 GAL
	GOLD STAR YELLOW BELLS	GOLD STAR YELLOW BELLS	5 GAL
ACCENTS			
	AGAVE DESMETTIANA	AGAVE	5 GAL
	HESPERALOE PARVIFLORA PERA	BRAKELIGHTS RED YUCCA	5 GAL
	MAHLERBERGIA CAPLARIIS	REGAL MIST	1 GAL
	MAHLERBERGIA RIGENS NASHVILLE	NASHVILLE MUHLY GRASS	1 GAL
	YUCCA RECURVIFOLIA	CURVLEAF YUCCA	5 GAL
GROUND COVER			
	ACACIA RETOLENS	DESERT CARPET	1 GAL
	EREMOPHILA GLABRA	OUTBACK SUNRISE EMI	1 GAL
	LANTANA NEW GOLD	NEW GOLD LANTANA	1 GAL
	MELAMPYRUM LEUCANTHUM	BLACKFOOT DAISY	1 GAL
	PENSTEMON PARRYI	PARRY'S PENSTEMON	1 GAL
	ROSMARINUS OFFICIALIS	TRAILING ROSEMARY	1 GAL
	RIEUELLA BRITTONIANA	KATIE RUELLEA	1 GAL
	YUCCA	YUCCA	1 GAL
	TURF	HYDROSEED BERAMUDA	
INERT GROUND COVER			
	DECOMPOSED GRANITE	TBD	1/2\"/>
	DECOMPOSED GRANITE TRAIL	TBD	1/2\"/>
	CONCRETE HEADER	PLAIN CONCRETE	4\"/>
	PLAYGROUND WOOD CHIPS	FOR PLAY AREA	1\"/>



PRELIMINARY  
NOT FOR  
CONSTRUCTION

## Appendix A

### Rezone, PAD, & CPA Applications

**APPLICATION FOR CHANGE OF ZONING REGULATIONS  
IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA**

*(All applications **must** be typed or written in ink.)*

1. Pinal County Staff Coordinator: Gilbert Olgin
2. Date of Concept Review: 2 / 29 / 19      Concept Review No.: CR - 007-19 - 003-19
3. The Legal Description of the Property: See Attached
4. Tax Assessor Parcel No(s): 104-53-005A, 005B, 006C, & 009D
5. Current Zoning (Please provide Acreage Breakdown): SR (74 Ac), CR-2 (14 Ac.)  
Requested Zoning (Please provide Acreage Breakdown): R-7 PAD
6. Parcel Size(s): 88 Ac.
7. The existing use of the property is as follows: Current & offmeragricultural use.
8. The exact use proposed under this request: Single Family Residential
9. Is the property located within three (3) miles of an incorporated community?  
☐ YES                                      ☐ NO
10. Is an annexation into a municipality currently in progress?  
☐ YES                                      ☐ NO
11. Is there a zoning violation on the property for which the owner has been cited?  
☐ YES                                      ☐ NO  
  
If yes, zoning violation # \_\_\_\_\_
12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. Given the market demand and the nature of this being a "in-fill" parcel leads us to believe the area is in need of additional housing supply.
13. Explain why the proposed development is needed and necessary at this time. Recent home sale activity in the area leads us to beleive that the housing market is in demand for lots in this area of the County. With limited supply of finished lots in the surrounding area, this project will provide the need inventory.

RECEIPT #:

AMT:

DATE:

CASE:



## SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public:  
Services will be installed by the developer/homebuilder  

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2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan:  
188 AM trips and 251 PM trips. Ingress and Egress is address in the PAD booklet.  

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3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan:  
None. This is a single family residential community.  

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4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?  
No.  

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5. What type of landscaping are you proposing to screen this use from your neighbors?  
Preliminary landscape plans included with the PAD submittal.  

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6. What type of signage are you proposing for the activity? Where will the signs be located?  
Preliminary Wall and Sign plans included with the PAD submittal.  

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7. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative:  
N/A  

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8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested:  
Refer to PAD booklet  

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9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?  
☐ YES ☒ NO
10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted?  
☒ YES ☐ NO

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
------------------------------------	----------------

**Sean Hamill**

3205 W Ray Rd, Ste 1, Chandler AZ 85226 480-705-5372 x 114

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

 9/9/11	shamill@unitedeng.com
Signature of Agent	E-Mail Address

The Agent has the authority to act on behalf of the landowner, 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.

*(All applications **must** be typed or written in ink.)*

NAME OF PROJECT: **The Quarters at Queen Creek** **PLANNED AREA DEVELOPMENT**

**AMENDED DEVELOPMENT STANDARDS**

Proposed Zoning	Minimum Lot Area (Square Feet)		Minimum Lot Width		Minimum Yard Sizes (Building Setbacks in Feet)		Maximum Building Height (Feet)		Detached Accessory Buildings (Minimum Distance Between in Feet)		Buildable Area	
	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed	Code	Proposed
R-7	7,000	6,000	50'	50'	Front: 20'	Front: 20'	30'	30'	Main Building: 7'	Main Building: 7'	N/A	60%
					Side: 10'/10'	Side: 5'/5'			Front Lot Line: 60'	Front Lot Line: 60'		
					Rear: 25'	Rear: 20'			Rear & Side Lot Lines: 5'	Rear & Side Lot Lines: 5'		
					Front:	Front:			Main Building:	Main Building:		
					Side:	Side:			Front Lot Line:	Front Lot Line:		
					Rear:	Rear:			Rear & Side Lot Lines:	Rear & Side Lot Lines:		
					Front:	Front:			Main Building:	Main Building:		
					Side:	Side:			Front Lot Line:	Front Lot Line:		
					Rear:	Rear:			Rear & Side Lot Lines:	Rear & Side Lot Lines:		



NAME OF PROJECT: The Quarters at Queen Creek PLANNED AREA DEVELOPMENT

**AMENDED PERMITTED USE LIST**

Proposed Zoning	Uses that will <b><u>NOT</u></b> be permitted in this Planned Area Development
R-7	Any use not permitted under PCDSC 2.275.020

NAME OF PROJECT: The Quarters at Queen Creek PLANNED AREA DEVELOPMENT

**AMENDED PERMITTED USE LIST**

Proposed Zoning	Uses that <b><u>WILL BE</u></b> permitted in this Planned Area Development
R-7	Any use permitted under PCDSC 2.255.020

*See Attached*  
**PROPERTY OWNERSHIP LIST**  
(required for filing all applications)

**Instructions:** Print name, address, city, state, zip code and tax parcel number for each property owner within 600 / 1,200 (Circle One) feet of the subject parcel boundary.

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

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

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

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

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

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

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

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

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

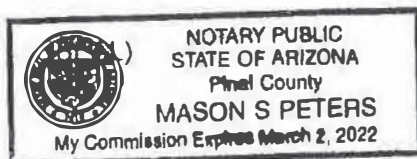
Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

I hereby verify that the name list above was obtained on the 6 day of Sept, 2019,  
at the office of United Engineering, and is accurate and complete to the best of my  
knowledge.

[Signature]  
Signature

9/6/19  
Date

Acknowledged before me by Sean Hannill, on this 6<sup>th</sup>  
day of September, 2019.



[Signature]  
Signature of Notary Public

(If additional copies of this form are needed, please photocopy)

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

**Sean Hamill**

3205 W Ray Rd, Ste 1, Chandler AZ 85226 480-705-5372 x 114

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



9/9/11

shamill@unitedeng.com

---

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

The Agent has the authority to act on behalf of the landowner, 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.



## APPLICATION CHECKLIST

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



A. Check the appropriate item:



This PAD is being submitted without a zone change request



This PAD is being submitted in conjunction with a zone change request  
The applicant must complete a zone change application. – *(Please utilize the "PAD Book" and the "Site Plan" of the PAD application to fulfill the Zoning Application "Narrative" and "Site Plan" in lieu of while having separate copies for each application).*



B. Hold a Neighborhood/Community Meeting:



1. Notify all property owners within 1200' (feet)



2. Hold the meeting within five (5) miles of the subject property



3. Hold the meeting between 5:00 pm – 9:00 pm



4. Include with the application the following:



a. Copy of Notice of Neighborhood/Community Meeting



b. List of property owners notified - *(Use page 6 of this application)*



c. Minutes of the meeting



d. Attendance sign-in sheet with names & addresses



C. Submit a completed "Agency Authorization" form *(if applicable)*.



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



1. Title Page



2. Purpose of Request



3. Description of Proposal



Nature of the Project



Proposed Land Uses



Building Types & Densities



Conformance to adopted Land Use Plans



Circulation and Recreation Systems

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

- 5) Total Number of all dwelling units proposed including the range and mixture of lot sizes within each base zone
- 6) The Overall proposed Density

- ☒ b. Amended Development Standards Table comparing proposed and current zoning code standards for:
  - 1) Minimum Lot Area
  - 2) Minimum Lot Width
  - 3) Minimum Building Setbacks
  - 4) Maximum Building Height
  - 5) Minimum Distance between main & detached accessory buildings
  - 6) Buildable Area
- ☒ c. Amended Use Tables:
  - 1) Permitted Uses
  - 2) Non-Permitted Uses
- ☒ d. Utilities & Services Table of type and source:
  - 1) Sewer
  - 2) Water
  - 3) Electric
  - 4) Telephone
  - 5) Police
  - 6) Fire
  - 7) Schools
  - 8) Solid Waste Disposal

- ☒ 24. Appendix, as applicable



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

- ☒ 1. Zoning Boundaries
- ☒ 2. Street Alignment
- ☒ 3. Open Space
- ☒ 4. Trails



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



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



## 1. Site Plan:

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



- ☒ q. Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff
- ☒ r. Indicate location, type, height, and materials for proposed walls, fences, and signs.
- ☒ s. Location and types of existing and proposed landscaping.
- ☒ t. Designated Flood Zone

## ☒ 2. Quantitative Development Data Tables

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



## H. **Submit an Open Space & Recreation Plan ("OSRP") that includes – Refer to Chapter 2.176.250 (B) (25) of the PCDSC for further clarification:**

- ☒ 1. **Reviewed the Pinal County Open Space & Recreational Area Guideline Manual (OSRAM).**

## ☒ 2. Site Analysis

### ☒ a. Aerial Photo

- 1) Preferred scale of 1"=50' (*maximum scale of 1"=100'*)
- 2) Site Analysis should be produced in an **8½" X 11" format for text**
- 3) Site Analysis should be produced in an **24" X 36" format for plans**

### ☒ b. Total acreage of proposed development

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

### ☒ d. A concept drawing of the proposed development including:

- 1) Gross Site Area
- 2) Number of proposed lots
- 3) Proposed Arterial & Collector street circulation system
- 4) Proposed lot size(s),
- 5) Proposed Retention/detention areas
- 6) Proposed Development Phasing

### ☒ e. The Target Market of the proposed development – (*See OSRAM Guideline Manual*)

### ☒ f. Existing and proposed developed or conservation open space areas and multi-use path and trail corridors within proximity to the proposed development:

- 1) within one (1) mile in proximity of the proposed development of less than 800 gross acres
- 2) within three (3) miles in proximity of the proposed development of 800 gross acres or more.

### ☒ g. Narrative Describing:

- 1) How the proposed development will integrate into the County's overall open space and trail system as depicted in the plan
- 2) How the requirements for Developed and/or Conservation Open Space, recreation areas and multi-use path and trails are met.

### ☒ h. A pedestrian circulation system

### ☒ i. A Slope Analysis identifying the following slope categories:

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

### ☒ j. Identification of wash corridors and preliminary hydrologic information for the contributing watershed.

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

### ☒ l. Identification of potential view corridors.

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



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

☐ ~~1. A Vegetation Salvage Plan~~

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



J. **Reviewed, Met, and/or Addressed** the following in Chapter 2.176 of the PCDSC:

- ☒ 1. Minimum requirements for Open Space – *(Section 130)*
- ☒ 2. Uses permitted within open space areas – *(Section 140)*
- ☒ 3. Uses prohibited within open space areas – *(Section 150)*
- ☒ 4. Minimum requirements for recreation areas – *(Section 160)*
- ☒ 5. Minimum requirements for multi-use paths and trails – *(Section 170)*
- ☒ 6. Minimum requirements for storm water retention & detention basins – *(Section 180)*
- ☒ 7. Minimum requirements for streetscapes & entryways – *(Section 190)*
- ☒ 8. Minimum requirements for conservation open space – *(Section 200)*



K. **Submit a Master Sign Plan** detailing the location and type of all proposed signage for the project.



L. **Submit a Preliminary Drainage Report**



M. **Submit a Preliminary Traffic Impact Assessment (TIA)**



N. **Submit a copy of a certified A.L.T.A. survey, including a legal description of the PAD boundary.**



O. **Aware** that earth fissure maps are available online from the Arizona State Geologic Survey.



P. **Submit a list of all property owners within 600' (feet) of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (A Tax Assessor Parcel Map is Acceptable). - (This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application as well).**



Q. **Submit separate preliminary reports or master plans for:**



1. Storm water drainage



2. Wastewater



3. Domestic water service.



R. **Submit additional materials required for specific types of commercial and industrial uses as follows (as applicable):**



**1. Commercial Uses:**



a. Retail sales floor area and total area proposed for commercial development



b. Type of uses proposed



**2. Industrial Uses**



a. Total Area proposed for industrial uses



b. Types of uses proposed



c. Anticipated employment for development per major phases



**3. Standards of:**



a. Height



b. Open Space



c. Buffering



d. Landscaping



e. Pedestrian & Vehicular circulation



f. Off-street parking & Loading

☐ ~~g. Signs~~

☐ ~~h. Nuisance Controls~~



S. **Complete and Submit the "Comprehensive Plan Compliance Checklist"**



T. Non-Refundable \$1,000.00 filing fee for a Planned Area Development



U. **Submit one (1) hard copy** of all documentation outlined in the PAD application and one **(1) digital copy** in a multi-PDF format per item of the application with all supporting documentation on **one (1) CD**.



V. **Submit one (1) CD** which contains:

- ☒ 1. An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD\_1983\_stateplan\_arizona\_central\_fips\_0202\_intlfeet projection

**OR**

- ☐ 2. An AutoCAD (.dwg file), which includes the following layers:

- ☐ a. Parcel
- ☐ b. Right-of-way
- ☐ c. Sub-perimeter
- ☐ d. Centerlines
- ☐ e. Section Lines
- ☐ f. Street names
- ☐ g. Lot-numbers
- ☐ h. Distances & Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments.  
(Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411).



W. **Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** (See page 13 of this application for illustrative details).



X. Signature at the end of the "**Checklist**" stating you have reviewed and addressed all areas within it.

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

Signature

Date



**APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN  
UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA**

(all applications **must** be typed or written in ink)

1. The legal description of the property: See Attached  
\_\_\_\_\_  
\_\_\_\_\_
2. Parcel Number(s): 104-53-005A, 005B, 006C Total Acreage: 74
3. Current Land Use Designation: Rural Living
4. Requested Land Use Designation: Suburban Neighborhood
5. Date of Concept Review: Feb 26, 2019 Concept Review Number: P-PA-007-19 & S-PA-003-19
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 current Rural designation only allows for 0-1 du/ac. Given recent market demand in the area, lots of a more production size are being requested. Lots sizes will range from 6,000 sq.ft. to 9,000 sq.ft. with an overall density of 2.8 du/ac. Large buffer areas are being provided to preserve the surrounding areas rural lifestyle.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
7. Discuss any recent changes in the area that would support your application. Recent increase in market demand for single-family residential homes in the region supports this request.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
8. Explain why the proposed amendment is needed and necessary at this time. The amendment is needed so The Quarters at Queen Creek will conform to the proposed zoning and PAD.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RECEIPT #:

AMT:

DATE:

CASE:

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
------------------------------------	----------------

Sean Hamill	3205 W Ray Rd, STE 1, Chandler AZ 85226	408-705-5372 x 114
-------------	---	--------------------

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

shamill@unitedeng.com

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.**

# Appendix B

---

## Legal Description & Assessor Map

**EXHIBIT "A"**  
**GANTZEL & COMBS (PARCEL A) - LEGAL DESCRIPTION**

A PORTION OF THE NORTH HALF OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 30 BEARS NORTH 00 DEGREES 17 MINUTES 23 SECONDS EAST A DISTANCE OF 2642.35 FEET;

THENCE NORTH 89 DEGREES 39 MINUTES 32 SECONDS WEST A DISTANCE OF 1304.40 FEET;

THENCE NORTH 00 DEGREES 10 MINUTES 29 SECONDS EAST A DISTANCE OF 20.37 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 37 MINUTES 34 SECONDS WEST A DISTANCE OF 1261.00 FEET;

THENCE NORTH 00 DEGREES 07 MINUTES 30 SECONDS EAST A DISTANCE OF 85.03 FEET;

THENCE NORTH 89 DEGREES 37 MINUTES 56 SECONDS WEST A DISTANCE OF 1398.44 FEET;

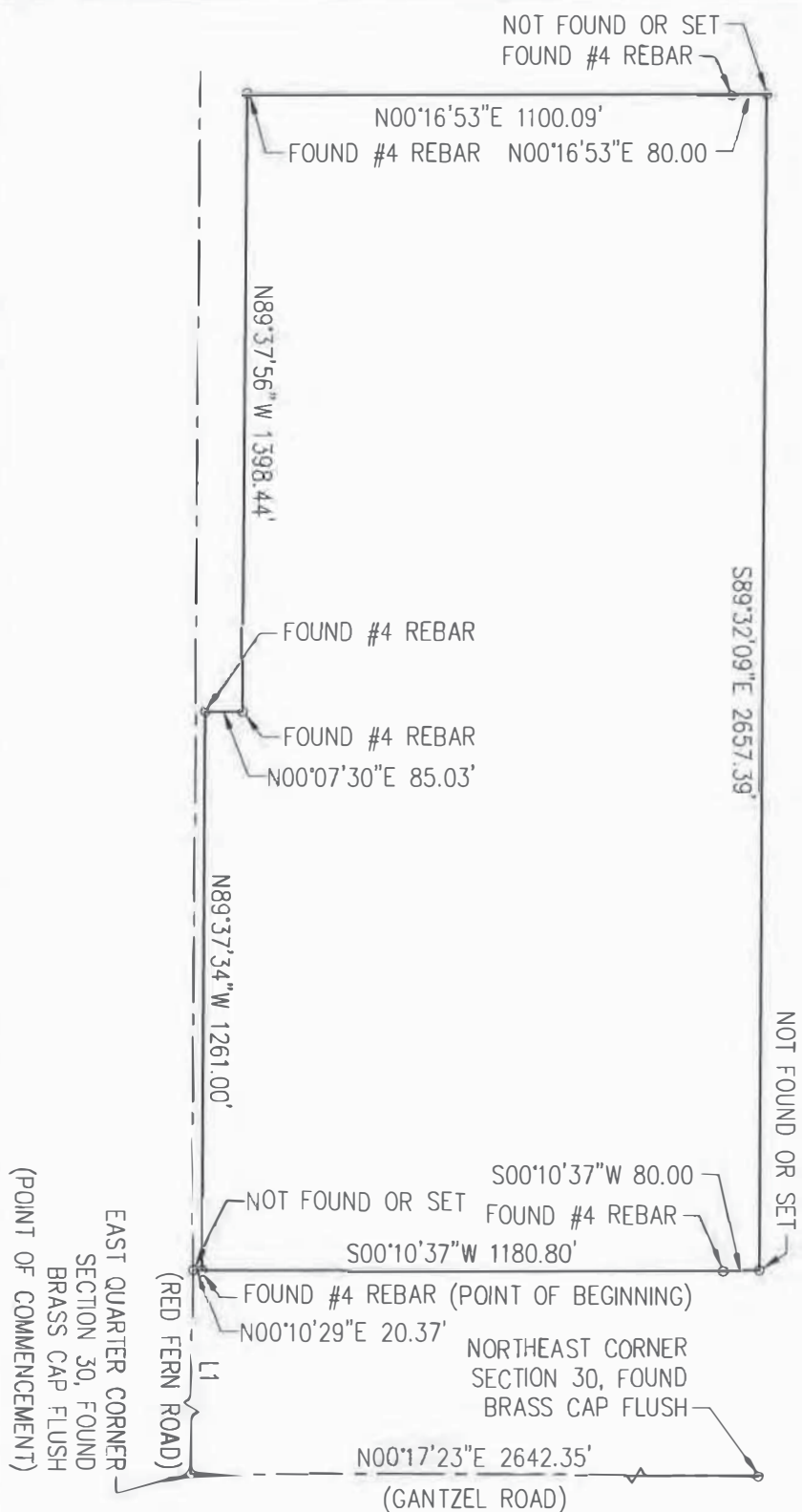
THENCE NORTH 00 DEGREES 16 MINUTES 53 SECONDS EAST A DISTANCE OF 1100.09 FEET;

THENCE CONTINUING NORTH 00 DEGREES 16 MINUTES 53 SECONDS EAST A DISTANCE OF 80.00 FEET;

THENCE SOUTH 89 DEGREES 32 MINUTES 09 SECONDS EAST A DISTANCE OF 2657.39 FEET;

THENCE SOUTH 00 DEGREES 10 MINUTES 37 SECONDS WEST A DISTANCE OF 80.00 FEET;

THENCE CONTINUING SOUTH 00 DEGREES 10 MINUTES 37 SECONDS WEST A DISTANCE OF 1180.80 FEET TO THE POINT OF BEGINNING.



LINE TABLE		
LINE #	LENGTH	BEARING
L1	1304.40'	N89°39'32"W



SCALE: 1 inch = 400 ft.

## EXHIBIT B

GANTZEL & COMBS - PARCEL A  
PINAL COUNTY, ARIZONA



united engineering group

3205 W Ray Road  
Chandler, AZ 85226  
Phone: 480 705 5372  
Fax: 480 705 5376  
www.unitedeng.com



**EXHIBIT "A"**  
**GANTZEL & COMBS (PARCEL B) - LEGAL DESCRIPTION**

A PORTION OF THE EAST HALF OF SECTION 30, TOWNSHIP 2 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30 FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 30 BEARS NORTH 00 DEGREES 17 MINUTES 23 SECONDS EAST A DISTANCE OF 2642.35 FEET;

THENCE NORTH 89 DEGREES 39 MINUTES 32 SECONDS WEST A DISTANCE OF 707.36 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00 DEGREES 17 MINUTES 17 SECONDS WEST A DISTANCE OF 502.74 FEET;

THENCE SOUTH 00 DEGREES 18 MINUTES 55 SECONDS WEST A DISTANCE OF 30.00 FEET;

THENCE NORTH 89 DEGREES 41 MINUTES 05 SECONDS WEST A DISTANCE OF 197.58 FEET;

THENCE SOUTH 00 DEGREES 10 MINUTES 29 SECONDS WEST A DISTANCE OF 703.69 FEET;

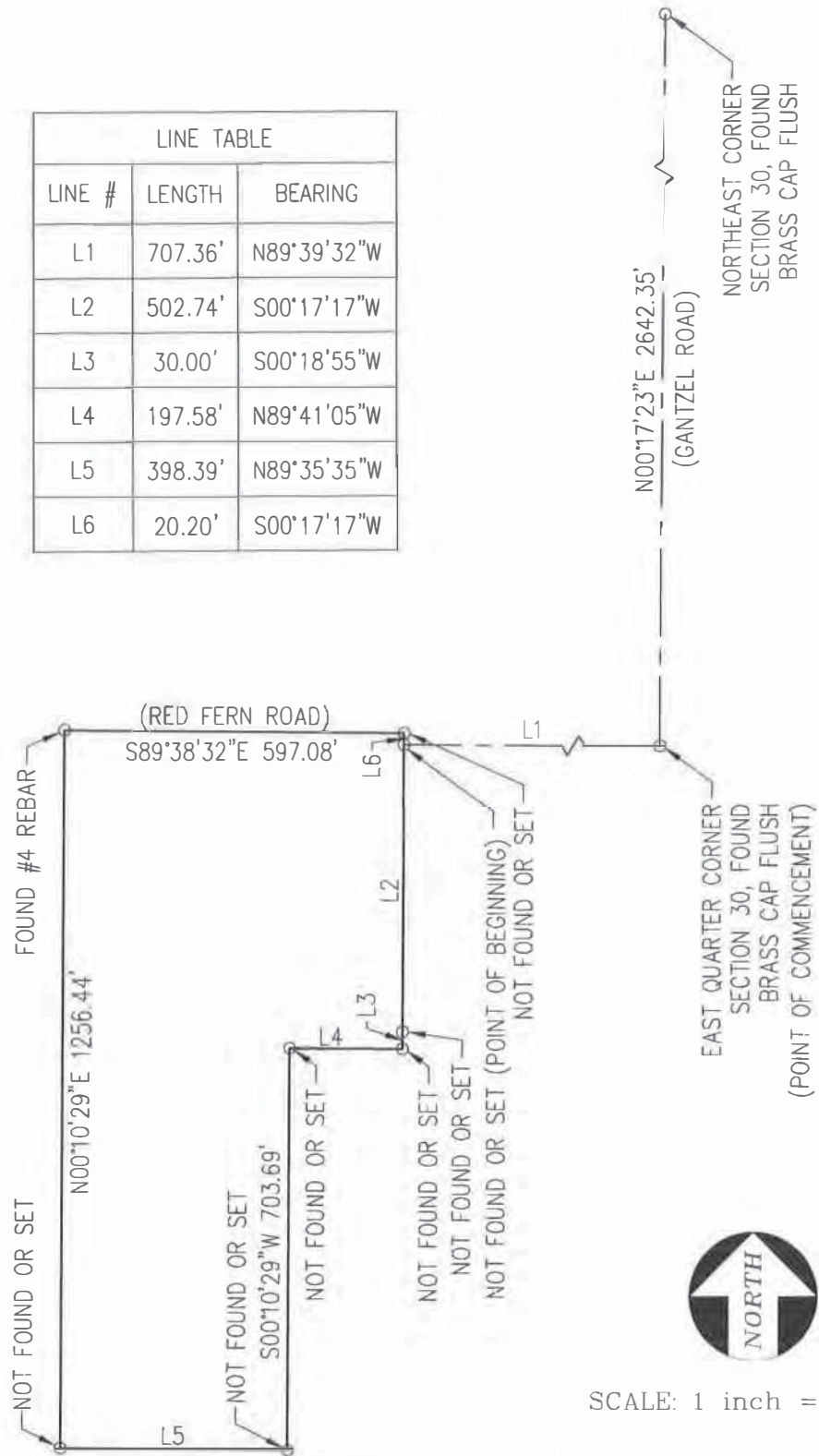
THENCE NORTH 89 DEGREES 35 MINUTES 35 SECONDS WEST A DISTANCE OF 398.39 FEET;

THENCE NORTH 00 DEGREES 10 MINUTES 29 SECONDS EAST A DISTANCE OF 1256.44 FEET;

THENCE SOUTH 89 DEGREES 38 MINUTES 32 SECONDS EAST A DISTANCE OF 597.08 FEET;

THENCE SOUTH 00 DEGREES 17 MINUTES 17 SECONDS WEST A DISTANCE OF 20.20 FEET TO THE POINT OF BEGINNING.

LINE TABLE		
LINE #	LENGTH	BEARING
L1	707.36'	N89°39'32"W
L2	502.74'	S00°17'17"W
L3	30.00'	S00°18'55"W
L4	197.58'	N89°41'05"W
L5	398.39'	N89°35'35"W
L6	20.20'	S00°17'17"W



## EXHIBIT B

GANTZEL & COMBS - PARCEL B  
PINAL COUNTY, ARIZONA



united engineering group

3205 W Ray Road  
Chandler, AZ 85226  
Phone: 480.705.5372  
Fax: 480.705.5376  
[www.unitedeng.com](http://www.unitedeng.com)

# Appendix C

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## School District Correspondence

## Sean M. Hamill

---

**From:** Blanchard, Gayle <gblanchard@jocombs.org>  
**Sent:** Wednesday, June 12, 2019 11:18 AM  
**To:** Sean M. Hamill  
**Cc:** Karla Slovitsky; Greg Wyman  
**Subject:** Re: New Development - Gantzel & Combs.

Good Morning Mr. Hamill,

Thank you for the information on the proposed development within the J.O. Combs Unified School District. This email will serve as notification that the district has the capacity to accommodate the demand generated by this new development.

You will need to reach out to Pinal County Planning and Zoning as they will send the district a written document/questionnaire that will assist them in their approval process. This document will also help in the creation of a developer's agreement which will outline rooftop fees.

I am retiring at the end of this month, so moving forward, will you please send any correspondence to the following individuals:

Dr. Greg Wyman-Superintendent  
[gwyman@jocombs.org](mailto:gwyman@jocombs.org)

Karla Slovitsky-Business Manager  
[kslovitsky@jocombs.org](mailto:kslovitsky@jocombs.org)

Thank you.  
Gayle

---

*Gayle A. Blanchard, Ed.D.  
Superintendent  
J.O. Combs Unified School District  
301 E. Combs Rd.  
San Tan Valley, AZ 85140  
480-987-5300*



On Tue, Jun 11, 2019 at 11:45 AM Sean M. Hamill <[shamill@unitedeng.com](mailto:shamill@unitedeng.com)> wrote:

Superintendent Blanchard,

Hello, my name is Sean Hamill and I'm with United Engineering Group. I'm reaching out to inform you of our plan to entitle a 254 lot subdivision within the J.O. Combs Unified School District. The property is located northwest of the intersection of Gantzel and Combs Rd. Please find the attached site plan for your review. As part of our entitlement efforts, we must reach out to your school district and inquire about your capacity to accommodate the demand generated by this new development. If you could please provide such information, we would greatly appreciate it.

Should you have any comments or concerns, please feel free to reach out.

**Sean M. Hamill**

Project Manager | GIS



3205 W. Ray Road | Chandler, Arizona 85226

480 705.5372 x 114 | 602.570.8704 cell

[www.unitedeng.com](http://www.unitedeng.com) | [shamill@unitedeng.com](mailto:shamill@unitedeng.com) | [QR](#)

 Please consider the environment before printing this email



# Appendix D

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## Preliminary Landscape Plans

## The Quarters at Queen Creek

August 15, 2019

Owners within 600 ft

APN #	Name	Address
104-26-146	William Lyon Homes Inc	8840 E Chaparral Rd, Ste 200, Scottsdale AZ 85250
104--53-004D	Fredrick & Joline Kobernick	34 W Red Fern Rd, Queen Creek, AZ 85140
104-53-004E	Arizona District of Assemblies of God	PO Box 227, Queen Creek, AZ 85142
104-53-004G	Ronald & Sandra Lopez	38483 N Mistler Ln, Queen Creek, AZ 85140
104-53-004J	Merredith Koscetta Jones	145 W Lone Star Ln, San Tan Valley, AZ 85140
104-53-004M	Michael & Kathie Grissom CO-TRS	23 W Lone Star Ln, San Tan Valley, AZ 85140
104-53-004N	Jimmy & Judy Briggs	7904 E Chaparral Rd, Ste 110-469, Scottsdale, AZ 85250
104-53-004P	Randy Redd	52 W Red Fern Rd, San Tan Valley, AZ 85140
104-53-004R	Jason Brown	64 W Red Fern Rd, San Tan Valley, AZ 85140
104-53-007D	Abraham Revocable Trust	16525 N 109th Pl, Scottsdale, AZ 85255
104-53-007K	Ryan & Rochelle Holman	756 W Via De Palmas, San Tan Valley, AZ 85140
104-53-007L	Jacob Hughes	871 E Harlod Dr, San Tan Valley, AZ 85140
104-53-007H	Kurt & Mandy Castaneda	715 W Red Fern Rd, San Tan Valley, AZ 85140
104-53-007J	Alice Goodman	731 W Red Fern Rd, San Tan Valley, AZ 85140
104-53-008D	Michale & Linda Dunn	38141 N Dunnbrokus Ranch Rd, San Tan Valley, AZ 85140
104-53-008E	Anthony & Rose Dickerson	PO Box 1806 Queen Creek, AZ 85142
104-53-008F	Richard & Brittany Ruiz	38100 N Sangria Ln, San Tan Valley, AZ 85140
104-53-008G	Brian & Natalie Solomon CO-TRS	784 E Harold Dr, San Tan Valley, AZ 85140
104-53-008H	Robert & Rozanne Taylor	383 W Red Fern Rd, San Tan Valley, AZ 85140
104-53-008J	Jon & Ellenor Schimel	295 W Red Fern Rd, San Tan Valley, AZ 85140
104-53-008K	Stanley Jones	208 W Red Fern Rd, San Tan Valley, AZ 85140
104-53-009F	38300 N Gantzel Road LLC	PO Box 320099 Alexandria, VA 22320
104-53-009K	Michale & Alice Peltcs TRS	1692 W Hopi Rd, Chandler, AZ 85224
104-53-009L	San Tan Landco LLC	3800 S Cantabria Cir, Unit 1024, Chandler, AZ 85248
104-53-010	Pantano Queen Creek Price LLC	2776 E Virginia St, Gilbert, AZ 85296
104-53-011B	Pantano Queen Creek Price LLC	3202 S Kimberlee Way, Chandler, AZ 85286
104-53-014B	Sun Valley Farms IV LLC	42 S Hamilton Pl, Ste 101, Gilbert, AZ 85233
104-53-015	Sun Valley Farms IV LLC	42 S Hamilton Pl, Ste 101, Gilbert, AZ 85233
104-53-030	Russel & Kim Thompson	400 W Via De Arboles, San Tan Valley, AZ 85140
104-53-031	Ahmed Hassan	399 W Via De Arboles, San Tan Valley, AZ 85140
104-53-032	Frank & Naida Pino	313 W Via De Arboles, San Tan Valley, AZ 85140
104-53-033	M&M Berry Family Trust	227 W Via De Arboles, San Tan Valley, AZ 85140
104-53-039B	William Lyon Homes Inc	8840 E Chaparral Rd, Ste 200, Scottsdale AZ 85250



## The Quarters at Queen Creek

August 15, 2019

Owners within 600 ft

104-53-041B	Queen Creek Acres LLC	4300 Beam Rd. Zillah, WA 98953
104-53-042	Queen Creek Acres LLC	4300 Beam Rd. Zillah, WA 98953
109-44-030	Darrin & Jenniekay Zinda	486 W Via De Arboles, San Tan Valley, AZ 85140
109-44-031	Marcus & Angelique Lash	578 W Via De Arboles, San Tan Valley, AZ 85140
109-44-032	Robert & Judy Jiron	662 W Via De Arboles, San Tan Valley, AZ 85140
109-44-033	Daniel & Alicia Mathus	756 W Via De Arboles, San Tan Valley, AZ 85140
109-44-034	Clinton & Jodi Goodman	838 W Via De Arboles, San Tan Valley, AZ 85140
109-44-035	Robert & Brenda Creelman TRS	837 W Via De Arboles, San Tan Valley, AZ 85140
109-44-036	Douglas & Susan Kaller	755 W Via De Arboles, San Tan Valley, AZ 85140
109-44-037	William & Marcia Umberger	661 W Via De Arboles, San Tan Valley, AZ 85140
109-44-038	James & Sheila Woodall	577 W Via De Arboles, San Tan Valley, AZ 85140
109-44-039	Juan & Laura Valenciano	PO Box 857, Queen Creek, AZ 85142
109-44-050	Russell & Robin Silva	924 W Via De Arboles, San Tan Valley, AZ 85140
109-44-051	Branden & April Nichols	1010 W Via De Arboles, San Tan Valley, AZ 85140
109-44-052	Jarom & Melanie Elis	1096 W Via De Arboles, San Tan Valley, AZ 85140
109-44-053	Bret & Sara Barth	1188 W Via De Arboles, San Tan Valley, AZ 85140
109-44-054	Martin & Elsa Granillo	38910 N Kennedy Dr, San Tan Valley, AZ 85140
109-44-055	Vernon & Jacqueline Wales	PO BOX 621, Queen Creek, AZ 85142
109-44-056	Gilbert & Jane Hopper	1187 W Via De Arboles, San Tan Valley, AZ 85140
109-44-057	Mark & Kristiann Prillwitz	1095 W Via De Arboles, San Tan Valley, AZ 85140
109-44-058	Mark & Debrah Watkins	1009 W Via De Arboles, San Tan Valley, AZ 85140
109-44-059	Kevin & Brenda Lamb	923 W Via De Arboles Sab Tan Valley, AZ 85140
109-44-063A	Winwood Estates Homeowners Association	42 S Hamilton Pl, Ste 101, Gilbert, AZ 85233
USA104010		

4/8/20


  
 Sean Acuña

State of Arizona  
 County of MARICOPA  
 On this 8<sup>th</sup> day of April, 2020 Before me personally  
 appeared Sean Lamb, whose identity was proven to me on the basis  
 of satisfactory evidence to be the person HE claims to be, and  
 acknowledge that HE signed the above / attached  
 document. [Signature] a Notary Public



*See Attached*  
**PROPERTY OWNERSHIP LIST**  
(required for filing all applications)

**Instructions:** Print name, address, city, state, zip code and tax parcel number for each property owner within 600 / 1,200 (Circle One) feet of the subject parcel boundary.

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

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

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

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

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

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

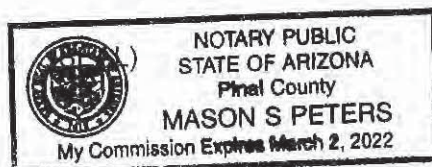
Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

I hereby verify that the name list above was obtained on the 6 day of Sept, 2019,  
at the office of United Engineering, and is accurate and complete to the best of my  
knowledge.

[Signature]  
Signature

9/6/19  
Date

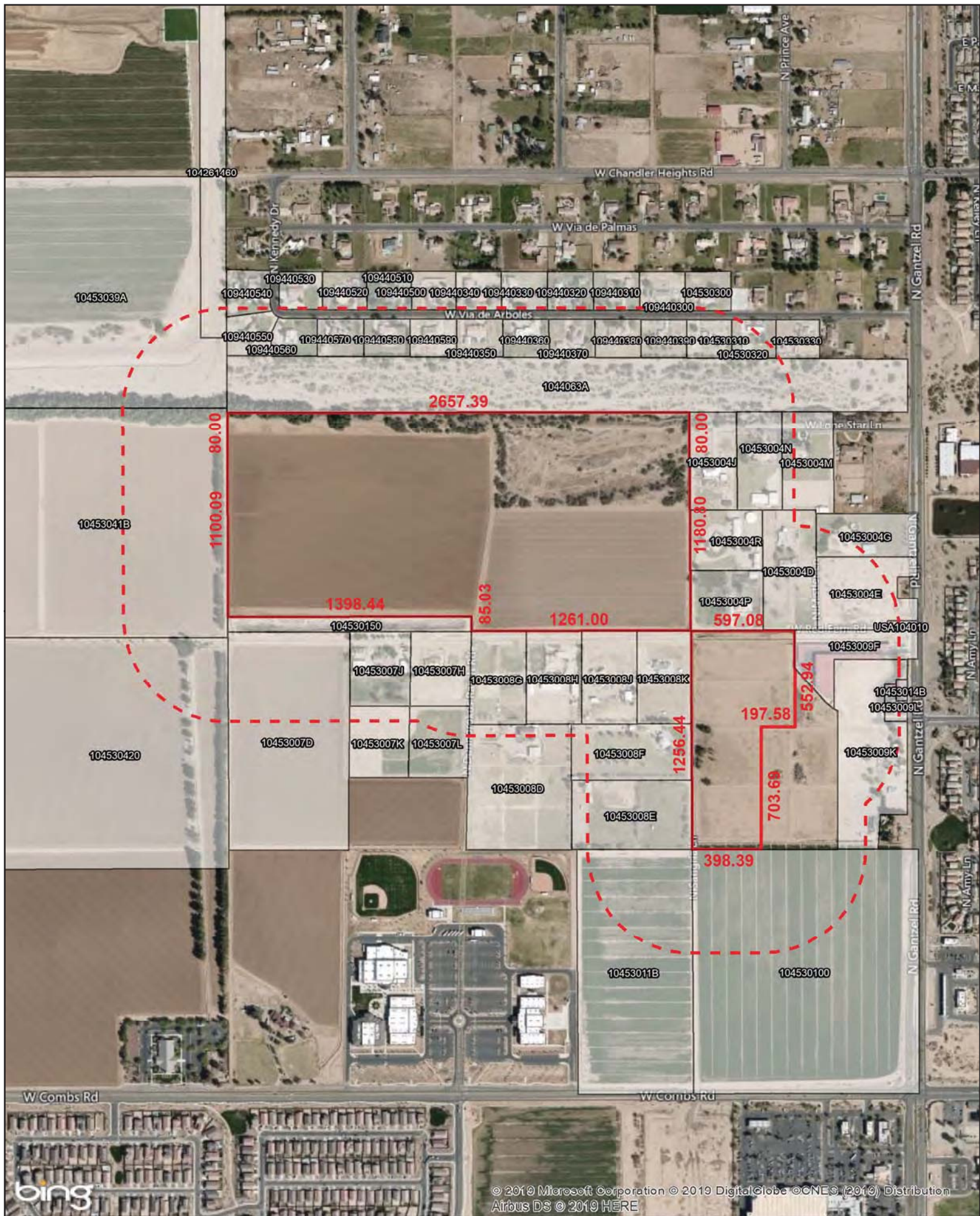
Acknowledged before me by Sean Hanqill, on this 6<sup>th</sup>  
day of September, 2019.



[Signature]  
Signature of Notary Public

(If additional copies of this form are needed, please photocopy)





# The Quarters at Queen Creek

Pinal County, Arizona

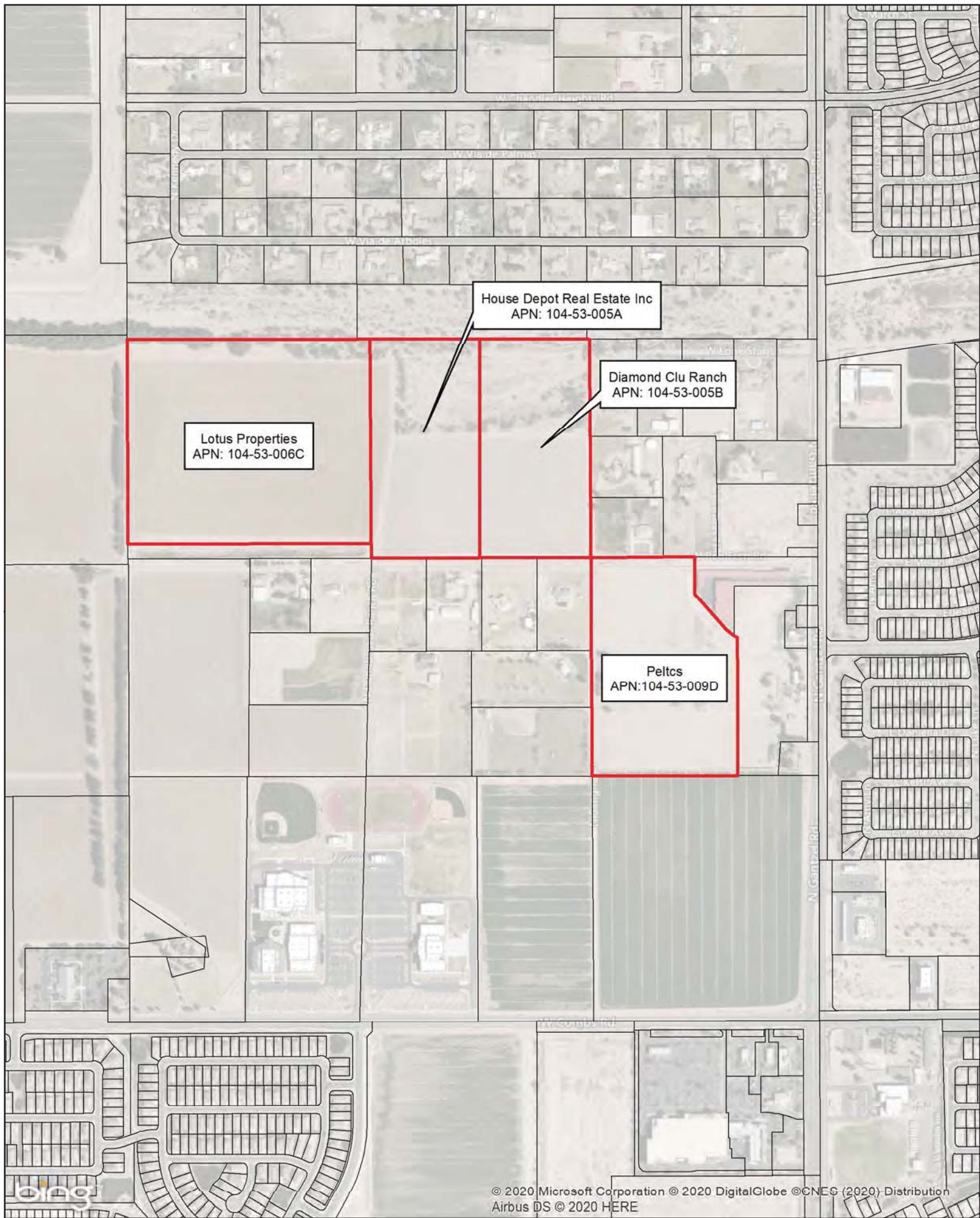
0 600 Feet



united engineering group

600 FT Buffer





# The Quarters at Queen Creek

Pinal County, Arizona

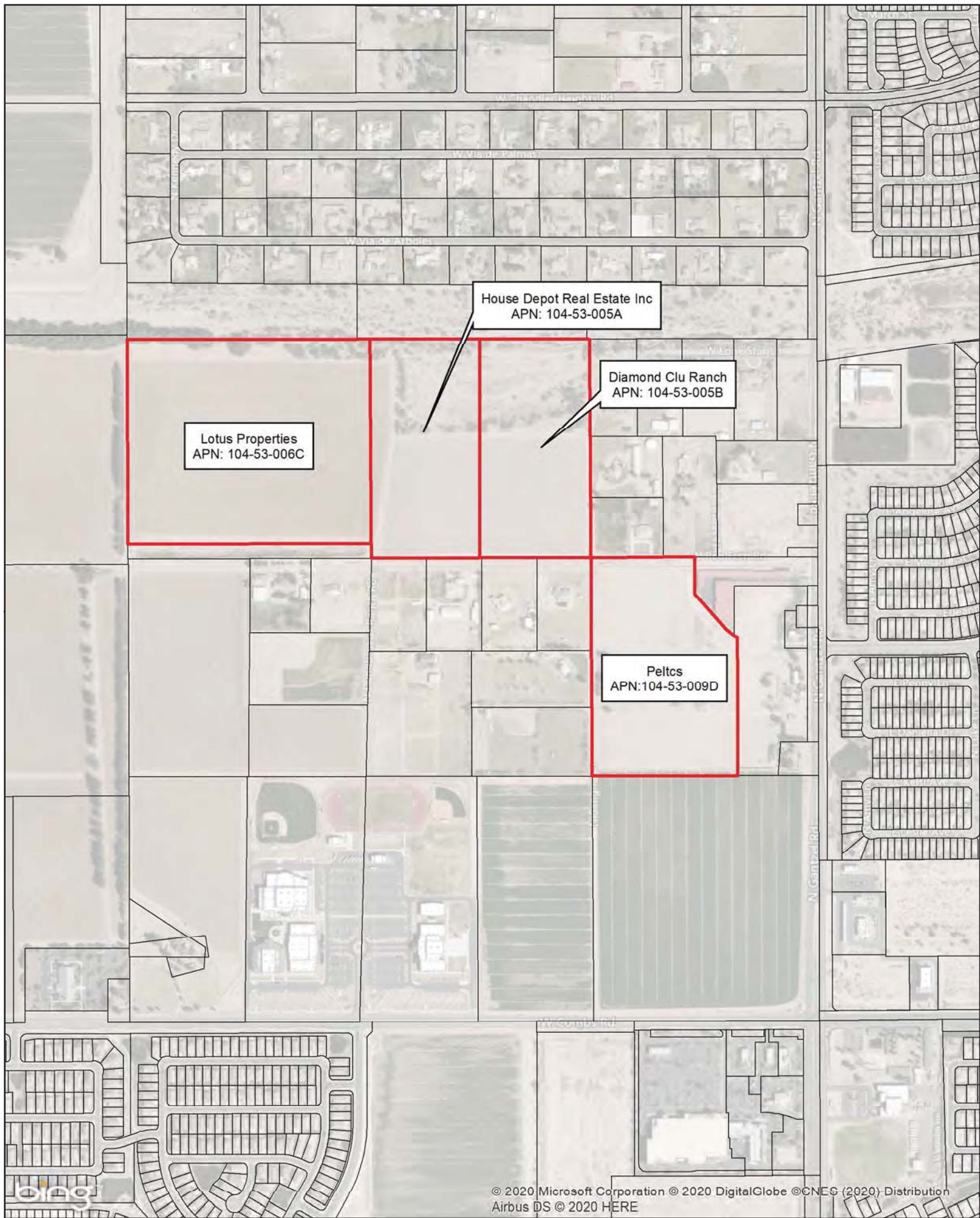
0 600 Feet



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Assessor Parcel Map





# The Quarters at Queen Creek

Pinal County, Arizona

0 600 Feet



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engineering  
group

Assessor Parcel Map



April 20, 2020

Mr. Abdul Rashid, PE, CFM  
Flood Control Section  
Pinal County Department of Public Works  
PO Box 727  
Florence, AZ 85132

C/O: Sean Hamill, United Engineering Group – shamill@unitedeng.com

RE: Red Fern/Queen Creek  
Reply to Comments on Drainage Report  
EA# 1935.04

Mr. Rashid,

In reply to your comments on the PAD drainage report (copy attached) we offer the following:

1. The offsite flows will be accepted at the existing locations and conveyed in easements and culverts north to the Queen Creek Wash. The current flows run along the dry side of the berm (south) and discharge to the adjacent property at the northwest corner.

The proposed condition is to break the berm at three points to allow the flow into Queen Creek Wash. This will be done without allowing water from Queen Creek to backup onto adjacent properties. This eliminates an existing flooding problem along the "dry" side of the berm.

2. The LOMR to eliminate the A-Zone will be processed with the next phase of the submittals.

3. Offsite flows will be collected with culverts across road crossings. The sites are shown schematically on the current master drainage plan. Final sizing and locations will be done on the next phase.

4. N/A

5. Models are attached to the electronic copy of the report. Please feel free to contact us if you have questions or don't receive all the information.

  
\_\_\_\_\_  
Len Erie, P.E.



EXP 1/30/20





# PINAL COUNTY

## County Flood Control District Review Comment Letter

<b>The Project Name:</b>		Red Fern/Queen Creek Wash (PAD)	<b>Reviewed By:</b>	Abdul Rashid, PE, CFM Flood Control Section Pinal County Department of Public Works
			<b>Review Type:</b>	Preliminary Drainage Report
<b>Engineering Firm:</b>		Erie & Associates, Inc. Leonard J. Erie, II #10274 Sealed: 09/24/2019	<b>Received:</b>	December 6, 2019
			<b>1<sup>st</sup> Review:</b>	December 16, 2019
			<b>2<sup>nd</sup> Review:</b>	
			<b>3<sup>rd</sup> Review:</b>	
<b>Tracking Number:</b>		PZPA01219PZPD00919	<b>4<sup>th</sup> Review:</b>	
			<b>5<sup>th</sup> Review:</b>	
<b>Section</b>	<b>Comment #</b>	<b>RESPOND TO ALL COMMENTS AND REDLINES.</b>		
		This review is for PAD only. Additional reviews for pre-plat and final plat would be required in the future.		
	1	The preliminary drainage report estimates offsite flows from local watershed which can potentially impact the site under extreme flooding conditions. These flows need to be safely conveyed across the site or around the site within drainage channels with drainage easements. The entry and exit points of the offsite flows should stay the same. This can be achieved by providing collection and spreader basin/channels where needed.		
	2	The project would require processing of CLOMR/LOMR through Pinal County and FEMA due to the presence of Flood Zone A for the northern portion of the site.		
	3	Appropriate culvert crossings may also be needed for roadways crossing the proposed offsite flow channels conveying offsite flows from local watershed.		
Standard Comment	4	Based on the information being requested, additional comments will be forth coming.		
Standard Comment	5	Please resubmit a revised report, accompanying figures/exhibits and supporting calculations, along with <u>written responses to the comments</u> . If applicable, please provide electronic copies of any Hydrologic and Hydraulic Models (i.e. HEC-RAS, HEC-2, HEC-1, HEC-HMS) for verification and review purposes. Please format HEC-1 printout to avoid text wrapping of rows. Provide only the models used in the report and clearly label all models.		

Public Works Department

31 N. Pinal Street, Building F., PO Box 727 Florence, AZ 85132  
T 520-509-3555 Hours: M-F 8:00 am – 5:00 pm F 520-866-6511

www.pinalcountyaz.gov

**Red Fern/ Queen Creek Wash  
Preliminary Drainage Report**

**Prepared for:**  
**United Engineering Group**  
**3205 West Ray Road**  
**Chandler, AZ 85226**

**For submittal to:**  
**Pinal County**  
**Tracking No:**  
**PZP01219**  
**PZPD00919**

**Prepared by:**  
**Erie & Associates, Inc.**  
**3120 North 24th Street**  
**Phoenix, AZ 85016**



**EA #1935.04**

**September 24, 2019**  
**Revised April 20, 2020**



**Erie & Associates, Inc.**

**CONSULTING ENGINEERS**

**3120 N. 24th St. / Phoenix, Arizona 85016 / (602) 954-6399**



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6.0 References	12

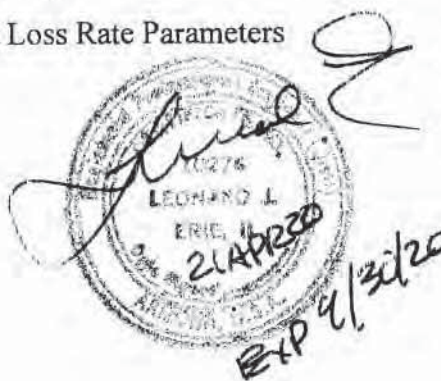
### **List of Appendices**

Appendix A – Calculation Worksheets/Research Data

Appendix B – HEC-1 Input/Output

### **2.0 List of Plates and Tables**

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### **3.0 Location/Description**

The 88± acre project site is located along Red Fern Road, northwest of the intersection of Gantzel and Combs Road in Pinal County. The property is located south of Queen Creek Wash. The site is a portion of the east half of Section 30, Township 2 South, Range 8 East of the Gila and Salt River Base and Meridian. See *Plate 1 – Location Map*.

The property is to be developed into a single-family residential subdivision. Drainage on the property is generally northwesterly towards Queen Creek Wash. The Queen Creek Floodplain will be revised by a future LOMR application.

### **3.1 FEMA Data**

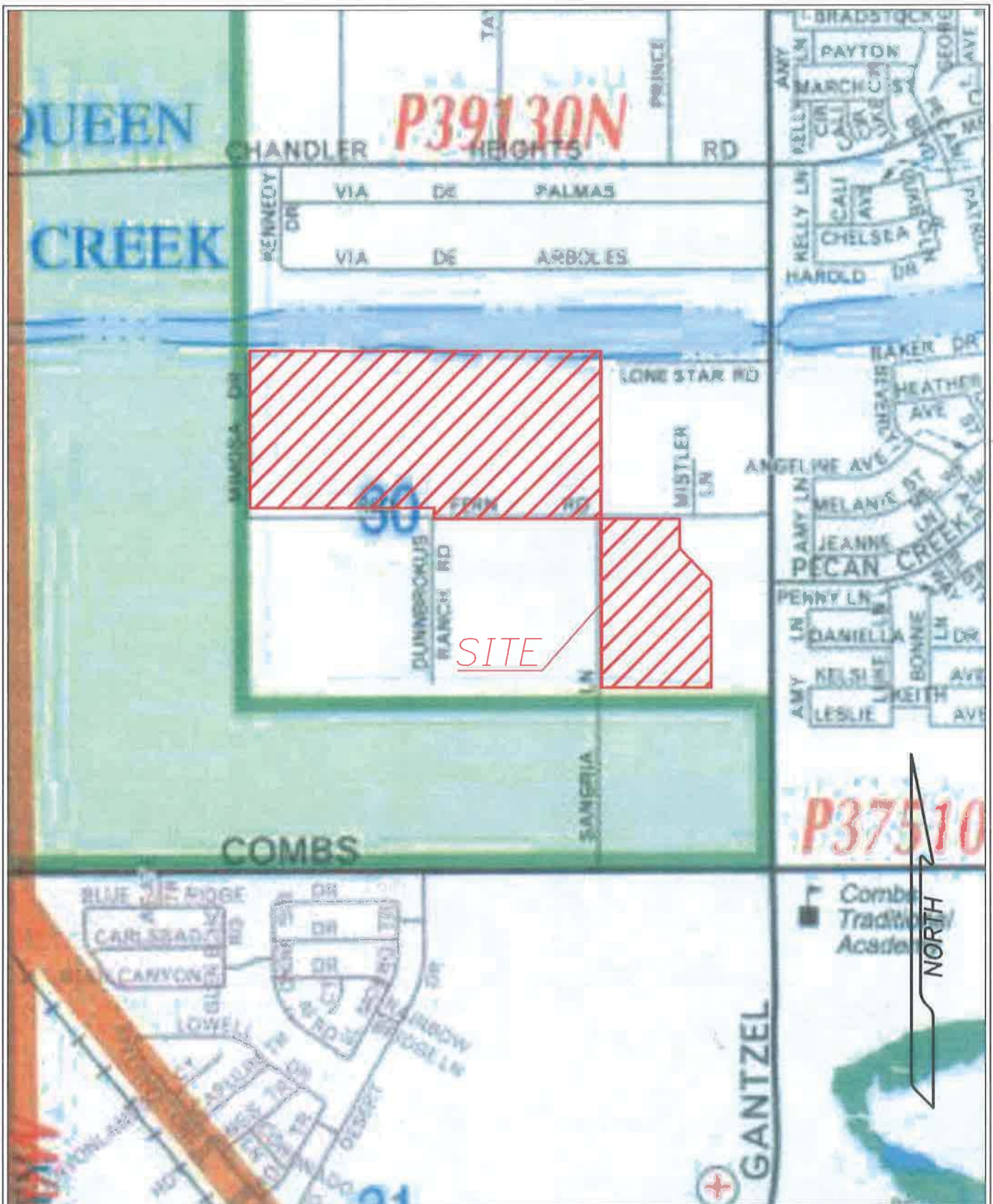
The site is located on FEMA Map #04021C0475E dated December 4, 2007. The north portion of the property is in a Zone “A”. The rest of the property is in a FEMA Shaded Zone “X”. A copy of the map is included as *Plate 2 – FEMA MAP*. A FEMA shaded Zone “X” is defined as “an area of 0.2% annual chance flood; area of 1% annual chance flood with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from 1% annual chance flood.

The LOMR revision will remove the property proposed for development from the floodplain.

### **3.2 Drainage Concepts**

- Onsite drainage is generally to the northwest.
- Existing conditions flow patterns will be maintained for developed conditions.
- This site will provide 100-year, 2-hour retention.
- Offsite flows are westerly.
- Queen Creek Wash flows westerly along the north property line of the site. The offsite flows will be drained into Queen Creek at breaks in the berm. The berm openings are located where water surfaces in Queen Creek Wash will not result in flooding on this property or adjacent parcels.



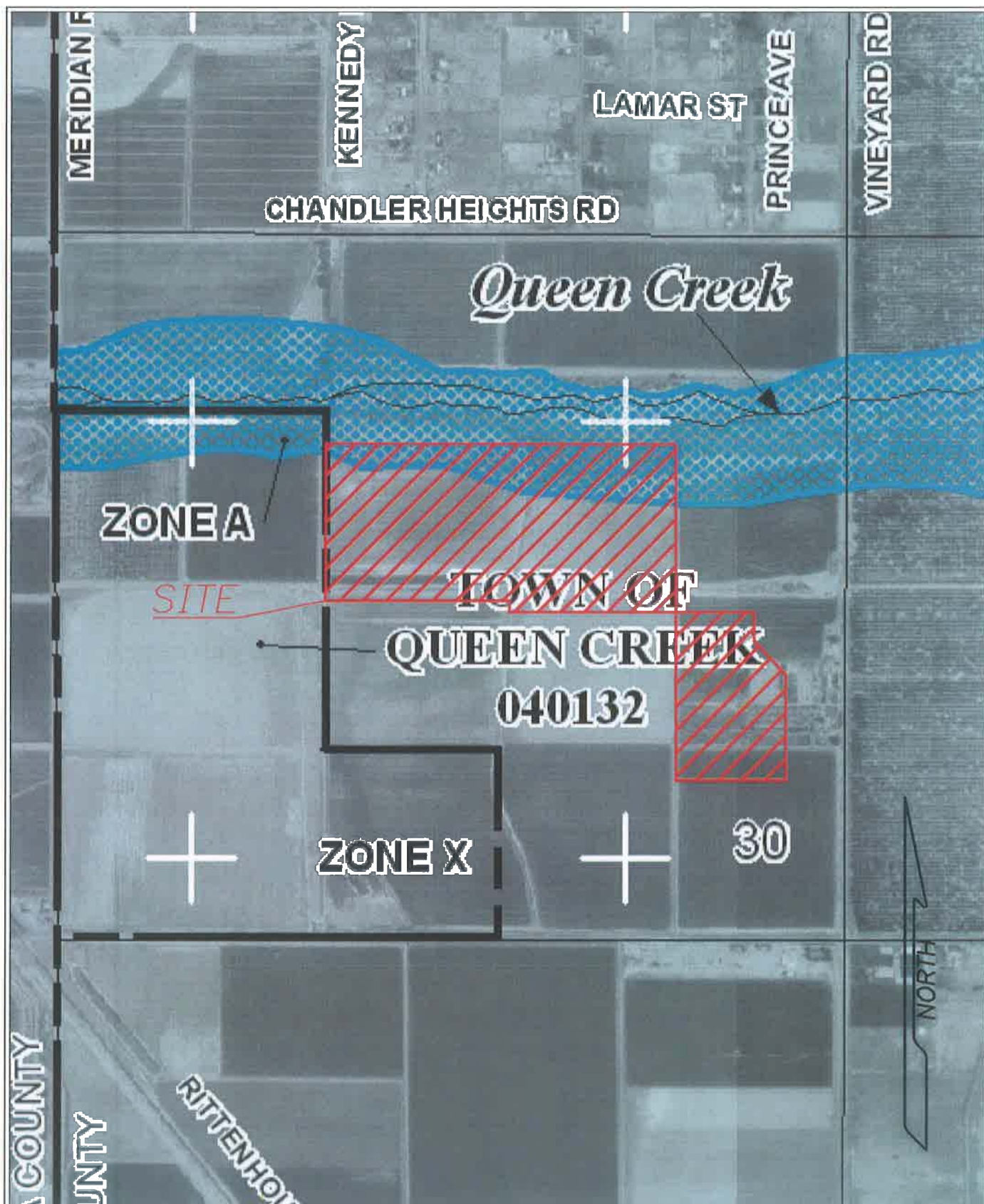


JOB NO. 1935.04  
 DATE: 9/19/2019  
 SCALE: 1"=1000'



ERIE & ASSOCIATES, INC.  
 3120 NORTH 24th STREET  
 PHOENIX, ARIZONA 85016  
 (602) 954-6399

RED FERN/QUEEN CREEK WASH  
 PLATE 1 – LOCATION MAP



JOB NO. 1935.04  
 DATE: 9/19/2019  
 SCALE: 1"=1000'



ERIE & ASSOCIATES, INC.  
 3120 NORTH 24th STREET  
 PHOENIX, ARIZONA 85016  
 (602) 954-6399

RED FERN/QUEEN CREEK WASH  
 PLATE 2 – FEMA MAP



#### **4.0 Hydrology**

A hydrologic analysis was completed for this project to determine the offsite flows for existing conditions. The peak flows for the 100-year event were calculated using Maricopa County's DDMSW HEC-1 computer program. Rainfall data is based on the latest NOAA 14 guidelines. Rainfall losses were determined using the Green and Ampt loss rate method and the Clark Unit Hydrograph was used for hydrograph routing. Soil information used in this study was taken from the USDA Soil Conservation Service "Soil Survey Eastern Maricopa Northern Pinal Counties Area, Arizona". See *Appendix A* for hydrologic data and calculations. The methodology used to calculate peak flows is consistent with the requirements outlined in the Pinal County drainage manual. Note that methods are consistent with the "Drainage Design Manual for Maricopa County, Arizona". The hydrologic calculations and basin characteristic calculations are included in *Appendix A*. The HEC-1 input/output is included in *Appendix B*.

#### **4.1 Existing Hydrology**

An existing conditions hydrologic analysis was completed for this project to determine the peak flows for the 100-year, 6-hour storm event. The existing HEC-1 Input/output is included in *Appendix B*. The tributary areas were delineated using a combination of means, including new onsite topography, county topography, aerial photos, and field reconnaissance.

Flows from adjacent developed properties east of Gantzel Road are assumed to pass through a retention basin system sized for a 100-year 1-hour storm with one foot of freeboard. No flows were found to reach the site from west of Gantzel Road on the 100-year 6-hour storm.

See *Plate 3 – Tributary Map* for tributary areas. See *Table 1 – Existing Conditions Sub-Area Parameters* for the existing hydrologic parameters and *Table 2* for the existing Green and Ampt loss rate parameters.

**Table 1 – Existing Conditions Sub-Area Parameters**

Sub-Area	Area (sq mi)	Length (mi)	Adjusted Slope (ft/mi)	T <sub>c</sub>	R
SA-01	0.265	0.99	23.2	0.560	0.411
SA-02	0.056	0.77	20.1	0.555	0.807
SA-03	0.034	0.24	10.5	0.636	0.491
SA-04	0.023	0.24	4.2	0.853	0.850
SA-05	0.058	0.25	66.3	0.224	0.118
SA-06	0.057	0.24	17.1	0.531	0.300
SA-07	0.059	0.24	41.7	0.418	0.225
SA-08	0.062	0.25	20.3	0.506	0.279
SA-09	0.063	0.25	12.2	0.607	0.339

**Table 2 – Existing Conditions Green and Ampt Loss Rate Parameters**

Sub-Area	IA	DTHETA	PSIF	XKSAT	RTIMP
SA-01	0.25	0.25	4.72	0.389	20
SA-02	0.25	0.25	4.72	0.389	20
SA-03	0.50	0.25	4.58	0.527	0
SA-04	0.50	0.25	4.72	0.496	0
SA-05	0.30	0.25	4.65	0.337	5
SA-06	0.50	0.25	4.65	0.512	0
SA-07	0.50	0.25	3.99	0.734	0
SA-08	0.50	0.25	4.79	0.478	0
SA-09	0.50	0.25	4.39	0.593	0

#### 4.2 Existing Hydrologic Results

The existing conditions peak flows are shown on *Plate 4 – Master Drainage Plan* and are in *Table 3-Existing Peak Flows at Key Locations*.

**Table 3 – Existing Peak Flows at Key Locations**

HEC-1 ID	Description	Flow Existing (CFS)
CP.B	Concentration point where the flow enters the site at the SE corner of SA-04	21
CP.A	Flow from generated by SA-05 entering the site at the NE corner of SA-07	109
CP.D	Combined flow of CP.A, SA-06, & SA-07 at the NW corner of SA-07	188
CP.E	Combined flow of CP.D, SA-08, & SA-09 at the NW corner of SA-09	245



Note that the current flow pattern for side drainage to Queen Creek is blocked by a berm on the south side of Queen Creek Wash. Therefore, all side drainage is forced west to outfall on the northwest corner of this site. The subdivision to the east of the site has basins sized for the 100-year 1-hour storm event. Flows generated on the 100-year 6-hour storm by SA-01 (264 cfs) and SA-02 (36 cfs) are contained within those basins and do not enter the project site. Water from SA-05 collects at CP.A and flows west along the north property line of the site behind a raised berm from Queen Creek Wash. The flow collecting behind the Queen Creek Wash berm continues west and exits the site at the northwest corner of the property with a flow of 245 cfs on the existing conditions.

### 4.3 Developed Hydrology

A developed conditions hydrologic analysis was performed by the same methods described in section 4.0. The developed conditions model includes updated land-use parameters for the sub-areas that are newly developed subdivisions. The proposed retention basins for the subdivision are also included in the developed model. See *Table 4 – Developed Conditions Sub-Area Parameters* and *Table 5 – Developed Conditions Green and Ampt Loss Rate Parameters*. The developed condition peak flows are shown in *Table 4 – Developed Peak Flows in Key Locations*.

**Table 4 – Developed Conditions Sub-Area Parameters**

Sub-Area	Area (sq mi)	Length (mi)	Adjusted Slope (ft/mi)	T <sub>C</sub>	R
SA-01	0.265	0.99	23.2	0.560	0.411
SA-02	0.056	0.77	20.1	0.555	0.807
SA-03	0.034	0.24	10.5	0.636	0.491
SA-04	0.023	0.24	4.2	0.515	0.486
SA-05	0.058	0.25	66.3	0.224	0.118
SA-06	0.057	0.24	17.1	0.531	0.300
SA-07	0.059	0.24	41.7	0.247	0.125
SA-08	0.062	0.25	20.3	0.506	0.279
SA-09	0.063	0.25	12.2	0.364	0.192



## MEETING MINUTES – NEIGHBORHOOD OPEN HOUSE

5:30pm – 7:00pm

Tuesday, August 16<sup>th</sup>, 2019

Location: SRP Pinal Customer Center (Eagle Room)

3735 East Combs Road, San Tan Valley, AZ 85140

**Re: The Quarters at Queen Creek**

88 Acres - Northwest of Gantzel & Combs Rd., Pinal County, AZ

Parcel #'s: 104-53-005A, 104-53-005B, 104-53-006C & 104-53-009D

*Request to **Pinal County Planning & Development** including:*

- *Comprehensive Plan Amendment (San Tan Valley Special Area Use Plan) from Rural Living to Suburban Neighborhood*
- *Rezone 74 acres from Suburban Ranch (SR) and 14 acres from Single Residence (CR-2) to Residential (R-7)*
- *Planned Area Development (PAD) Overlay on 88 acres*

**Hosted by:** Taylor Earl, (Earl, Curly & Lagarde, Attorney), Tim Keenan, (Montage Holdings, Owner) & Sean Hamill (United Engineering Group, Applicant)

**Attended by:** See attached sign in sheet.

**Meeting Minutes:**

- Neighborhood Open House for The Quarters at Queen Creek residential development was held on Tuesday, August 16<sup>th</sup>, 2019 at the SRP Pinal Customer Center from 5:30pm to 7:30pm.
- 11 attendees signed in on the attached sign-in sheet. We are unaware of any attendees that did not sign in. Chairman Mike Goodman was also in attendance.
- The meeting was held in an open house format, with most of the attendees arriving around 5:45.
- We had 24x36 foam boards on easels displaying the following exhibits: site plan, landscape plan, and rendered perspectives showing the adjacent neighbors in attendance the anticipated views from their properties and from other perspectives.
- **Attendees raised the following topics:**
  - The property owners north of the smaller 14 ac. parcel would like to see Red Fern Rd. stay open as they use as a main point of ingress/egress.
  - Property owners south of the larger 74-acre parcel, just south of the proposed roadway, were concerned about land taken by the future P.U.E. on Pecan Creek Rd.
    - Exhibits were later created and sent to the individual land owners to better explain the pre vs. post development encumbrances on their properties. We explained to them at the time, and the exhibit shows this, the proposed right of way for the new road does not eat up any portion of their currently usable property (see note below for single exception). Instead, the proposed ROW partially overlaps with land that



is already encumbered by an easement. By undergrounding the existing open canal, we can reduce the easement size, which provides us area for our ROW. In fact, under our proposal, those property owners would actually get more of their usable land back.

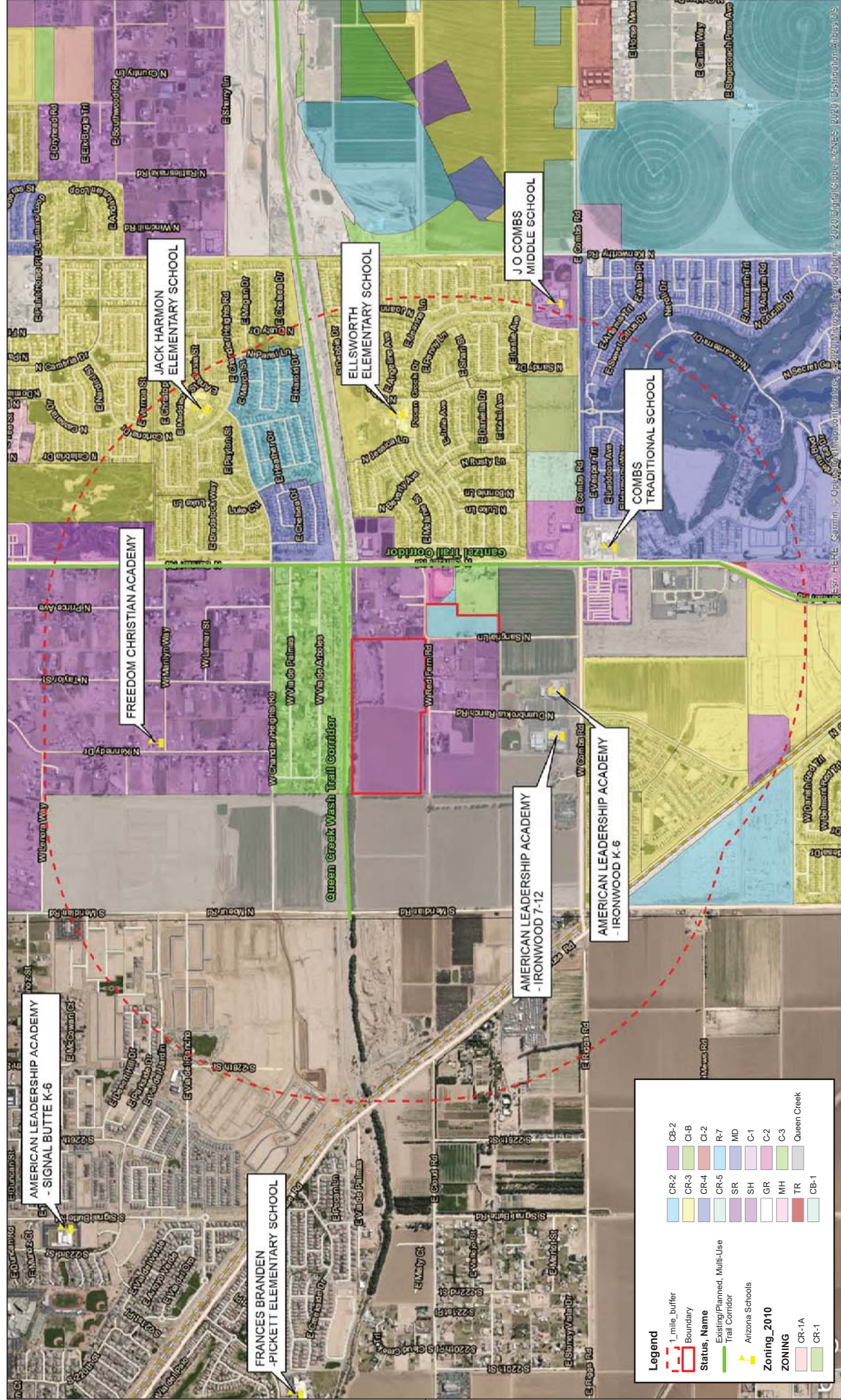
- Note: We are working with Stan Jones, who owns the property on the corner. We would need to place the ROW on a usable corner of his yard.
- Property owners south of the main parcel want to make sure a full-size tractor trailer can navigate the newly proposed roads from Pecan Creek to their individual lots.
  - Residents were told the off-site access points were designed to accommodate a long-bed crew cab pickup pulling a 30' gooseneck trailer. We will look into the turning radius of the tractor trailer and try to accommodate if possible.
- Property owners to the east of the main parcel also wanted to make sure a full-size tractor trailer could navigate the connector roadways successfully. We had not yet engineered that connection point but committed to do so and to look at making it large enough for a tractor-trailer if possible.
- Concerns were raised about future residents complaining about dust, flies, noise, etc. that are typically associated with their type of rural living.
  - We explained that a notice regarding such things can be included in the public disclosure for the properties and that we would be happy to let them view that language in advance. We will be sending that language out in the next several weeks.
- Concerns were raised about the speed and curves of the newly proposed Pecan Creek Rd.
  - It was explained that the road would be designed to county standards and the posted speed limit is anticipated to be 30 mph. Speed calming measures were also discussed. Mr. Keenan suggested stamped and colored asphalt in cross walk locations and that this method typically slows down drivers.
- The property owners to the west of the 74 ac. Project had concerns about kids walking south to the school and trying to pet their horses or falling in the ditch and would like some sort of barrier between the project and their property and to keep kids out of the ditch. A neighbor immediately to the east of the main parcel expressed a similar concern about horse bites.
  - We will look into the cost and viability of fencing.
  - As for the people to the south, we indicated that one solution would be for us to extinguish our easement rights so our residents wouldn't have the right to walk south on their roads. Neighbors
- A property owner east of the northeast corner of the main parcel wanted to ensure we would not need to use his frontage road for fire access. We indicated



that we had no intent of using that road for fire access, and the County had expressed no such desire either.

- Neighbor east of the property expressed concern about site plan being shown on an easement running along their west property line.
  - We told them this may just be a mapping error and we would look into it.
- A question arose regarding the existing shared financial structure for water in the community and how this would affect that.
  - Tim Keenan indicated that not only will this property continue to pay its share of the community water assessment, but he's willing to increase this property's proportionate contribution—even though this property will no longer utilize the community well.
- It was explained that the project has not been submitted to the County yet and was still in the early stages of planning. Once a formal submittal has been made, the County will notify the residents of future hearings by both posting a sign on the property and sending out a mailer to the residents in the immediate area.
- The meeting concluded around 7:30pm and all attendees appeared informed about the application and seemed appreciative to have the opportunity to discuss. Several attendees had been at the various board meetings in which this project was discussed.







The newspapers of **Arizona** make public notices from their printed pages available electronically in a single database for the benefit of the public. This enhances the legislative intent of public notice - keeping a free and independent public informed about activities of their government and business activities that may affect them. Importantly, Public Notices now are in one place on the web ([www.PublicNoticeAds.com](http://www.PublicNoticeAds.com)), not scattered among thousands of government web pages.

**County:** Pinal

**Printed In:** Florence Reminder & Blade Tribune

**Printed On:** 2020/10/08

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:00 A.M. ON THE 28th DAY OF OCTOBER 2020, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, BUILDING-A HEARING ROOM, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A NON-MAJOR COMPREHENSIVE PLAN AMENDMENT, A REZONING, AND A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT, TO AMEND THE SAN TAN VALLEY AREA PLAN, THE ZONING ORDINANCE, AND/OR MAPS IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA. PZ-PA-012-19 - PUBLIC HEARING/ACTION: Gantzel Partners, LLC, owner/developer and Sean Hamill, agent/applicant, requesting a Non-Major Comprehensive Plan amendment for the San Tan Valley Special Area Plan to re-designate 74½ acres from Rural Living to Suburban Neighborhood land use designation, referred to as Quarters at Queen Creek, situated in Section 30, Township 02 South, Range 08 East, G&SRB&M (legal on file), tax parcels 104-53-005A, 104-53-005B, 104-53-006C, & portions of 104-53-009D, located immediately south of Queen Creek Wash and west of North Gantzel Road in the San Tan Valley Area. PZ-009-19 - PUBLIC HEARING/ACTION: Gantzel Partners, LLC, owner/developer and Sean Hamill, agent/applicant requesting approval of the rezoning of 88½ acres from SR (Suburban Ranch-74 acres [PZ-403-73]) and CR-2 (Single Residence Zone-14 acres [PZ-012-06]) to R-7 (Single Residence Zoning), to allow for residential uses along with 254 units of detached single family residential; situated in Section 30, Township 02 South, Range 08 East, G&SRB&M (legal on file), tax parcels 104-53-005A, 104-53-005B, 104-53-006C, & parts of 104-53-009D, located immediately south of Queen Creek Wash and west of North Gantzel Road in the San Tan Valley Area. PZ-PD-009-19 - PUBLIC HEARING/ACTION: Gantzel Partners, LLC, owner/developer and Sean Hamill, agent/applicant requesting approval of the Quarters at Queen Creek Planned Area Development (PAD) Overlay Zoning District of 88½ acres to allow for residential uses along with 254 units of detached single family residential; situated in Section 30, Township 02 South, Range 08 East, G&SRB&M (legal on file), tax parcels 104-53-005A, 104-53-005B, 104-53-006C, & parts of 104-53-009D, located immediately south of Queen Creek Wash and west of North Gantzel Road in the San Tan Valley Area. ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE. DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT: <http://pinalcountyyaz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#> DATED on the 23d day of September 2020, Pinal County Community Development Dept. By: /s/Lester Chow Lester Chow, Interim Community Development Director 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 PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE



PROPERTY PROPOSED FOR REZONING, WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL. WRITTEN STATEMENTS MUST BE FILED WITH: PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT PO BOX 2973 (31 N. PINAL, BLDG. F), FLORENCE, AZ 85132 NO LATER THAN 5:00 PM ON THURSDAY, OCTOBER 15, 2020 Contact for this matter: Evan Evangelopoulos, Planner, e-mail address: [evan.evangelopoulos@pinal.gov](mailto:evan.evangelopoulos@pinal.gov) Phone # (520) 866-6642 Fax # (520) 866-6530 No. of publications: 1; date of publication: Oct. 08, 2020.

**Public Notice ID:**

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<http://pinalcountyz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#>

DATED on the **23<sup>d</sup>** day of **September 2020**, Pinal County Community Development Dept.

By: 

Lester Chow, Interim Community Development Director

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PO BOX 2973 (31 N. PINAL, BLDG. F), FLORENCE, AZ 85132


**NO LATER THAN 5:00 PM ON THURSDAY, OCTOBER 15, 2020**

Contact for this matter: Evan Evangelopoulos, Planner, e-mail address: [evan.evangelopoulos@pinal.gov](mailto:evan.evangelopoulos@pinal.gov)  
Phone # (520) 866-6642 Fax # (520) 866-6530

## CERTIFICATION OF POSTING

I hereby certify that the notice(s) shown below was/were posted on the property described in the notice on 10/09/2020.

COMMUNITY DEVELOPMENT DEPARTMENT

BY:  Evan Evangelopoulos, Planner  
[Signature] [Print name and title]

DATED: 10/09/2020

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By: 

Lester Chow, Interim Community Development Director

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PUBLISHED ONCE:

Florence Reminder