



PINAL COUNTY
wide open opportunity

NOTICE OF PUBLIC MEETING AND AGENDA OF THE PINAL COUNTY PLANNING AND ZONING COMMISSION

Regular Meeting

9:00 a.m.

Thursday, August 18, 2016

EOC Room – Building F

31 N. Pinal St. Florence, Arizona

There may be a supplemental agenda for this hearing, please check with the Community Development Department at 520-866-6442.

Please turn off cell phones and other electronic devices or place in silent mode.

Action means discussion/recommendation for approval or denial to the Board of Supervisors on the following Planning Cases. (Numbers are shown for administrative convenience only. All interested persons should be aware that the cases may be heard in an order different than that shown on the agenda).

A work session is not a public hearing. For matters that are not listed as “public hearings” the public may attend and listen to the proceedings, but may only address the Commission with its permission.

COMMISSION MEMBERS

()	RIGGINS, Chairman	()	HARTMAN, Vice-Chairman
()	AGUIRRE-VOGLER, Member	()	SALAS, Member
()	SMYERS, Member	()	DEL COTTO, Member
()	PUTRICK, Member	()	AULT, Member
()	SHEARER, Member	()	GRUBB, Member (Absent)

AGENDA

1. **CALL TO ORDER:**
2. **DISCUSSION OF ACTION ITEM REPORT**
 - Action Item Report
3. **REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES**
 - August 10, 2016
4. **REPORT ON TENTATIVE PLAT EXTENSIONS:**
 - There were no tentative plat extensions approved by the Director of Community Development last month.

COMMUNITY DEVELOPMENT
PLANNING DIVISION

CONTINUED CASES:

ITEMS 5 & 6 WILL BE HEARD AS ONE PUBLIC HEARING

5. **PZ-PA-001-16 – PUBLIC HEARING/ACTION:** Mike Passarelli, landowner, requesting approval of a Non-Major Comprehensive Plan Amendment from Very Low Density Residential (0-1 du/ac) to Secondary Airport on 118.7± acres pending and in conjunction with Rezone request SUP-002-16 in the GR zone; situated in a portion of the N½ of Section 21, T9S, R8E G&SRB&M, tax parcels 411-32-025, 026, & 028 (legal on file) (located approximately one mile southeast of the City of Eloy). **(Continued from June 16, 2016 Planning & Zoning Commission hearing)**

6. **SUP-002-16 – PUBLIC HEARING/ACTION:** Mike Passarelli, landowner, requesting approval of a Special Use Permit to operate a private airstrip on a 118.7± acre parcel in the General Rural Zone; situated in a portion of the N½ of Section 21, T9S, R8E G&SRB&M, tax parcels 411-32-025, 026, & 028 (legal on file) (located approximately one mile southeast of the City of Eloy). **(Continued from June 16, 2016 Planning & Zoning Commission hearing)**

TENTATIVE PLATS:

ITEMS 7 & 8 WILL BE HEARD TOGETHER

7. **S-026-05 - DISCUSSION/APPROVAL/DISAPPROVAL:** Meridian Land Holdings, LLC, landowner, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for **Santa Cruz Ranch**, 4,157 lots on a 1,237± acre parcel in the CR-3/PAD zone; situated in portions of Sections 26, 27, 34 & 35, T5S, R4E, G&SRB&M, Tax Parcel 502-14-002A et al. (parcel list on file) (located along Anderson Road bisecting Ruben Drive and Teel Road approximately 1 mile west of the City of Casa Grande). **(Continued from the August 20, 2013 Planning & Zoning Commission hearing)**

8. **S-033-06 - DISCUSSION/APPROVAL/DISAPPROVAL:** SCR, LLC, landowner, Coe & Van Loo Consultants, Inc., engineer, requesting approval of a tentative plat extension for **Santa Cruz Ranch Units 4&5**, 2,030 lots on a 674± acre parcel in the CR-3/PAD & CB-1/PAD zones; situated in portions of Sections 26, 34, & 35, T5S, R4E, G&SRB&M, Tax Parcel 502-23-001 et al. (parcel list on file) (located along Anderson Road bisecting Teel Road and Miller Road approximately 1½ mile west of the City of Casa Grande). **(Continued from the August 20, 2015 Planning & Zoning Commission hearing)**

WORK SESSION:

9. **WORK SESSION:** Discussion of the Pinal County 2016 Major Comprehensive Plan amendments:
 - A. **PZ-PA-003-16: WORK SESSION** on a major amendment of the Pinal County Comprehensive Plan to amend the Land Use Plan to re-designate 937± acres of land from **Very Low Density Residential, Moderate Low Density Residential, and High Intensity Activity Center to Employment and Secondary Airport** in the Casa Grande area; situated in a portion of Sections 17, 20 & 21 T07S, R05E located on the east side of Montgomery Road between Hanna Road and the Tohono O’Odham Nation.

- B. PZ-PA-004-16: WORK SESSION** on a major amendment of the Pinal County Comprehensive Plan to amend the Land Use Plan to re-designate 257± acres of land from **Moderate Low Density Residential to General Public Facilities/Services** in the Coolidge area; situated in a portions of Sections 29 & 30, T06S, R08E located adjacent to the south side of State Route Highway 287 approximately 1 mile east of Eleven Mile Corner Road.

CALL TO THE COMMISSION:

- 10. CALL TO THE COMMISSION:** Oral comments or suggestions from individual Commission Members reading items or staff action will be allowed. This is not intended to allow discussion or action on any item, but merely to provide the Commission a chance to express its opinions regarding the need for future action by Commission or staff.

ADJOURNMENT

The Planning and Zoning Commission may go into executive session for purposes of obtaining legal advice from the County's attorney(s) on any of the above agenda items pursuant to A.R.S. § 38-431.03 (A)(3).

Supporting documents for the above-listed matters are available at the Pinal County Community Development Office for public inspection at least 48 hours prior to the meeting at the Pinal County Community Development Department, Pinal County Complex, Building F, 31 N. Pinal Street, Florence, Arizona, Monday through Friday between the hours of 8:30 a.m. and 4:30 p.m. and on the internet at:

<http://pinalcountyaz.gov/COMMUNITYDEVELOPMENT/PLANNING/Pages/PZCommission.aspx>

Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Community Development Department at 520-866-6442 at least five business days prior to the meeting.



PINAL COUNTY
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**PINAL COUNTY PLANNING AND ZONING COMMISSION
REGULAR MEETING
ACTION REPORT OF July 21, 2016**

PRESENT

Mr. Riggins, Chairman	Mr. Shearer, Member
Mr. Hartman, Vice Chairman	Ms. Aguirre-Vogler, Member
Mr. Salas, Member	Mr. Smyers, Member
Mr. Del Cotto, Member	Mr. Grubb, Member Absent
Mr. Putrick, Member	Mr. Ault, Member

LEGAL STAFF PRESENT

Mr. Langlitz, Deputy County Attorney

PLANNING STAFF PRESENT

Mr. Abraham, Planning Manager	Mr. Denton, Planner II
Mr. Balmer, Planner I	Ms. Fisk, Drafting Specialist

PUBLIC WORKS STAFF PRESENT

Mr. Chow, Development Section Chief

The meeting was called to order at 9:00 a.m., this date by Chairman Riggins in the EOC Room Bldg F, Florence, Arizona.

DISCUSSION OF MEETING MINUTES/ Action Item Report

Action Item Report

REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES

June 15, 2016 No Cases

July 6, 2016 No Cases

PLANNING MANAGER DISCUSSION ITEMS

Presentation by Evan Balmer on the Site Plan Review Process (after public hearing items)

NEW CASES:

S-021-08 - DISCUSSION/APPROVAL/DISAPPROVAL: Wolfkin Farms, LLC, landowner, Rose Law Group, PC, agent, requesting approval of a tentative plat extension for Bella Vista Section 13, 2,007 lots on a 659.09± acre parcel in the CR-3/PAD & CB-2/PAD zones; described as Section 13, T3S, R8E, G&SRB&M, Tax Parcel 210-13-001A (located adjacent to the northern boundary of the Town of Florence) (continued from June 16th hearing)

MOTION: Vice-Chairman Hartman made a motion to forward S-021-08 to the Board of Supervisors with a favorable recommendation. Commissioner Putrick seconded. Motion passed 7-2.

CALL TO THE COMMISSION: Oral comments or suggestions from individual Commission Members reading items or staff action will be allowed. This is not intended to allow discussion or action on any item, but merely to provide the Commission a chance to express its opinions regarding the need for future action by Commission or staff.

MOTION TO ADJOURN

Commissioner Putrick made a motion to adjourn. Commissioner Shearer seconded.

RESPECTFULLY submitted August 18, 2016.

Steve Abraham, Planning Manager



P I N A L • C O U N T Y
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MEMORANDUM

TO: Pinal County Planning and Zoning Commission

FROM: Bridget Fisk, Drafting Specialist
Community Development

DATE: August 18, 2016

SUBJECT: BOARD OF SUPERVISORS (BOS) ACTION ON P&Z CASES

BOS HEARING OF July 20, 2016

SUP-001-16: Terra Solutions, LLC., landowner/applicant, requesting approval of a Special Use Permit to operate a backwash storage and evaporation pond facility on a 8.97± acre parcel in the General Rural (GR) zone; situated in a portion of Sections 6, T07S, R03E G&SRB&M, tax parcel 500-09-038 (legal on file) (located approximately .6 miles south of Highway 84 in the Maricopa area). Planning and Zoning Commission voted 5-2 to recommend approval of SUP-001-16 with 14 stipulations.

P&Z Recommendation: Motion passed
BOS Action: Denied

BOS HEARING OF August 10, 2016

PZ-PD-007-15: Landmark Land Investments, LLC landowner/applicant, Iplan Consulting, agent, requesting approval of an amendment to the San Tan Heights Planned Area Development (PAD) Overlay District (PZ-PD-037-99) to remove 320.7± acres to plan and develop the 461 lot Circle G at the San Tans residential development, described as portions of Sections 15 and 22, T03S, R07E G&SRB&M, Pinal County, Arizona (legal on file), tax parcel numbers 509-02-005A/B/C/D and 509-02-008A/B/C/D and located adjacent to the south side of Phillips Road approximately .5 miles west of Thompson Road in the San Tan Valley area. The Planning Commission voted unanimously (7-0) to recommend approval of PZ-PD-007-15 with one stipulation.

P&Z Recommendation: Motion passed
BOS Action: Passed

PZ-008-15: Landmark Land Investments, LLC landowner/applicant, Iplan Consulting, agent, requesting a rezone from CR-1A/PAD (Single Residence Zone) (PZ-PD-037-99), to R-7/PAD, R-9/PAD, R-12/PAD

COMMUNITY DEVELOPMENT
Planning Division

(Single Residence Zoning Districts) and MD/PAD (Mixed Dwelling Zoning District) on approximately 320.7± acres to plan and develop the 461 lot Circle G at the San Tans residential development; described as portions of Sections 15 and 22, T03S, R07E G&SRB&M, Pinal County, Arizona (legal on file), tax parcel numbers 509-02-005A/B/C/D and 509-02-008A/B/C/D and located adjacent to the south side of Phillips Road approximately .5 miles west of Thompson Road in the San Tan Valley area. The Planning Commission voted unanimously (7-0) to recommend approval of PZ-008-15 with two stipulations.

P&Z Recommendation: Motion passed

BOS Action: Passed

PZ-PD-008-15: Landmark Land Investments, LLC landowner/applicant, Iplan Consulting, agent, requesting a Planned Area Development (PAD) Overlay District to plan and develop the 461 lot Circle G at the San Tans residential development on approximately 320.7± acres, described as portions of Sections 15 and 22, T03S, R07E G&SRB&M, Pinal County, Arizona (legal on file), tax parcel numbers 509-02-005A/B/C/D and 509-02-008A/B/C/D and located adjacent to the south side of Phillips Road approximately .5 miles west of Thompson Road in the San Tan Valley area. The Planning Commission voted unanimously (7-0) to recommend approval of PZ-PD-008-15 with 16 stipulations.

P&Z Recommendation: Motion passed

BOS Action: Passed

PZ-PA-001-16/SUP-002-16



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MEETING DATE: August 18, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-PA-001-16 & SUP-002-16 (Passarelli Farms Airstrip)**

CASE COORDINATOR: Dedrick Denton

Executive Summary:

This is Non-Major Comprehensive Plan Amendment from Very Low Density Residential to Secondary Airport and a Special Use Permit for the operation of a private airstrip on 118.7±.

If This Request is Approved:

This Non-Major Comprehensive Plan Amendment and Special Use Permit would allow the property owner to operate a private airstrip for business use in the Eloy area.

Staff Recommendation/Issues for Consideration/Concern:

Staff recommends approval of the request with the attached stipulations.

LEGAL DESCRIPTION: A 118.7± acre parcel situated in a portion of the N½ of Section 21, T9S, R8E, G&SRB&M (legal on file).

TAX PARCELS: 411-32-025, 026, and 028

LANDOWNER/APPLICANT: Mike Passarelli

REQUESTED ACTION & PURPOSE: Mike Passarelli, landowner/applicant, requesting approval of a Non-Major Comprehensive Plan Amendment and Special Use Permit to operate a private airstrip for business use only.

LOCATION: Located adjacent to the south side of Ellis Road, 2 miles west of Picacho Highway in the Eloy area.

SIZE: 118.7± acres.

COMPREHENSIVE PLAN: The site is designated as Very Low Density Residential. The surrounding properties are designated Very Low Density Residential. The proposed use is not in conformance with the Comprehensive Plan.

EXISTING ZONING AND LAND USE: The subject property is zoned GR and is currently vacant.

SURROUNDING ZONING AND LAND USE:

North: GR – Vacant (Grazing)
East: GR – Vacant
South: GR - Agriculture

COMMUNITY DEVELOPMENT
PLANNING DIVISION

Pinal County

Special Use Permit

Land Status

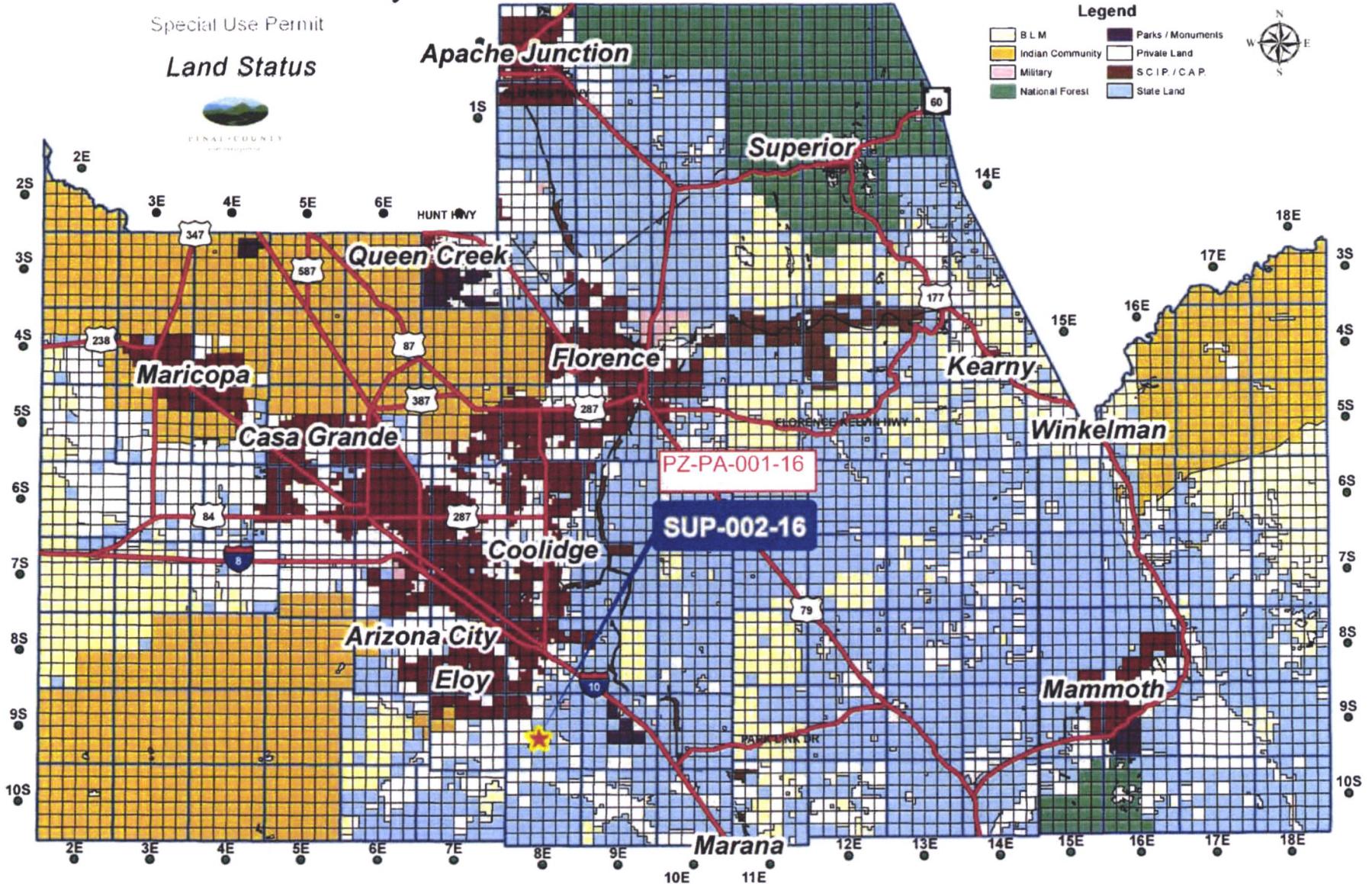


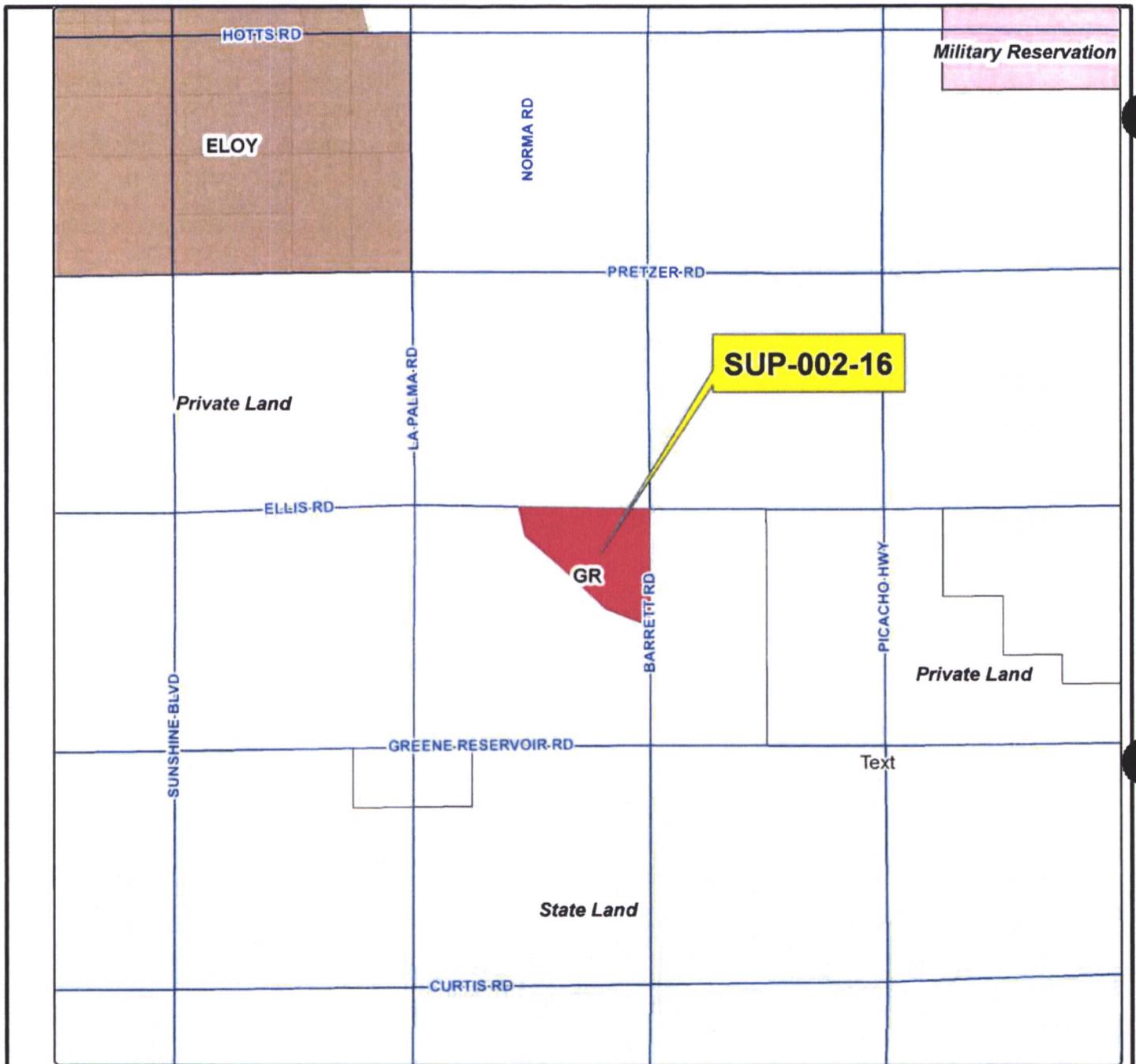
PINAL COUNTY

8E 9E 10E 11E 12E 13E

Legend

- BLM
- Indian Community
- Military
- National Forest
- Parks / Monuments
- Private Land
- SCIP / C.A.P.
- Slate Land





Special Use Permit
Community Development



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Mike Passarelli

Legal Description:
Situated in a portion of the Section 21, T09S,R08E, Q4SR04M, Parcels 411-02-025
026 028 (legal on file) (located approximately one mile southeast of the City of Eloy)

T09S-R08E Sec 21



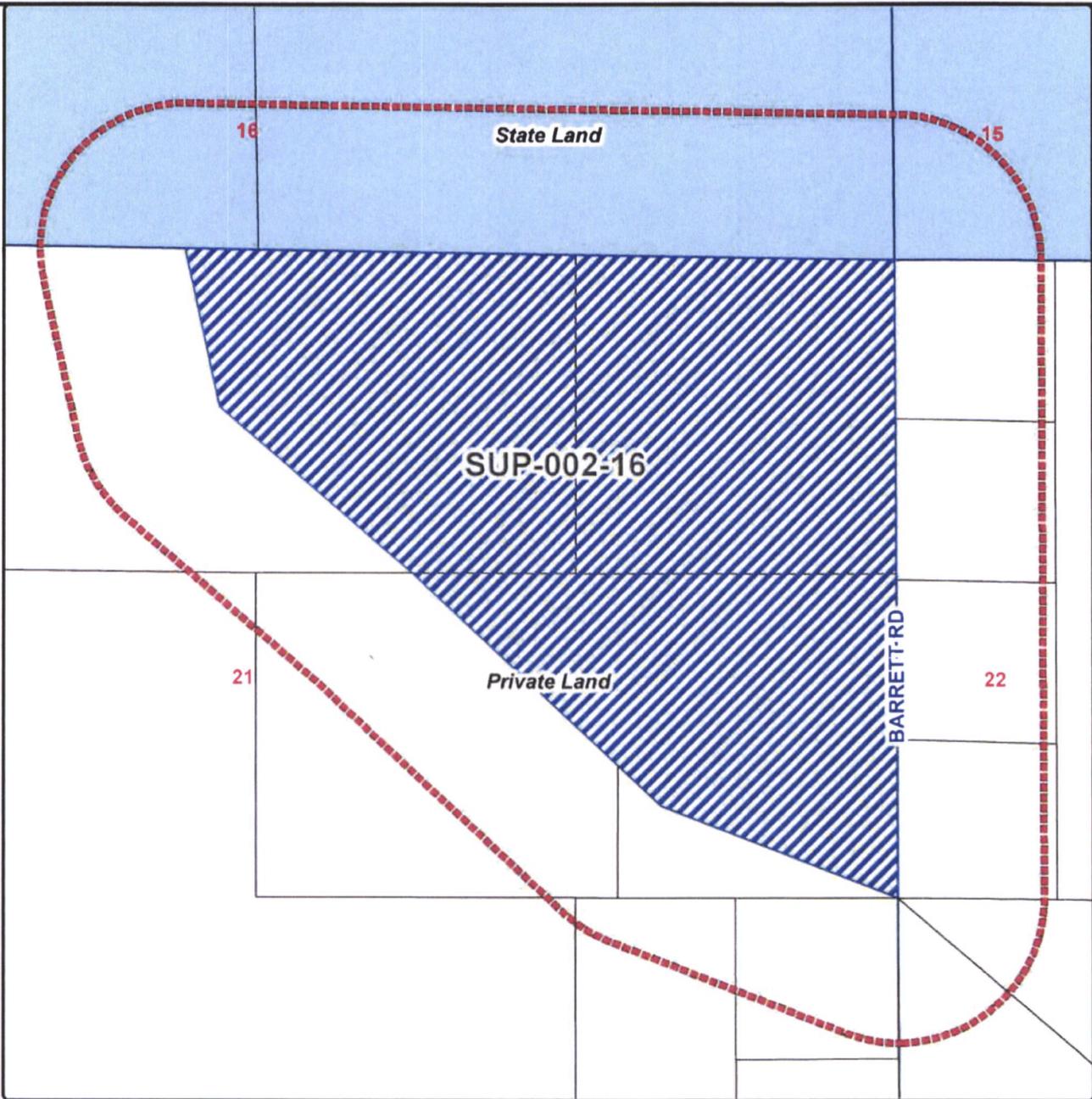
Sheet No
1 of 1

Mike Passarelli

Drawn By: GRIFFIN, LIT Date: 4/27/2016

Section 21	Range 09S	Range 08E
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Case Number: SUP-002-16



Special Use Permit

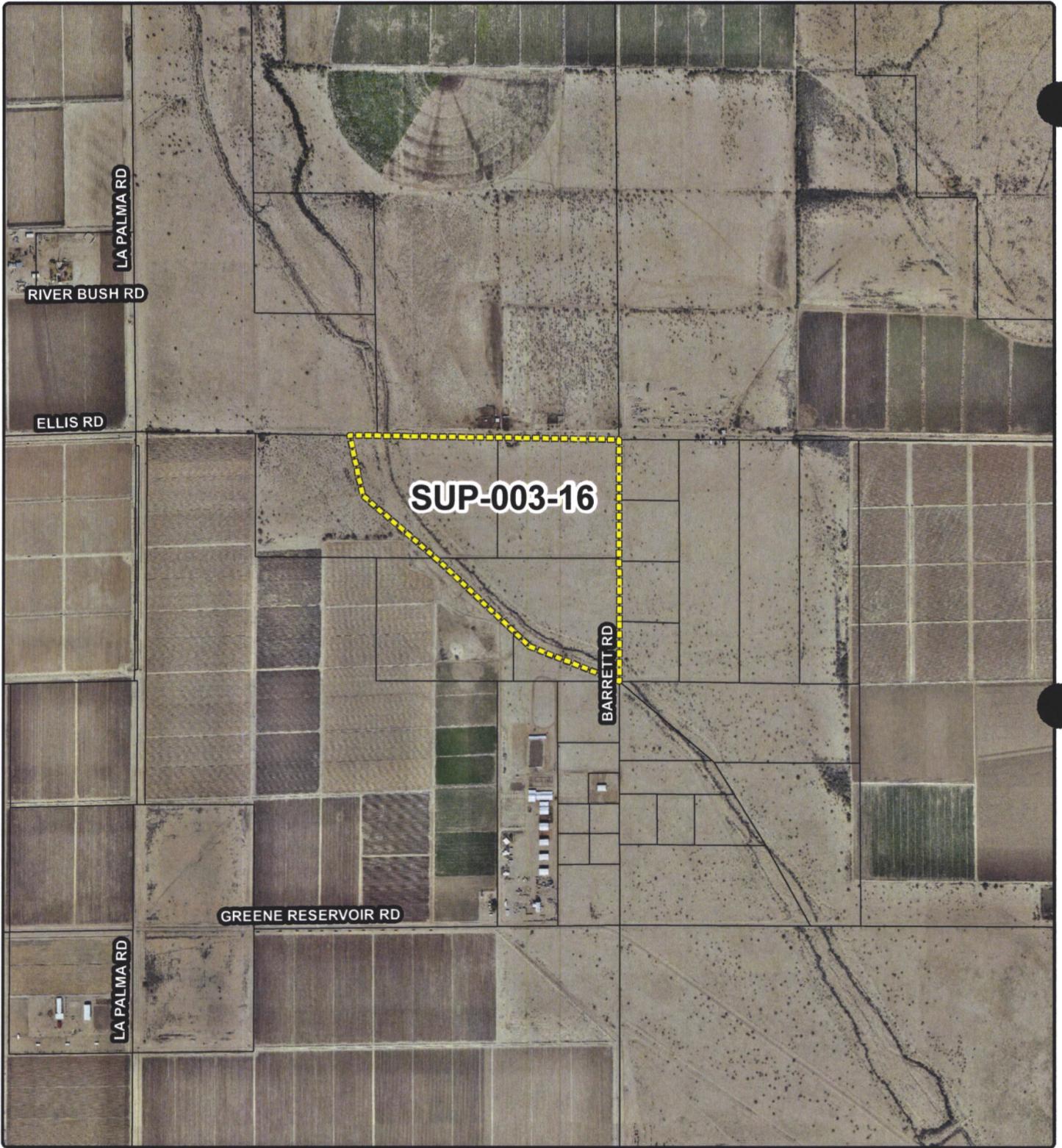
SUP-002-16 – PUBLIC HEARING/ACTION: Mike Passarelli, landowner, requesting approval of a Special Use Permit to operate a private airstrip on a 37± acre parcel in the General Rural Zone; situated in a portion of the N½ of Section 21, T9S, R8E G&SRB&M, tax parcels 411-32-025, 026, & 028 (legal on file) (located approximately one mile southeast of the City of Eloy).

Current Zoning: GR
 Request Zoning: Special Use Permit
 Current Land Use: VLDR



Legal Description:
 A portion of Section 21, Township 9S, Range 8E, G&SRB&M, T09S-R08E Sec 21
 T09S-R08E Sec 21

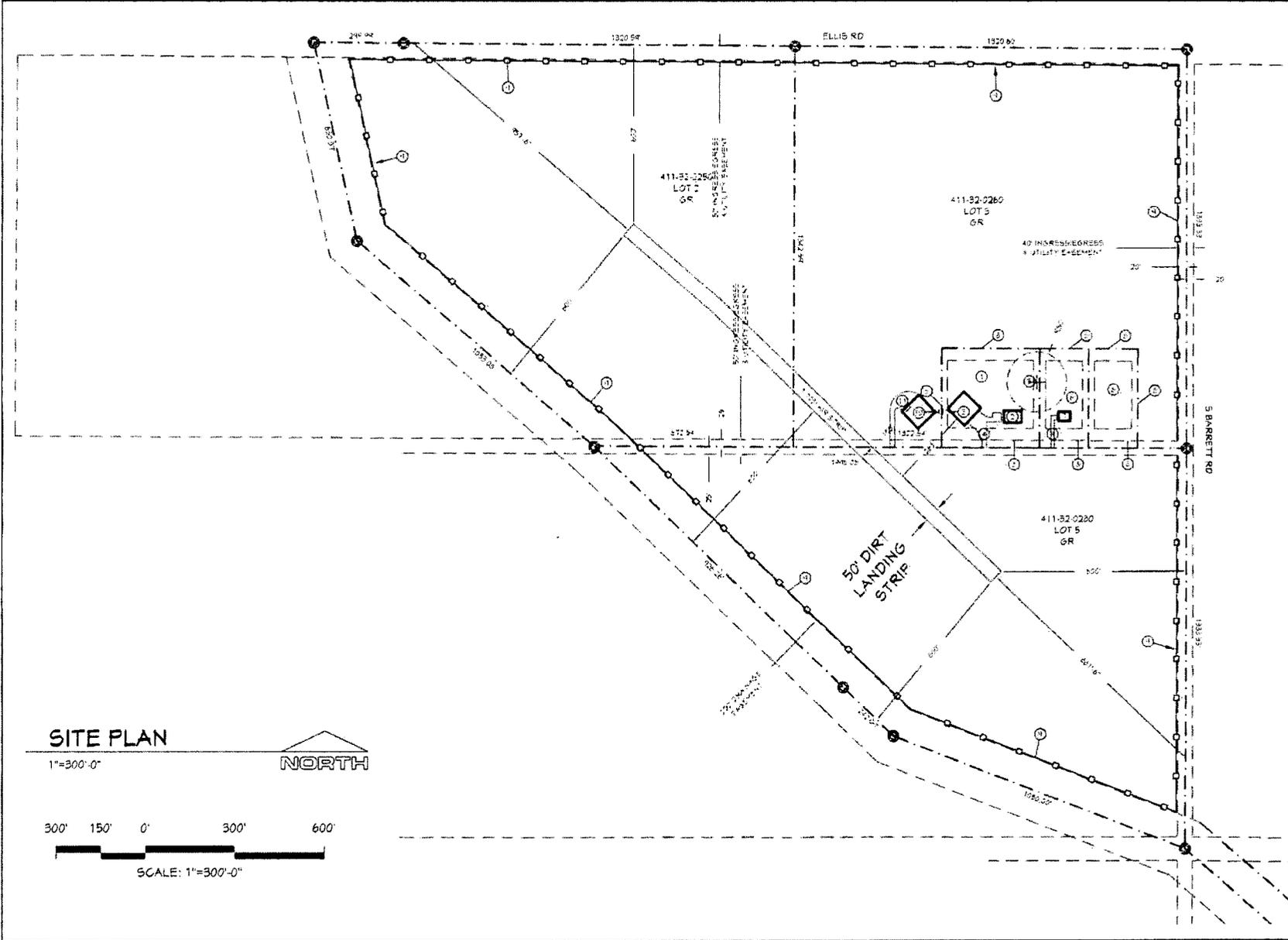
 Sheet No 1 of 1	Owner/Applicant: Mike Passarelli		
	Drawn By: OS / ST / LUT	Date: 4/2/2014	
	Section: 21	Township: 09S	Range: 08E
Case Number: SUP-002-16			



Special Use Permit



SUP-002-16



SITE & BUILDING INFO	
APN	411-32-0250
APN	411-32-0260
APN	411-32-0280
LOT #	2, 3, 5
STN	21-95-0E
SUBDIVISION	N/A
ZONING	GR

CONTACT INFO

OWNER
 MIKE PASSARELLI
 3062 S ROUSAY DR
 SAN TAN VALLEY, AZ 85140

DRAFTSMAN
 SMALL FIRM DRAFTING LLC
 JEREMIAH KNARD
 425-312-1511
 jeremiat@smallfirmdrafting.com
 www.SmallFirmDrafting.com

VICINITY MAP

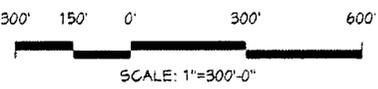
- KEY NOTES**
- PROPOSED 2.5 ACRE LOT - 350' X 330'
 - SETBACKS:
 25' VE-PUE
 40' FRONT-REAR
 20' SIDES
 - PROPOSED 40'X60' PRE-ENG STEEL BUILDING - RESIDENCE
 - PROPOSED 60'X60' PRE-ENG STEEL BUILDING - AIRCRAFT HANGER
 - PROPOSED GRADED DIRT DRIVEWAY
 - PROPOSED WATER WELL SITE
 - PROPOSED 1.25 ACRE LOT - 165' X 330'
 - SETBACKS:
 25' VE-PUE
 40' FRONT-REAR
 20' SIDES
 - PROPOSED 32'X42' MANUFACTURED HOME
 - METAL RAIL HORSE FENCING
 APPROX 1,900 LINEAR FEET
 - BARBED WIRE FENCE
 APPROX 4,250 LINEAR FEET
 - FUTURE 60'X60' PRE-ENG STEEL BUILDING - AIRCRAFT HANGER
 - FUTURE GRADED DIRT DRIVEWAY

MIKE PASSARELLI
 ELOY, AZ
 411-32-0250 / 0260 / 0280

DATE 7/26/16
 PROJECT # 1595
 DRAWN BY J KNARD

SITE PLAN

1"=300'-0" NORTH



West: GR – Vacant

FINDINGS:

Site data:

Flood zone: "x" an area that is determined to be outside the 100 year floodplain.
 Access: The site is accessed from Phillips Road and Rolls Road.

PUBLIC PARTICIPATION:

Neighborhood Meeting:	February 26, 2016
Neighborhood and agency mail out:	March 13, 2016
Newspaper Advertising:	Week of May 9, 2016
Site posting: Applicant:	May 14, 2016
Site posting: County:	May 17, 2016

HISTORY: The subject property is zoned GR and is vacant.

ANALYSIS: The applicant is requesting a Non-major Comprehensive Plan Amendment and Special Use Permit to allow for the operation of a private airstrip for business use. This project is located southeast of the City of Eloy. The site is accessible from Picacho Highway which connects to Interstate 10. To access the site from Picacho Highway, you can travel west on the Ellis Road alignment for approximately one mile. The site is located on the south side of Ellis Road.

In general, the site is relatively flat with a wash running along the western boundary. The site is located in an agricultural area of the county that is sparsely populated. Adjacent to the northern boundary is Arizona State Land. Visually, it seems that the property is being used as grazing. East of the property are some scattered mobile homes that lie adjacent to Ellis Road and southwest of the site is an active agricultural field.

The site is located within the Very Low Density Residential land use designation of the Pinal County Comprehensive Plan. This designation allows up to 1 dwelling unit per acre. The intent is to provide for a rural lifestyle as well as to develop within topographical constraints, such as hillsides, rivers and washes. The proposed use for the property does not comply with the current Comprehensive Plan designation. The applicant is requesting to change the Comprehensive Plan designation to Secondary Airport that allows a private airstrip as a use.

The county's Comprehensive Plan has two airport designations, Primary Airport and Secondary Airport. Primary Airport are those airports that have 10 or more based aircraft and have 2,000 or more annual aircraft operations. These airports offer future economic development opportunities as they grow and expand. Secondary Airport is an airport that does not qualify as a Primary Airport. These airports offer future economic development opportunities as they grow and expand. Below are some of the planning guidelines for aviation-based commerce centers:

- Providing adequate land area to support the use may be considered by examining two factors – what is needed for construction of facilities (including

runway protection zones) and what is needed to avoid encroachment of incompatible land uses within noise-impacted areas.

- Site preparation for development of airside and landside facilities should be considered. Key factors include topography, geology, ground access, land values and utility system availability.
- Regional weather characteristics can produce local variations depending upon terrain and other factors should be considered. Local conditions related to prevailing winds are needed to identify runway alignments. Higher temperatures, such as those experienced in the southwest, require longer runways.
- The airspace environmental factor deals with interactions with other existing airports, military training routes and special use airspace, and the ability of the Federal Aviation Administration (FAA) to develop a terminal airspace structure to support an airport, and establishment of navigational aids to guide arriving and departing aircraft. A large part of the County is overlain by Special Use Airspace (Restricted Areas and Military Operations Areas). A commercial airport must not be located within these areas.
- Federal Aviation Regulations (FAR) Part 77, Objects Affecting Navigable Airspace, should form the basis of an obstruction-free site. No man-made or natural object should penetrate any imaginary surfaces specified in FAR Part 77.
- A preliminary environmental screening should be conducted as part of the site selection process. The purpose is to eliminate areas with obvious environmental problems.
- Airport accessibility is an important consideration in how well an airport serves the public's air transportation needs. It is difficult to locate a site for a new airport that is convenient to all users, especially in a large metropolitan region. However, knowledge of existing and future community development patterns will provide some indication of the direction from population centers where the airport should be located. Convenience should be measured in travel time rather than distance.
- Airport development and expansion should address safety and compatibility with surrounding land uses.
- Adequate land to support commercial airport operations, development of aviation support facilities, and airport related business development should be considered.
- Adequate land to allow planes to taxi from adjacent industrial areas should be considered.
- Locate airports with the ability to expand or provide supportive land uses that have good transportation access and transit systems connections to minimize congestion in and around the airport.

The proposal is located within the City of Eloy municipal planning boundary. Staff sent the proposal to the city for review and comment. The city provided comments which are included within the correspondence section of this staff report.

To date, no letters in support and one letter in opposition have been received regarding the requested Special Use Permit.

The **Pinal County Community Development Department Engineering Division** provided comments which are included in the correspondence section of this staff report.

The **Pinal County Air Quality Control District** provided comments which are included within the correspondence section of this staff report.

At the public hearing, the Commission needs to be satisfied that the health, safety and welfare of the County and adjacent properties will not be negatively impacted by these Non-Major Comprehensive Plan amendment and Special Use Permit under Planning Cases **PZ-PA-001-16** and **SUP-002-16**. Furthermore, the Commission must determine that this Non-Major Comprehensive Plan amendment and Special Use Permit will promote the orderly growth and development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan.

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

- A) LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING**
- B) PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE**
- C) NEIGHBORHOOD IMPACT**
- D) FLOOD CONTROL**
- E) TRAFFIC IMPACT**
- F) COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN**
- G) BENEFITS/DETRIMENTS TO PINAL COUNTY**

STAFF SUMMARY: The applicant, Mike Passarelli., has submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for a Non-Major Comprehensive Plan Amendment and Special Use Permit to operate a private airstrip for business use only.
2. To date, no letters in support and one letter in opposition have been received regarding the requested Special Use Permit.
3. The property has legal access.
4. Granting of a Non-Major Comprehensive Plan Amendment and Special Use Permit will require, after the time of zoning approval, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals.

STAFF RECOMMENDATION:

After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), Staff recommends approval of this request.

However, in addition to staff recommendations, should the Commission find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this rezone request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward **PZ-PA-001-16** and **SUP-002-16** to the Board of Supervisors with a favorable recommendation with the attached stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

1. A Traffic Impact Analysis will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIA shall comply with the current Pinal County Traffic Impact Assessment Guidelines and Procedures and shall be approved prior to the Site Plan approval;
2. a drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval;
3. the drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in an on-site retention area;
4. all Federal, State and County regulations shall be adhered to and all required approvals, plans, submittal documents and permits be submitted and obtained, including but not limited to, planning clearance, building, sewage disposal, right-of-way use permit, handling and disposal of waste water, air quality permit, security lighting, fire protection, landscaping, signage, etc.;
5. the proposed airstrip shall not be for public use. Any change to this status, as defined by the Federal Aviation Administration and the Arizona Department of Transportation, will require a new Special Use Permit;
6. any change or expansion of use shall require the approval of the Board of Supervisors under the procedures pursuant to Section 2.150.020 of the Development Services Code;
7. all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
8. the applicant shall provide dust abatement on the runway and parking areas satisfactory to the Pinal County Air Quality Control District;
9. the runway shall be treated with a dust abatement product such as Gorilla -Snot.

10. applicant/owner shall attend a site plan pre-application meeting with staff. If staff determines that a formal site plan review is required, the applicant/owner shall receive site plan approval prior to operation in accordance with Chapter 2.200 of the Pinal County Development Services Code;
11. all proposed outdoor lighting must conform to the applicable requirements of the Pinal County Development Services Code;
12. the layout, design and set up and operation of the private airstrip shall be as shown and set forth on the applicant's submittal documents and development plan;
13. only single engine aircraft are permitted;
14. the number of flights shall not exceed 50 per month;
15. operation of the facility shall be limited to daylight hours;
16. commercial flights are prohibited and commercial operations are restricted to the maintenance of single engine aircraft;
17. no storage of aviation fuel onsite;
18. no more than nine aircrafts onsite.
19. no signs advertising the use are permitted;
20. all hazardous waste shall be disposal of by a professional environmental services company such as Safety-Kleen;
21. applicant/owner shall submit proof of waste disposal service contract at the site plan pre-application meeting;
22. the applicant shall keep the property free of trash, litter and debris;
23. the permit is set for annual review beginning June 16, 2016; and
24. violation of these conditions at any time may invoke revocation proceedings by the Pinal County Community Development Services Department.

Date Prepared: 6/9/2016
Revised: 8/9/2016

Passarelli Farms Private Airstrip



Pinal County

Special Use Permit Application

March 9 2016

Land Owner

Mike & Stacy Passarelli
3862 E. Rousay Dr
San Tan Valley, Az 85140
480-888-2177
Mepassar@yahoo.com

Purpose of Request

This application is submitted by the land owners Mike & Stacy Passarelli. The land owners purpose is to create a private airstrip for personal use. The airstrip will be used for landings, takeoffs, storage and maintaining of the Passarellis aircraft both personal and company owned. Air traffic will be light with less than 50 landings a month and the owners permission needed for use of the airstrip. The owners will be using the site for the homebase of their aircraft leasing business which will offer small single engine aircraft for lease to other aviation business through out the southwest. Number of aircraft at this time is one with plans to grow to 10 single engine aircraft over the next ten years. No commercial flights or customer interaction will be conducted out of the airstrip. The land owners will be residing on the property to ensure the airstrip is operated as outlined in this application. The land not used for the airstrip or residence will be used for some form of agriculture use.

Description of Proposal

a) Nature of Project

This request is for a Special Use Permit to allow the use of a private airstrip on 118.7 acres in southwestern Pinal County. Parcels 411-32-025, 411-32-026, 411-32-028

The site is located 9 miles south of I-10 on the southwest corner of Ellis and Barrett roads. The site consist of 3 parcels consisting of 118.7 acres. The vacant land is relativity flat desert with scrub vegetation. To the north vacant desert land used for cattle grazing, the south has Lands Farms and a few small parcels with winter residence 4-6 months out of the year. The remaining surrounding land is vacant or farm land.

b) Purposed Land Use

Minimal site development is proposed for the 118.7 acre site. Entry will be from 1-10 south by either Sunshine or Picacho roads, then to Barrett rd via Ellis or Greene Reservoir Roads. Neither Ellis or Barrett roads along the described property are maintained by the county and are considered private property. Greene Reservoir, Barrett and Ellis roads are dirt at this time.

Development will include a 50' x 1700' dirt airstrip in conformance with 600' setback from all property lines. The airstrip will run from the southeast to northwest of the property and to the east of the Santa Cruz Wash. The area of the airstrip will have minimal site development with basically the desert brush cleared, the dirt compacted and grass grown. The airstrip will not impede the wash. If needed dust will be maintained by a light sprinkle of water before use.

Lot 3 parcel 411-32-026 will have a minor land division done that will split out some smaller acre lots at the south end of the parcel for residential homes and aircraft storage. The proposed acre and quarter lots measuring 165'x 330' will have manufactured or site built homes placed for family residential use and the two and half acre lot measuring 330'x 330' will be used for a 80'x 80' hangar and then custom built home. The aircraft hangar will be used for storage and maintenance of owned aircraft, with normal maintenance supplies stored inside. A second 80'x 80' hangar is proposed on the site for future development if needed. (note the location of the second hangar may be adjusted for county site plane requirements, it is depicted on the current site plan to show possible future hangar) No aircraft fuel will be sold or stored at the facility. The airstrip will have no regular scheduled flights and comply with the Federal Aviation requirements (FAR's) in accordance to the Federal Aviation Administration. (FAA) The residence buildings will be used as a normal lifestyle permits.

The remainder of the 118.7 acres not used for the airstrip or residential will be fenced and used for future agriculture use.

Available power is along both Ellis and Barrett roads. A septic system will need to be installed for each residence along with an exempt general purpose well that will be shared between all parcels.

See site plan attached

c) Conformance to adopted Comprehensive Plan

Passarelli Farms Private Airstrip request for a Special Use Permit supports the Pinal County Comprehensive Plan Vision. The owners recognize the importance of the region's strategic location between Phoenix and Tucson Metropolitan areas and its relationship to the overall well-being of the State of Arizona. People choose Pinal County for the diverse opportunities it offers; this diversity is what makes Pinal County unique and allows new opportunity for all.

Part 1 – Vision Components

- **Sense of community:** The State of Arizona and Pinal County have a long history of supporting the needs of aviation. The year round climate is ideal for flying and maintaining small general aviation aircraft.
- **Mobility and connectivity:** Although the site has a remote location there is ease of access off I-10 via Sunshine or Picacho roads.
- **Economic sustainability:** Property taxes, Electric bills, sales tax, Ect will all support Pinal county Economic sustainability.

- **Open Place and spaces:** The site plan will be sensitive to the desert environment preserving wash and vegetation along with the open space character.
- **Environmental Stewardship:** The runway, hangar and residence will have minimal site impact on the total amount of property less the 10% of the total property. All activities will comply with environmental friendly guidelines.
- **Healthy Happy residence:** By being courteous to the neighbors and maintaining a clean environment.
- **Quality Education Opportunities:** No training proposed at this site.

Part 2 – Key Concepts

- **Consistency with the Land Use designations:** The low profile airstrip will be located away from activity centers and major employment areas, this eliminates any negative impact on future commercial and employment areas.
- **Consistency with the Planning Guidelines described in the Land Use element**
 - ✓ The land uses is compatible with the surrounding areas of mostly vacant or agriculture use.
 - ✓ The site is sufficient in size to provide addicuite buffers to neighboring properties.
 - ✓ Site development is an improvement over vacant land.
 - ✓ No noise sensitive development or activity in the area.
- **Quality Employment Opportunities County-wide:** The proposed site is not projected to create any new jobs, but the aircraft could

be leased to other aviation companies located within in Pinal county supporting jobs through out the county.

- Viable Agricultural, Equestrian and Rural Lifestyle: The airstrip uses around 2 acres of the total 118.7 acres of the site, adding the hangar and homes still leaves over 90 percent of the site available for agriculture use which supports the continuation of a rural lifestyle and agriculture use in the area as compatible land use.
- System of Connected Trails and Preservation of Open Space: Site will not impact any proposed trails, regional parks or open spaces as designated by the Pinal county open Spaces and Trails Plan.
- Natural and Cultural Resource Conservation: The site is not in a designated Cultural Habitat Area or a Cultural Resource Area as designated in the Pinal county Open Spaces and Trails Plan. It is designated low-density area for birds, Reptiles and mammals, and is not in a desert tortoise habitat area.
- ● Water Resources, Public Facilities/Services and Infrastructure Support
 - ✓ Water: Private well
 - ✓ Sewer: Private septic system
 - ✓ Electric: Eloy District 4 or 5
 - ✓ Public Safety: Pinal County Sheriffs office
 - ✓ Medical & Fire: Eloy Fire department

d) Special Circumstance

Special circumstance or conditions applicable to the location of the property which would make the proposed special use appropriate on this property, though not in the zoning district at large.

The site is ideally located for a private airstrip. The site is 9 miles south of I-10 between Sunshine and Picacho roads. The regional area is undeveloped with only a few scattered home sites in the area and none

immediately adjacent to the site. The site itself is mostly flat with minimal desert scrub plant material on the site.

e) Impact On

1. Traffic – Additional traffic will be for owner residential traffic and be very minimal to the area. The proposed flight path is to the east of the runway which at this time is vacant and rural farm land.
2. Nearby properties – The surrounding properties are vacant undisturbed desert or agriculture land with a few homes sites south of the property.
3. Health and safety of persons residing or working in the area – As the area is very sparsely populated with no major employers within a few miles of the site there will be no impact to the health or safety of persons in the area.

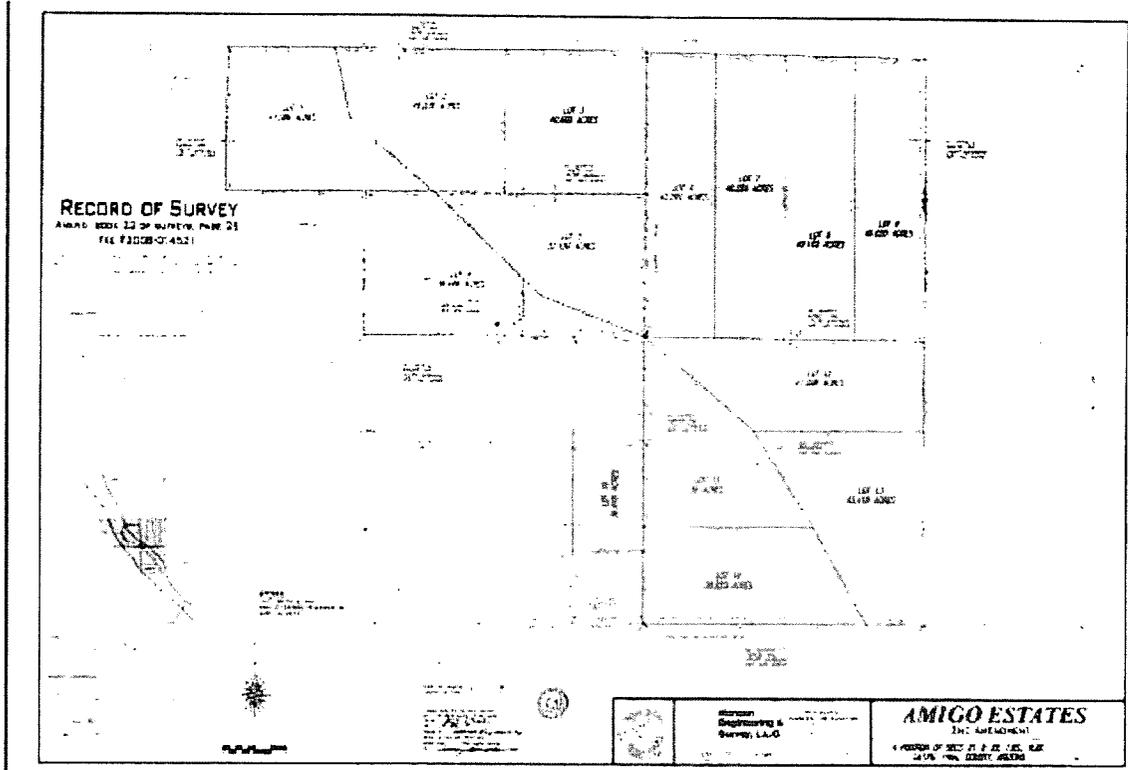
Location & Accessibility

The site is located 9 miles south of I-10 on the southwest corner of Ellis and Barrett roads. Entry will be from I-10 south by either Sunshine or Picacho roads, then to Barrett rd via Ellis or Greene Reservoir roads. Neither Ellis or Barrett roads along the described property are maintained by the county and are considered private property. Dirt road access to the site will need maintained by the property owners.

Neighborhood Meeting

A Neighborhood meeting was held on Friday February 26, 2016 at 5PM out at the property. The Notice of Neighborhood Meeting, list of property owners notified, Sign in sheet and minutes of the meeting are included in the appendix. No objections to the airstrip have been received.

Appendix



RE: Passarelli Farms Airstrip

11/24/15

Evan Balmer <Evan.Balmer@pinalcountyaz.gov>

Mike,

I have not heard back from Ken indicating that he has any concerns with the proposal. You can submit your formal applications for the SUP and non-major Comprehensive Plan amendment with your letter from the FAA and provide the CAG and ADOT letters at the time of site plan review.

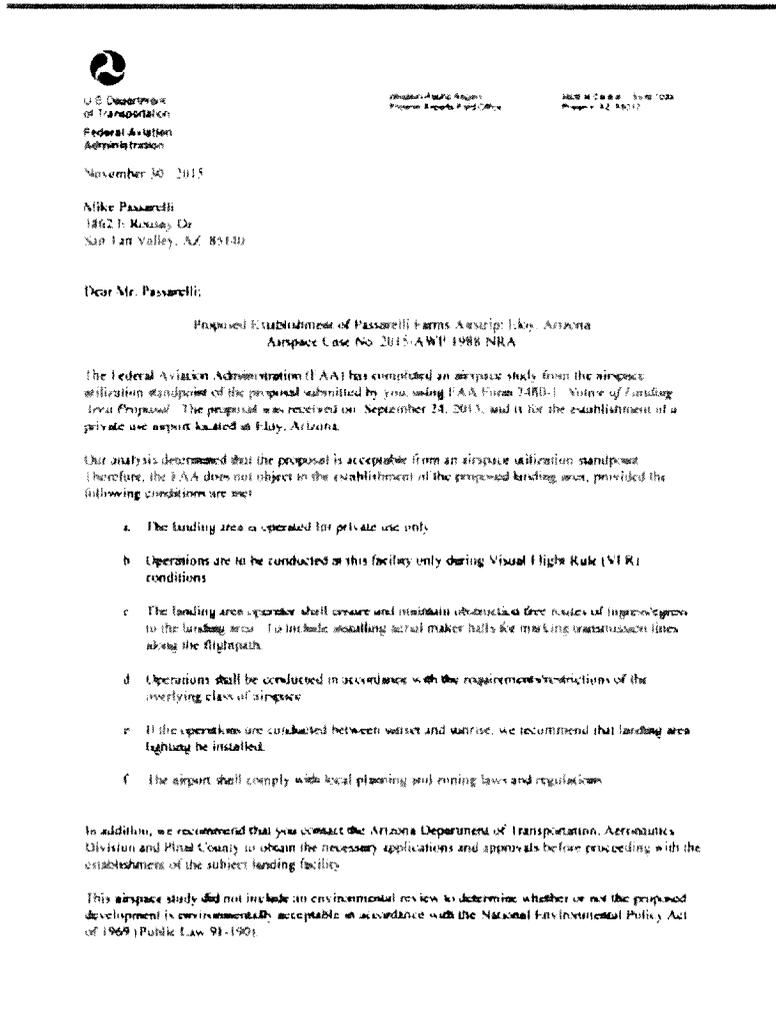
The next step will be to hold a neighborhood meeting according to the requirements listed in the application checklist (hold the meeting between 5:00 and 9:00 PM within 5 miles of the site, etc.) The buffer tool in GIS can be a bit tricky – I attached a step by step guide our GIS department put together which shows how to generate the mailing labels. The example in the attachment shows a 300' buffer - be sure to switch that to 1200' prior to clicking on your parcel.

Be sure to include the list of property owners the notices go out to as well as a copy of the letter sent in your formal application packet. At your meeting please provide a sign in sheet and take summary meeting minutes, these will also be included in your application packet.

If you have questions, give me a call.

Thanks,

Evan Balmer
Director



This determination does not mean FAA approval or disapproval of the physical development involved in the proposal. It is a determination with respect to the safe and efficient use of navigable airspace by aircraft and with respect to the safety of persons and property on the ground.

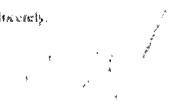
In making this determination, the FAA has considered matters such as the effect the proposal would have on existing or planned traffic patterns of neighboring airports, the effect it would have on the existing airspace structure and projected programs of the FAA, the effects it would have on the safety of persons and property on the ground, and the effects that existing or proposed manmade objects (on file with the FAA) and known natural objects within the affected area would have on the airport proposal. Also, this determination in no way preempts or waives any ordinances, laws, or regulations of any other government body or agency.

Enclosed is Airport Master Record, FAA Form 5010-5. Within 30 days after the landing area becomes operational, we would appreciate you completing this form, signing, dating and returning it to this office, so your facility can be included in the FAA Airport Data System. This form is also available at www.faa.gov/forms.

This determination expires on September 30, 2016, unless it is otherwise extended, revised, or terminated, or the facility is constructed before that date. An extension may be requested through our office, if necessary, up to 15 days prior to this expiration date.

If you have any questions, please contact Kyler Erhard, Airport Planner, at (602) 379-3023.

Sincerely,



Kyler Erhard
Airport Planner
Phoenix Airports District Office

Enclosures: FAA Form 5010-5

Notice of Neighborhood Meeting

February 11, 2016

Dear Neighbor:

You are cordially invited to a neighborhood meeting regarding a proposed Special Use Permit (SUP) application in your area. The property is approximately 118.7 acres and is located 8 miles south of I-10 on the south east corner of Barrett and Ellis Roads in Pinal County, Arizona. The site includes parcels: 411-32-025, 411-32-026, 411-32-028 see attached exhibit.

You are being invited because you own property or are an Association within 1200 feet of the site.

Our Special Use Permit application is for approval to develop a 1800' private dirt airstrip, airplane hangar(s), personal family residence.

The zoning is General Rural (GR). A zoning change is not requested.

A neighborhood meeting will be held at the time and place listed below to discuss the proposed Special Use Permit and answer any questions you may have. As we proceed forward with our application, there will be future public hearings before the Pinal County Planning and Zoning Commission and the Board of Supervisors, and you will be notified of those hearings.

If you have questions regarding the request, please contact:

Mike Passarelli,
Passarelli Farms Airstrip,
480-888-2177
Mepassar@yahoo.com

Friday February 27 2016

5PM

**Meeting will be at the property along
Barrett Rd,**

See red Dot on site plan.

Notice of Neighborhood Meeting 2nd Notice Corrected Date

February 16, 2016

Dear Neighbor:

You are cordially invited to a neighborhood meeting regarding a proposed Special Use Permit (SUP) application in your area. The property is approximately 118.7 acres and is located 8 miles south of I-10 on the south east corner of Barrett and Ellis Roads in Pinal County, Arizona. The site includes parcels: 411-32-025, 411-32-026, 411-32-028 see attached exhibit.

You are being invited because you own property or are an Association within 1200 feet of the site.

Our Special Use Permit application is for approval to develop a 1800' private dirt airstrip, airplane hangar(s), personal family residence.

The zoning is General Rural (GR). A zoning change is not requested.

A neighborhood meeting will be held at the time and place listed below to discuss the proposed Special Use Permit and answer any questions you may have. As we proceed forward with our application, there will be future public hearings before the Pinal County Planning and Zoning Commission and the Board of Supervisors, and you will be notified of those hearings.

If you have questions regarding the request, please contact:

Mike Passarelli
Passarelli Farms Airstrip
480-888-2177
Mepassar@yahoo.com

Neighborhood Meeting
Attendance Sheet

Passarelli Farms Airstrip

Date of Meeting: February 26 2016

Location of Meeting: At the proposed site along the east end of property next to Barrett Rd

	Name	Address	Phone
1	Bob Wing	3525 York Rd Hebron, Mt	
2	Doreen Long, Gillman	4420 E Green Reservoir Rd	
3	Michael B. Smith	701 Box 976 T2 107 A2	
4			
5			
6			
7			
8			
9			
10			
11			
12			
13			
14			
15			

Passarelli Farms Private Airstrip

Special Use Permit

Date: Friday February 26 2016

Meeting Minutes

On Friday February 26, 2016 a neighborhood meeting for the proposed Passarelli Farms Private Airstrip was held out at the site location. Three neighbors attended Darren Longfellow, Charlie Bush and Bobby Wing. Bobby Wings brother Terry also attended and Darren Longfellow had a letter from Pamela Cavens with questions about the site. Also in attendance was Mike & Stacy Passarelli and their son Matthew and his girlfriend Jaylann.

Mike described the size of the site and the proposed uses. Mike explained the airstrip would be used for personal and personal business use. Mike explained the airstrip will be used as a home base for their aircraft leasing business. He explained that the business is designed to lease aircraft to commercial aircraft operators at airports throughout the Southwest and that when an aircraft is out on lease it will be gone for a year or so. Mike explained that aircraft not on lease will be stored at the site. Mike explained that aircraft traffic would be light with less than 2-5 a day unless he himself was practicing touch and goes and if so it would be multiple takeoffs and landings in about an hour of time. Mike also explained that family members will be living out at the site and any land not used for residential or the airstrip will be used for some sort of agriculture use not know this time.

Primary Questions and Concerns asked at the meeting.

Darren Longfellow:

Q: Any subdividing in the future for housing and will it create more air traffic?

A: At this time if there is any subdividing it will be for family use and at this time I am the only Pilot so no more air traffic. But that is not to say long term that subdividing is off the table.

Q: How many planes taking off in a day?

A: With only one aircraft at this time not many in the near future, as we get to leasing I would say less than five. Keep in mind you may have five takeoffs one day and then nothing for the next week.

Q: Are you planning commercial?

A: No commercial flight operations out of the strip.

Q: How large will the aircraft be?

A: Mostly single engine aircraft designed to carry 2 to 4 people, but on occasion there could be a small twin or helicopter that stops by.

Charlie Bush:

Q: Are you asking for a zone change?

A: No just a special use permit

Q: With you living at the site will all the noise that occurs when He split his caves out from there mothers bother us?

A: No, we will probably have some sort of livestock on the site as well.

Bobby Wing:

Stated He really likes the nice quite rural area and Mike responded that is why we are moving out in the area as well and that they will do their best to keep it the same

Pamela Crews-Watson

Mike Spoke with Pam out at the property the week prior to the meeting and she stated she would be out of town for the meeting. Mike told her to list any questions she may have and either email them to him or have one of the neighbors bring them to the meeting and he would address them. After Mike addressed Darren, Bobby and Charlies questions he went through each of Pamela's questions with everyone

Q: You mentioned that you planned to pave your runway in the future. After investing a considerable sum to accomplish that project, does that mean that you plan on increasing the number of flights in and out of your property?

A: The amount of flights will not change if we improve the runway surface. We will still be the only ones using it. Paving is just one option we will look at all options that reduce up-keep on the runway

Q: Often plans change over time. What guarantees do we have that you will not increase your future airplane business here an increase flights in and out?

A: There is no guarantee that we will not grow our aircraft leasing business, in fact we want to do just that. Again the business is designed to lease aircraft to other companies all over the southwest not to use the airstrip for commercial operations. Other than us the airstrip will be used by a few friends with permission to land. Keep in mind that remote airstrips are used all the time for practicing emergency landings and I have no control of someone doing just that. All I can do is report them to the FAA.

Q: What recourse would we have if that were the case in the future. Would you be willing to put a guarantee cap on the number of flights in and out on a weekly basis?

A: No guarantee on a cap. Can tell you that we want the quite rural lifestyle as well and we will try our best to be good neighbors. Keep in mind unless an airport this size is a training airport they have very minimal traffic.

Q: Do you plan to have your facility approved by the FAA? How much aviation fuel do you plan on storing at your facility? Will it be stored above ground or below ground?

A: We have received a no objection letter from the FAA dated Nov 30 2015. No fuel will be stored or sold at the facility.

Conclusion of the meeting:

No objections stated to the site at the meeting.

Dedrick Denton

From: mike passarelli <mepassar@yahoo.com>
Sent: Friday, July 22, 2016 7:54 AM
To: Dedrick Denton
Subject: Fw: Good New
Attachments: smime.p7s

Email from AZNG

----- Forwarded Message -----

From: "Jones, Gary D Jr CW3 USARMY NG (US)" <gary.d.jones64.mil@mail.mil>
To: mike passarelli <mepassar@yahoo.com>
Sent: Tuesday, June 21, 2016 7:49 AM
Subject: Good New

Mike,

Great news, I had the meeting with the Battalion Commander, Safety, and stands officers yesterday and they have no problems with the air strip going in. They changed their tune when I explained the limited movements you would be making.

We will need to identify the operating requirements in the ATA and for communications prior to departure/arrival. Once we decide the best for both parties, I will write a Letter of Agreement between the Tower and your operation. I am happy we could overcome this hurdle and you can move forward as planned.

Respectfully,

Gary Jones
WAATS AT&A Officer
Picacho AHP Airfield Manager
CW3, AZ ARNG
tjj102@yahoo.com
gary.d.jones64.mil@mail.mil
520271-8673 (Cell)
520-750-5606 (Office)
602-267-2299 (Tower)

Dedrick Denton

From: mike passarelli <mepassar@yahoo.com>
Sent: Friday, July 22, 2016 7:55 AM
To: Dedrick Denton
Subject: Fw: Passarelli Farms Airstrip

Email from ELOY

----- Forwarded Message -----

From: Jon Vlaming <jvlaming@EloyAZ.gov>
To: mike passarelli <mepassar@yahoo.com>
Cc: Robert Poindexter <RPoindexter@eloyfire.org>; Belinda Cruz <bcruz@EloyAZ.gov>
Sent: Friday, July 8, 2016 3:35 PM
Subject: RE: Passarelli Farms Airstrip

Mike: With your approval by AZARNG and our review of the revised proposal, we don't foresee any other issues at this time due to the fact that most of the property in the surrounding area is vacant or under agricultural production. I would note that the document identifies the following for fire/emergency response.:

- - • ~~Water Resources, Public Facilities/Services and Infrastructure Support~~
- ✓ - ~~Water: Private well~~
- ✓ - ~~Sewer: Private septic system~~
- ✓ - ~~Electric: Eloy District 4 or 5~~
- ✓ - ~~Public Safety: Pinal County Sheriffs office~~
- ✓ - ~~Medical & Fire: Eloy Fire department~~

¶
¶
¶

I don't think your property is included within the Eloy Fire **District** boundaries, but I would contact Bob Poindexter to confirm. I have cc'd him on this and his contact information is below:

Robert "Bob" Poindexter
Fire Marshal Eloy Fire District
Ph. 520-466-3544
Cl. 520-251-0429

Thanks,

Jon

From: mike passarelli [mailto:mepassar@yahoo.com]
Sent: Thursday, July 07, 2016 11:12 AM
To: Jon Vlaming
Subject: Re: Passarelli Farms Airstrip

Hi Jon

In our public hearing the County gave us a little extra time to resolve any issues with ELOY and the AZNG.

After some discussion with the AZNG we have been given an all clear from the AZNG to put the air strip in. We meet with them again on July 1 and they are drawing up the final agreement.

Feedback from the Planning commission was to update my proposal for a private air strip. The way it was written made it sound like I was trying to develop a air park. I have attached the updated proposal.

We have no plans to store fuel on site.

Please let me know if there any other issues with Eloy that would keep us from proceeding?

Thanks

Mike Passarelli

Jones, Gary D Jr CW3 USARMY NG (US) <gary.d.jones64.mil@mail.mil>

Mike,

Great news. I had the meeting with the Battalion Commander, Safety, and stands officers yesterday and they have no problems with the air strip going in. They changed their tune when I explained the limited movements you would be making.

We will need to identify the operating requirements in the ATA and for communications prior to departure/arrival. Once we decide the best for both parties, I will write a Letter of Agreement between the Tower and your operation. I am happy we could overcome this hurdle and you can move forward as planned.

Respectfully,

Gary Jones
WAATS AT&A Officer
Picacho AHP Airfield Manager

From: Jon Vlaming <jvlaming@EloyAZ.gov>
To: mike passarelli <mepassar@yahoo.com>
Sent: Thursday, June 9, 2016 5:07 PM
Subject: RE: Passarelli Farms Airstrip

Likewise Mike...no worries, it could have been on our end as well. Please do and if you have any other questions, just let me know.

Regards,

Jon

Jon Vlaming *Community Development Director*

City of Eloy 1137 W. Houser Road Eloy, Arizona 85131

520.466.3082 office jvlaming@eloyaz.gov

CONFIDENTIALITY NOTICE: This email and the transmitted documents contain private, privileged and confidential information belonging to the sender. The information therein is solely for the use of the addressee. If receipt of this transmission has occurred as the result of an error, please immediately notify us so we may arrange for the return of the documents. In such circumstances, you are advised that you may not disclose, copy, or distribute or take any other action in reliance on the information transmitted.

From: mike passarelli [<mailto:mepassar@yahoo.com>]

Sent: Thursday, June 09, 2016 4:45 PM

To: Jon Vlaming

Subject: Passarelli Farms Airstrip

Hi Jon

It was nice to talk to you today, sorry about the phone issues, we now have a new phone/cable/internet company so hopefully no more phone issues.

Thanks for the information on the Gorilla Snot I will look into it.

I will keep in touch and let you know how things are progressing with the Army. I think that will be our biggest hurdle.

Thanks
Mike Passarelli



PINAL COUNTY
wide open opportunity

Greg Stanley
County Manager

Memorandum

Date: August, 2016

To: Steve Abraham, Planning Division Manager
Community Development Department

From: Lester Chow, Engineering Division Manager
Community Development Department

Cc: Scott Bender, P.E.
Pinal County Engineer

Subject: **Rezoning Application for a PRIVATE AIRSTRIP, Case SUP-002-16**

The Engineering Division has reviewed the Rezoning Application for a PRIVATE AIRSTRIP, Case No. SUP-002-16 and recommends that it be approved subject to the following conditions:

- 1) A Traffic Impact Analysis will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIA shall comply with the current Pinal County Traffic Impact Assessment Guidelines and Procedures and shall be approved prior to the Site Plan approval;
- 2) A drainage report may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval;
- 3) The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in an on-site retention area;

Cc: D. Denton

COMMUNITY DEVELOPMENT
ENGINEERING DIVISION



P I N A L • C O U N T Y
wide open opportunity

MEMORANDUM FROM AIR QUALITY

Date: June 3, 2016
To: Steve Abraham
Cc: P & Z Review Committee
From: Anu Jain - Permit Engineer
Re: Planning & Zoning Cases

I have reviewed the following Planning & Zoning cases:

Date	Case #	Applicant	Project	*Response
6/16/16	SUP-002-16, PZ-PA-001-16	Mike Passarelli	Private (non-commercial) airstrip on a 17 acre parcel	See Comments 1, 2 & 3

***Comments:**

1. Dust registration is required if 0.1 acres or more land is disturbed.
2. All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District.
3. The above proposed Site Plan Review case(s) should have a paved road arterial access to the project, paved road access within the project and paved parking lots.



U.S. Department
of Transportation
**Federal Aviation
Administration**

Western-Pacific Region
Phoenix Airports Field Office

3800 N Central, Suite 1025
Phoenix, AZ 85012

November 30, 2015

Mike Passarelli
3862 E Rousay Dr
San Tan Valley, AZ 85140

Dear Mr. Passarelli:

Proposed Establishment of Passarelli Farms Airstrip: Eloy, Arizona
Airspace Case No. 2015-AWP-1988-NRA

The Federal Aviation Administration (FAA) has completed an airspace study from the airspace utilization standpoint of the proposal submitted by you, using FAA Form 7480-1, *Notice of Landing Area Proposal*. The proposal was received on September 24, 2015, and is for the establishment of a private use airport located in Eloy, Arizona.

Our analysis determined that the proposal is acceptable from an airspace utilization standpoint. Therefore, the FAA does not object to the establishment of the proposed landing area, provided the following conditions are met:

- a. The landing area is operated for private use only.
- b. Operations are to be conducted at this facility only during Visual Flight Rule (VFR) conditions.
- c. The landing area operator shall ensure and maintain obstruction free routes of ingress/egress to the landing area. To include installing aerial marker balls for marking transmission lines along the flightpath.
- d. Operations shall be conducted in accordance with the requirements/restrictions of the overlying class of airspace.
- e. If the operations are conducted between sunset and sunrise, we recommend that landing area lighting be installed.
- f. The airport shall comply with local planning and zoning laws and regulations.

In addition, we recommend that you contact the Arizona Department of Transportation, Aeronautics Division and Pinal County to obtain the necessary applications and approvals before proceeding with the establishment of the subject landing facility.

This airspace study did not include an environmental review to determine whether or not the proposed development is environmentally acceptable in accordance with the National Environmental Policy Act of 1969 (Public Law 91-190).

This determination does not mean FAA approval or disapproval of the physical development involved in the proposal. It is a determination with respect to the safe and efficient use of navigable airspace by aircraft and with respect to the safety of persons and property on the ground.

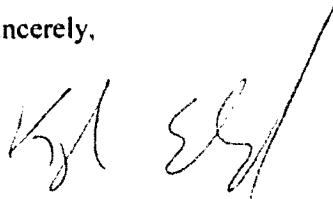
In making this determination, the FAA has considered matters such as the effect the proposal would have on existing or planned traffic patterns of neighboring airports, the effect it would have on the existing airspace structure and projected programs of the FAA, the effects it would have on the safety of persons and property on the ground, and the effects that existing or proposed manmade objects (on file with the FAA) and known natural objects within the affected area would have on the airport proposal. Also, this determination in no way preempts or waives any ordinances, laws, or regulations of any other government body or agency.

Enclosed is Airport Master Record, FAA Form 5010-5. Within 30-days after the landing area becomes operational, we would appreciate you completing this form, signing, dating and returning it to this office, so your facility can be included in the FAA Airport Data System. This form is also available at www.faa.gov/forms.

This determination expires on **September 30, 2016**, unless it is otherwise extended, revised, or terminated, or the facility is constructed before that date. An extension may be requested through our office, if necessary up to 15-days prior to this expiration date.

If you have any questions, please contact Kyler Erhard, Airport Planner, at (602) 379-3023.

Sincerely,



Kyler Erhard
Airport Planner
Phoenix Airports District Office

Enclosures: FAA Form 5010-5

Dedrick Denton

From: Ladd, John <john.ladd@fmo.azdema.gov>
Sent: Wednesday, June 01, 2016 1:16 PM
To: Dedrick Denton
Cc: Coleman, Dorenda
Subject: FW: Contact for Pinal County Zoning Reviews (UNCLASSIFIED)

Dedrick,

Please see below, it appears the proposed runway would violate FAA rules and endanger the training and safety of national guardsmen. Thank you for allowing us to provide some input to your deliberations.

John

-----Original Message-----

From: Waddington, William E LTC USARMY NG AZARNG (US) [mailto:william.e.waddington.mil@mail.mil]
Sent: Wednesday, June 01, 2016 10:15 AM
To: Ladd, John <john.ladd@fmo.azdema.gov>
Cc: Ostermeyer, Michael D CW5 USARMY NG AZARNG (US) <michael.d.ostermeyer.mil@mail.mil>
Subject: RE: Contact for Pinal County Zoning Reviews (UNCLASSIFIED)

CLASSIFICATION: UNCLASSIFIED

John,

The proposed private airstrip is within 3 miles from Picacho Airfield (PCA), taking off and landing parallel to our Silverbell to PCA flight routes.

The FAA Flight Publications, specifically the Phoenix VFR Sectional, identifies PCA as a heliport with a control tower and states "Contact PCA Tower within 4 NM Below 2500 foot AGL". The airspace in Class E.

FAR States:

§91.127 Operating on or in the vicinity of an airport in Class E airspace.

(a) Unless otherwise required by part 93 of this chapter or unless otherwise authorized or required by the ATC facility having jurisdiction over the Class E airspace area, each person operating an aircraft on or in the vicinity of an airport in a Class E airspace area must comply with the requirements of §91.126.

(b) Departures. Each pilot of an aircraft must comply with any traffic patterns established for that airport in part 93 of this chapter.

(c) Communications with control towers. Unless otherwise authorized or required by ATC, no person may operate an aircraft to, from, through, or on an airport having an operational control tower unless two-way radio communications are maintained between that aircraft and the control tower.

Communications must be established prior to 4 nautical miles from the airport, up to and including 2,500 feet AGL. However, if the aircraft radio fails in flight, the pilot in command may operate that aircraft and land if weather

conditions are at or above basic VFR weather minimums, visual contact with the tower is maintained, and a clearance to land is received.

If the aircraft radio fails while in flight under IFR, the pilot must comply with §91.185.

The route between Silverbell and PCA has the most rotary wing traffic in the AZ ARNG, on a daily basis. Unless the private aircraft landing and departing from the proposed airstrip have the ability to contact PCA tower utilizing VHF 126.2 or UHF 397.3, we will be assuming risk and they will not be in compliance with the FAR. There is no reference to PCA or the proximity to PCA in the proposal.

I believe the landowner, the FAA and the AZ ARNG need to discuss this proposal prior to the AZ ARNG concurring.

The POC can reach out to me or CW5 Ostermeyer direct if they have any concerns.

Bill

LTC Bill Waddington
AZ SAAO/98th ATC CDR
W: 602-267-2864
C: 602-323-7797

-----Original Message-----

From: Ladd, John [mailto:john.ladd@fmo.azdema.gov]
Sent: Friday, May 27, 2016 4:03 PM
To: Waddington, William E LTC USARMY NG AZARNG (US) <william.e.waddington.mil@mail.mil>
Subject: [Non-DoD Source] RE: Contact for Pinal County Zoning Reviews (UNCLASSIFIED)

Bill,

I have some info to send you, evidently there is a new runway going in near Picacho and they would like us to provide input on it. It is a large file (40 mb) and I will send it to you via AMRDEC. Dedrick needs to have the information before 6 June. when he will send the Pinal county planners slides to the board of supervisors prior to the county discussion before the board.

John

Waddington, William E LTC USARMY NG AZARNG (US) <william.e.waddington.mil@mail.mil>
-----Original Message-----
From: Waddington, William E LTC USARMY NG AZARNG (US) [mailto:william.e.waddington.mil@mail.mil]
Sent: Friday, May 27, 2016 3:06 PM
To: Ladd, John <john.ladd@fmo.azdema.gov>
Subject: RE: Contact for Pinal County Zoning Reviews (UNCLASSIFIED)

CLASSIFICATION: UNCLASSIFIED

John,

We will reach out to Mr. Denton.

Have a good weekend.

Bill

-----Original Message-----

From: Ladd, John [mailto:john.ladd@fmo.azdema.gov]

Sent: Thursday, May 26, 2016 9:55 AM

To: Waddington, William E LTC USARMY NG AZARNG (US) <william.e.waddington.mil@mail.mil>

Cc: Coleman, Dorenda <dorenda.coleman@fmo.azdema.gov>; Stubbs, Matthew D COL USARMY NG AZARNG (US) <matthew.d.stubbs2.mil@mail.mil>

Subject: [Non-DoD Source] FW: Contact for Pinal County Zoning Reviews

Bill,

This is the help I just left a voice mail about. Would you please put the right person in touch with Mr Denton (see below). I am working the zoning piece on a separate chain if you can work to provide the flight/training routes for all flights using SBAH, Pichacho and Rittenhouse. We are working against a deadline and the county must assemble and submit this application NLT 1 July in order to get JLUS funding this year, so the sooner the better.

Thank you for your help.

John

LTC John Ladd
Environmental Program Manager
602 267-2742

From: Dedrick Denton [Dedrick.Denton@pinalcountyaz.gov]

Sent: Wednesday, May 25, 2016 9:16 AM

To: Coleman, Dorenda

Subject: Contact for Pinal County Zoning Reviews

Hello Dorenda,

I have a quick question for you. Who can I contact within the Arizona Army National Guard to review zoning applications around your facilities? And do you have any maps you all can share that shows training routes/flight paths?

Thanks,

Dedrick Denton | Planner II
Pinal County Community Development
31 N. Pinal Street, Bldg. F
Florence, AZ 85132
V: 520-866-6294



CITY OF ELOY

COMMUNITY DEVELOPMENT DEPARTMENT

PLANNING & ZONING ° BUILDING & SAFETY ° CODE ENFORCEMENT

June 6, 2016

Mr. Dedrick Denton, Planner
Pinal County Planning & Development Department
PO Box 2973 (31 N. Pinal, Bldg. F)
Florence, AZ 85132

Re: Case No.: PZ-PA-001-16/SUP-002-16

Dear Mr. Denton:

We are in receipt of the disk containing the supportive review materials for the two Cases identified above located on 118.7 acres on Parcel Nos.: 411-32-025, -026, and -028. The location of the proposed rezoning/special use permit request is located within the boundaries of our planning area (one mile southeast of our incorporated area) currently designated as Medium Density Residential and Estate Density Residential.. Upon review of the materials submitted, we offer the following comments for the County's consideration:

Impacts With Other Proximate Existing Aviation Facilities. The proposed location for the request is within proximity of an Arizona Army National Guard (AZARNG) facility (located approximately 2.5 miles to the northeast). More specifically, the proposed private airport is located three miles to the southwest of Picacho Airfield (PCA), which is a developed heliport with a control tower. The flight path connecting PCA with Silverbell Airfield (to the south) carries the most rotary wing traffic in the AZARNG on a daily basis. The proposed location is within the stated distance (four nautical miles) where FAA requires communication contact when aircraft are within the 2500 foot average above ground level (AGL) under Visual Flight Rules (VFR).

Impact of Private Airfield Overflight on Proximate Lands. While the adjacent and proximate lands around the airstrip are vacant or under agricultural production today, our general plan (Land Use Map) identifies the property to the north and east as Medium Density Residential (MDR) with densities ranging from 3-6 du/ac. Fixed wing overflight would not be a compatible use with the intended densities recommended for these areas.

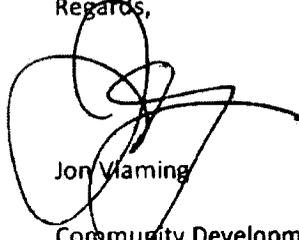
Presence of Flammable Substances. If takeoffs and landings are going to occur, then fuel will be expended which will require refilling. The application identifies that no aircraft fuel will be stored or sold on the property. It seems questionable that this would be the case if a total of 10 planes were located there and flew in and out, as stated in the supportive materials provided

If the County is considering approval, the City of Eloy respectfully requests the County to consider the following conditions:

- Resolve all concerns that the AZARNG may have with the operational characteristics of the private airfield with the military flight path/traffic pattern airspace around the Picacho Airfield and south to Silverbell Airfield.
- Clarify the amount, location and type of agriculture to be cultivated on the property and its attraction for any birds (standing water, grain, etc.) (Bird/Wildlife Aircraft Strike Hazard (BASH) potential with rotary (and fixed wing) aircraft).
- Establish a reasonable timeframe for the operation of the SUP-and conditions for renewal.
- Quantify the amount of fuel that is anticipated to be needed at 1, 3 and 5 year intervals and its adequate storage and use.
- Confirm the application of a palliative to the runway during the time it has not been improved with an all-weather surface material.

Thank you for the opportunity to comment on the proposed rezoning and special use permit application. We appreciate the ability to review and maintain a record of proposed land use actions in Pinal County. Please continue to send us such requests in the future.

Regards,



Jon Vlaming

Community Development Director
City of Eloy

CC: Belinda Cruz, Planner

1137 West Houser Road, Eloy, Arizona 85131 • 520/466-2578 • FAX 520/464-1438

"Right in the Heart of Arizona's Future"



COMBS GOTTLIEB & MACQUEEN, P.C.

2200 E. Camelback Rd., Suite 221 • Phoenix, AZ 85016
Telephone: (602) 957-9810
Fax: (602) 955-4712

www.cgmlawgroup.com

Patrick R. MacQueen

Patrick@cgmlawgroup.com

June 2, 2016

Our File:
Pending

VIA FEDERAL EXPRESS OVERNIGHT, FACSIMILE,
AND EMAIL TO: Dedrick.denton@pinalcountyaz.gov
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
Attn: Dedrick Denton
P.O. BOX 2973 (31 N. Pinal, Bldg F)
Florence, Arizona 85132
Fax: (520) 866-6435

Re: Notice of Public Hearing; PZ-PA-001-16; and SUP-002-16; Proposed Airstrip by Mike Passarelli; Tax Parcel Numbers 411-32-025, 026, & 028

Dear Mr. Denton:

This firm represents Big Sky Farms, LLC and Aaron Pollak with respect to the above-referenced proposed non-major comprehensive plan amendment and special use permits (collectively, the "Requests") submitted by Mike Passarelli, who owns certain real property which is identified as tax parcel numbers 411-32-025, 026, & 028 (the "Passarelli Property"). Mr. Pollak resides at a neighboring property which is identified as tax parcel number 411-32-029A (the "Pollak Property"). The Pollak Property is adjacent to, and situated directly east of, the Passarelli Property. Mr. Pollak *opposes* the Requests *and wishes to appear and be heard at the Public Hearing on June 16, 2016*. Among other things, Mr. Pollak opposes the Requests for the following reasons:

- As a preliminary matter, Mr. Pollak purchased to the Pollak Property to breed, raise, break, and train horses. This process of breeding, raising, breaking, and training horses is a very delicate process in which Mr. Pollak must gain the trust of his animals. These horse-related activities are dangerous and risky and airplane noise, glare, exhaust, fumes, and altitude may distract, confuse, agitate, and anger Mr. Pollak's animals, thereby endangering Mr. Pollak and anyone else engaged in horse-related activities at the Pollak Property, including veterinarians, other trainers, and riders.
- Mr. Pollak also purchased the Pollak Property due to the silence and solitude of the area. The noise, altitude of the airplanes, and number of takeoffs and landings located so close to the Pollak Property will undoubtedly be noisy and distracting.
- Because of the noise, safety, and other issues, granting the Requests will undoubtedly invite litigation. Indeed, Arizona courts impose liability for a private nuisance when a party interferes with a person's interest in the enjoyment of real property. The Restatement defines a nuisance as a "nontrespassory invasion of another's interest in the private use and enjoyment of land." Restatement (Second) of Torts § 821; *see also Armory Park v. Episcopal Cmty. Services*, 148 Ariz. 1, 712 P.2d 914 (1985). Further, liability is imposed if "conduct unreasonably interferes with the use



COMBS GOTTLIEB & MACQUEEN, P.C.

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

Attn: Dedrick Denton

June 2, 2016

Page 2

and enjoyment of property, causing significant harm.” Restatement (Second) of Torts § 822 (1979); *see also Spur Indus., Inc. v. Del E. Webb Dev. Co.*, 108 Ariz. 178, 183, 494 P.2d 700, 705 (1972). The buzzing of airplanes and altitude of airplanes will cause an unreasonable interference with Mr. Pollak’s use and enjoyment of the Pollak Property.

- Additionally, the dust generated on the proposed runway and potential illumination of the airstrip may also constitute a nuisance.
- Granting the Requests would heighten the risk of a catastrophic accident in and around the Pollak Property and the Passarelli Property. Mr. Passarelli’s applications and Requests do not address these unnecessary risks.
- The City of Eloy already has a municipal airport and a hangar that can be utilized by Mr. Passarelli.
- Mr. Passarelli identifies no special circumstance or conditions applicable to the location of his proposed airstrip. There is no community need for another airstrip.
- The utilization of an airstrip and hangar for commercial business purposes is inconsistent with an agricultural, equestrian, and rural lifestyle, identified by the comprehensive plan.
- Mr. Passarelli indicates that the impact on additional traffic will be minimal. However, he does not provide a vehicular traffic study.
- Additionally, pursuant to his Requests, Mr. Passarelli notes that he hopes to create (or has created) an aircraft leasing business with a large aircraft hangar. Clients and prospective clients will undoubtedly increase the vehicular traffic in the area, as his stated goal is to create a business. Further, there are currently zero takeoffs and landings in the area. The proposed airstrip will increase air traffic from zero to nearly 50-plus takeoffs and landings per day.
- Although Mr. Passarelli indicates that he will control dust on the airstrip, there is no indication as to how Mr. Passarelli will control noise, vibrations, odors, emissions, and hazardous materials. Similarly, Mr. Passarelli fails to identify what safety, fire suppressant, and emergency measures he intends to utilize if there is an aircraft accident.
- There is no indication as to whether CAG and/or ADOT-Aeronautics Division will approve the airstrip.
- The Requests do not appear to contain any environmental site assessments or reviews to confirm Mr. Passarelli’s claims that the airstrip will not have an environmental impact.
- Mr. Passarelli does not appear to have provided a *certified ALTA survey containing a legal description* of the proposed airstrip, as required by the application.



COMBS GOTTLIEB & MACQUEEN, P.C.

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT

Attn: Dedrick Denton

June 2, 2016

Page 3

- The site plan submitted by Mr. Passarelli appears to depict a 50-ft. ingress/egress and utility easement that bisects the proposed airstrip. It does not appear that Mr. Passarelli has accounted for, or contacted the owner of, the easement. The easement likely provides that its holder can utilize the land over, across, and above the ground over which the proposed airstrip is requested. Notably, the proposed aircraft hangar and/or the fencing surrounding the proposed aircraft hangar, as depicted on the site plan, is directly on top of this easement and may impede use of the easement by its holder.
- Mr. Passarelli fails to identify when takeoffs and landings will occur.
- The "GR" zone does not provide for an aircraft leasing business and Mr. Passarelli has submitted neither a request for a variance nor a request to re-zone the Passarelli Property to allow for this use.

In short, Mr. Pollak respectfully requests the denial of the Requests. The proposed special use will affect Mr. Pollak's use and enjoyment of the Pollak Property; the proposed special use does not comply with all regulations and standards within the GR zoning district; and the proposed development is not beneficial to public health and safety. Moreover, the Requests should be denied because they fail to comply with application requirements. Should you have any further questions, please feel free to contact the undersigned. We look forward to seeing you on June 16th.

Very truly yours,

COMBS GOTTLIEB & MACQUEEN, P.C.



Patrick R. MacQueen

PRM:sd

cc: Aaron Pollak

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: Lots 2,3 & 5 Amigo Estates
PASSARELLI FARMS Airstrip
2. Parcel Number(s): 411-32-025, 411-32-026, 411-32-028 Total Acreage: 118.7
3. Current Land Use Designation: GR
4. Requested Land Use Designation: GR with Special Use Permit
5. Date of Concept Review: 10-13-2015 Concept Review Number: Z-PA-048_15
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 Comprehensive Plan Amendment is being requested for a Special Use Permit to allow an Airstrip on a 118.7-acre site on the southwest corner of Ellis and Barrett roads. The site plan is to have a 50'x1700' airstrip along with 3 residential buildings and a 50'x50' hangar. The airstrip and hangar will be used to store and maintain personal and company aircraft. The residence will be used for the site owners and their family. The remainder of the site not used for the airstrip or residential will be used for agriculture.
7. Discuss any recent changes in the area that would support your application. No recent changes in the area.
8. Explain why the proposed amendment is needed and necessary at this time. The proposed amendment is needed so the site owners can operator their aircraft leasing business and continue to raise their family in Pinal County. The site will coincide with Pinal County vision of residence working, living and playing together in the county.

RECEIPT #: _____ AMT: _____ DATE: _____ CASE: _____

Revised January 2014

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.

Mike Passarelli	[REDACTED]	[REDACTED]
Name of Landowner (Applicant)	Address	Phone Number

	mcpassar@yahoo.com
Signature of Landowner (Applicant)	E-Mail Address

Name of Agent	Address	Phone Number

Signature of Agent	E-Mail Address

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

I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Mike Passarelli

3862 E. Rousay Dr. San Tan Valley, Az 85140



Name of Applicant

Address

Phone Number

Mike Passarelli

Signature of Applicant

MEPASSARE@Yahoo.COM

E-Mail Address

Name of Agent/Representative

Address

Phone Number

Signature of Agent/Representative

E-Mail Address

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

Name of Landowner

Address

Phone Number

Signature of Landowner

E-Mail Address

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

APPLICATION FOR A SPECIAL USE PERMIT IN AN UNINCORPORATED AREA OF
PINAL COUNTY, ARIZONA

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

1. Pinal County Staff Coordinator: Unknown at this time
2. Date of Concept Review: OCT / 13 / 2015 Concept Review No.: CR - Z-PA-048 - -15
3. The Legal Description of the Property: Lots 2,3 & 5 of Amigo Estates, Vacant Land
PASSARELLI FARMS Airstrip
4. Tax Assessor Parcel No(s): 411-32-025, 411-32-026, 411-32-028
5. Current Zoning: GR
6. Parcel size: Lot 2 = 40,336, Lot 3 = 40,668, Lot 5 = 37,100
7. The existing use of the property is as follows: Vacant Land
8. The exact use proposed under this request: Private Airstrip, Residential, Agriculture
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. None
13. Explain why the proposed development is needed and necessary at this time. _____
Airstrip needed to create a home base for our aircraft leasing business. The Aircraft will be stored and maintained at the site. No commercial flight operations will be conducted out of the site. Plans to grow to 10 single engine aircraft over the next 6 to 10 years.

RECEIPT #:

AMT:

DATE:

CASE:

SUPPORTING INFORMATION

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010: This section includes Airports, Heliports and Landing Strips as a special use that may be considered for a Special Use Permit. The use is in conformance with the Comprehensive plan. The use will not endanger the public health, safety or welfare. Access and utilities are available. The use will comply with zoning district regulations.
The use is in conformance with the Comprehensive plan. The use will not endanger the public health, safety or welfare. Access and utilities are available. The use will comply with zoning district regulations.
2. Note any services that are not available to the site. Discuss and improvements of services that would be paid for by the public: No services will be paid by the public
3. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: Normal residential traffic, Up to 3 deliveries a week from UPS/Fedx
4. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: Normal residential parking.
5. 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? The single engine aircraft flying out of the strip will not produce excess noise. No anticipation for smoke, fumes, dust or glare. Runway and drives will be treated with an approved dust control
6. What type of landscaping are you proposing to screen this use from your neighbors? No screening needed, no immediate neighbors.
7. What type of signage are you proposing for the activity? Where will the signs be located? Passarelli Farms Sign along Barrett road
8. 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: No manufacturing or production at this site.
9. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the Special Use Permit is requested: The 3 residential lots will have similure apperance to the other residential sites in the area
The airstrip will be cleared desert and will be hard to see form he surrounding areas,
The Hangar will be a 50x50x14 steel building.
10. Have you discussed possible conditions that may be placed on the permit with the Planning Department? YES NO
11. Do you understand that if a condition is violated, that there is a public process by which your permit may be revoked and declared null and void? YES NO

S-026-05



MEETING DATE: August 18, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **S-026-05 (Santa Cruz Ranch)**

CASE COORDINATOR: Dedrick Denton

Executive Summary:

This is a tentative plat extension to allow two additional years to record a final plat or request another extension for additional time. The development was approved by the Board of Supervisors under Planning Cases PZ-012-05/PZ-PD-012-05, which zoned the property to CB-1 and CR-3/PAD. The Planning and Zoning Commission approved the tentative plat under Planning Case S-026-05 which allowed the applicant to proceed forward with final plat review. To date, this case has been continued seven times to allow the applicant time to work with the City of Maricopa and the City of Casa Grande regarding annexation.

If This Request is Approved:

The developer would be allowed to submit their final plat for review and consideration for approval by the Board of Supervisors.

Staff Recommendation/Issues for Consideration/Concern:

Staff has concerns with drainage due to impacts from the Santa Cruz River. The applicant has proposed a solution to resolve those concerns but those solutions would affect the layout of the approved tentative plat. The Community Development Director does not have the flexibility to use the minor tentative plat amendment process to change the layout of the approved tentative plat because of the significant changes being proposed. Due to these changes, Staff recommends **denial** of the applicant's request for an extension. If denied, the applicant would be required to submit a new tentative plat for review and approval by the Planning & Zoning Commission.

LEGAL DESCRIPTION: A 1,237± acre parcel situated in a portion of Sections 26, 27, 34, & 35, T5S, R4E, G&SRB&M (legal on file).

TAX PARCEL: 502-14-002A et al.

LANDOWNER: C. Max Killian, Trustee, 4445 E. Holmes Avenue, #102, Mesa, AZ 85206.

COMMUNITY DEVELOPMENT
PLANNING DIVISION

APPLICANT/AGENT: W Holdings, 1121 W. Warner Road, #109, Tempe, AZ 85284.

REQUESTED ACTION & PURPOSE: C. Max Killian, Trustee, landowner, requesting approval of a tentative plat extension for **Santa Cruz Ranch**, 4,157 lots on a 1,237± acre parcel in the CR-3/PAD zone.

LOCATION: The subject property is located along Anderson Road bisecting Ruben Drive and Teel Road approximately 1 mile west of the City of Casa Grande.

SIZE: 1,237± acres.

COMPREHENSIVE PLAN: The property is designated as Moderate Low Density Residential and Open Space.

EXISTING ZONING AND LAND USE: The subject property is zoned CR-3/PAD under approved Planning Case PZ-PD-012-05 to allow for residential development.

SURROUNDING ZONING AND LAND USE:

North: GR; Ak-Chin Indian Community
East: GR; Ak-Chin Indian Community
South: CR-3/PAD & SR; Scattered residential dwellings
West: GR; Ak-Chin Indian Community

ANALYSIS:

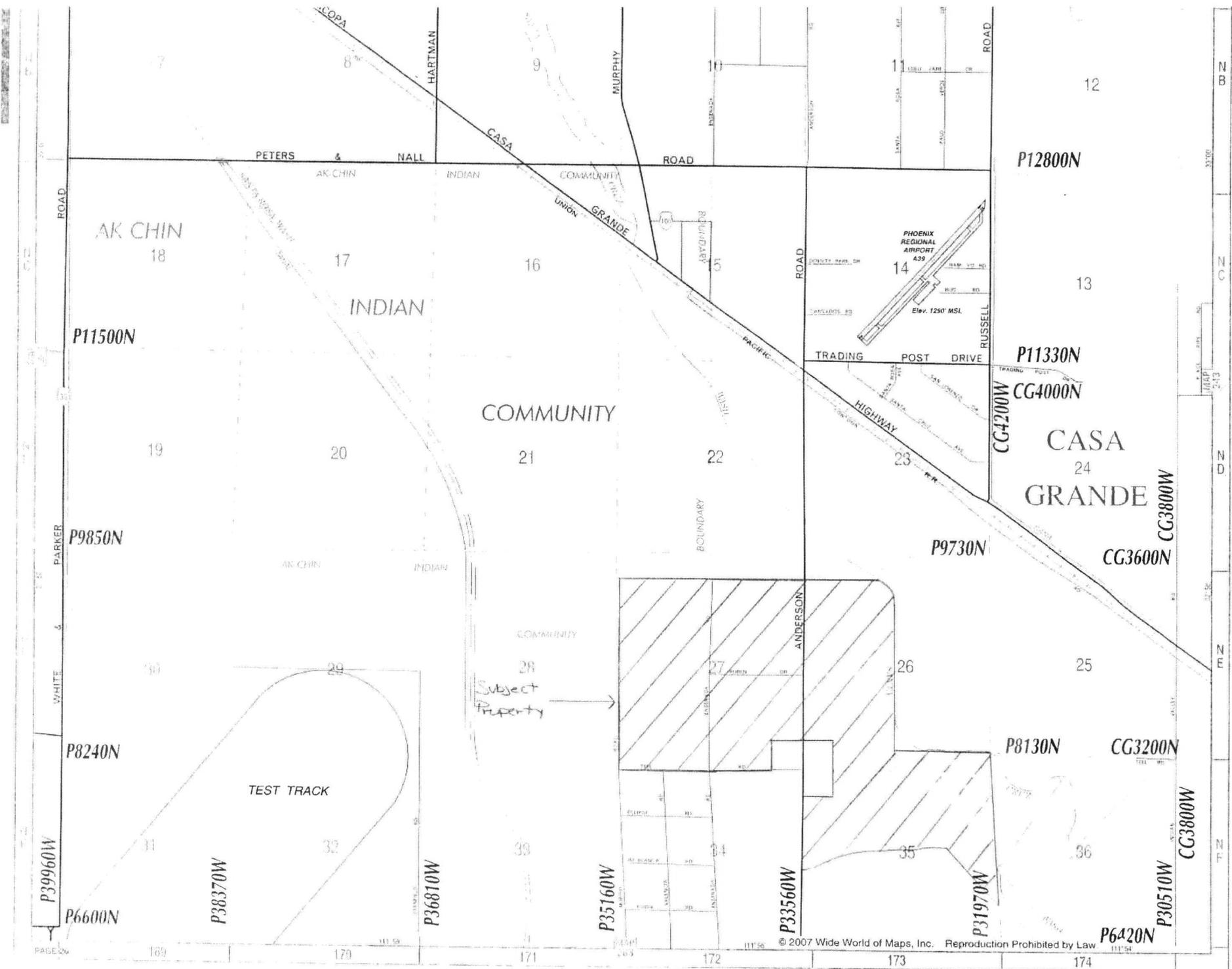
- On November 17, 2005 the Planning and Zoning Commission granted tentative plat approval for Santa Cruz Ranch with 53 stipulations.
- On February 17, 2011 the Planning and Zoning Commission granted a sixty day continuance to allow discussions between Public Works and the applicant regarding the Santa Cruz River floodplain.
- On April 21, 2011 the Planning and Zoning Commission granted a ninety day continuance to allow sufficient time for the applicant to obtain a signed and recorded pre-annexation agreement.
- On July 21, 2011 the Planning and Zoning Commission granted a six month continuance to allow sufficient time for the applicant to obtain a signed and recorded pre-annexation agreement.
- On January 19, 2012 the Planning and Zoning Commission granted a six month continuance to allow sufficient time for the applicant to obtain a signed and recorded pre-annexation agreement.
- On July 19, 2012 the Planning and Zoning Commission granted a twelve month continuance to allow sufficient time for the applicant to obtain a signed and recorded pre-annexation agreement.

- On July 18, 2013 the Planning and Zoning Commission granted a twenty-four month continuance to allow sufficient time for the applicant to work with the City of Maricopa on a signed and recorded pre-annexation agreement.
- On August, 2015 the Planning and Zoning Commission granted a twelve month continuance to allow sufficient time for the applicant to seek the possibility of the City of Casa Grande to annexation the property.
- Staff recommends denial of the applicant's request for an extension of time due to the tentative plat layout being impacted by the proposed drainage solution for this development.
- The applicant may appeal any decision to the Board of Supervisors.

STAFF RECOMMENDATION:

Based upon review of the request and meeting with the applicant, staff recommends that the Commission adopt the staff report and record as presented and **deny the applicant's request for a tentative plat extension.**

Date Prepared: 02/08/11 - did
Revised: 04/14/11 - did
Revised: 07/13/11 - did
Revised: 01/06/12 - did
Revised: 07/09/12 - did
Revised: 07/09/13 - did
Revised: 08/12/15 - did
Revised: 08/05/16 - did



N B
N C
N D
N E
N F



TENTATIVE PLAT OF "SANTA CRUZ"

PORTIONS OF SECTIONS 26, 27, 34, 35 T8S R4E OF THE GILA
AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

DEVELOPMENT STANDARDS			
LOT DIMENSIONS	MINIMUM	MINIMUM	MINIMUM
MINIMUM LOT AREA	150	100	100
MINIMUM FRONT YARD SETBACK	10	10	10
MINIMUM SIDE YARD SETBACK	5	5	5
MINIMUM REAR YARD SETBACK	5	5	5
MINIMUM FRONT PORCH	5	5	5
MINIMUM SIDE PORCH	5	5	5
MINIMUM REAR PORCH	5	5	5
MINIMUM FRONT PORCH	5	5	5
MINIMUM SIDE PORCH	5	5	5
MINIMUM REAR PORCH	5	5	5
MINIMUM FRONT PORCH	5	5	5
MINIMUM SIDE PORCH	5	5	5
MINIMUM REAR PORCH	5	5	5

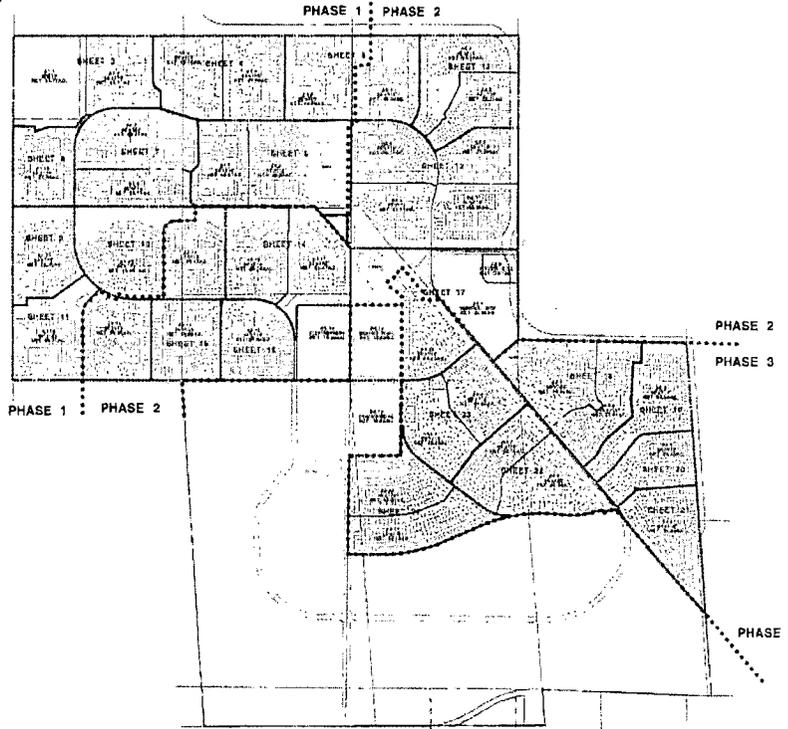
OWNER/DEVELOPER:

SANTA CRUZ LAND COMPANY, LLC
6601 N. SCOTTSDALE ROAD SUITE 260
SCOTTSDALE, AZ 85263
(480) 688-1949
(480) 688-1984 FAX
CONTACT: MARYANNE LUCAS

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4520 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-9831
(602) 264-4253 (FAX)
CONTACT: STEVE KULLOOG

PARCEL DATA			
TRACT	AREA	PERMITS	DATE
1	1.00	10/20	1997
2	1.00	10/20	1997
3	1.00	10/20	1997
4	1.00	10/20	1997
5	1.00	10/20	1997
6	1.00	10/20	1997
7	1.00	10/20	1997
8	1.00	10/20	1997
9	1.00	10/20	1997
10	1.00	10/20	1997
11	1.00	10/20	1997
12	1.00	10/20	1997
13	1.00	10/20	1997
14	1.00	10/20	1997
15	1.00	10/20	1997
16	1.00	10/20	1997
17	1.00	10/20	1997
18	1.00	10/20	1997
19	1.00	10/20	1997
20	1.00	10/20	1997
21	1.00	10/20	1997
22	1.00	10/20	1997
23	1.00	10/20	1997
24	1.00	10/20	1997
25	1.00	10/20	1997
26	1.00	10/20	1997
27	1.00	10/20	1997
28	1.00	10/20	1997
29	1.00	10/20	1997
30	1.00	10/20	1997
31	1.00	10/20	1997
32	1.00	10/20	1997
33	1.00	10/20	1997
34	1.00	10/20	1997
35	1.00	10/20	1997
36	1.00	10/20	1997
37	1.00	10/20	1997
38	1.00	10/20	1997
39	1.00	10/20	1997
40	1.00	10/20	1997
41	1.00	10/20	1997
42	1.00	10/20	1997
43	1.00	10/20	1997
44	1.00	10/20	1997
45	1.00	10/20	1997
46	1.00	10/20	1997
47	1.00	10/20	1997
48	1.00	10/20	1997
49	1.00	10/20	1997
50	1.00	10/20	1997



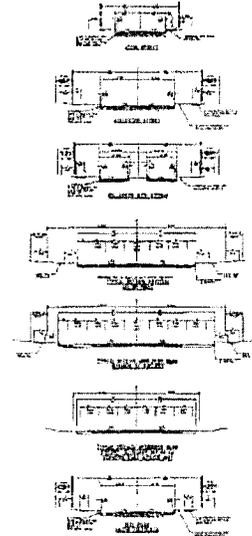
PARCEL MAP AND SHEET INDEX

----- SHEET BOUNDARY
----- PARCEL LINE
..... PROJECT LINE



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that this is a true and correct copy of the original as filed in my office in accordance with the laws of the State of Arizona.
Date: 10/20/05
By: Steve Kulloog, Registrar
Pinal County, Arizona



LEGEND:

- EXISTING CONTOUR --- 1/8" ---
- EXISTING WATER --- W ---
- EXISTING SEWER --- S ---
- PROPOSED WATER --- W ---
- PROPOSED SEWER --- S ---
- PROPOSED VALVE --- V ---
- PROPOSED MANHOLE --- M ---
- PROPOSED CLEANOUT --- C ---
- FIRE HYDRANT --- H ---
- WELL SITE --- W ---

TAX PARCELS: 502-14-002A,B; 502-16-001B,C;
502-23-001; 502-24-001A,B; 502-24-001A,B;
502-24-002C,D

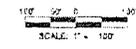
SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL WATER PLAN AREA	129.62 AC.
NET COMMERCIAL AREA	18.8 AC.
NET RESIDENTIAL AREA	121.22 AC.
TOTAL LOT AREA	4,137 ACRES
TOTAL NUMBER OF PARCELS	2,142
NET RESIDENTIAL DENSITY	3.41 PER AC.

UTILITIES

WATER	GLOBAL WATER FEEDPOINTS
SEWER	GLOBAL WATER FEEDPOINTS
ELECTRIC	ELECTRIC COMPANY
GAS	AUTHORITY GAS CORPORATION
TELEPHONE	COXNET
CABLE	QUEST
FIRE	PINAL COUNTY FIRE AND RESCUE DEPT.
POST OFFICE	PINAL COUNTY POST OFFICE

NOTE:
1. THIS PROJECT IS SUBJECT TO THE PINAL COUNTY ZONING ORDINANCES.
2. PROJECT IS SUBJECT TO THE PINAL COUNTY SUBDIVISION MAP ACT AND RULES.
3. THIS MAP IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT.
4. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
5. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
6. THE OWNER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.



CYL

COE & VAN LOO CONSULTANTS, INC.

SANTA CRUZ TENTATIVE PLAT

CVL #: 750003
DATE: 8/30/2005

SHEET 1 OF 24



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within plat is a true and correct copy of the original as shown to me by the official records of the County of Pinal, Arizona.

Notary Public
Name: _____
Address: _____
City: _____
State: _____
Date: _____

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
R4E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
SANTA CRUZ LAND COMPANY, LLC
8501 N. SCOTTSDALE ROAD SUITE 250
SCOTTSDALE, AZ 86203
(480) 880-1962
(480) 880-1968 FAX
CONTACT: PHILIP MILLER

PREPARED BY:
COE & VAN LOO CONSULTANTS, INC.
4660 NORTH 12TH STREET
PHOENIX, ARIZONA 85018
(602) 264-8811
(800) 224-4383 (FAX)
CONTACT: STEVE KELLGREN

TAX PARCEL #'S: 502-14-022A,B ; 502-16-001B,C
; 502-23-0011; 502-24-001A,B ; 502-24-001A,B ;
502-24-002C,D

SITE DATA	
EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1296.92 AC.
NET COMMERCIAL AREA	10.4 AC.
NET RESIDENTIAL AREA	1219.89 AC.
TOTAL LOT AREA	4107 ACRES
TOTAL OPEN SPACE PROVIDED	216.01 ACRES (51.7%)
NET RESIDENTIAL DENSITY	3.41 UNITS/AC

UTILITIES	
WATER	GLOBAL WATER REBORND
SEWER	GLOBAL WATER REBORND
ELECTRIC	ELECTRICAL DISTRICT #6
Gas	CENTENNIAL GAS COMPANY INC
TELEPHONE	QWEST
CABLE	QWEST
FIREF	METROPOLITAN FIRE AND RESCUE DEPT.
FOOD/COL	PINAL COUNTY SHERIFFS DEPT.

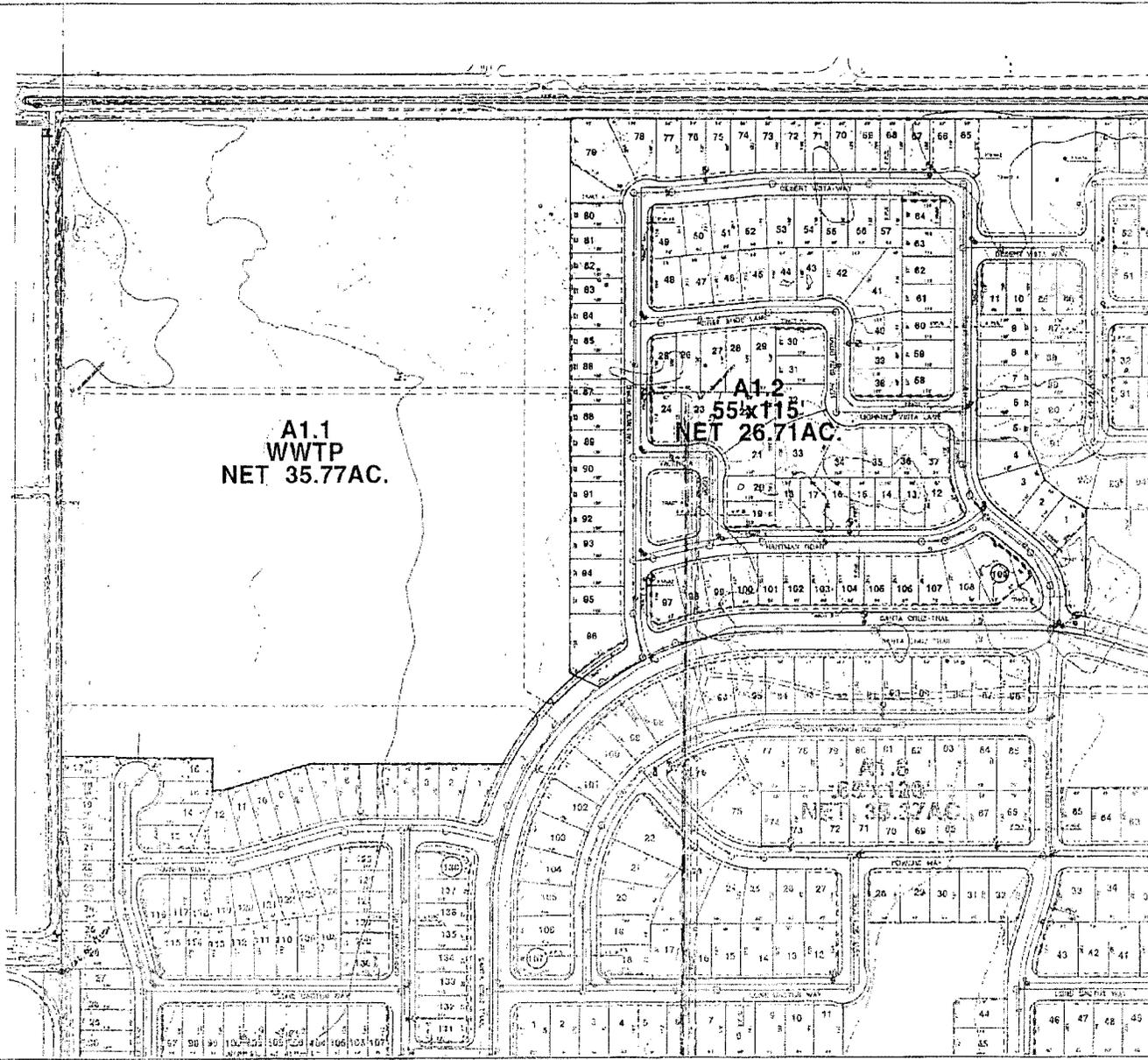
NOTE:
1. ALL UTILITIES TO BE PLACED IN ACCORDANCE WITH THE LOCAL GOVERNMENT.
2. PROJECT APPROVED BY A PLANNED AREA DEVELOPMENT GROUP INTEREST.
3. THIS PLAT IS SUBJECT TO THE EXISTING RECORDS AND SURVEY INSTRUMENTS.
4. THESE ARE NOT TO BE CONSIDERED AS ANY GUARANTEE OR WARRANTY BY THE ENGINEER.
5. ALL EXISTING UTILITIES TO BE RELOCATED TO THE PROPOSED LINES TO BE SHOWN.



CVL
COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
TENTATIVE PLAT**
CVL# 760009
DATE: 6/30/2005

TRACT TABLE PARCEL 1.2	TRACT TABLE PARCEL 1.9	TRACT TABLE PARCEL 2.4	TRACT TABLE PARCEL 2.15	TRACT TABLE PARCEL 3.6
TRACT TABLE PARCEL 1.3	TRACT TABLE PARCEL 1.10	TRACT TABLE PARCEL 2.5	TRACT TABLE PARCEL 2.16	TRACT TABLE PARCEL 3.7
TRACT TABLE PARCEL 1.4	TRACT TABLE PARCEL 1.11	TRACT TABLE PARCEL 2.6	TRACT TABLE PARCEL 3.1	TRACT TABLE PARCEL 3.8
TRACT TABLE PARCEL 1.5	TRACT TABLE PARCEL 1.12	TRACT TABLE PARCEL 2.7	TRACT TABLE PARCEL 3.2	TRACT TABLE PARCEL 3.9
TRACT TABLE PARCEL 1.6	TRACT TABLE PARCEL 1.13	TRACT TABLE PARCEL 2.11	TRACT TABLE PARCEL 3.3	TRACT TABLE PARCEL 3.10
TRACT TABLE PARCEL 1.7	TRACT TABLE PARCEL 2.1	TRACT TABLE PARCEL 2.12	TRACT TABLE PARCEL 3.3	TRACT TABLE PARCEL 3.11
TRACT TABLE PARCEL 1.8	TRACT TABLE PARCEL 2.2	TRACT TABLE PARCEL 2.13	TRACT TABLE PARCEL 3.4	TRACT TABLE PARCEL 3.12
TRACT TABLE PARCEL 1.9	TRACT TABLE PARCEL 2.3	TRACT TABLE PARCEL 2.14	TRACT TABLE PARCEL 3.5	ENTIRE SITE



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within plat is the
 true and correct record of the County of Pinal
 Arizona

Date: _____
 Registrar: _____
 County Clerk: _____
 Recorder: _____
 Notary: _____

PARTS OF SECTIONS 25, 27, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8501 N SCOTTSDALE ROAD SUITE 200
 SCOTTSDALE, AZ 85263
 (480) 890-1909
 (480) 890-1964 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4553 NORTH 15TH STREET
 PHOENIX, ARIZONA 85014
 (602) 294-5831
 (602) 294-4338 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-4-002A,B ; 502-16-001B,C
 502-23-001; 502-24-001A,B ; 502-24-001A,B ;
 502-24-002C,D

SITE DATA

EXISTING ZONING	PARKED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	128.52 AC
NET COMMERCIAL AREA	19.4 AC
NET RESIDENTIAL AREA	107.22 AC
TOTAL LOT F.S.D.	4157 LOTS
TOTAL DEVELOPER PROVIDED	4152 AC @ 77%
NET RESIDENTIAL DENSITY	3.41 UNITS/AC

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRIC DISTRICT #1
GAZ	NORTHWEST GAS CORPORATION
TELEPHONE	ONWEST
RAIL	ONWEST
TRUCK	PHOENIX FIRE AND RESCUE DEPT
POLICE	PINAL COUNTY SHERIFF'S DEPT.

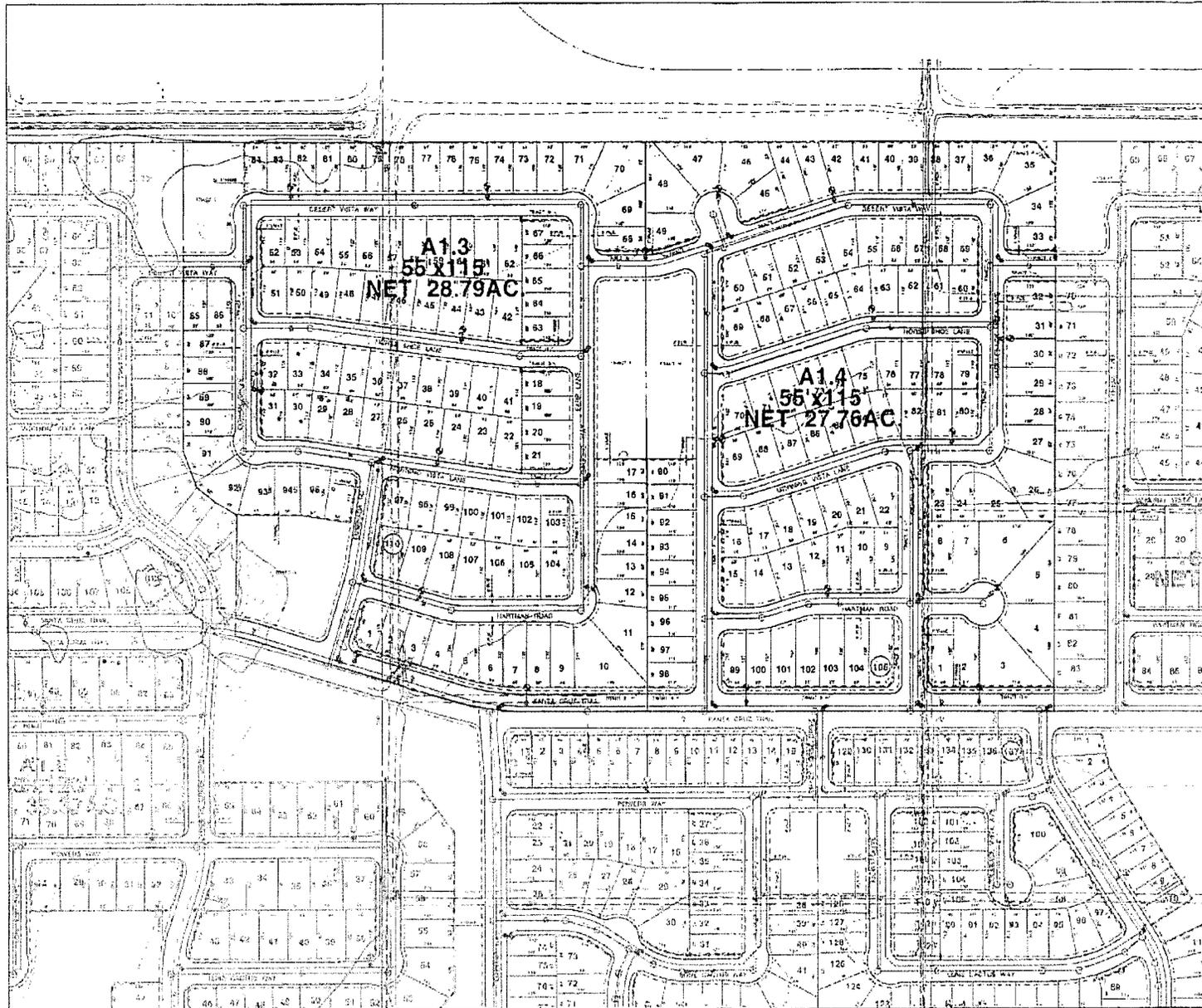
NET
 1. ALL UTILITIES TO BE LOCATED BY THE PLAT GRANTEE
 2. PUBLIC UTILITIES ARE A PUBLIC AND AN INDIVIDUAL OWNED ENTITY
 3. THE GRANTEE SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS
 4. GRANTEE SHALL MAINTAIN RECORDS TO VERIFY COMPLIANCE WITH ALL UTILITIES
 5. GRANTEE SHALL MAINTAIN RECORDS TO VERIFY COMPLIANCE WITH ALL UTILITIES
 6. ALL UTILITIES SHALL BE LOCATED TO THE APPROVED LINES OF SERVICE



CYL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CVL#: 750003
 DATE: 6/30/2005

SHEET 3 OF 24



STATE OF ARIZONA
 COUNTY OF PINAL

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PLAT IS THE OFFICIAL RECORD OF THE COUNTY OF PINAL, ARIZONA.

DATE: _____
 RECORD NO. _____
 DRAWN BY: _____ AND CHECKED BY: _____ Pinal County
 APPROVED BY: _____ DeWitt

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8601 N. SCOTTSDALE ROAD SUITE 200
 SCOTTSDALE, AZ 85253
 (480) 980-1000
 (480) 980-1000 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4600 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-0831
 (602) 264-0833 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCELS: 502-14-002A, B; 502-16-001B, C;
 502-23-001; 502-24-001A, B; 502-24-001A, B;
 502-24-002C, D

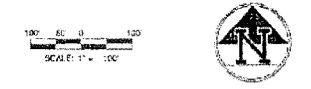
SITE DATA

EXISTING TOWN	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	128.82 AC.
NET COMMERCIAL AREA	10.4 AC.
NET RESIDENTIAL AREA	121.22 AC.
TOTAL LOT YIELD	4169 LOTS
TOTAL CDFR IMPROVEMENTS	216.01 AC/17.75 MI.
NET RESIDENTIAL DENSITY	5.11 DENS/AC.

UTILITIES

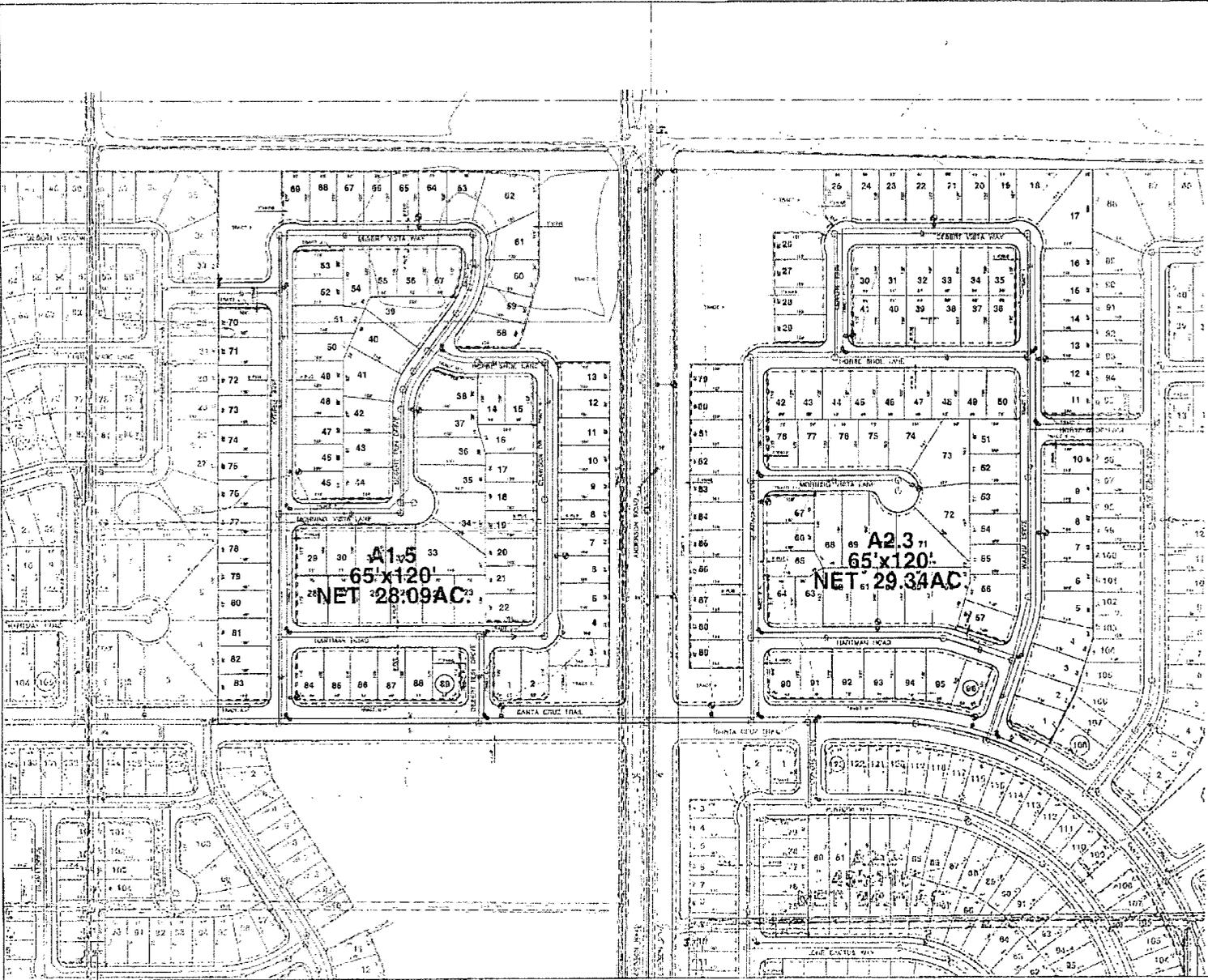
AVAIL	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	AS TOWN OF SCOTTSDALE
IRIG	SCOTTSDALE DISTRICT #3
TELEPHONE	SCOTTSDALE DISTRICT #3
CABLE	QUEST
POST	REGIONAL FIRE AND RESCUE DIST.
POLICE	PINAL COUNTY SHERIFF'S DIST.

NOTES:
 1. ALL UTILITIES TO BE LOCATED AS SHOWN ON THIS PLAT.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT UNDER THE ZONING ORDINANCE OF THE TOWN OF SCOTTSDALE, ARIZONA.
 3. THIS PROJECT IS SUBJECT TO ALL APPLICABLE REGULATIONS OF THE TOWN OF SCOTTSDALE, ARIZONA.
 4. THIS PROJECT IS SUBJECT TO ALL APPLICABLE REGULATIONS OF THE TOWN OF SCOTTSDALE, ARIZONA.
 5. ALL UTILITIES TO BE LOCATED AS SHOWN ON THIS PLAT.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CVL #: 750003
 DATE: 8/30/2005



STATE OF ARIZONA
 COUNTY OF PINAL

1. I HEREBY CERTIFY THAT THIS MAP WAS PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND THAT I AM A LICENSED PROFESSIONAL ENGINEER IN THE STATE OF ARIZONA.

DATE: 6/5/2005
 PROJECT: SANTA CRUZ TENTATIVE PLAT
 SHEET: 5 OF 24

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
 R1E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 1651 N. SCOTTSDALE ROAD SUITE 202
 SCOTTSDALE, AZ 85263
 (480) 866-1999
 (480) 866-1994 FAX
 CONTACT: PHIL MILLER

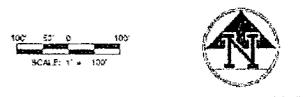
PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4560 NORTH 112TH STREET
 PHOENIX, ARIZONA 85014
 (602) 266-4933
 (602) 266-4333 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCELS: 502-14-002A,B; 502-16-001B,C
 502-23-001; 502-24-001A,B; 502-24-001A,B;
 502-24-002C,D

SITE DATA

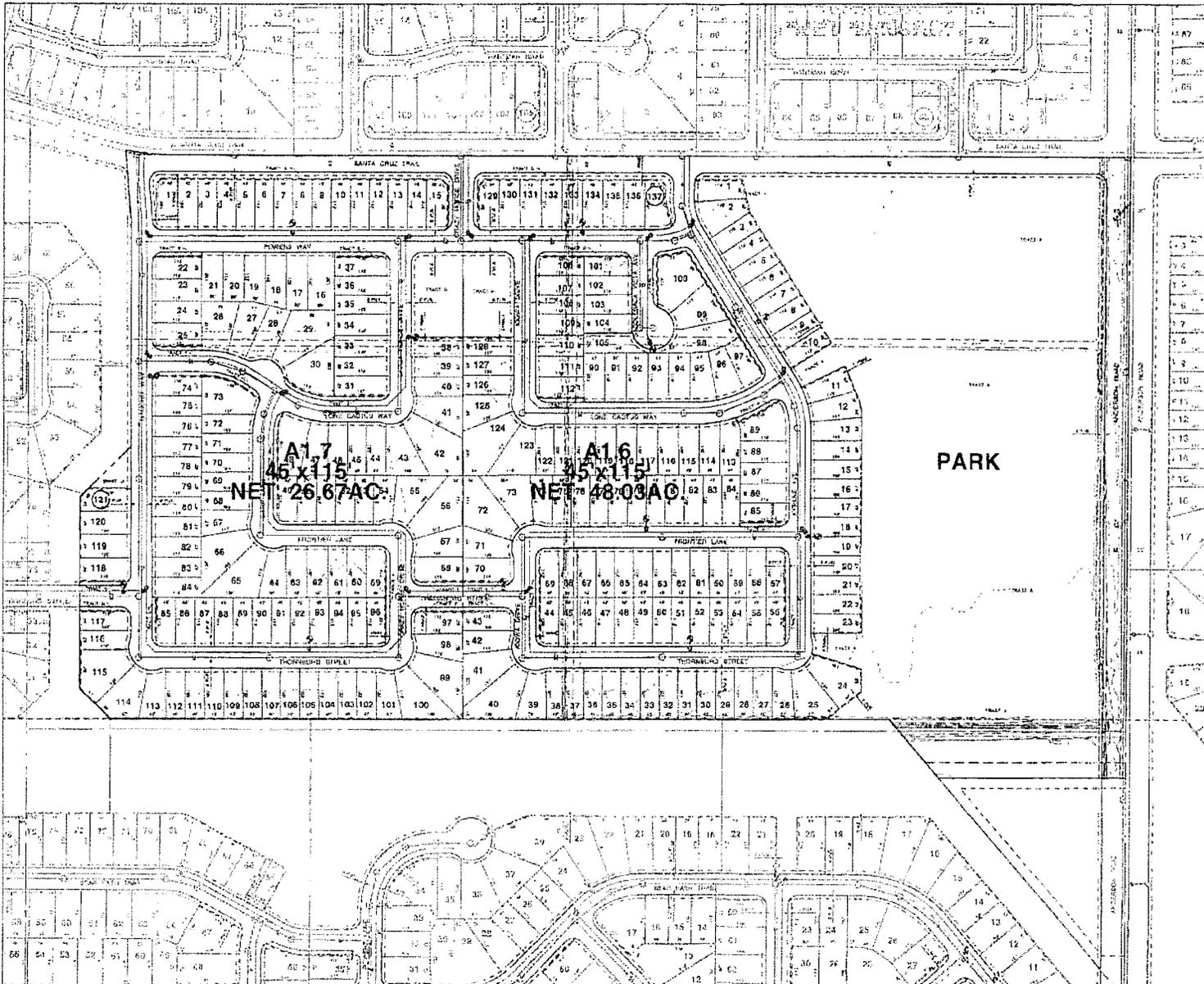
TOTAL TRACT AREA	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	123.22 AC.
NET COMMERCIAL AREA	1.94 AC.
NET RESIDENTIAL AREA	121.29 AC.
TOTAL LOT VALUE	4,197,170
TOTAL OPEN SPACE PROVIDED	2,657,452.77%
NET RESIDENTIAL DENSITY	141.02/AC.

- UTILITIES**
- WATER: GLOBAL WATER RESOURCES
 - SEWER: GLOBAL WATER RESOURCES
 - ELECTRIC: ELECTRICAL DISTRICT #8
 - SEWER TREATMENT: SOUTHWEST GAS CORPORATION
 - TELEPHONE: SWEET
 - CABLE: SWEET
 - FIRE: REGIONAL FIRE AND RESCUE DIST.
 - POLICE: PINAL COUNTY SHERIFF'S OFFICE
- NOTE: UTILITIES TO BE PROVIDED BY PINAL COUNTY.
 1. PRELIMINARY AS SHOWN ARE SUBJECT TO REVISIONS AND APPROVAL BY THE APPLICABLE AGENCIES.
 2. ALL UTILITIES SHALL BE DEEPENED TO 10 FEET BELOW FINISHED GRADE UNLESS OTHERWISE NOTED.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CVL#: 750003
 DATE: 6/5/2005



STATE OF ARIZONA
 COUNTY OF PINAL

I HEREBY CERTIFY THAT THE MAP, PLAT, MAPS, OR RECORDS HEREON FILED IN THE OFFICE OF THE COUNTY CLERK OF PINAL COUNTY, ARIZONA, ARE TRUE AND CORRECT.

DATE: _____
 PREPARED BY: _____
 WITNESSED BY: _____
 COUNTY CLERK OF PINAL COUNTY, ARIZONA

PARTS OF SECTIONS 26, 27, 34, AND 35 T6S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8501 N. SCOTTSDALE ROAD SUITE 200
 SCOTTSDALE, AZ 85253
 (480) 308-1999
 (480) 398-1084 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4503 NORTH 17TH STREET
 PHOENIX, ARIZONA 85014
 (602) 284-6887
 (602) 284-4303 (FAX)
 CONTACT: STEVE KHLDOGG

TAX PARCELS: 502-14-002A,B ; 502-16-001B,C
 1502-23-001; 502-24-001A,B ; 502-24-001A,B ;
 502-24-002C,D

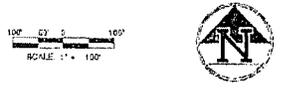
SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1927.58 AC
NET COMMERCIAL AREA	18.4 AC
NET RESIDENTIAL AREA	1217.28 AC
TOTAL LOT YIELD	4187 LOTS
TOTAL OPEN SPACE PROVIDED	218.0 AC (11.3%)
NET RESIDENTIAL DENSITY	8.47 DENSITY

UTILITIES

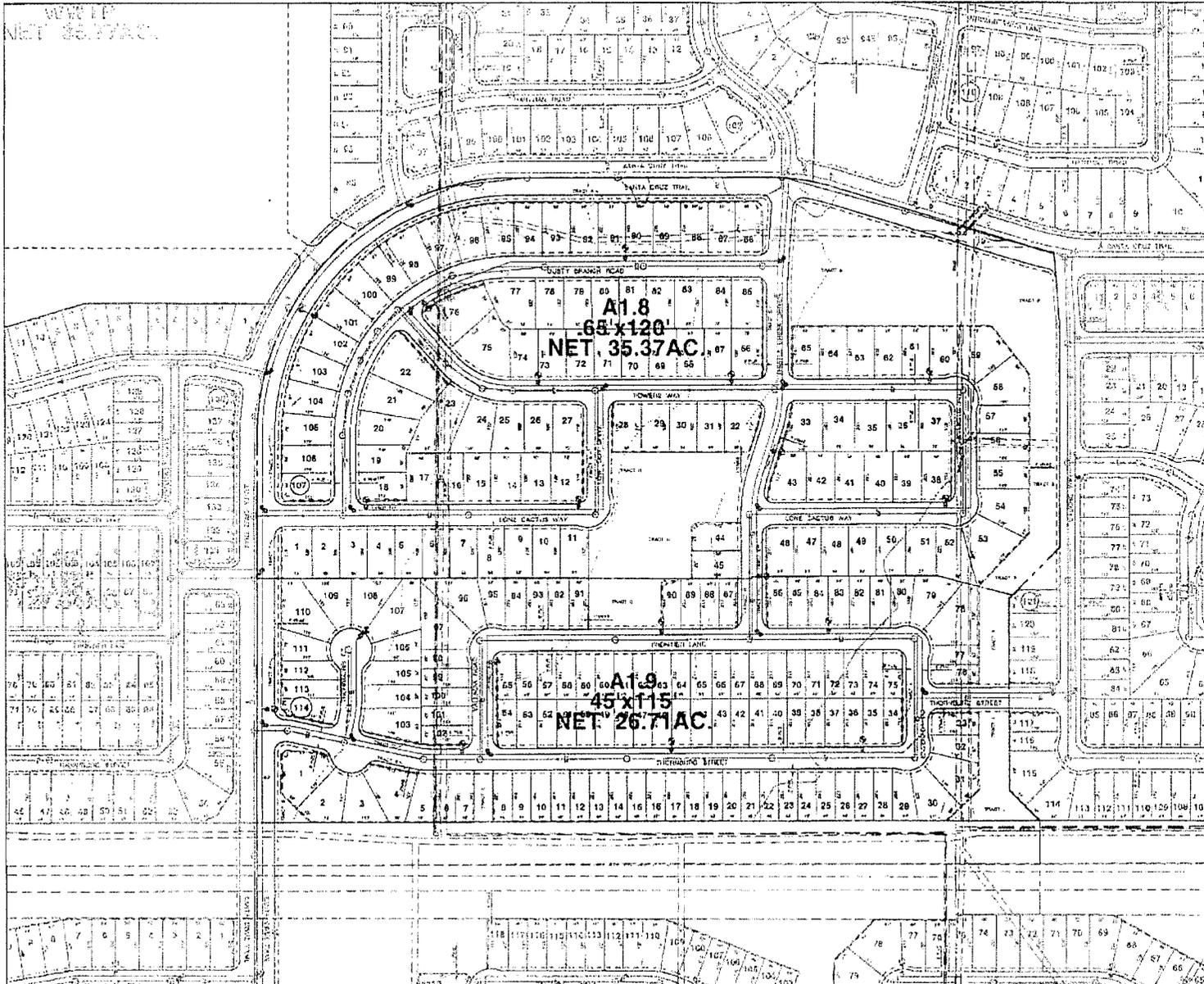
WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #1
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	PINAL COUNTY FIRE AND RESCUE DEPT
POSTAL	PINAL COUNTY SHERIFF'S DEPT

NOTE:
 1. ALL LOTS ARE SUBJECT TO THE MAPPING BY THE PINAL COUNTY CLERK.
 2. THE PLAT AREA DEVELOPER HAS BEEN ADVISED BY THE PINAL COUNTY CLERK THAT THE PLAT AREA DEVELOPER IS RESPONSIBLE FOR THE ACCURACY OF THE PLAT AREA DEVELOPER'S INFORMATION.
 3. THE PLAT AREA DEVELOPER HAS BEEN ADVISED BY THE PINAL COUNTY CLERK THAT THE PLAT AREA DEVELOPER IS RESPONSIBLE FOR THE ACCURACY OF THE PLAT AREA DEVELOPER'S INFORMATION.
 4. ALL PARTS OF THE PLAT AREA DEVELOPER'S INFORMATION TO BE APPROVED UNDER OTHER APPLICABLE LAWS.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CVL# 750003
 DATE: 6/20/2008



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of the County in Calendar Year 2005.

DATE: _____
 RECORDER: _____
 OFFICE OF THE COUNTY CLERK
 COUNTY OF PINAL, ARIZONA

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8501 N. SCOTTSDALE ROAD SUITE 200
 SCOTTSDALE, AZ 85263
 (480) 884-1966
 (480) 886-1864 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 N. ORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-5831
 (602) 264-4388 (FAX)
 CONTACT: STEVE KELLORS

TAX PARCEL #'S: 502-14-002A,B ; 502-16-001B,C ;
 502-23-001, 502-24-001A,B ; 502-24-001A,B ;
 502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MAINTENANCE AREA	174,830 AC
NET GENERAL AREA	174 AC
NET INDUSTRIAL AREA	121,120 AC
TOTAL LOT AREA	418 FEET
TOTAL OPEN SPACE PROVIDED	77.33 AC TO 7% NET INDUSTRIAL DENSITY
	3,410,840

UTILITIES

WATER	GILDA WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL STREET #3
Gas	SOUTHWEST GAS CORPORATION
TELEPHONE	SWEST
CABLE	SWEST
FIRE	REGIONAL FIRE AND RESCUE DEPT
POLICE	PINAL COUNTY SHERIFFS DEPT.

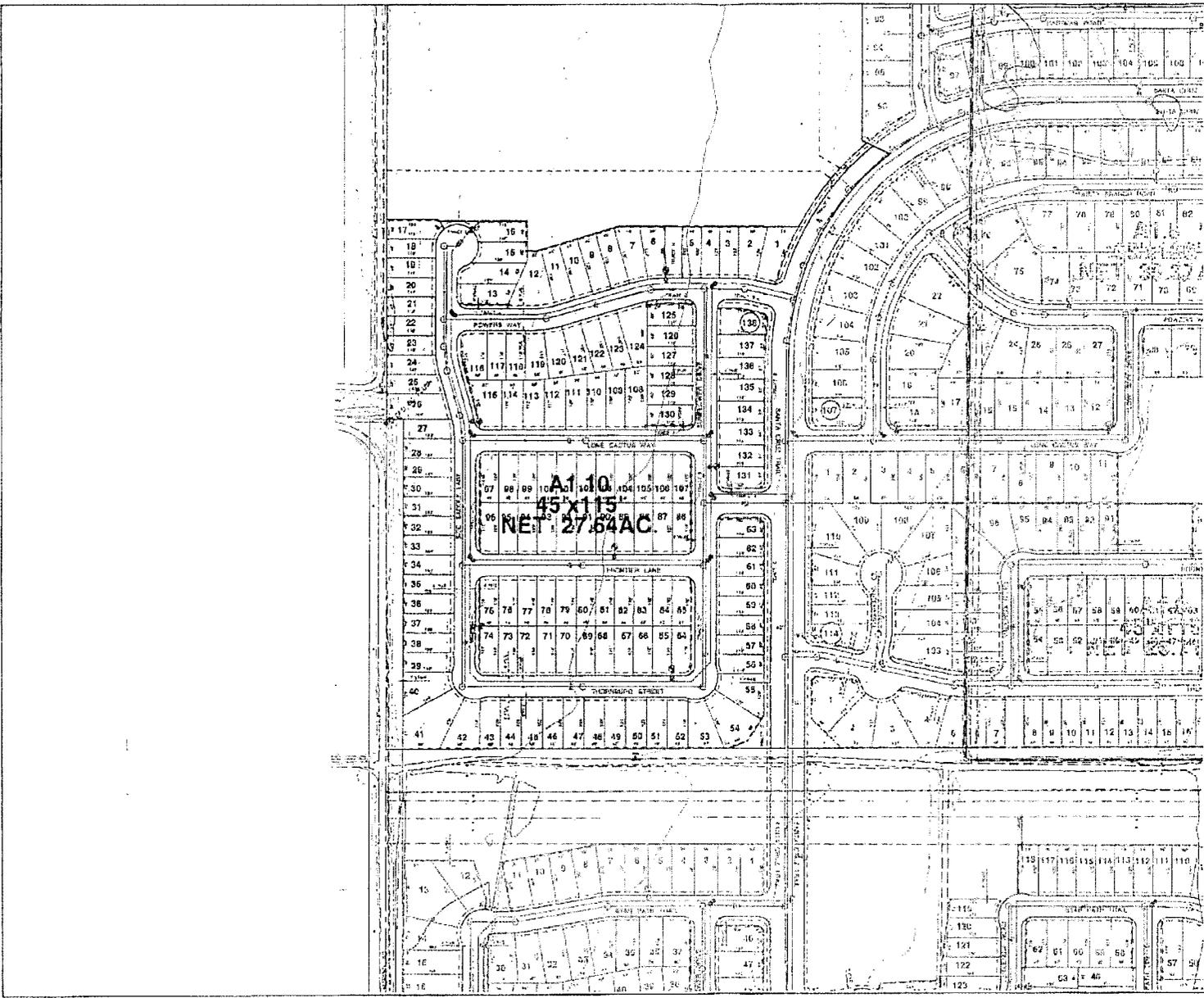
NOTE:
 1. THIS TENTATIVE PLAT IS SUBJECT TO THE FINAL APPROVAL BY THE LOCAL GOVT.
 2. PROJECT APPROVED TO A PLANNED AREA DEVELOPMENT SUBMITTAL SUBJECT TO THE SUBMISSION & TO BE REVIEWED BY THE LOCAL GOVT. AT THREE PHASES
 3. THIS AND OTHER PHASES SUBJECT TO ANY DEVELOPER'S OBLIGATION TO OBTAIN NECESSARY PERMITS
 4. ALL UTILITIES INFORMATION SHOWN IS FOR INFORMATION ONLY AND NOT TO BE USED FOR CONSTRUCTION



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CVL#: 760003
 DATE: 6/30/2005

SHEET 7 OF 24



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the above contained in this plat is a true and correct copy of the original as filed in the office of the County Clerk of the County of Pinal, Arizona.

Filed: _____
 County Clerk

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8601 N. SCOTTSDALE ROAD SUITE 250
 SCOTTSDALE, AZ 85253
 (480) 968-9905
 (480) 968-9984 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 1660 NORTH 12TH STREET
 PHOENIX, ARIZONA 85016
 (602) 564-0831
 (602) 264-4503 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A,B ; 502-18-001B,C
 502-23-001; 502-24-001A,B ; 502-24-001A,B ;
 502-24-002C,E

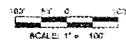
SITE DATA

EXISTING EQUIPMENT	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	126.82 AC
NET COMMERCIAL AREA	14.4 AC
NET RESIDENTIAL AREA	112.42 AC
TOTAL LOT YIELD	4152 LOTS
TOTAL OVER-GARAGE PROVISION	232.01 AC (177%)
NET RESIDENTIAL DENSITY	341 DWG/AC

UTILITIES

WATER	GLOBAL WATER SERVICES
SEWER	GLOBAL WATER SERVICES
ELECTRIC	ELECTRICAL DISTRICT #3
DATA	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DIST.
POLICE	PINAL COUNTY SHERIFF'S DEPT.

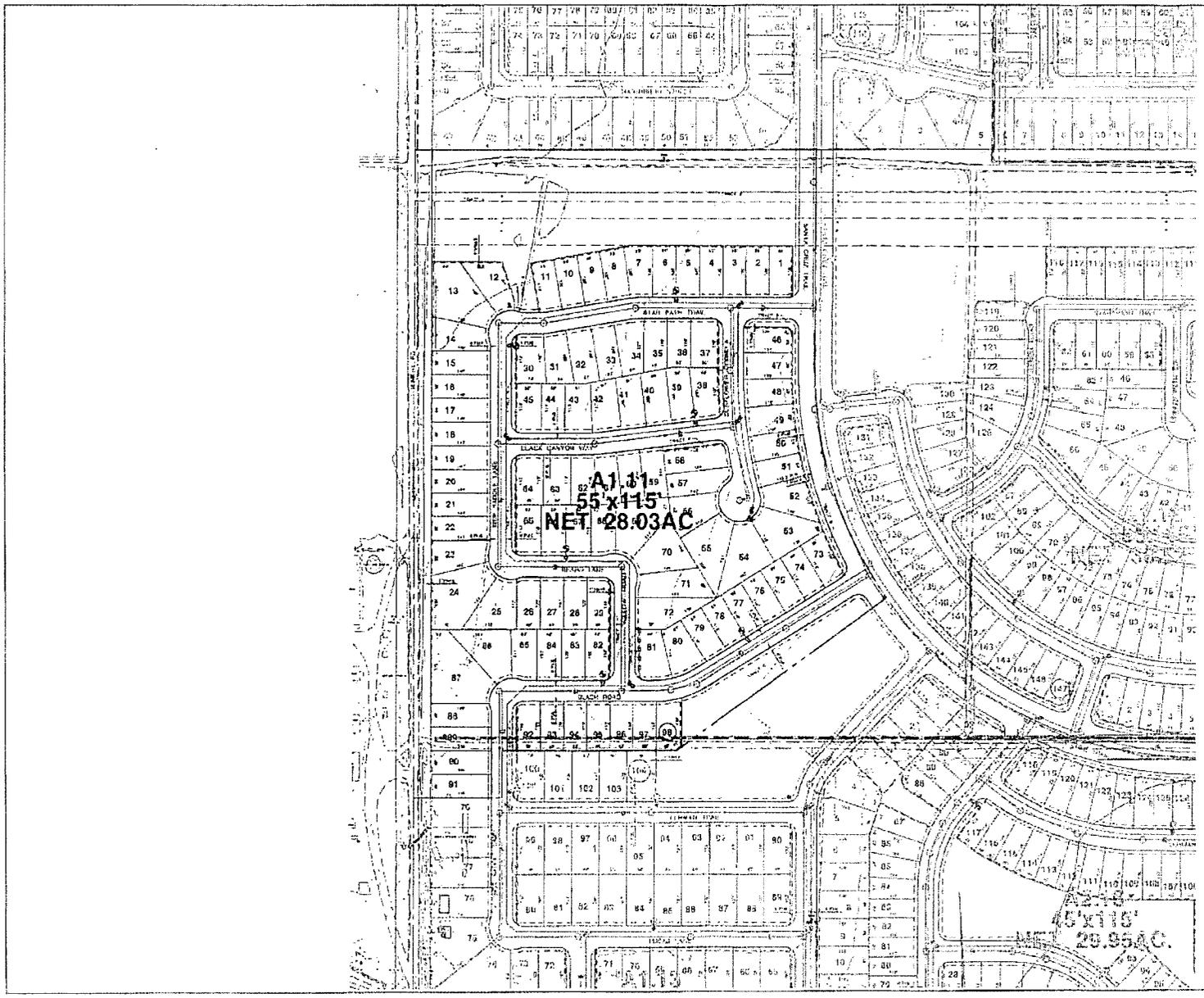
NOTES:
 1. ALL UTILITIES TO BE LOCATED ACCORDING TO THE PLAT DESIGN.
 2. THIS PROJECT IS PROVIDED AS A PLANNING AND CONCEPTUAL DESIGN. ALL UTILITIES AND SERVICES TO BE PROVIDED SHALL BE DETERMINED BY THE APPLICABLE REGULATORY AGENCIES.
 3. THE DESIGNER HAS CONDUCTED VISUAL VERIFICATION OF THE UTILITIES AND SERVICES TO BE PROVIDED.
 4. ALL UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH THE APPLICABLE REGULATORY AGENCIES.
 5. ALL UTILITIES SHALL BE LOCATED IN ACCORDANCE WITH THE APPLICABLE REGULATORY AGENCIES.



CYL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CVL#: 750003
 DATE: 6/30/2005

SHEET 8 OF 24



STATE OF ARIZONA
 COUNTY OF PINAL

PLAT NO. 150033
 DATE: 6/30/2006

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
 R4E OF THE BILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8501 N. SCOTTSDALE ROAD SUITE 200
 SCOTTSDALE, AZ 85250
 (480) 988-1939
 (480) 188-1004 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85018
 (602) 964-8833
 (602) 284-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A,B ; 502-16-001B,C
 ; 502-23-001; 602-24-001A,B ; 502-24-001A,B ;
 502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL WATER PLUM AREA	126.82 AC
NET COMMERCIAL AREA	104 AC
NET RESIDENTIAL AREA	127.82 AC
TOTAL LOT YIELD	4155 LOTS
TOTAL OPEN SPACE PROVIDED	216.01 AC (17.7%)
NET RESIDENTIAL DENSITY	1.41 D.U./AC

UTILITIES

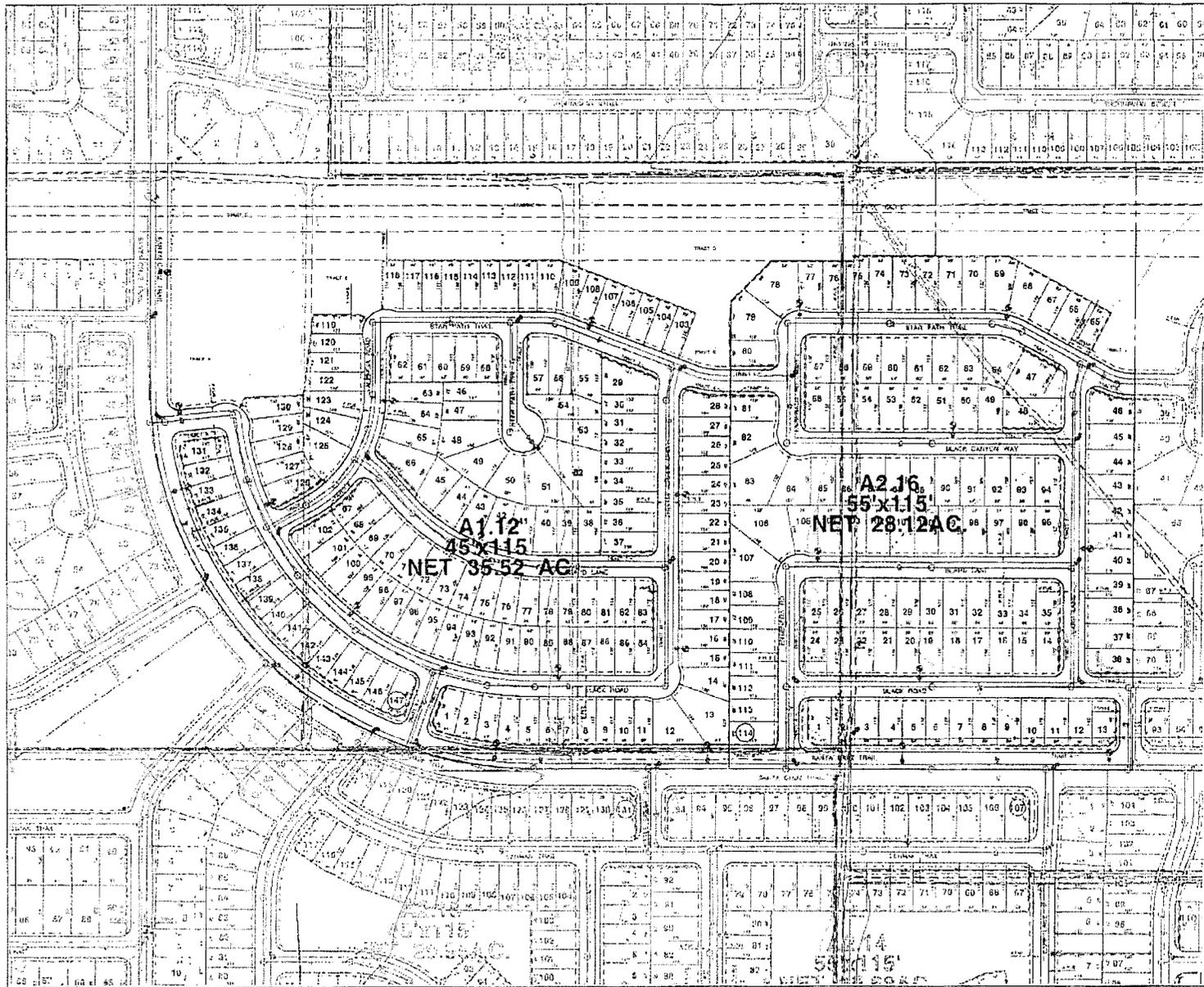
WATER	GLOBAL WATER PRODUCTS
SEWER	GLOBAL WATER PRODUCTS
ELECTRIC	ELECTRICAL SERVICES CO
Gas	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
TRUCK	REGIONAL FIRE AND RESCUE DEPT.
POLICE	PINAL COUNTY SHERIFFS DEPT.

NOTES:
 1. THIS PLAT IS TO BE FILED WITH THE COUNTY CLERK OF PINAL COUNTY, ARIZONA.
 2. THIS PROJECT IS SUBJECT TO THE DEVELOPMENT OF A PLANNED AREA DEVELOPMENT OR SUBDIVISION.
 3. THIS PLAT IS SUBJECT TO THE DEVELOPMENT OF A PLANNED AREA DEVELOPMENT OR SUBDIVISION.
 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.



CYL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 C.V.L. # 750033
 DATE: 6/30/2006



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the above instrument is filed in the official records of this County in Calendar Year _____

Date _____
 Recorder of Deeds and Official Seal of the County of Pinal, Arizona
 Recorder _____ Deputy

PARTS OF SECTIONS 26, 27, 34, AND 35 T8S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 9601 N. SCOTTSDALE ROAD SUITE 290
 SCOTTSDALE, AZ 85263
 (480) 990-1999
 (480) 990-1988 FAX
 CONTACT: PHILIP MUEHLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4556 NORTH 12TH STREET
 PHOENIX, ARIZONA 85018
 (602) 264-6831
 (602) 264-4338 (FAX)
 CONTACT: STEVE NEI LOOG

TAX PARCEL #'S: 502-14-002A,B ; 502-18-001B,C ;
 502-23-001, 502-24-001A,B ; 502-24-001A,B ;
 502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	123.82 AC
NET COMMERCIAL AREA	18.4 AC
NET RESIDENTIAL AREA	107.22 AC
TOTAL LOT AREA	4147 LOTS
TOTAL OPEN SPACE PROVIDED	2180 AC @ 17.7%
NET RESIDENT DENSITY	3.41 DU/AC

UTILITIES

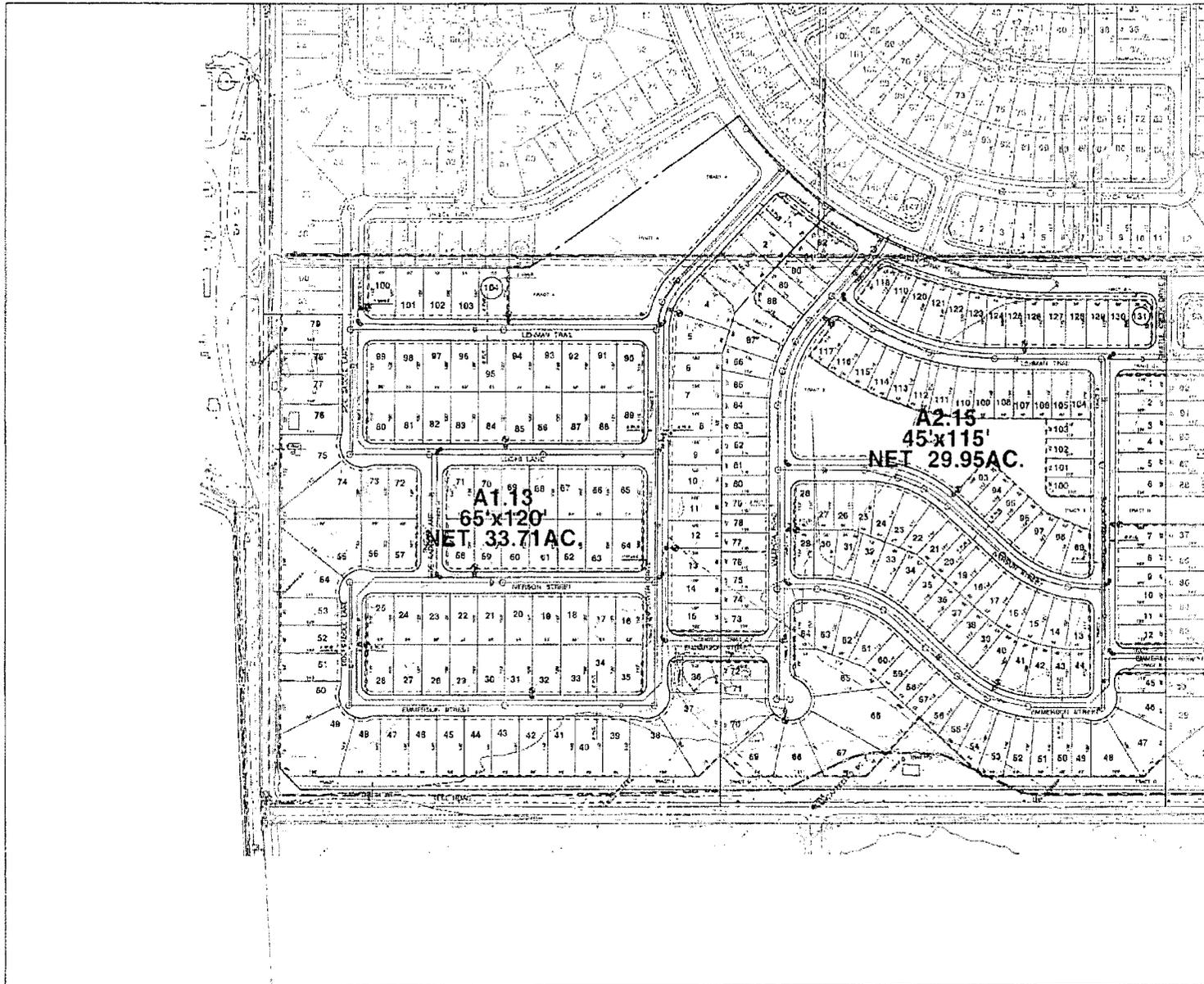
WATER	GLOBAL WATER SERVICES
SEWER	CITY OF PHOENIX
ELECTRIC	ELECTRICAL DISTRICT #2
LAND	SOUTHWEST GAS CORPORATION
TELEPHONE	QUEST
CABLE	QUEST
FIRE	REGIONAL FIRE AND RESCUE DIST
POLICE	PINAL COUNTY SHERIFFS DEPT

NOTE:
 1. ALL UTILITIES ARE SHOWN AS APPROXIMATE LOCATIONS ONLY.
 2. THE EXACT LOCATION OF UTILITIES SHOULD BE DETERMINED BY THE APPLICANT.
 3. THE EXACT LOCATION OF UTILITIES SHOULD BE DETERMINED BY THE APPLICANT.
 4. THE EXACT LOCATION OF UTILITIES SHOULD BE DETERMINED BY THE APPLICANT.
 5. THE EXACT LOCATION OF UTILITIES SHOULD BE DETERMINED BY THE APPLICANT.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CVL# 750003
 DATE: 6/30/2005



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within and thereon is the
 a true and correct copy of the County of Pinal

Notary Public
 My Comm. Expires _____
 My Comm. No. _____
 My Comm. Issued _____
 My Comm. Renewed _____

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8501 N. SCOTTSDALE ROAD, SUITE 200
 SCOTTSDALE, AZ 85258
 (480) 890-1000
 (480) 890-1884 FAX
 CONTACT: PHILIP M. LEE

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4650 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 254-8831
 (602) 294-4333 (FAX)
 CONTACT: STEVE KELLORS

TAX PARCELS: 502-14-032A, B; 502-16-001D, C
 502-23-021; 502-24-001A, B; 502-24-001A, B;
 502-24-002C, D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1030.02 AC.
NET COMMERCIAL AREA	19 AC.
NET RESIDENTIAL AREA	1011.22 AC.
TOTAL LOT AREA	4347 AC.
TOTAL OPEN SPACE (IMPROVED)	215.01 AC. (5.0%)
NET RESIDENTIAL DENSITY	0.41 UNITS/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES INC.
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #5
GAS	NORTHWEST GAS CORPORATION
TELEPHONE	PNWEST
CABLE	COMCAST
PIPE	FEDERAL FIRE AND MARSHAL SERVICE
POUR	PINAL COUNTY SANITARIUM DIST.

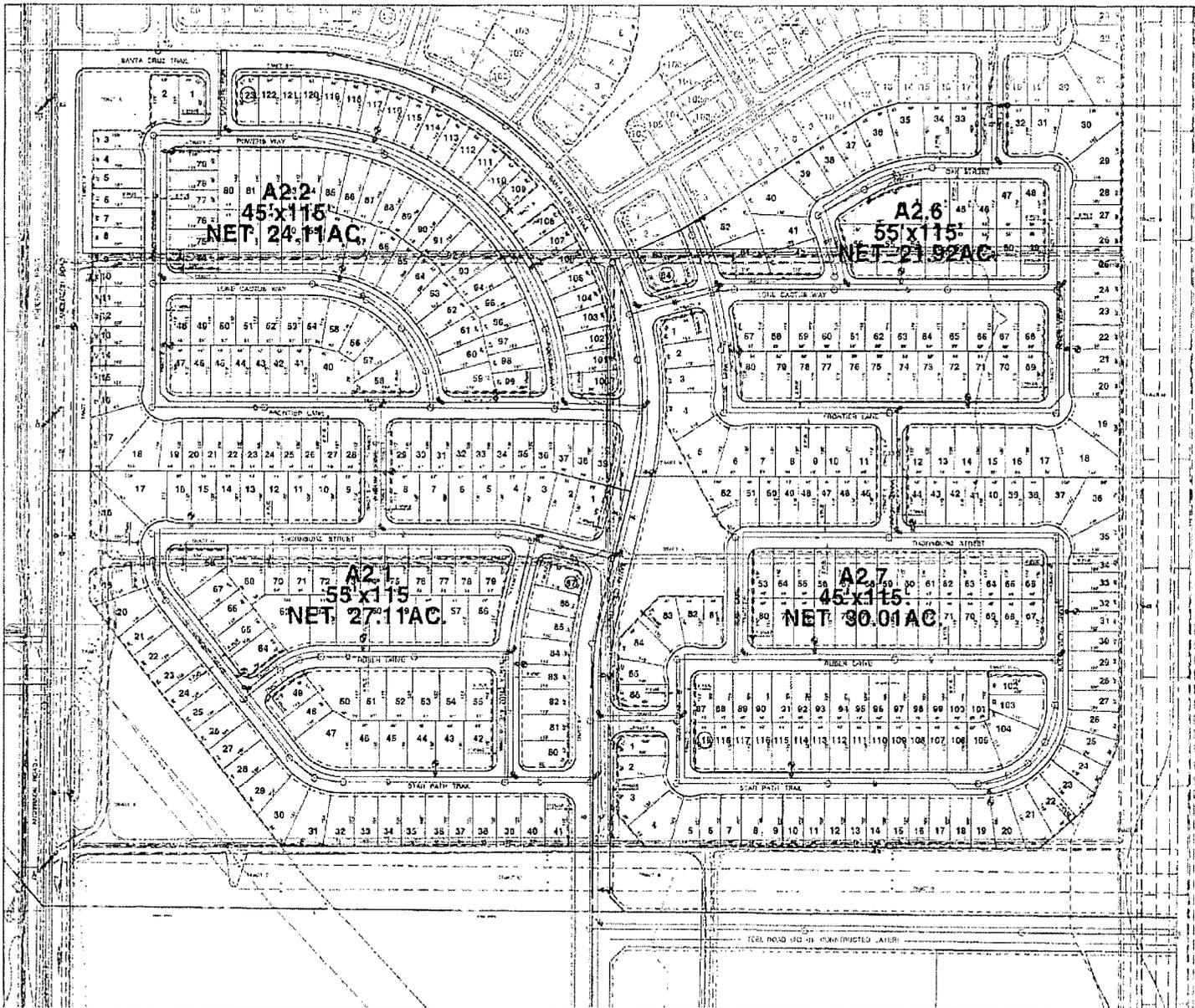
NOTES:
 1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 2. UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND FIELD SURVEY.
 3. UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND FIELD SURVEY.
 4. UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND FIELD SURVEY.
 5. UTILITIES SHOWN ARE BASED ON AVAILABLE RECORD DRAWINGS AND FIELD SURVEY.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**

CVLA: 750033
 DATE: 8/30/2005



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is the true and correct copy of the original as filed in the Public Records of this County & State of Arizona.

Notary Public
 My Comm. Expires: 12/31/2006

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 6601 N. SCOTTSDALE ROAD SUITE 260
 SCOTTSDALE, AZ 85253
 (480) 889-1000
 (480) 889-1064 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4630 NORTH 18TH STREET
 PHOENIX, ARIZONA 85016
 (602) 284-6931
 (602) 284-4331 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCELS: S 502-14-002A,B ; S 502-16-001B,C ;
 S 502-23-001; S 502-24-001A,B ; S 502-24-001A,B ;
 S 502-24-C02C,D

SITE DATA

PORTAL POINTS	PI R/W AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	122.62 AC.
NET COMMERCIAL AREA	15.4 AC.
NET RESIDENTIAL AREA	131.32 AC.
TOTAL LOT YIELD	4157 LOTS
TOTAL SPCH. SPACE PROVIDED	218.01 AC. (17.7%)
NET RESIDENTIAL DENSITY	3.41 DENSITY

UTILITIES

WATER	GLOBAL WATER (REINFORCED)
SEWER	GLOBAL WATER (REINFORCED)
ELECTRIC	PIECE OIL (DIST. BY AS)
GAS	RETIEMENT GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	RESIDENTIAL FIRE AND RESCUE DIST.
POLICE	PINAL COUNTY SHERIFF'S OFF.

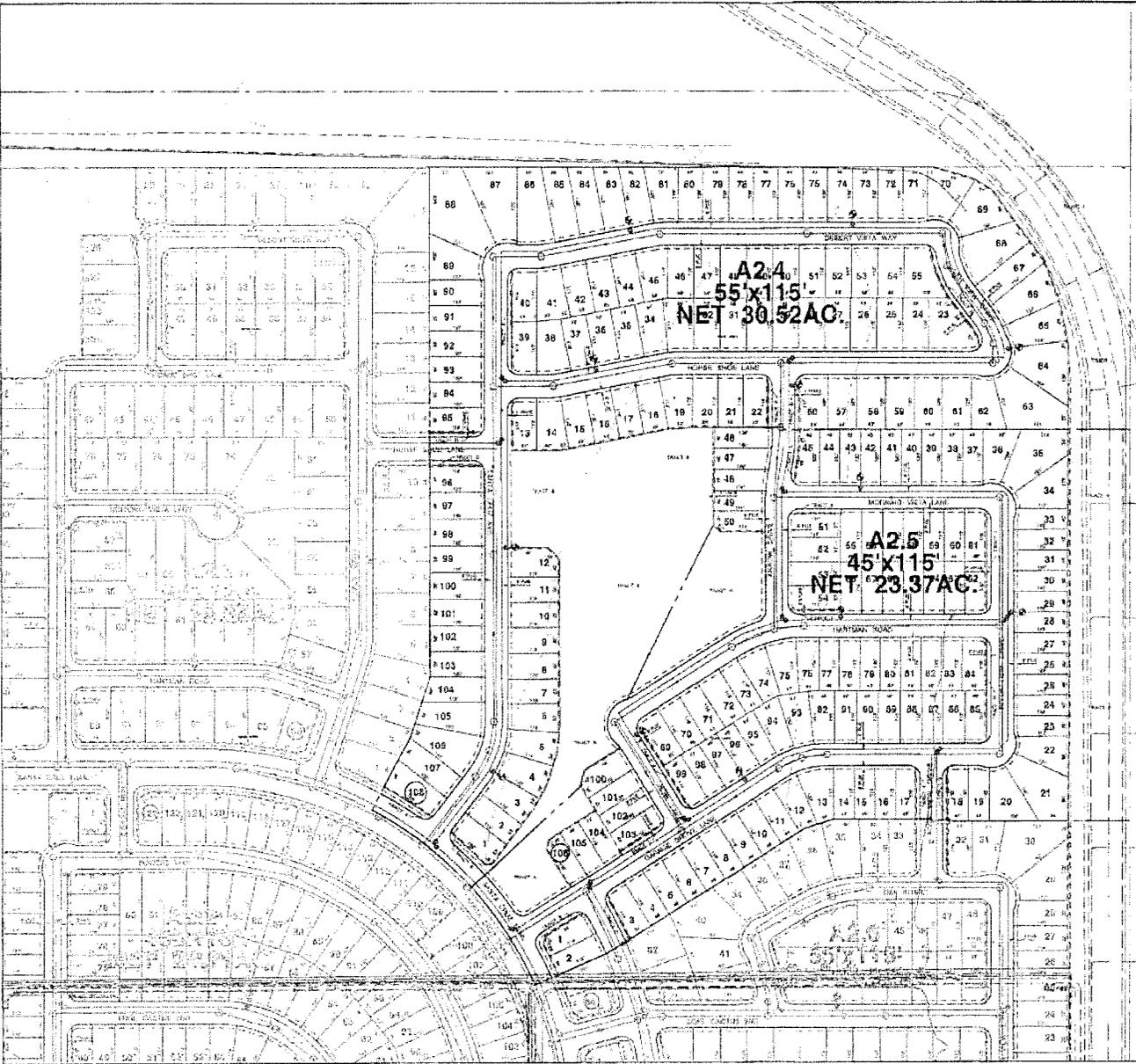
NOTES:
 1. ALL LOTS ARE TO BE PLANNED AND DEVELOPED BY THE OFFICE OF THE COUNTY CLERK.
 2. PRELIMINARY APPROVAL AS A PHASED AREA DEVELOPMENT OVERLAY DISTRICT IS THE RESPONSIBILITY OF THE APPLICANT. PROVIDER'S MANUAL SHOULD BE REFERRED TO FOR MORE INFORMATION.
 3. ALL LOTS ARE TO BE PLANNED AND DEVELOPED BY THE OFFICE OF THE COUNTY CLERK.
 4. ALL LOTS ARE TO BE PLANNED AND DEVELOPED BY THE OFFICE OF THE COUNTY CLERK.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CVL#: 750003
 DATE: 05/02/2005

SHEET 12 OF 24



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the above described is a map
in the official records of Pinal County, Arizona.

DATE: _____
SUBJECT: _____
DRAWN BY: _____
CHECKED BY: _____
SCALE: _____
BY: _____

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
R4E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
SANTA CRUZ LAND COMPANY, LLC
8601 N. SCOTTSDALE ROAD SUITE 200
SCOTTSDALE, AZ 85262
(480) 869-1960
(480) 869-1964 FAX
CONTACT: PHILIP MILLER

PREPARED BY:
COE & VAN LOO CONSULTANTS, INC.
4660 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-8631
(602) 264-4305 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCELS: 602-14-002A,B - 502-18-001B,C
502-23-001; 502-24-001A,B ; 602-24-001A,B,
502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL UNDEVELOPED AREA	10.15 AC
NET DEVELOPMENTAL AREA	10.4 AC
NET RESIDENTIAL AREA	10.17 AC
TOTAL LOT FIELD	41.87 AC
TOTAL UNDEVELOPED AREA	10.15 AC
NET RESIDENTIAL DENSITY	34.0 U/AC

UTILITIES

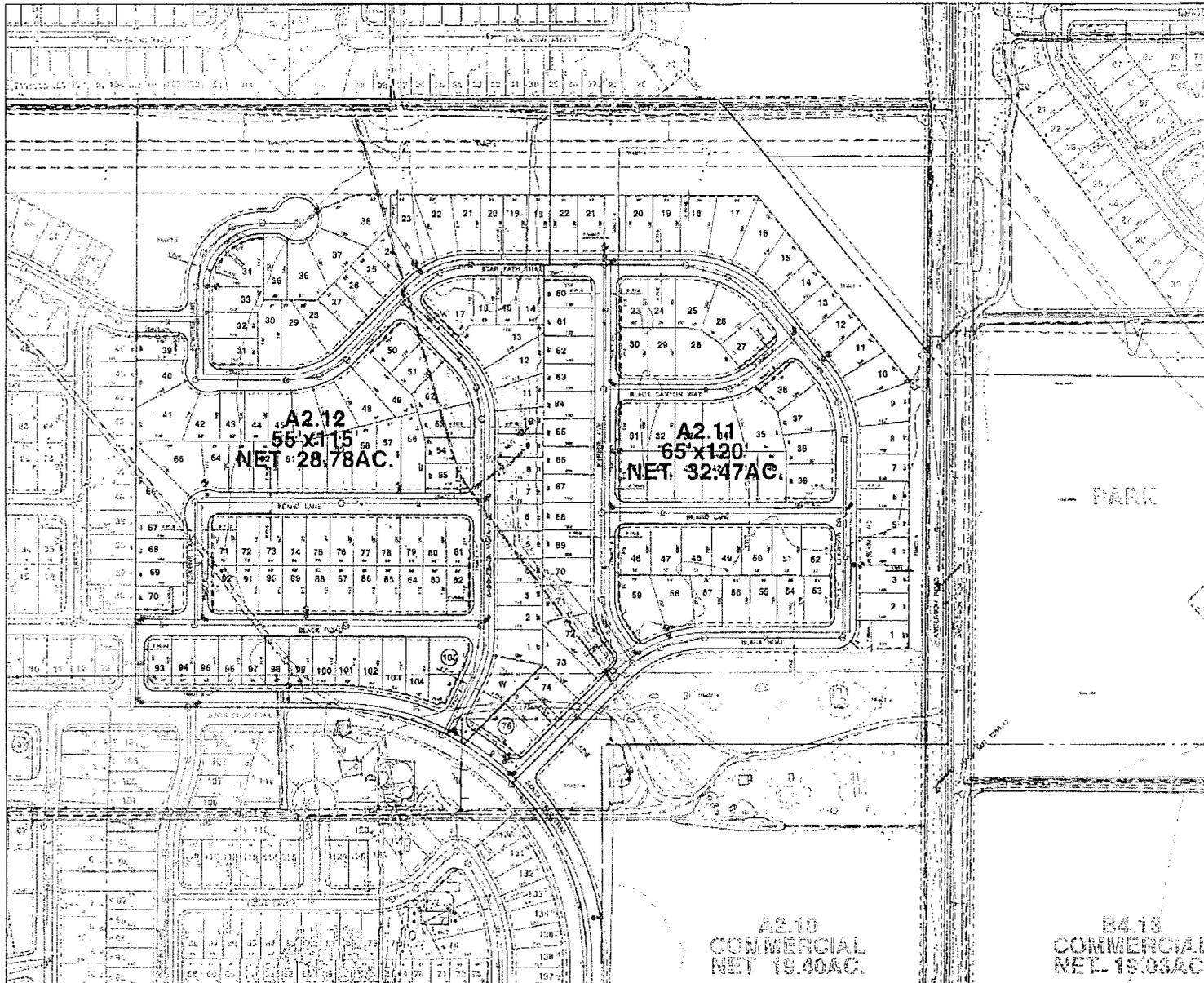
WATER	GLOBAL WATER RESOURCE
SEWER	GLOBAL WATER RESOURCE
ELECTRICITY	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DISTRICT
WASTE	PINAL COUNTY WASTE MANAGEMENT

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND DECIMALS THEREOF.
2. THE PROJECT APPROVED BY THE PLANNING DEPARTMENT OF THE COUNTY OF PINAL IS SUBJECT TO THE APPROVAL OF THE PLANNING DEPARTMENT OF THE COUNTY OF PINAL.
3. THE PROJECTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
4. THE PROJECTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
5. THE PROJECTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.



CVL
COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
TENTATIVE PLAT**
CVLM: 750003
DATE: 6/30/2005



STATE OF ARIZONA
 COUNTY OF PINAL

By _____
 Title _____
 Date _____
 Witness on same date and place:
 Notary Public _____
 Signature _____
 Capacity _____

PARTS OF SECTIONS 26, 27, 34, AND 35 T4E R4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8601 N. SCOTTSDALE ROAD SUITE 260
 SCOTTSDALE, AZ 85250
 (480) 688-1889
 (480) 688-1888 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LEO CONSULTANTS, INC.
 4583 NORTH 12TH STREET
 PHOENIX, ARIZONA 85018
 (602) 264-8883
 (602) 264-4383 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A,B ; 502-16-001B,C ; 502-23-001 ; 502-24-001A,B ; 502-24-001A,B ; 502-24-002C,D

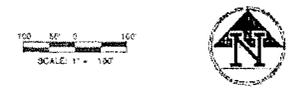
SITE DATA

EXISTING ZONING	PLANNED AREA ZONING
TOTAL NUMBER PLANNED AREA	126.81 AC
NET COMMERCIAL AREA	19.40 AC
NET RESIDENTIAL AREA	107.41 AC
TOTAL LOT AREA	118,722 SQ. FT.
TOTAL LOT SPACES PROVIDED	2140 UNITS/78
NET RESIDENTIAL DENSITY	341 UNITS/AC

UTILITIES

WATER	METRO WATER DEPARTMENT
SEWER	METRO WATER DEPARTMENT
ELECTRIC	ELECTRICAL DISTRIBUTION
RAIN	METRO WATER DEPARTMENT
TELEPHONE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DEPT.
POLICE	PINAL COUNTY SHERIFF'S DEPT.

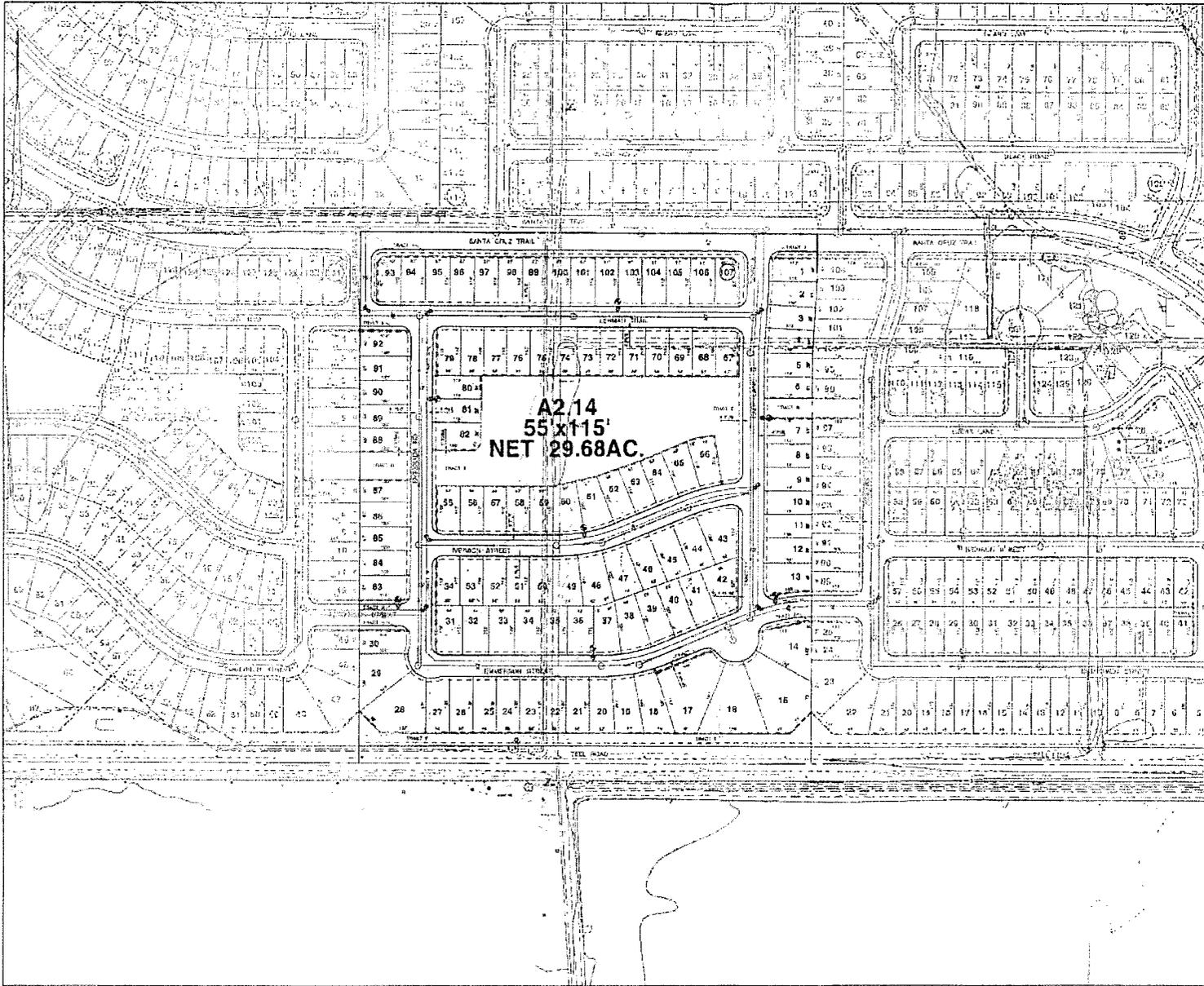
NOTES:
 1. THIS PLAN IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS.
 2. THE PLANNED AREA IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS.
 3. THE PLANNED AREA IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS.
 4. THE PLANNED AREA IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS.
 5. THE PLANNED AREA IS SUBJECT TO ALL APPLICABLE ORDINANCES AND REGULATIONS.
 6. ALL APPLICABLE ORDINANCES AND REGULATIONS SHALL BE OBTAINED FROM THE APPLICABLE AGENCIES.



CYL
 COE & VAN LEO CONSULTANTS, INC.

SANTA CRUZ TENTATIVE PLAT
 CVL# 750003
 DATE: 6/30/2005

SHEET 14 OF 24



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the above described & laid out is the true and correct plat of the same as shown on the original filed in the office of the County Clerk of Pinal County, Arizona.

Notary Public
Name: _____
Address: _____
City: _____
State: _____

PARTS OF SECTIONS 26, 27, 34, AND 35 T15S
R4E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
SANTA CRUZ LAND COMPANY, LLC
3501 N. SCOTTSDALE ROAD SUITE 200
SCOTTSDALE, AZ 85253
(480) 886-1999
(480) 886-1999 FAX
CONTACT: PHILIP MILLER

PREPARED BY:
COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 284-6831
(602) 284-4569 (FAX)
CONTACT: STEVE McILLOGG

TAX PARCELS: 502-14-002A,B ; 502-16-0C18,C
502-23-001; 502-24-001A,B ; 502-24-001A,B ;
502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1336.82 AC
NET COMMERCIAL AREA	10.4 AC
NET RESIDENTIAL AREA	1517.22 AC
TOTAL SITE AREA	4127.04 AC
TOTAL OPEN SPACE PROVIDED	218.00 AC (5.3%)
NET RESIDENTIAL DENSITY	341.0 UNITS/AC

UTILITIES

WATER	MICHAEL WATER RESOURCES
SEWER	CITY OF PHOENIX
ELECTRIC	ELECTRICAL DISTRICT #2
GAS	ROUTEWEST GAS CORPORATION
TELEPHONE	SWIRET
CABLE	COMCAST
FIRE	RESIDENTIAL FIRE AND MARSHAL DEPT
POLICE	PINAL COUNTY SHERIFF'S DEPT

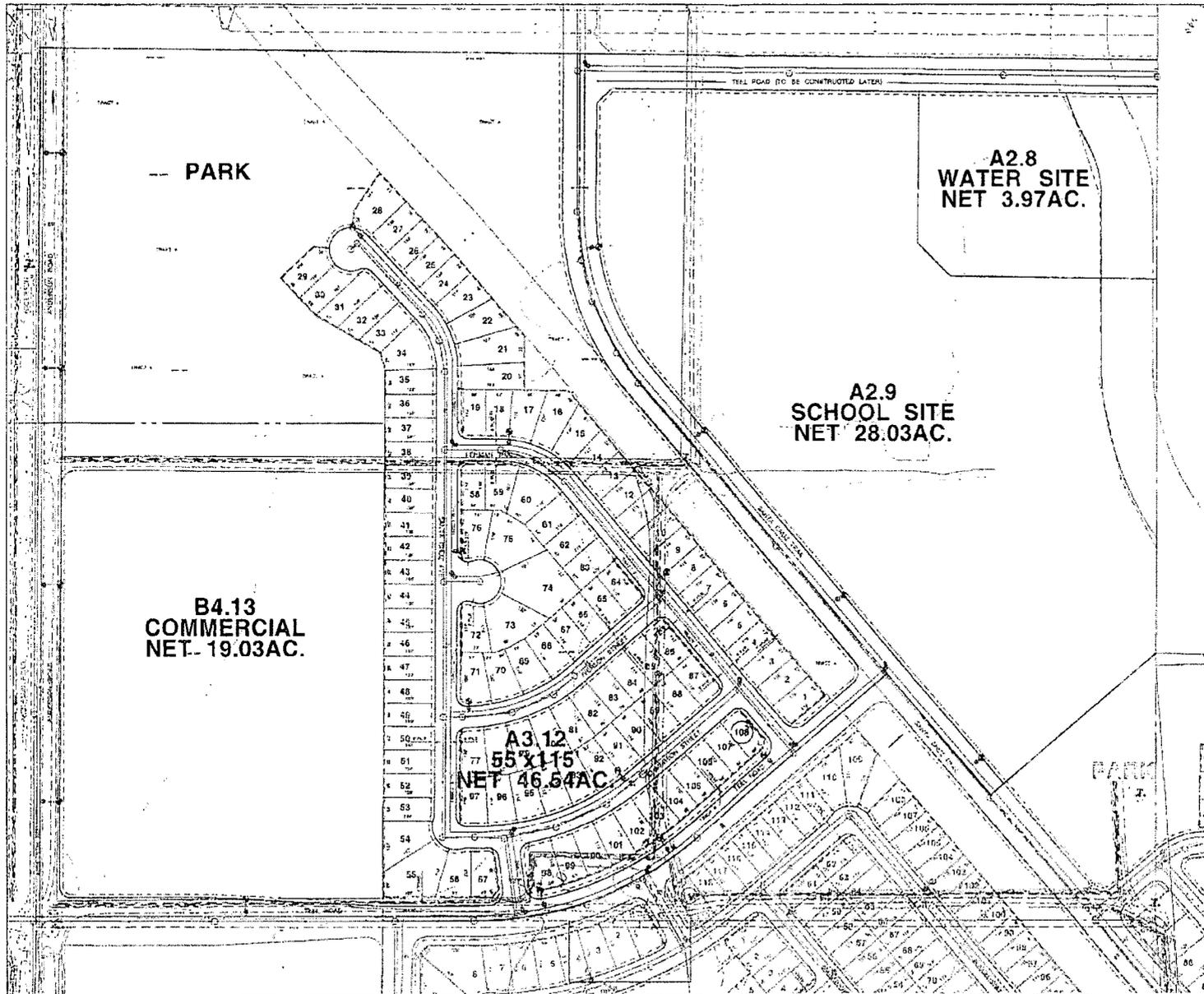
NOTE:
1. TOTAL SITE AREA IS 4127.04 AC.
2. THIS PLAT IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND DEVELOPMENT ORDINANCES.
3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
4. ALL DISTRICTS AND UTILITIES SHOWN ON THIS PLAT ARE BASED ON THE MOST RECENT AVAILABLE INFORMATION.
5. ALL DISTRICTS AND UTILITIES SHOWN ON THIS PLAT ARE BASED ON THE MOST RECENT AVAILABLE INFORMATION.



CVL
COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
TENTATIVE PLAT**
CVL#: 750003
DATE: 8/30/2006

SHEET 16 OF 24



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the above description is a true and correct copy of the original as shown to me by the person claiming to be the owner of the same.

Date: _____
 Prepared by: _____
 Drawn by: _____
 Checked by: _____
 Title: _____
 By: _____
 For: _____

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8001 N. SCOTTSDALE ROAD SUITE 200
 SCOTTSDALE, AZ 85253
 (480) 866-1940
 (480) 866-1984 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4660 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6851
 (602) 264-4378 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCELS: 502-14-002A,B ; 502-16-001B,C
 ; 502-23-001; 502-24-001A,B ; 502-24-001A,B ;
 502-24-002C,D

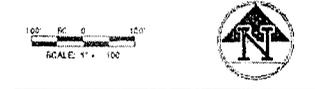
SITE DATA

EXISTING CONDITIONS	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	128.82 AC
NET COMMERCIAL AREA	19.03 AC
NET RESIDENTIAL AREA	107.22 AC
TOTAL LOT AREA	4147 LOTS
TOTAL OPEN SPACE PROVIDED	1168 AC (9.1%)
NET MASTER PLAN DENSITY	5.41 D./AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL NETWORK CO
GAAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DIST.
POLICE	PINAL COUNTY SHERIFFS OFFICE

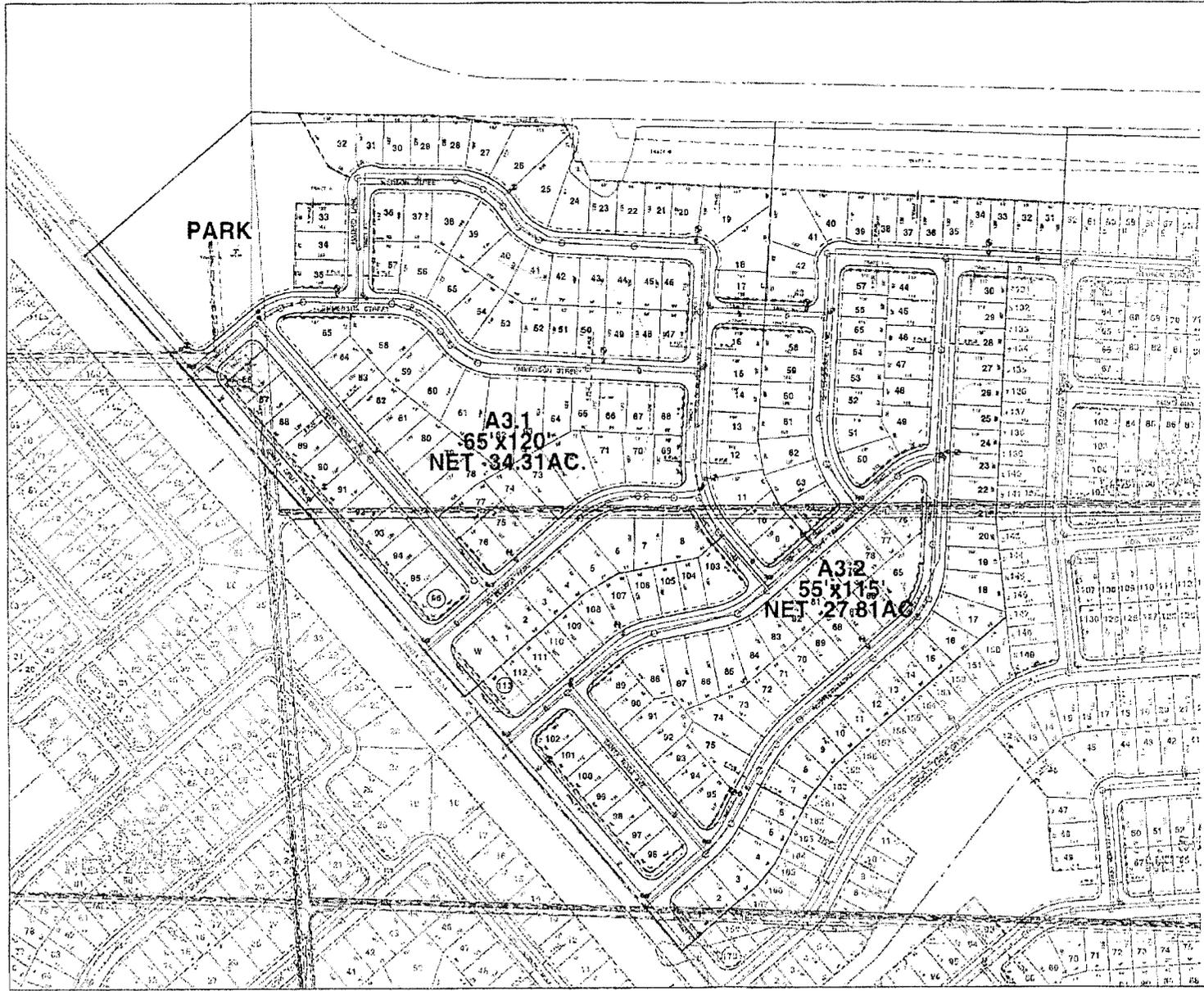
NOTES:
 1. ALL UTILITIES TO BE LOCATED AND DEPTH BY THE LOCAL GOVERNMENT.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT UNDERLY 100-1001.
 3. THE NUMBER OF LOTS IS FOR ILLUSTRATIVE PURPOSES AND IS SUBJECT TO CHANGE.
 4. ROAD AND DRIVE VALUES ADJACENT TO ANY OTHER PLANNED AREA HAVE A 1/8" GRAD.
 5. ALL EXISTING UTILITIES SHOULD BE ABANDONED UNLESS OTHERWISE NOTED.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CVL#: 750003
 DATE: 03/01/2005

SHEET 17 OF 24



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that this map was prepared in accordance with the laws of the State of Arizona and the County of Pinal.

Date: _____
 Prepared by: _____
 State: _____
 County: _____
 City: _____

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 6501 N. SCOTTSDALE ROAD SUITE 200
 SCOTTSDALE, AZ 85253
 (480) 888-1909
 (480) 888-1904 FAX
 CONTACT: PHIL MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 244-8531
 (602) 244-4338 (FAX)
 CONTACT: STEVE KELLCOGG

TAX PARCELS: 502-14-002A, B, 502-16-001B, C
 502-23-001; 502-24-001A, B; 502-24-001A, B;
 502-24-002C, D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
CAPITAL WATER FLOW AREA	128.00 AC
NET COMMERCIAL AREA	154.00 AC
NET RESIDENTIAL AREA	1217.22 AC
TOTAL LOT YIELD	4167.078
TOTAL OPEN SPACE PROVIDED	319.00 AC (7.7%)
NET RESIDENTIAL DENSITY	3.41 DW/AC

UTILITIES

WATER	BY LOCAL WATER PROVIDER
SEWER	BY LOCAL WATER PROVIDER
ELECTRIC	BY LOCAL WATER PROVIDER
GAS	BY LOCAL WATER PROVIDER
PHONE	BY LOCAL WATER PROVIDER
TELEVISION	BY LOCAL WATER PROVIDER
INTERNET	BY LOCAL WATER PROVIDER
POWER	BY LOCAL WATER PROVIDER

NOTES:
 1. THIS TENTATIVE PLAT IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE A CONTRACT.
 2. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBSTACLES TO THE PROPOSED DEVELOPMENT.
 3. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBSTACLES TO THE PROPOSED DEVELOPMENT.
 4. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBSTACLES TO THE PROPOSED DEVELOPMENT.
 5. THE ENGINEER HAS CONDUCTED VISUAL INSPECTIONS OF THE SITE AND HAS FOUND NO OBSTACLES TO THE PROPOSED DEVELOPMENT.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CVL#: 750003
 DATE: 8/30/2005

SHEET 18 OF 24



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is true and correct as the same appears in the official records of this County in Volume _____ Page _____

Notary Public
 My Comm. Expires _____
 My Comm. No. _____
 My Comm. Issued _____
 My Comm. Issued to _____
 My Comm. Issued by _____

PARTS OF SECTIONS 28, 27, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8801 N. SCOTTSDALE ROAD SUITE 260
 SCOTTSDALE, AZ 85263
 (480) 889-1990
 (480) 889-1964 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6631
 (602) 264-6555 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCELS: S: 502-14-002A,B ; 502-16-001B,C ;
 502-23-001 ; 502-24-001A,B ; 502-24-001A,B ;
 502-24-002C,D

SITE DATA

EXTENDED ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	123.66 AC
NET COMMERCIAL AREA	12.4 AC
NET RESIDENTIAL AREA	107.26 AC
TOTAL LOT FRONT	4,167.40 FT
TOTAL OPEN SPACE/STATION/SEE	21.60 AC/11.7%
NET RESIDENTIAL DENSITY	943 DWG/AC

UTILITIES

WATER	IN SINAL WATER PRODUCTION
SEWER	IN SINAL WATER #1 & #2
ELECTRIC	IN SINAL WATER DISTRICT #5
Gas	SOUTHWEST GAS CORPORATION
TELEPHONE	SWIFT
CABLE	QUEST
FIRE	REGIONAL FIRE AND RESCUE OPT.
POLICE	PINAL COUNTY SHERIFFS OPT.

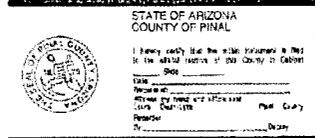
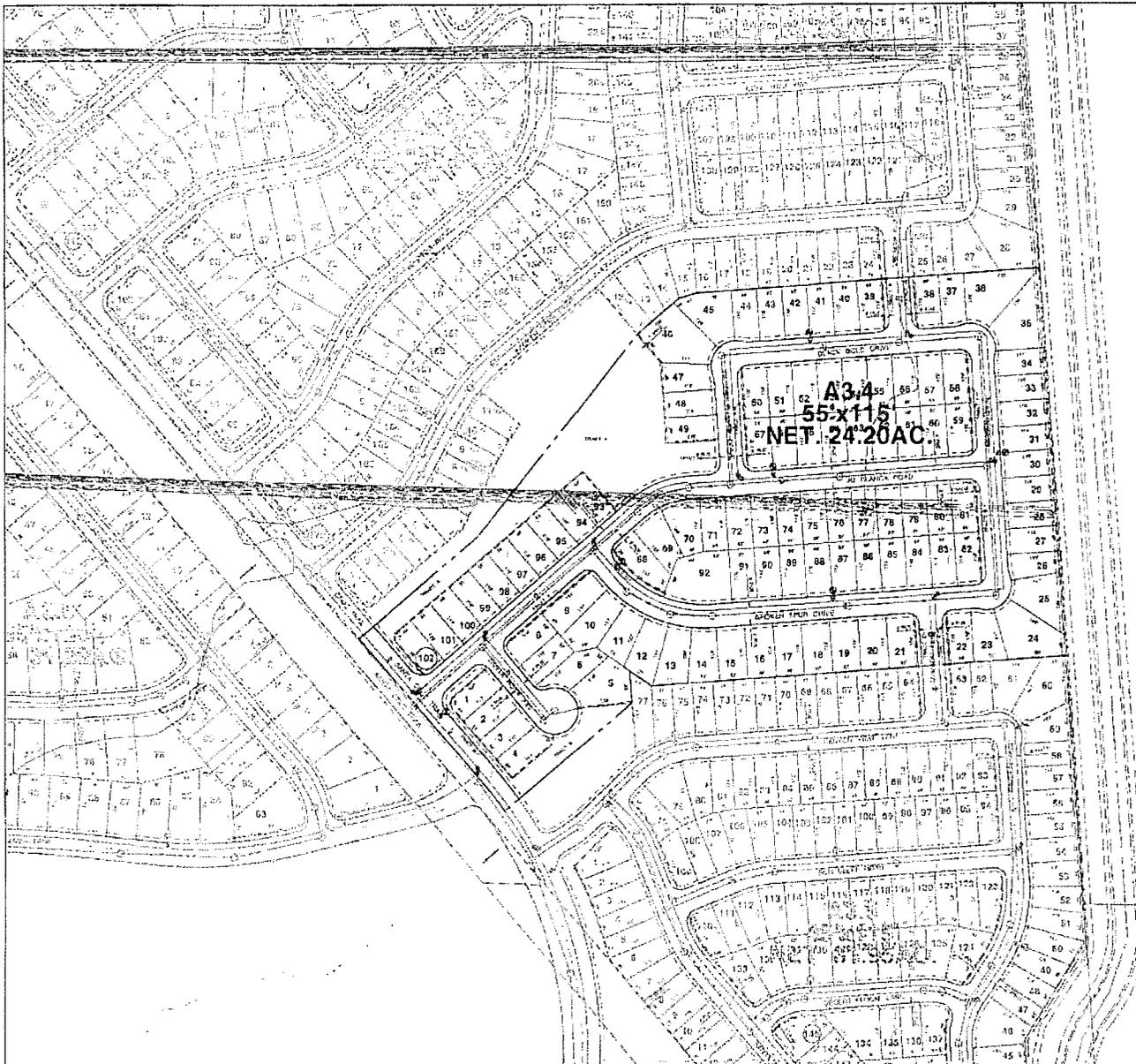
NOTES:
 1. ALL UTILITIES TO BE LOCATED AND DEPTH BY THE FINAL CONTRACTOR.
 2. ALL UTILITIES TO BE LOCATED AND DEPTH BY THE FINAL CONTRACTOR.
 3. THIS INSTRUMENT IS TO BE CONSIDERED, FILED AND RECORDED AS IS.
 4. ALL UTILITIES TO BE LOCATED AND DEPTH BY THE FINAL CONTRACTOR.
 5. ALL UTILITIES TO BE LOCATED AND DEPTH BY THE FINAL CONTRACTOR.
 6. ALL UTILITIES TO BE LOCATED AND DEPTH BY THE FINAL CONTRACTOR.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CVL# 750003
 DATE: 8/30/2005

SHEET 19 OF 24



PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
R4E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
SANTA CRUZ LAND COMPANY, LLC
3601 N. SCOTTSDALE ROAD SUITE 280
SCOTTSDALE, AZ 85251
(480) 589-1898
(480) 589-1894 FAX
CONTACT: PHILIP MILLER

PREPARED BY:
COE & VAN LOO CONSULTANTS, INC.
4502 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-8433
(602) 264-4303 (FAX)
CONTACT: STEVE KULLOOG

TAX PARCELS: 502-14-002A,B ; 502-18-001B,C
; 502-23-001; 502-24-001A,B ; 502-24-001A,B ;
502-24-002C,D

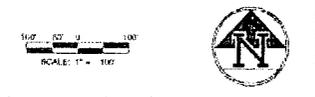
SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	128.82 AC
NET COMMERCIAL AREA	19.4 AC
NET RESIDENTIAL AREA	111.77 AC
TOTAL LOT AREA	4107.075
TOTAL OPEN SPACE PROVIDED	1740 AC (41.7%)
NET RESIDENTIAL DENSITY	5.41 DWG/AC

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL CENTER OF AS
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DEPT.
POLICE	PINAL COUNTY SHERIFFS DEPT.

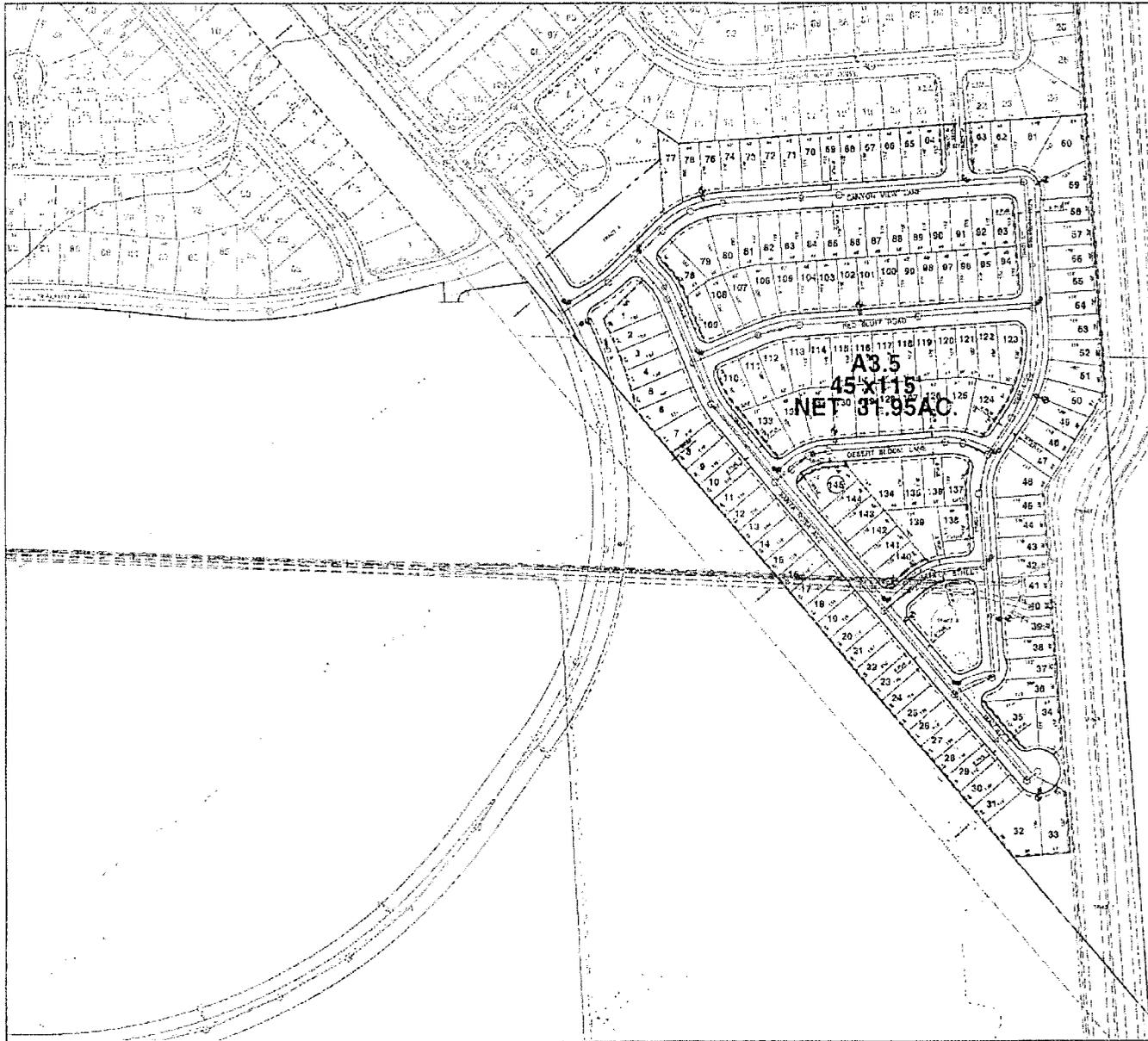
NOTES:
1. SEE EXHIBIT TO BE PUBLIC RECORDS ON THE PARTS 300/2000
2. PROJECT APPROVED AS PLANNED AREA DEVELOPMENT UNDERLYING DATE OF
3. THIS DOCUMENT IS TO BE REVIEWED, PREPARED AND DEVELOPED AS THE
4. SEE EXHIBIT FOR MORE DETAILS TO ANY OTHER DEVELOPMENT AND A FURTHER
5. ALL EXISTING UTILITIES SHOWN TO BE AS SHOWN UNLESS OTHERWISE NOTED



CYL
COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
TENTATIVE PLAT**
CYL#: 750003
DATE: 8/30/2005

SHEET 70 OF 24



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within plat is a true and correct copy of the original as filed in the Office of the County Clerk, Pinal County, Arizona, on this 15th day of June, 2008.

DATE: 6/15/08
 COUNTY CLERK: [Signature]
 COUNTY CLERK: [Signature]

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 801 N. SCOTTSDALE ROAD SUITE 280
 SCOTTSDALE, AZ 85253
 (602) 989-1850
 (480) 889-1004 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4850 NORTH 12TH STREET
 PHOENIX, ARIZONA 85018
 (602) 244-6633
 (602) 244-4303 (FAX)
 CONTACT: STEVE HULLGODD

TAX PARCEL #'S: 502-14-002A,B ; 502-16-C01B,C ;
 502-23-001 ; 502-24-001A,B ; 502-24-001A,B ;
 502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	126.32 AC.
NET COMMERCIAL AREA	19.4 AC.
NET RESIDENTIAL AREA	107.22 AC.
TOTAL LOT FIELD	437 LOTS
NET OPEN SPACE (FRONTAGE)	216.01 AC. (17.0%)
NET RESIDENTIAL DENSITY	341 DW./AC.

UTILITIES

WATER	GLOBAL WATER PERFORMANCE
SEWER	GLOBAL WATER PERFORMANCE
ELECTRIC	ELECTRICAL DISTRICT #5
CAS	HOUGHTON'S GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE OPT.
POLICE	PINAL COUNTY BUREAU OF POLICE

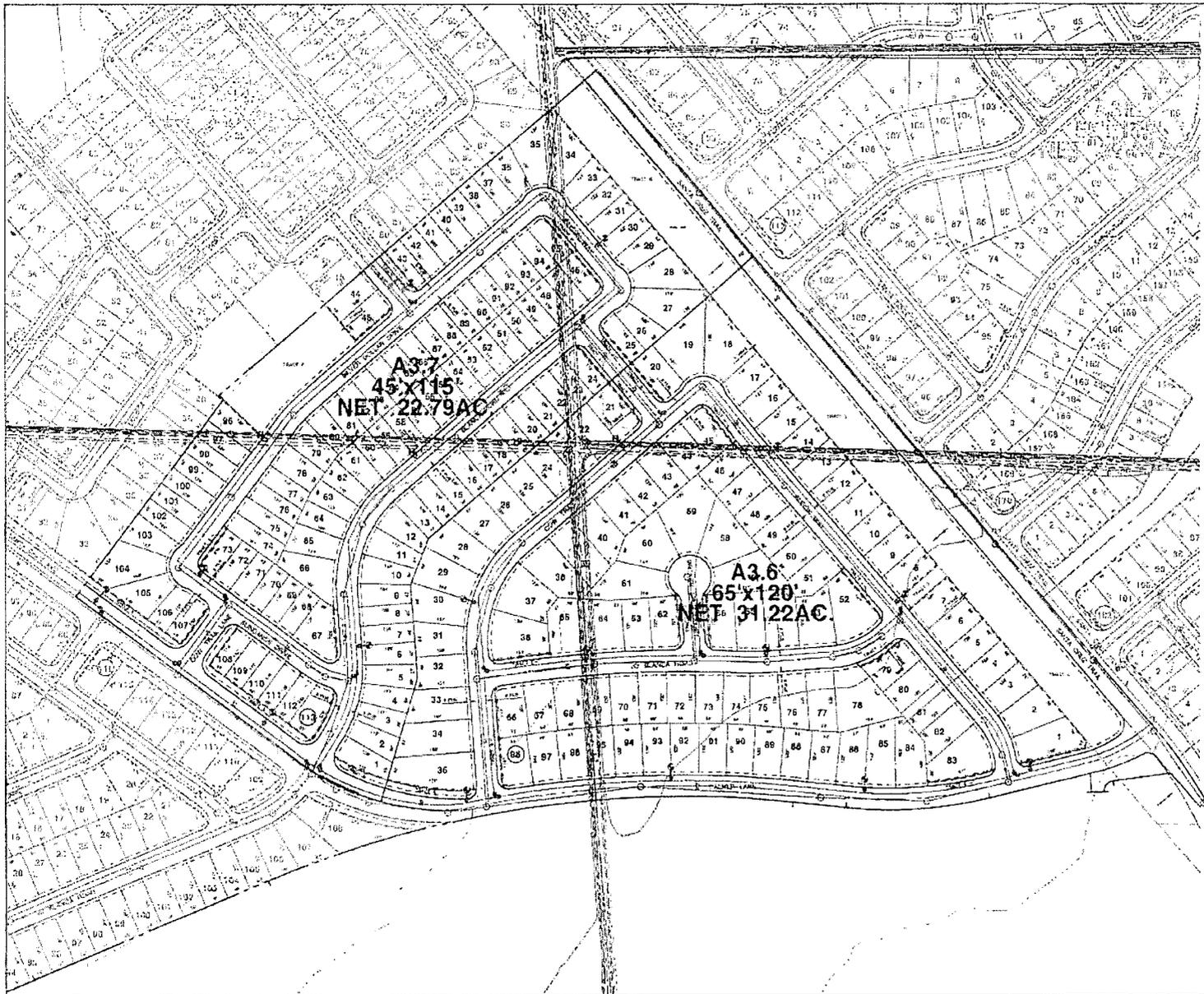
NOT TO BE USED FOR ANY OTHER PURPOSES THAN THAT FOR WHICH IT WAS DESIGNED.
 A PLAT OF APPROVED PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
 & THE ZONING MAP TO BE SUBMITTED, MODIFIED AND DEVELOPED AS THESE
 PLANS.
 THESE ARE THE ONLY VARIANTS TO ANY DEVELOPER'S PLANS AND ARE NOT TO BE
 USED FOR ANY OTHER PURPOSES.
 A PLAT OF APPROVED PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
 & THE ZONING MAP TO BE SUBMITTED, MODIFIED AND DEVELOPED AS THESE
 PLANS.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CVL# 750003
 DATE: 6/30/2008

SHEET 21 OF 24



STATE OF ARIZONA
 COUNTY OF PINAL

Notary Public for the State of Arizona
 My Comm. Expires on the 31st day of December, 2006

Date: _____
 Signature: _____
 My Comm. Expires on the 31st day of December, 2006
 Name: _____
 Title: _____

PARTS OF SECTIONS 28, 27, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZLAND COMPANY, LLC
 8901 N. BOOTSDALE ROAD SUITE 280
 SCOTTSDALE, AZ 85255
 (480) 969-1999
 (480) 969-1984 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-4631
 (602) 264-4583 (FAX)
 CONTACT: EYEBE KELLOGG

TAX PARCEL #'S: 502-14-002A,B ; 502-16 001B,C
 ; 602-23-001; 502-24-001A,B ; 502-24-001A,B ;
 502-24-002C,D

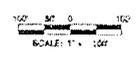
SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	155.06 AC.
NET COMMERCIAL AREA	12.4 AC.
NET RESIDENTIAL AREA	217.26 AC.
TOTAL LOT YIELD	4162 LOTS
TOTAL OPEN SPACES PROVIDED	316.01 AC. (27.7%)
NET RESIDENTIAL DENSITY	1.61 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL BIRNHOFF #1
ROAD	DOJIN WHEEL COORDINATION
TELEPHONE	OWSET
CABLE	OWSET
FIRE	REGIONAL FIRE AND RESCUE DEPT.
POLICE	PINAL COUNTY SHERIFF'S DEPT.

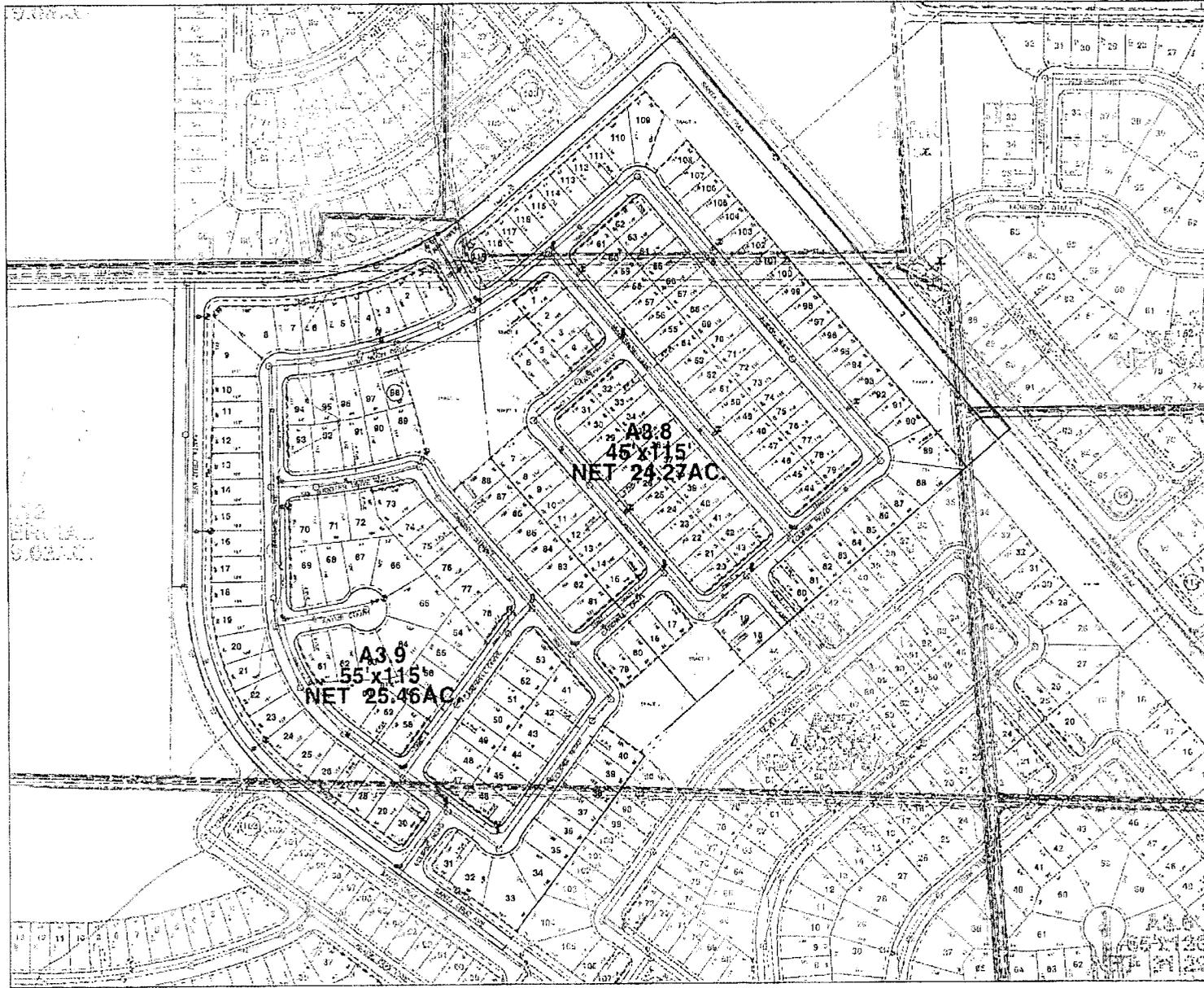
NOTE:
 1. THIS SITE PLAN IS A TENTATIVE PLAT AND IS SUBJECT TO THE PINAL COUNTY PLAT ACT.
 2. PROJECT APPROVED AS A PLANNED DEVELOPMENT UNDER PLANNED DEVELOPMENT ZONING OR IS TO BE REZONED TO BE REZONED, PARCELS TO BE DEVELOPED AS THESE
 PARCELS.
 3. EACH LOT BEING PARCELS ACCORDING TO ANY OVERLAPPING AIRSPACE HAVE A VENDOR FOR
 NON ACCESS CANNOT
 4. ANY OVERLAPPING PARCELS ARE TO BE ADJUSTED TO BE PARCELS TO BE DEVELOPED AS THESE



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CVL#: 750063
 DATE: 6/30/2006

SHEET 22 OF 24



STATE OF ARIZONA
 COUNTY OF PINAL
 I hereby certify that the within plat is a true and correct copy of the original as shown to me by the applicant.
 Given under my hand and the seal of said County at Scottsdale, Arizona, this 12th day of June, 2003.
 County Clerk
 Pinal County

PARTS OF SECTIONS 26, 27, 34, AND 35 T6S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 BANTA CRUZ LAND COMPANY, LLC
 8631 N. SCOTTDALE ROAD SUITE 200
 SCOTTSDALE, AZ 85253
 (480) 859-1999
 (480) 858-1884 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4650 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6831
 (602) 284-4905 (FAX)
 CONTACT: STEVE KRILL, P.E.

TAX PARCEL #'S: 502-14-002A,B ; 502-16-001B,C
 502-25-001; 502-24-001A,B ; 502-24-001A,B ;
 502-24-002C,D

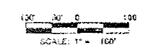
SITE DATA

EXISTING CONDITION	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1238.84 AC
NET COMMERCIAL AREA	16.4 AC
NET RESIDENTIAL AREA	1212.44 AC
TOTAL LOT AREA	4167 AC'S
TOTAL OPEN SPACE PROVIDED	218.01 AC (5.2%)
50% RESIDENTIAL DENSITY	3.41 DW/AC

UTILITIES

WATER	CITY OF PHOENIX WATER
SEWER	CITY OF PHOENIX SEWER
ELECTRIC	WESTERN ELECTRIC
TELEPHONE	WESTERN ELECTRIC
CABLE	WESTERN ELECTRIC
FIRE	PINAL COUNTY FIRE DEPARTMENT
POLICE	PINAL COUNTY SHERIFF'S DEPARTMENT

NOTES:
 1. THIS TENTATIVE PLAT IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES AND REGULATIONS.
 2. THIS TENTATIVE PLAT IS SUBJECT TO ALL APPLICABLE SUBDIVISION MAP ACTS AND REGULATIONS.
 3. THIS TENTATIVE PLAT IS SUBJECT TO ALL APPLICABLE PLANNING AND DEVELOPMENT ACTS AND REGULATIONS.
 4. THIS TENTATIVE PLAT IS SUBJECT TO ALL APPLICABLE ENVIRONMENTAL AND HISTORIC PRESERVATION ACTS AND REGULATIONS.
 5. THIS TENTATIVE PLAT IS SUBJECT TO ALL APPLICABLE UTILITIES ACTS AND REGULATIONS.
 6. THIS TENTATIVE PLAT IS SUBJECT TO ALL APPLICABLE PUBLIC SAFETY ACTS AND REGULATIONS.
 7. THIS TENTATIVE PLAT IS SUBJECT TO ALL APPLICABLE PUBLIC UTILITIES ACTS AND REGULATIONS.
 8. THIS TENTATIVE PLAT IS SUBJECT TO ALL APPLICABLE PUBLIC WORKS ACTS AND REGULATIONS.
 9. THIS TENTATIVE PLAT IS SUBJECT TO ALL APPLICABLE PUBLIC HEALTH ACTS AND REGULATIONS.
 10. THIS TENTATIVE PLAT IS SUBJECT TO ALL APPLICABLE PUBLIC WELFARE ACTS AND REGULATIONS.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CVL# 750003
 DATE: 6/30/2003



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within plat is in accordance with the laws of the State of Arizona and the County of Pinal.

Notary Public
 My Comm. Expires _____
 My Comm. No. _____
 My Office Address _____
 My Office City _____ My Office State _____ My Office Zip _____

PARTS OF SECTIONS 20, 27, 34, AND 35 T15S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8501 N. SCOTTSDALE ROAD SUITE 200
 SCOTTSDALE, AZ 85263
 (480) 388-1899
 480) 886-1884 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4666 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6831
 (602) 264-4903 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCELS: S: 502-14-002A,B ; 502-16-001B,C
 S02-23-001; 502-24-001A,B ; 502-24-001A,B ;
 502-24-002C,D

SITE DATA

EXISTING PROPERTY	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	128.87 AC.
NET COMMERCIAL AREA	14.4 AC.
NET RESIDENTIAL AREA	117.22 AC.
TOTAL LOT AREA	4121.00 AC.
TOTAL OFFICE SPACE PROVIDED	274,000 SQ. FT.
NET RESIDENTIAL UNITS	3,417 UNITS

UTILITIES

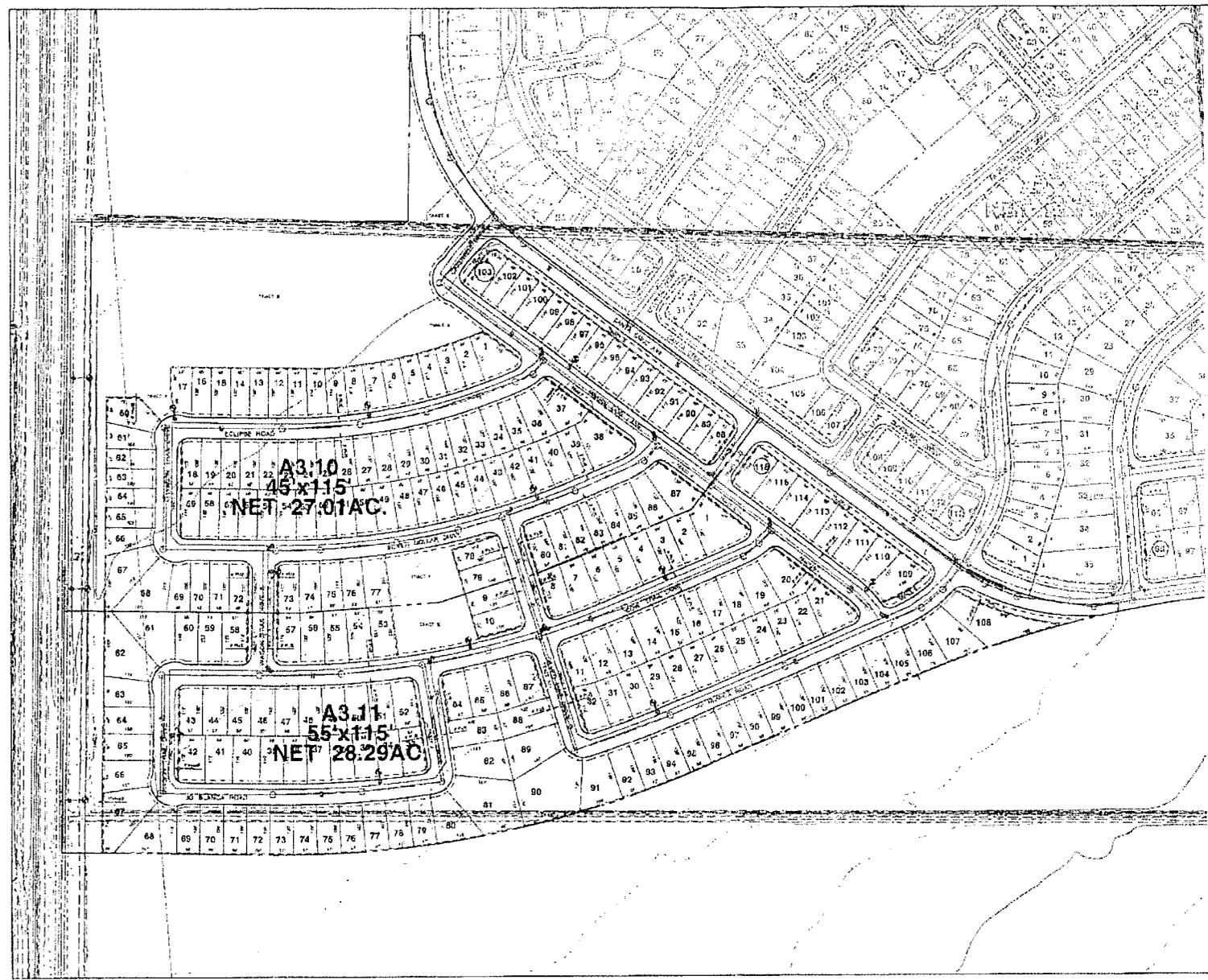
WATER	REGIONAL WATER RESOURCES
SEWER	REGIONAL WATER RESOURCES
ELECTRIC	ARIZONA ELECTRIC POWER AND LIGHT COMPANY
TELEPHONE	ARIZONA ELECTRIC POWER AND LIGHT COMPANY
FIRE	REGIONAL FIRE AND RESCUE DISTRICT
TRUCK	PINAL COUNTY SHERIFFS OFFICE

NOTES:
 1. THIS PLAT IS SUBJECT TO ALL RECORDS ON FILE WITH THE PINAL COUNTY CLERK.
 2. THIS PLAT IS SUBJECT TO ALL RECORDS ON FILE WITH THE PINAL COUNTY CLERK.
 3. THIS PLAT IS SUBJECT TO ALL RECORDS ON FILE WITH THE PINAL COUNTY CLERK.
 4. THIS PLAT IS SUBJECT TO ALL RECORDS ON FILE WITH THE PINAL COUNTY CLERK.
 5. THIS PLAT IS SUBJECT TO ALL RECORDS ON FILE WITH THE PINAL COUNTY CLERK.
 6. THIS PLAT IS SUBJECT TO ALL RECORDS ON FILE WITH THE PINAL COUNTY CLERK.
 7. THIS PLAT IS SUBJECT TO ALL RECORDS ON FILE WITH THE PINAL COUNTY CLERK.
 8. THIS PLAT IS SUBJECT TO ALL RECORDS ON FILE WITH THE PINAL COUNTY CLERK.



CYL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CYL: 750035
 DATE: 8/30/2005



1 before we end our meeting, so I think what we'll do is let me,
2 let me get anybody else in the audience that wanted to speak
3 on that SunZia. No one? Okay. Thank you. With that, let's
4 go into Tentative Plats. And the first Tentative Plat is S-
5 026-05. Steve, don't get up and leave.

6 ABRAHAM: You first.

7 HARTMAN: Dedrick. All right.

8 DENTON: Mr. Chair and Members of the Commission,
9 staff would like to request that if we can hear items number 7
10 and number 8 at the same time, but just give a different
11 motion. If that's acceptable?

12 HARTMAN: Yes, that is, because they're adjoining
13 properties.

14 DENTON: That's correct. And with that, this next
15 case is Santa Cruz Ranch and the Commission did give a
16 continuance back in July of 2013 so they can speak with the
17 City of Maricopa in regards to annexation. From what I've
18 been told, that annexation discussion kind of fell apart, so
19 now they're looking at talking with Casa Grande, as well. And
20 with that, the applicant is requesting a continuance, again,
21 but staff is recommending a denial of that request. But after
22 the packets went out, the City of Casa Grande did issue out a
23 letter requesting time for them to do a cost benefit analysis.
24 If the Commission do decide to continue it, staff would
25 support a three months continuance to allow the cost benefit

1 DUNN: Well, the problem is they don't have any -
2 they don't have a wind farm that they're going to connect to
3 right now. They've - when we spoke with the people there,
4 they said well we're aware of - we're aware of some possible
5 wind energy being generated in that area. But you know, ten
6 years ago it was just to connect the east and the west power
7 grids, and that's what it's for.

8 HARTMAN: All right, Commissioner Members, any other
9 - want to make a comment? Bill, thank you.

10 DUNN: Thank you.

11 HARTMAN: Steve and Mark, I thank you for letting us
12 kind of go into an open forum on this. We're not making any
13 decision, it's just an information, and your planning manager
14 discussion items, that - I could cover in that - you know I
15 mean really, I'd loved to have the opportunity to have a
16 discussion about something that is brought on us that doesn't
17 really include us, Pinal County, or probably our Supervisors.
18 It will include the State Land Department in right-of-ways and
19 things like that, but I don't know whether Pinal County is
20 getting any monies up or going to receive any monies from a
21 project like this in economic development. I don't see a lot
22 to it. Especially when it goes through pristine areas, when
23 it could go other areas. But anyway, that's all part of the
24 siting committee that's already been done and everything.
25 Okay, with that, we still have like another hour and some

1 that maybe we can arouse some, some people to do something
2 about it. First of all, I'm not and never will be a big fan
3 of wind energy, and if you want a good example of the fallacy
4 of wind energy, look at the country of Denmark. Look at their
5 wind energy farm that they built, spent hundreds of thousands
6 of dollars because somebody said hey they wind blows here all
7 the time, and it turns out it doesn't blow there all the time,
8 so they have this huge ugly wind farm and they can't - they
9 were not able to shut down any of their regular power
10 generating plants because the wind doesn't blow all the time,
11 so they have excess energy, which they sell to eastern Europe.
12 The things are a blight on the landscape. All you got to do
13 is drive Interstate 10 and go through the pass over here in
14 Palm Springs and look at how ugly that is. They've started it
15 on the island of Maui on the west Maui mountains on the south
16 side. It's a blight on - and I hate windmills. I hate wind
17 farms. And I could care less. And finally, if California
18 wants some more energy, let them build them over there.
19 They've already screwed up the environment in Southern
20 California, let them build them over there. Quit putting it
21 off on New Mexico and on the State of Arizona to get them more
22 power. Let them do their own thing. They're so busy telling
23 everybody else what to do, let's tell them do your own thing.
24 Thank you. That's my -

25 SALAS: What do we get out of it?

1 SALAS: I have a comment Mr. Chairman.

2 HARTMAN: Okay, Commissioner Salas.

3 SALAS: Maybe we cannot do anything about it, but
4 some of us that area opposed to it, could at least create some
5 public interest in the whole thing.

6 DUNN: Good, I hope so.

7 SALAS: You know, I hope that they can make a
8 decision to come to the least, you know, destructible area and
9 then some of that area lends itself to that. They don't have
10 to destroy some of the beautiful pristine land that we have
11 out there.

12 DUNN: Yeah, there's already a corridor for these
13 types of infrastructure.

14 HARTMAN: Utilities.

15 DUNN: Utility infrastructure that they - but it's
16 cheaper this way. They don't have - you know, they don't have
17 to buy the, the - as much right-of-way. One other thing,
18 early on they came to Pinal County Board of Supervisors and
19 asked for their blessing and got it, and that's before anybody
20 knew about, you know, anything about it. So if you want to
21 talk to the Board - to the Supervisors, maybe that'd be a good
22 thing to do.

23 HARTMAN: All right, Putrick.

24 PUTRICK: Just a couple of comments, and I - since
25 we don't have any say in this, I think it's probably a form

1 should stay along the existing corridor, which is I-10, where
2 it's - there's already lines everywhere. You can't mess up
3 the environment anymore with, with some more power lines along
4 I-10. And it's, it's been sold not honestly. So I don't know
5 - there's a lot more that, that big problems, but I don't, I
6 don't know since you don't have a say in it, I don't know what
7 else except to expose it for what it really is. It's going to
8 cause - we've pointed out to them lots of environmental
9 problems with it, erosion problems, and in the record of
10 decision they didn't say how they were going to mitigate
11 those. Anyway.

12 HARTMAN: Does it go through the Aravaipa area?

13 DUNN: On some maps. The BLM record of decision it
14 doesn't, it goes down I-10 to just before it gets to Benson,
15 and then goes through the Salt - I'm sorry -

16 AGUIRRE-VOGLER: San Pedro.

17 DUNN: San Pedro, down the San Pedro above, kind of
18 it turns and goes above south of San Manuel, north of Oracle,
19 straight - and then goes straight west to almost the
20 substation over there between - this side of Marana, then
21 heads east - or south excuse - or north, north until it gets
22 directly west, or east of 11 mile corner, and then heads west
23 again, along (inaudible) Highway.

24 HARTMAN: All right. Commission Members, any
25 questions of Bill?

1 from New Mexico to Southern California, so that's why it, it's
2 coming through. I didn't, I didn't mean to say it's not -
3 certainly these gentlemen can, can speak their mind in that,
4 but I wanted, I wanted to make sure that you didn't have the
5 impression that really you have any control whatsoever over
6 this. That's all I, you know, in fairness, that's the only
7 point I was trying to make. I'll stop blabbing now.

8 HARTMAN: Mark, I appreciate your comments, because
9 I think the residents of the area that this line is proposed
10 to go through, have really not had any impact with the siting
11 committee. Bill Dunn, if you would come forward. The
12 Commission needs to know what, what's going on in things like
13 this when the federal powers take on a project. Bill Dunn
14 from Winkleman, the chair of the Winkleman NRC, National
15 Resource Conservation District. Bill. He's a rancher also.

16 DUNN: Thank you, Mr. Chairman. The first problem
17 is, it's not renewable energy. It's packaged as such, but ten
18 years ago it was regular energy until it called it renewable
19 energy, because that got the environmental community to be for
20 it. And after a year and a half or two years of exposing it,
21 well finally the environmental community is against it, along
22 with some other problems with it. And our, our main, our main
23 problem with it is they're - you know, they're supposed to go
24 down existing corridors, and they do along I-10 until it's
25 inconvenient, and then they leave it. So our position is it

Ken Buchanan
Assistant County
Manager

Development
Services



P I N A L • C O U N T Y
wide open opportunity

Fritz Behring
County Manager

March 25, 2011

Ms. Jordan Rose
6613 N. Scottsdale Rd., Suite 200
Scottsdale, AZ 85250-0001

Subject: Request for Extension of Tentative Plats, Santa Cruz Ranch

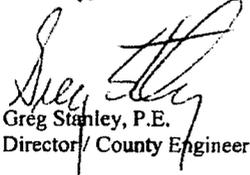
Dear Ms. Rose,

This letter is intended to summarize the staff's position regarding the request to extend the Tentative Plats for Santa Cruz Ranch and Santa Cruz Ranch Units 4 and 5 ("property") as a result of our meeting on March 15, 2011. Again, please understand that this letter is not a commitment or agreement by Pinal County ("County") or the Pinal County Flood Control District ("District") to take any particular action, but is designed to set forth the Staff's position only.

County and District staff still have concerns as outlined in my memorandum to the Planning and Zoning Commission dated February 4, 2011. During our meeting the owners discussed the possibility of the property being annexed by either the City of Casa Grande or City of Maricopa. The owners stated that the plat extensions are necessary so that the land entitlement process would not have to be restarted. Staff is of the opinion that getting a city to annex would alleviate some of the concerns. Staff proposes the following steps:

1. Provide Pinal County a letter by April 21, 2011 from a city stating that they intend to annex the property. Staff will use that letter to support a request to the Planning & Zoning Commission to continue the extension requests for another 90 days (or a mutually agreeable) period.
2. During the continuation period, your client must obtain and record a Pre-Annexation Agreement between the Developer and the City Council of the annexing city.
3. Once the Pre-Annexation Agreement is signed and recorded, staff will support a recommendation to approve the extension of the tentative plats for two years, subject to additional stipulations.
4. Those added stipulations include but are not necessarily limited to the following:
 - a. Pinal County and the Pinal County Flood District will not be responsible for Operations, Maintenance or Replacement of any structures required in order to remove this land from the Special Flood Hazard Area.
 - b. Prior to final plat approval, annexation is to be completed, and the final plat is to be approved by the annexing city not the county, with all permitting for construction occurring within that city.
 - c. An Operations and Maintenance plan for the structures must be developed by the Developer. If the District is the Floodplain Administrator for the annexing city, then prior to final plat approval Developer is expected to obtain an intergovernmental agreement (IGA) between the District and the annexing city that addresses maintenance and maintenance oversight responsibilities. However, it is understood that the final decision to enter into such an IGA rests solely with the elected officials for each governmental entity.

Sincerely,



Greg Stanley, P.E.
Director/ County Engineer

Cc: David Snider, District 1 Supervisor
Fritz Behring, County Manager

PUBLIC WORKS DEPARTMENT

31 North Pinal Street, Building F, PO Box 727 Florence, AZ 85132 T 520-866-6411 FREE 888-431-1311 F 520-866-6511 www.pinalcountyyaz.gov



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MEMORANDUM FROM PUBLIC WORKS DEPARTMENT

DATE: FEBRUARY 4, 2011
TO: PLANNING AND ZONING COMMISSION
FROM: GREG STANLEY, DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER *GS*
RE: EXTENSION OF THE SANTA CRUZ RANCH TENTATIVE PLAT

Public Works recommends denial of the request to extend the tentative plat for Santa Cruz Ranch and Santa Cruz Ranch Units 4 and 5. The zoning and planned area development cases were approved by the Board of Supervisors on July 27, 2005, which requires this development to comply with the Pinal County Subdivision Regulation that was in place at the time of approval.

Section 405, Land Use of that regulation contains the following requirement:

"Land which is subject to periodic flooding, or land which cannot be properly drained, or other land which, in the opinion of the Commission, is unsuitable for the proposed use shall not be subdivided; however, the Commission may approve subdivisions of such land upon receipt of evidence from County Health Department and County Engineer that the construction of specific improvements can be expected to render the land usable. In which event construction upon such land shall be prohibited until the specified improvements have been planned and construction guaranteed."

To date, the proposed development has not complied with the above requirement. The developer has been working through the process for an extended period of time, but county staff continues to have concerns as to how the project will remove the development from the special flood hazard area, as well as liabilities associated with their proposed method of flood control.

The project as originally proposed in 2004 was to provide a larger regional solution that included providing flood control across portions of State Trust Land and the Ak Chin Indian Community. After consultation with county staff, the developer prepared and submitted a Conditional Letter of Map Revision, which was the proposal to remove the special flood hazard area from their land as well as to provide flood protection to a larger regional area. This proposal included channelizing and above ground levies as the method of flood control.

In 2006, the Ak Chin Indian Community formally rejected the proposed regional solution for flood control. The developer then proposed a local solution that only benefited their privately owned lands. Included in their proposal was a series of agreements and funding arrangements to cover costs of the original construction. The solution did not solve long standing flooding issues in the region, and only benefited the relatively small private land ownership of Santa Cruz Ranch. In a meeting on May 4, 2006, the county staff raised concerns about liability insurance. The county brought representatives of the Arizona Counties Insurance Pool (ACIP) to a meeting with the developers and made it clear that ACIP would not insure the proposed improvements. At that meeting, Assistant County Manager for Development Services Ken Buchanan made a specific point of telling the developer that FEMA approval does not equate to Pinal County approval. He made it clear that ultimate approval for their flood control solution will come from both the Pinal County Board of Supervisors Pinal County Flood District Board, and that the developers

PUBLIC WORKS DEPARTMENT

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MEMORANDUM

did not yet have that approval. Staff also made it clear that after Hurricane Katrina FEMA had increased scrutiny of flood control maintenance projects, specifically focusing on projects with above-ground levees, as proposed in this case.

There were subsequent meetings between 2006 and 2008, primarily focused on the various agreements that were needed. The issue of liability has still not been resolved to the satisfaction of the County. On September 18, 2008, Chris Roll, Chief Civil Deputy for Pinal County issued a letter to Court Rich with a list of information and documentation needed to assess the viability of the proposed Santa Cruz River channeling project. When Mr. Roll forwarded the mail, his email message stated that the information needed was for the County and Flood District "to enable them perform their due diligence, and appropriately and accurately assess the risks and liabilities that would be associated with their participation in the proposed Santa Cruz River channelization project."

On October 14, 2008, the county received a partial response to the list. Specific items that have not been satisfactorily answered include:

- Provide a letter from State Land indicating their approval of the concept.
- Provide details of financial or future maintenance impacts on any other areas of the project that may be affected by the Army Corps of Engineers jurisdictional status or by the Endangered Species Act (including impoundment areas upstream that will need to be altered for this project to function safely).
- Provide information on who will be doing the maintenance work that Maricopa Flood District is supposed to be doing on the Ak-Chin Indian Community.
- Provide a detailed Liability Insurance Coverage plan with cost for review.
- Provide information on the assets behind the Santa Cruz Investment Group.
- Provide a membership list for Special Zone (this is a taxing district proposed by the developer).
- Provide proposed project time schedule for tasks and construction.
- In response to a request for analysis of ongoing and future costs they proposed a levy of approximately \$260 per home per year within their subdivision, and suggested that insurance could be purchased from those proceeds.

The proposed project is designed to protect from a 100 year flood (a 1% chance of flooding) event as that is the standard required by FEMA for removal from the flood plain. Pinal County often has local rain events that exceed the 100 year event. In fact, there is approximately a 22% chance that a 200 year rain event could occur during the anticipated 50 year life span of the proposed structures funded and built by the original development. While such a rain event can happen anywhere in the county, the residents of this subdivision would be relying on the structures owned and maintained by the Flood District to protect them from all flooding. In other privately developed areas of the county there is no similar reliance on the county.

Mr. Phil Miller, representing the owner, in an email to Terry Doolittle and Ken Buchanan on February 2, 2010, stated it was his assumption "that at some point during this entitlement process the SCR Flood Control Project would be sanctioned and underwritten by Pinal County." Sanctioning and underwriting a project that benefits a small parcel of land is Pinal's concern, as the role of the county flood control is to provide regional benefits.

On March 8, 2010, County Manager Terry Doolittle sent the developer a response letter where he told the developer that the "Flood District will not endorse any Letter of Map Revision nor provide any perpetual maintenance and operation oversight required by FEMA Regulations at 44 CFR 65.10." Mr. Doolittle proposed that they participate in a regional long term solution that involves several agencies which are seeking federal funding through the U. S. Army Corps of Engineers.

Staff would also point out that the attorneys representing this development have been informed on several occasions that meetings with staff do not constitute an agreement with the county. Two specific occasions dealt with the Santa Cruz Ranch project. On October 25, 2004, Deputy County Attorney Patricia Grieb responded to an October 14, 2004 letter from Jordan Rose to Greg Stanley. Ms. Grieb reminded her that though she may have had discussions

MEMORANDUM

with county staff that there was no agreement or understanding with the County. On November 3, 2004 a similar letter was sent to Greg Stanley attempting to document staff agreements regarding flood control for the subdivision. This letter was responded to by Chief Civil Deputy Attorney William McLean, very pointedly reminding them that their letters to staff should not appear to be "contractual" and stating that the Flood Control Board of Directors has the authority to enter into agreements. Mr. Roll's communications in 2008, referenced above, also made it clear that discussions with staff did not equate to agreements with the Board or District.

In summary, Pinal County and the Pinal County Flood District have not approved the proposed method of Flood Control as required by Subdivision Regulation Section 405. The current proposed solution of placing the county in charge of maintenance and insurance are unacceptable risks that would burden the taxpayers of the entire county. The proposal to tax each home owner through the creation of a special zone (that must be limited to just those lots removed from the flood hazard) is not acceptable. It places an undue burden on a small number of homes, and would require the Flood District Board to assess taxes well above the rate of other property owners. Those tax rates would fluctuate to great extremes when major repairs or replacement structures became necessary. Giving the developer additional time by extending this tentative plat would not be productive, as the developer continues to focus on a flood solution that places the burden on the county. This burden will be a burden on the County in perpetuity, and would still not address or resolve regional flooding concerns. Based on the above, Public Works recommends denial of the Tentative Plat extension.



September 30, 2010

Dedrick Denton
Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

Dear Mr. Denton:

Planning Case: S-026-05 Santa Cruz Ranch

The Santa Cruz Tentative Plat was approved on November 17, 2005 and we have been involved in the Civil Engineering, Final Platting and County Review process on this project ever since that time. There have been two previous Tentative Plat extensions granted by the County on this project until November 17, 2010.

Global Water – Santa Cruz Water Company and Global Water – Palo Verde Utilities Company (collectively “Global”) filed expansion applications in December 2005 to provide water, wastewater and recycled water service to this project (“CC&N”). However, in early 2006, Global’s expansion efforts were halted by a competing application filed for water service by Arizona Water Company. Global and Arizona Water Company have recently reached a settlement and have filed an application with the Arizona Corporation Commission for approval of the settlement agreement. The settlement agreement contemplates that Global would be providing water, wastewater and recycled to this project.

We are prepared to make the final submittal of the Civil Engineering Improvement Plans and Final Plats on Santa Cruz Ranch however without Global achieving an approved CC&N we are unable to obtain the necessary ADEQ approvals required to accompany our final plan submittal. At this time, Global is estimating it may take an additional nine to twelve months to obtain this CC&N approval.

Based on this information it is apparent that there is no way we will have the Santa Cruz final plats ready for Board approval by November 17, 2010. Therefore we are submitting this letter as our formal, written request for an extension of the above mentioned tentative plat until November 17, 2012. We would greatly appreciate it if you would please submit your answer to us in writing.

If you have any additional questions regarding the Santa Cruz Ranch Tentative Plat, please contact me at 602-264-6831.

Thank you for your time and understanding of our current situation.
Sincerely,

COE & VAN LOO
Consultants, Inc.

Ryan Weed, P.E.
Vice President

S-0333-06



PINAL COUNTY
wide open opportunity

MEETING DATE: August 18, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **S-033-06 (Santa Cruz Ranch Units 4 & 5)**

CASE COORDINATOR: Dedrick Denton

Executive Summary:

This is a tentative plat extension to allow two additional years to record a final plat or request another extension for additional time. The development was approved by the Board of Supervisors under Planning Cases PZ-012-05/PZ-PD-012-05, which zoned the property to CB-1 and CR-3/PAD. The Planning and Zoning Commission approved the tentative plat under Planning Case S-033-06 which allowed the applicant to proceed forward with final plat review. To date, this case has been continued seven times to allow the applicant time to work with the City of Maricopa and the City of Casa Grande regarding annexation.

If This Request is Approved:

The developer would be allowed to submit their final plat for review and consideration for approval by the Board of Supervisors.

Staff Recommendation/Issues for Consideration/Concern:

Staff has concerns with drainage due to impacts from the Santa Cruz River. The applicant has proposed a solution to resolve those concerns but those solutions would affect the layout of the approved tentative plat. The Community Development Director does not have the flexibility to use the minor tentative plat amendment process to change the layout of the approved tentative plat because of the significant changes being proposed. Due to these changes, Staff recommends **denial** of the applicant's request for an extension. If denied, the applicant would be required to submit a new tentative plat for review and approval by the Planning & Zoning Commission.

LEGAL DESCRIPTION: A 674± acre parcel situated in a portion of Sections 26, 34, & 35, T5S, R4E, G&SRB&M (legal on file).

TAX PARCEL: 502-23-001 et al.

LANDOWNER: SCR, LLC, 9319 N. 94th Way, #800, Scottsdale, AZ 85258.

COMMUNITY DEVELOPMENT
PLANNING DIVISION

APPLICANT/AGENT: W Holdings, 1121 W. Warner Road, #109, Tempe, AZ 85284.

REQUESTED ACTION & PURPOSE: SCR, LLC, landowner, requesting approval of a tentative plat extension for **Santa Cruz Ranch Units 4 & 5**, 2,030 lots on a 674± acre parcel in the CR-3/PAD zone.

LOCATION: The subject property is located along Anderson Road bisecting Teel Road and Miller Road approximately 1½ mile west of the City of Casa Grande.

SIZE: 674± acres.

COMPREHENSIVE PLAN: The property is designated as Moderate Low Density Residential and Open Space.

EXISTING ZONING AND LAND USE: The subject property is zoned CR-3/PAD under approved Planning Case PZ-PD-012-05 to allow for residential development.

SURROUNDING ZONING AND LAND USE:

North: CR-3/PAD; Agriculture

East: CR-3/PAD; Agriculture

South: CR-3/PAD & SR; Scattered residential dwellings

West: SR; Scattered residential dwellings

ANALYSIS:

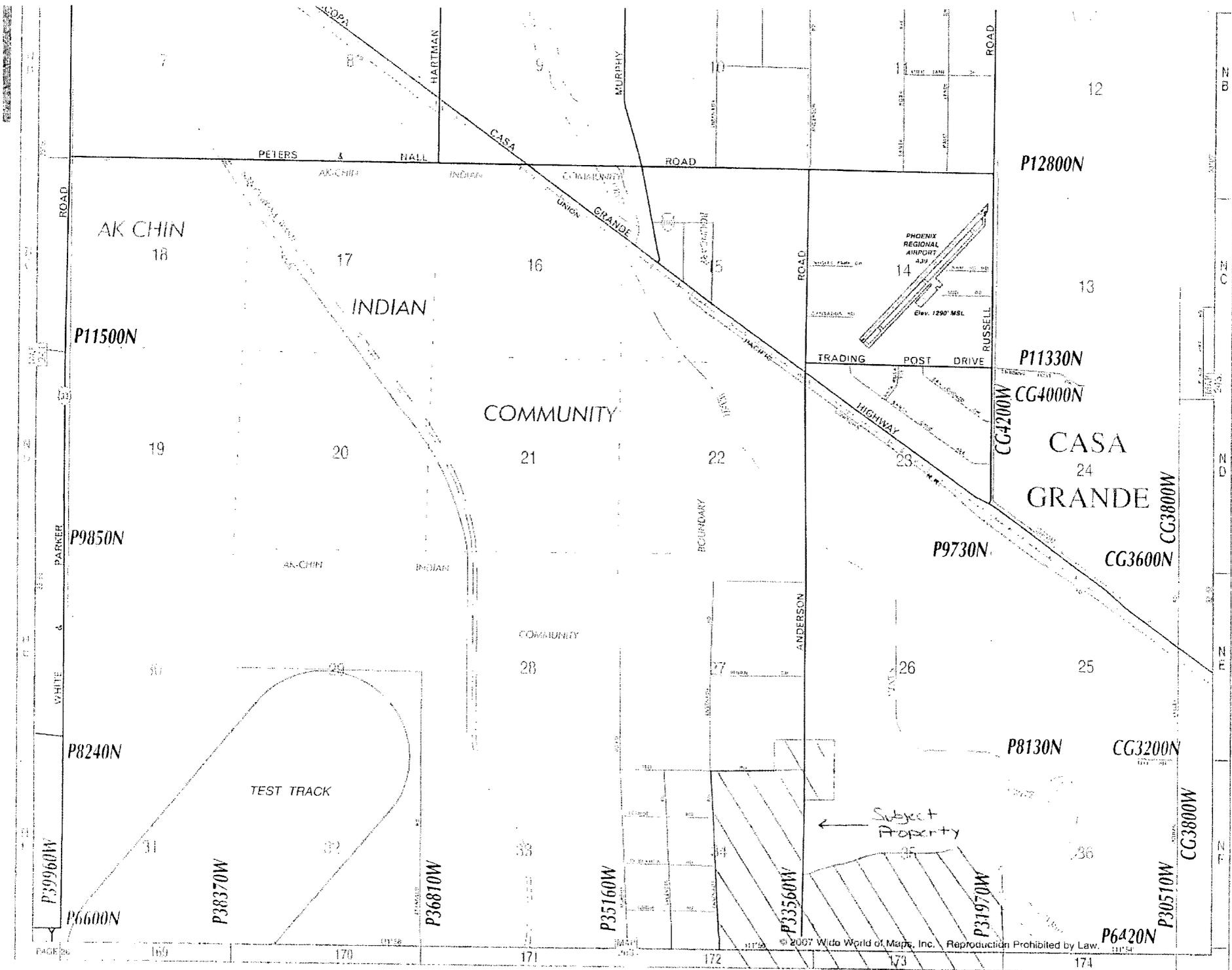
- On January 18, 2007 the Planning and Zoning Commission granted tentative plat approval for Santa Cruz Ranch Units 4 & 5 with 50 stipulations.
- On February 17, 2011 the Planning and Zoning Commission granted a sixty day continuance to allow discussions between Public Works and the applicant regarding the Santa Cruz River floodplain.
- On April 21, 2011 the Planning and Zoning Commission granted a ninety day continuance to allow sufficient time for the applicant to obtain a signed and recorded pre-annexation agreement.
- On July 21, 2011 the Planning and Zoning Commission granted a six month continuance to allow sufficient time for the applicant to obtain a signed and recorded pre-annexation agreement.
- On January 19, 2012 the Planning and Zoning Commission granted a six month continuance to allow sufficient time for the applicant to obtain a signed and recorded pre-annexation agreement.
- On July 19, 2012 the Planning and Zoning Commission granted a twelve month continuance to allow sufficient time for the applicant to obtain a signed and recorded pre-annexation agreement.

- On July 18, 2013 the Planning and Zoning Commission granted a twenty-four month continuance to allow sufficient time for the applicant to work with the City of Maricopa on a signed and recorded pre-annexation agreement.
- On August, 2015 the Planning and Zoning Commission granted a twelve month continuance to allow sufficient time for the applicant to seek the possibility of the City of Casa Grande to annexation the property.
- Staff recommends denial of the applicant's request for an extension of time due to the tentative plat layout being impacted by the proposed drainage solution for this development.
- The applicant may appeal any decision to the Board of Supervisors.

STAFF RECOMMENDATION:

Based upon review of the request and meeting with the applicant, staff recommends that the Commission adopt the staff report and record as presented and **deny the applicant's request for a tentative plat extension.**

Date Prepared: 02/08/11 - dld
Revised: 04/14/11 - dld
Revised: 07/13/11 - dld
Revised: 01/06/12 - dld
Revised: 07/09/12 - dld
Revised: 07/09/13 - dld
Revised: 08/12/15 - dld
Revised: 08/05/16 - dld

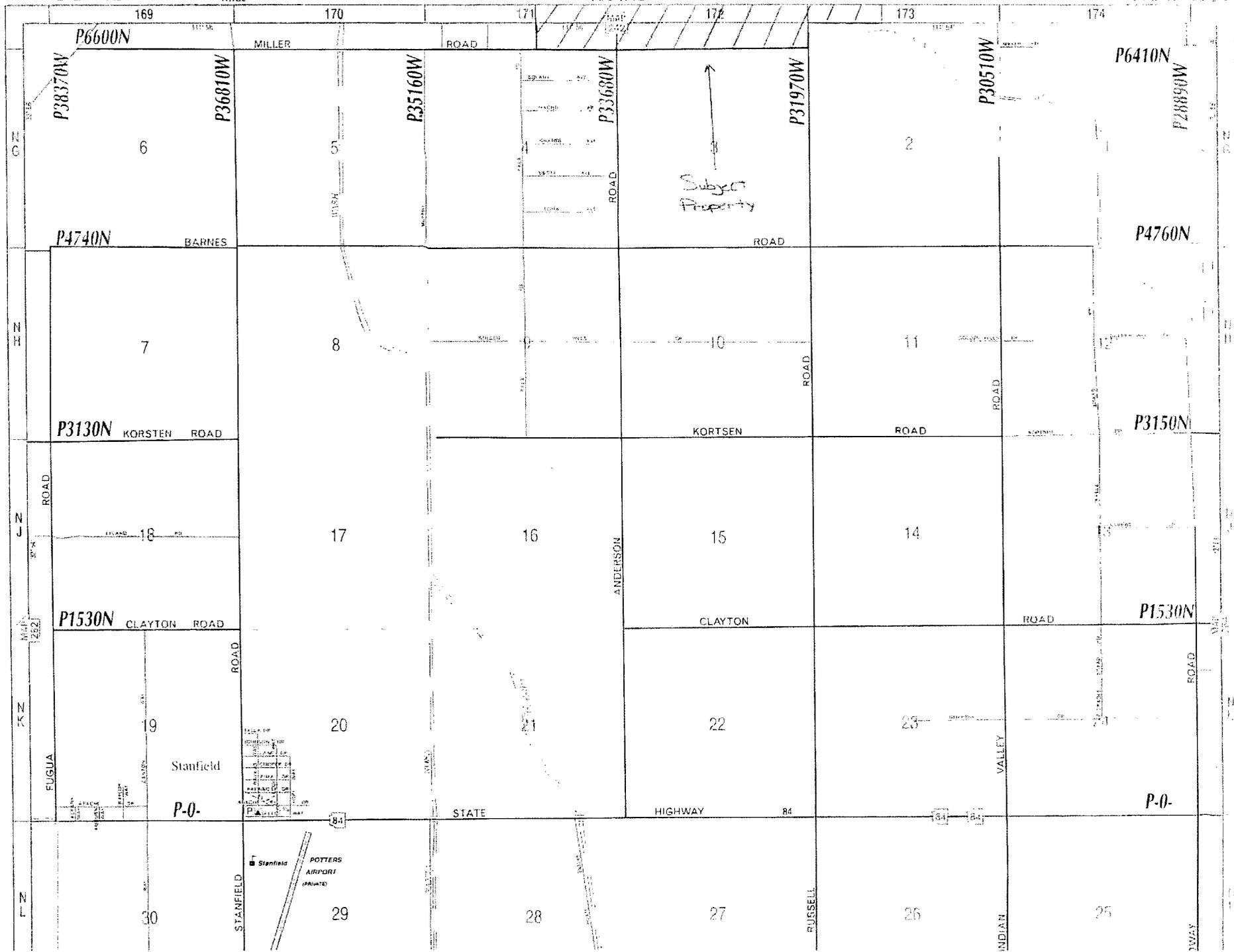


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SCALE: 0 .5 1 MILE

T6S R4E

MAP 263



TRACT TABLE PARCEL B4.1		
TRACT LINE	AREA (SQ. FT.)	USE
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TRACT TABLE PARCEL B4.9		
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82	1.00	RESIDENTIAL SINGLE-FAMILY
83	1.00	RESIDENTIAL SINGLE-FAMILY
84	1.00	RESIDENTIAL SINGLE-FAMILY
85	1.00	RESIDENTIAL SINGLE-FAMILY
86	1.00	RESIDENTIAL SINGLE-FAMILY
87	1.00	RESIDENTIAL SINGLE-FAMILY
88	1.00	RESIDENTIAL SINGLE-FAMILY
89	1.00	RESIDENTIAL SINGLE-FAMILY
90	1.00	RESIDENTIAL SINGLE-FAMILY
91	1.00	RESIDENTIAL SINGLE-FAMILY
92	1.00	RESIDENTIAL SINGLE-FAMILY
93	1.00	RESIDENTIAL SINGLE-FAMILY
94	1.00	RESIDENTIAL SINGLE-FAMILY
95	1.00	RESIDENTIAL SINGLE-FAMILY
96	1.00	RESIDENTIAL SINGLE-FAMILY
97	1.00	RESIDENTIAL SINGLE-FAMILY
98	1.00	RESIDENTIAL SINGLE-FAMILY
99	1.00	RESIDENTIAL SINGLE-FAMILY
100	1.00	RESIDENTIAL SINGLE-FAMILY
TOTAL	100.00	

TRACT TABLE PARCEL B5.5		
TRACT LINE	AREA (SQ. FT.)	USE
1	1.00	RESIDENTIAL SINGLE-FAMILY
2	1.00	RESIDENTIAL SINGLE-FAMILY
3	1.00	RESIDENTIAL SINGLE-FAMILY
4	1.00	RESIDENTIAL SINGLE-FAMILY
5	1.00	RESIDENTIAL SINGLE-FAMILY
6	1.00	RESIDENTIAL SINGLE-FAMILY
7	1.00	RESIDENTIAL SINGLE-FAMILY
8	1.00	RESIDENTIAL SINGLE-FAMILY
9	1.00	RESIDENTIAL SINGLE-FAMILY
10	1.00	RESIDENTIAL SINGLE-FAMILY
11	1.00	RESIDENTIAL SINGLE-FAMILY
12	1.00	RESIDENTIAL SINGLE-FAMILY
13	1.00	RESIDENTIAL SINGLE-FAMILY
14	1.00	RESIDENTIAL SINGLE-FAMILY
15	1.00	RESIDENTIAL SINGLE-FAMILY
16	1.00	RESIDENTIAL SINGLE-FAMILY
17	1.00	RESIDENTIAL SINGLE-FAMILY
18	1.00	RESIDENTIAL SINGLE-FAMILY
19	1.00	RESIDENTIAL SINGLE-FAMILY
20	1.00	RESIDENTIAL SINGLE-FAMILY
21	1.00	RESIDENTIAL SINGLE-FAMILY
22	1.00	RESIDENTIAL SINGLE-FAMILY
23	1.00	RESIDENTIAL SINGLE-FAMILY
24	1.00	RESIDENTIAL SINGLE-FAMILY
25	1.00	RESIDENTIAL SINGLE-FAMILY
26	1.00	RESIDENTIAL SINGLE-FAMILY
27	1.00	RESIDENTIAL SINGLE-FAMILY
28	1.00	RESIDENTIAL SINGLE-FAMILY
29	1.00	RESIDENTIAL SINGLE-FAMILY
30	1.00	RESIDENTIAL SINGLE-FAMILY
31	1.00	RESIDENTIAL SINGLE-FAMILY
32	1.00	RESIDENTIAL SINGLE-FAMILY
33	1.00	RESIDENTIAL SINGLE-FAMILY
34	1.00	RESIDENTIAL SINGLE-FAMILY
35	1.00	RESIDENTIAL SINGLE-FAMILY
36	1.00	RESIDENTIAL SINGLE-FAMILY
37	1.00	RESIDENTIAL SINGLE-FAMILY
38	1.00	RESIDENTIAL SINGLE-FAMILY
39	1.00	RESIDENTIAL SINGLE-FAMILY
40	1.00	RESIDENTIAL SINGLE-FAMILY
41	1.00	RESIDENTIAL SINGLE-FAMILY
42	1.00	RESIDENTIAL SINGLE-FAMILY
43	1.00	RESIDENTIAL SINGLE-FAMILY
44	1.00	RESIDENTIAL SINGLE-FAMILY
45	1.00	RESIDENTIAL SINGLE-FAMILY
46	1.00	RESIDENTIAL SINGLE-FAMILY
47	1.00	RESIDENTIAL SINGLE-FAMILY
48	1.00	RESIDENTIAL SINGLE-FAMILY
49	1.00	RESIDENTIAL SINGLE-FAMILY
50	1.00	RESIDENTIAL SINGLE-FAMILY
51	1.00	RESIDENTIAL SINGLE-FAMILY
52	1.00	RESIDENTIAL SINGLE-FAMILY
53	1.00	RESIDENTIAL SINGLE-FAMILY
54	1.00	RESIDENTIAL SINGLE-FAMILY
55	1.00	RESIDENTIAL SINGLE-FAMILY
56	1.00	RESIDENTIAL SINGLE-FAMILY
57	1.00	RESIDENTIAL SINGLE-FAMILY
58	1.00	RESIDENTIAL SINGLE-FAMILY
59	1.00	RESIDENTIAL SINGLE-FAMILY
60	1.00	RESIDENTIAL SINGLE-FAMILY
61	1.00	RESIDENTIAL SINGLE-FAMILY
62	1.00	RESIDENTIAL SINGLE-FAMILY
63	1.00	RESIDENTIAL SINGLE-FAMILY
64	1.00	RESIDENTIAL SINGLE-FAMILY
65	1.00	RESIDENTIAL SINGLE-FAMILY
66	1.00	RESIDENTIAL SINGLE-FAMILY
67	1.00	RESIDENTIAL SINGLE-FAMILY
68	1.00	RESIDENTIAL SINGLE-FAMILY
69	1.00	RESIDENTIAL SINGLE-FAMILY
70	1.00	RESIDENTIAL SINGLE-FAMILY
71	1.00	RESIDENTIAL SINGLE-FAMILY
72	1.00	RESIDENTIAL SINGLE-FAMILY
73	1.00	RESIDENTIAL SINGLE-FAMILY
74	1.00	RESIDENTIAL SINGLE-FAMILY
75	1.00	RESIDENTIAL SINGLE-FAMILY
76	1.00	RESIDENTIAL SINGLE-FAMILY
77	1.00	RESIDENTIAL SINGLE-FAMILY
78	1.00	RESIDENTIAL SINGLE-FAMILY
79	1.00	RESIDENTIAL SINGLE-FAMILY
80	1.00	RESIDENTIAL SINGLE-FAMILY
81	1.00	RESIDENTIAL SINGLE-FAMILY
82	1.00	RESIDENTIAL SINGLE-FAMILY
83	1.00	RESIDENTIAL SINGLE-FAMILY
84	1.00	RESIDENTIAL SINGLE-FAMILY
85	1.00	RESIDENTIAL SINGLE-FAMILY
86	1.00	RESIDENTIAL SINGLE-FAMILY
87	1.00	RESIDENTIAL SINGLE-FAMILY
88	1.00	RESIDENTIAL SINGLE-FAMILY
89	1.00	RESIDENTIAL SINGLE-FAMILY
90	1.00	RESIDENTIAL SINGLE-FAMILY
91	1.00	RESIDENTIAL SINGLE-FAMILY
92	1.00	RESIDENTIAL SINGLE-FAMILY
93	1.00	RESIDENTIAL SINGLE-FAMILY
94	1.00	RESIDENTIAL SINGLE-FAMILY
95	1.00	RESIDENTIAL SINGLE-FAMILY
96	1.00	RESIDENTIAL SINGLE-FAMILY
97	1.00	RESIDENTIAL SINGLE-FAMILY
98	1.00	RESIDENTIAL SINGLE-FAMILY
99	1.00	RESIDENTIAL SINGLE-FAMILY
100	1.00	RESIDENTIAL SINGLE-FAMILY
TOTAL	100.00	

STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is that in the official records of the County in Colored

Date: _____

Prepared at: Phoenix, AZ

Witnessed by: _____

Notary Public: _____

PARTS OF SECTIONS 28, 34, AND 35 T5S
R4E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
SCR, LLC
2505 E. CANTREBACK ROAD SUITE 100
PHOENIX, AZ 85016
(502) 281-2010
(502) 281-2000 FAX
CONTACT: TRENT RUSTAN

PREPARED BY:
COE & VAN LOO CONSULTANTS, INC.
4500 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(502) 284-8631
(502) 284-4303 (FAX)
CONTACT: BTEVE KELLOGG

TAX PARCEL #'S: 502-14-002A, 502-23-001,
502-24-001B, 502-24-002B, 502-24-002D

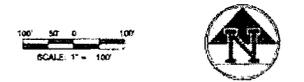
SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MAINTENANCE PLAN AREA	878.81 AC.
NET COMMERCIAL AREA	86.90 AC.
NET RESIDENTIAL AREA	586.93 AC.
TOTAL LOT YIELD	2020 LOTS
TOTAL OPEN SPACE (PROPOSED)	114.18 AC. (26.11%)
NET RESIDENTIAL DENSITY	3.48 DW/AC.

UTILITIES

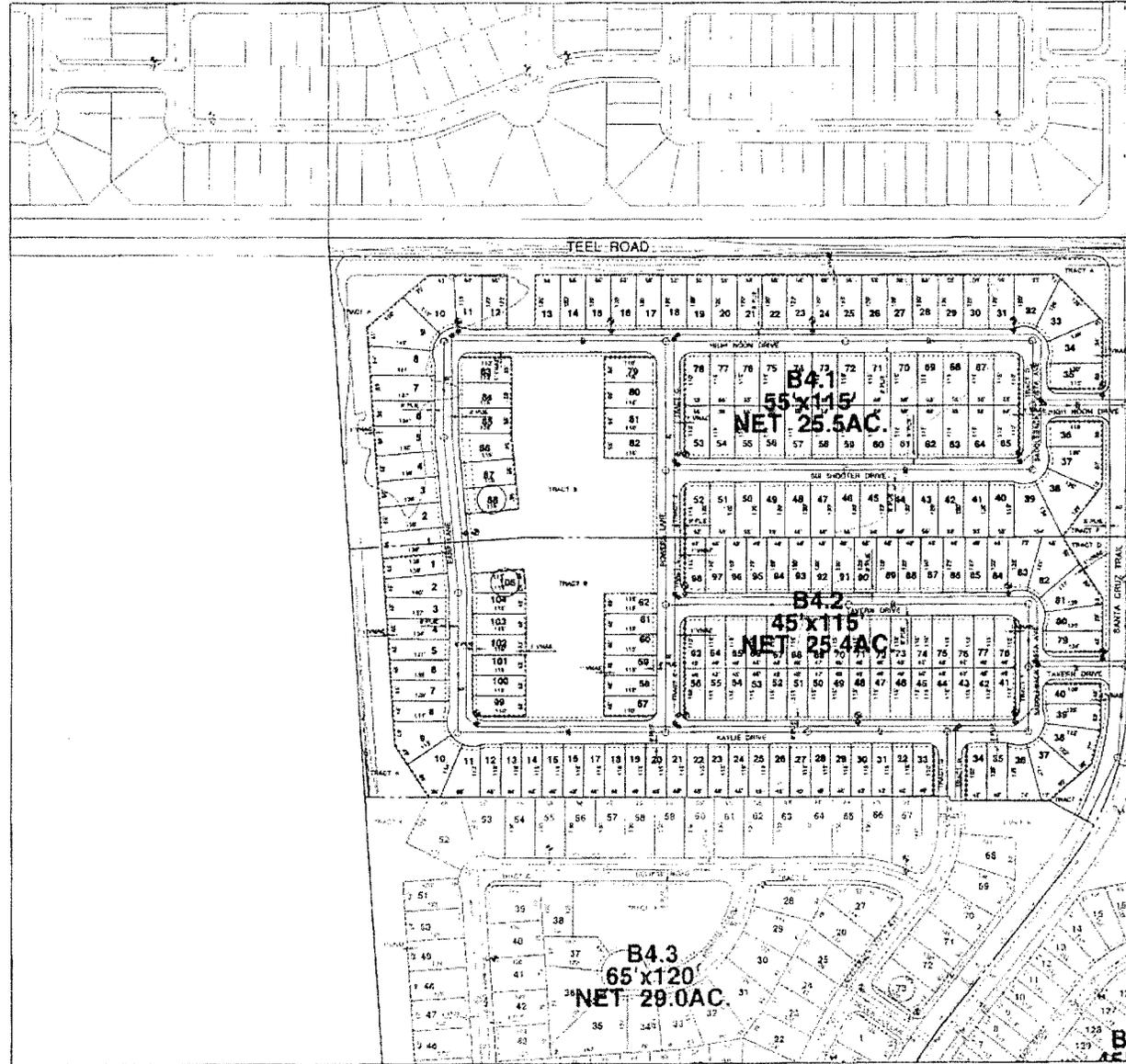
WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	WESTERN ELECTRIC DISTRICT #5
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE OPT.
POLICE	PINAL COUNTY SHERIFF'S DEPT.

NOTES:
1. ALL RIGHTS TO THE PUBLIC UTILITIES BY THE PINAL COUNTY
2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY INSTRUMENT
3. THIS INSTRUMENT IS TO BE SUBMITTED TO THE PINAL COUNTY BOARD OF SUPERVISORS FOR APPROVAL AND DEVELOPED AS THE
PHASE
4. STATE AND FEDERAL RIGHTS RESERVED TO ANY FEDERAL AGENCIES HAVE A VEHICULAR
HIGHWAY RIGHT-OF-WAY
5. ALL EXISTING UTILITIES SHOWN TO BE ABANDONED OR NOT SHOWN ARE NOTED
6. ALL TRACTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION



CVL
COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ RANCH
TENTATIVE PLAT**
CVLP: 750003
DATE: 6/30/2005



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is that of the proper officers of the County of Pinal.

Notary Public
 State of Arizona
 My Commission Expires _____
 My Commission No. _____
 My Office Address _____
 My Office City _____
 My Office State _____
 My Office Zip _____

PARTS OF SECTIONS 26, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SCRL LLC
 2355 E CAMELBACK ROAD SUITE 200
 PHOENIX, AZ 85016
 (602) 981-2010
 (602) 981-2000 FAX
 CONTACT: THOM RUSTAN

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4560 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 284-8821
 (602) 284-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A, 502-23 001,
 502-24-001B, 502-24-012B, 502-24-002D

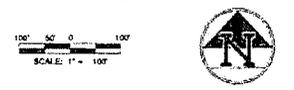
SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	873.83 AC.
NET COMMERCIAL AREA	86.80 AC.
NET RESIDENTIAL AREA	588.03 AC.
TOTAL LOT YIELD	2005 LOTS
TOTAL OPEN SPACE PROVIDED	116.18 AC. (13.19%)
NET RESIDENTIAL DENSITY	2.48 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL CONTRACT #8
GAS	SOUTH-WEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	PHOENIX FIRE AND RESCUE DEPT.
PCA-15	PINAL COUNTY SHERIFF'S DEPT.

NOTES:
 1. ALL STREETS TO BE PUBLICLY ESTABLISHED BY THE PINAL COUNTY.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT (PAD) DISTRICT.
 3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THE
 PLANNED AREA DEVELOPMENT.
 4. ROAD AND ROAD VARIANCE ADJACENT TO ANY OPEN SPACE AREAS HAVE A VEHICULAR
 TURN-AROUND LANEWAY.
 5. ALL EXISTING UTILIZATION DISTRICTS TO BE AMENDMENTS, UNLESS OTHERWISE NOTED.
 6. ALL TRACTS TO BE OWNED AND MANAGED BY THE SANTA CRUZ RANCH TRUST.



CYL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ RANCH
 TENTATIVE PLAT**

CYL# 750033
 DATE: 5/30/2005

SHEET 3 OF 14
 PINAL COUNTY PROJECT #: S-026 05



STATE OF ARIZONA
 COUNTY OF PINAL

I have verified that the area indicated is that in the official records of the County in Case No. _____ Date _____

Date: _____
 Prepared by: _____
 Witness my hand and official seal this _____ day of _____ 2005
 Recorder: _____ Pinal County
 By: _____ Deputy

PARTS OF SECTIONS 26, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SCR, LLC
 2855 E CAMELBACK ROAD SUITE 200
 PHOENIX, AZ 85018
 (602) 381-2010
 (602) 381-2000 FAX
 CONTACT: TRENT RUSTAN

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6881
 (602) 264-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A, 502-23-001,
 502-24-001B, 502-24-002B, 502-24-002D

SITE DATA

EXISTING (2004)	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	572.0 AC
NET COMMERCIAL AREA	88.80 AC
NET RESIDENTIAL AREA	548.20 AC
TOTAL LOT FIELD	3000 LOTS
TOTAL OPEN SPACE PROVIDED	118.16 AC (25.17%)
NET RESIDENTIAL DENSITY	3.44 DL/AC

- UTILITIES**
- WATER: GLOBAL WATER RESOURCES
 - SEWER: GLOBAL WATER RESOURCES
 - ELECTRIC: ELECTRICAL SUBSTATION
 - GAZ: SOUTHWEST GAS CORPORATION
 - TELEPHONE: QWEST
 - CABLE: QWEST
 - FIRE: PINAL COUNTY FIRE AND RESCUE DEPT.
 - POLICE: PINAL COUNTY SHERIFF'S DEPT.
- NOTES:
 1. ALL STREETS TO BE MAINTAINED BY THE PINAL COUNTY.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT UNDER 9-11 REGULATION.
 3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.
 4. 60% AND 80% PHASES SUBJECT TO ANY ENVIRONMENTAL AREAS HAVE A 1" VERTICAL AT NON-ACRES PER ACRE.
 5. ALL EXISTING UTILITIES TO BE RECONSTRUCTED UNLESS OTHERWISE NOTED.
 6. ALL TRACTS TO BE OWNED AND MAINTAINED BY THE ABOVE OWNERS ASSOCIATION.



CYL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ RANCH
 TENTATIVE PLAT**

CYL# 750003
 DATE: 05/02/05

SHEET 4 OF 14
 PINAL COUNTY PROJECT #: 5-025-05



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is that of the owner hereinafter named and is a true and correct copy of the original as the same appears in the County of Pinal.

Date: _____
 Notary Public for Arizona and Official Seal: _____
 My Commission Expires: _____

PARTS OF SECTIONS 26, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

SCR, LLC
 2555 E CAMELBACK ROAD SUITE 200
 PHOENIX, AZ 85018
 (602) 361-2010
 (602) 361-0260 FAX
 CONTACT: TRENT RUSTAN

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
 4500 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6831
 (602) 264-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A, 502-23-001,
 502-24-001B, 502-24-002B, 502-24-002D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL WATER FEED AREA	57.6 AC
NET COMMERCIAL AREA	0 AC
NET RESIDENTIAL AREA	58.8 AC
TOTAL LOT YIELD	2000 LOTS
TOTAL OPEN SPACE PROVIDED	118.16 AC (20.1%)
NET RESIDENTIAL DENSITY	3.4 UNITS/AC

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT 49
DMR	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	DMR 61
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERIFF'S DPT.

NOTE:
 1. THIS INSTRUMENT IS SUBJECT TO THE PLANS OF THE TRACT DESIGN.
 2. THE SUBDIVISION IS A PLANNED AREA DEVELOPMENT OVERLAP DISTRICT.
 3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO (2) PHASES.
 4. ANY AREAS NEAR WATER SUBJECT TO ANY OVERSIGHT SHOULD HAVE A FENCE/SLIP-RESISTANT SURFACE.
 5. ALL EXISTING UTILITIES SHOULD BE RE-ASSIGNED TO THE OTHER PHASES.
 6. ALL TRACTS TO BE OWNED AND SURVEYED BY THE HOME OWNERS ASSOCIATION.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ RANCH
 TENTATIVE PLAT**
 CVL#: 750013
 DATE: 6/30/2005

SHEET 5 OF 14

PINAL COUNTY PROJECT #: 5-026-05

STATE OF ARIZONA
COUNTY OF PINAL



I hereby certify that the within instrument is that in the official records of the County of Pinal, Arizona.

Date: _____
 Prepared at: Phoenix by hand and official seal
 Location: Phoenix, Arizona
 By: _____

PARTS OF SECTIONS 26, 34, AND 35 T5S
R4E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SCR, LLC
 2556 E CAMELBACK ROAD SUITE 200
 PHOENIX, AZ 85016
 (602) 381-2010
 (602) 381-3035 FAX
 CONTACT: TRENT HUSTAN

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 294-0231
 (602) 294-4332 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCELS: 502-14-002A, 502-21-001,
 502-24-001B, 502-24-002B, 502-24-002D

SITE DATA

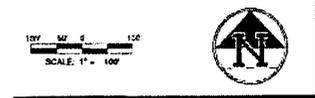
EXISTING TOBING	PLANNED AREA DEVELOPMENT
TOTAL WATER PUMP AREA	673.83 AC.
NET COMMERCIAL AREA	16.90 AC.
NET RESIDENTIAL AREA	548.93 AC.
TOTAL LOT YIELD	2030 LOTS
TOTAL OPEN SPACE PROVIDED	118.14 AC. (20.3%)
NET RESIDENTIAL DENSITY	3.48 DW/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	SI PACTICAL DISTRICT #3
GAZ	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIREF	REGIONAL FIRE AND RESCUE OPT.
POLICE	PINAL COUNTY SHERIFF'S OPT.

NOTES:

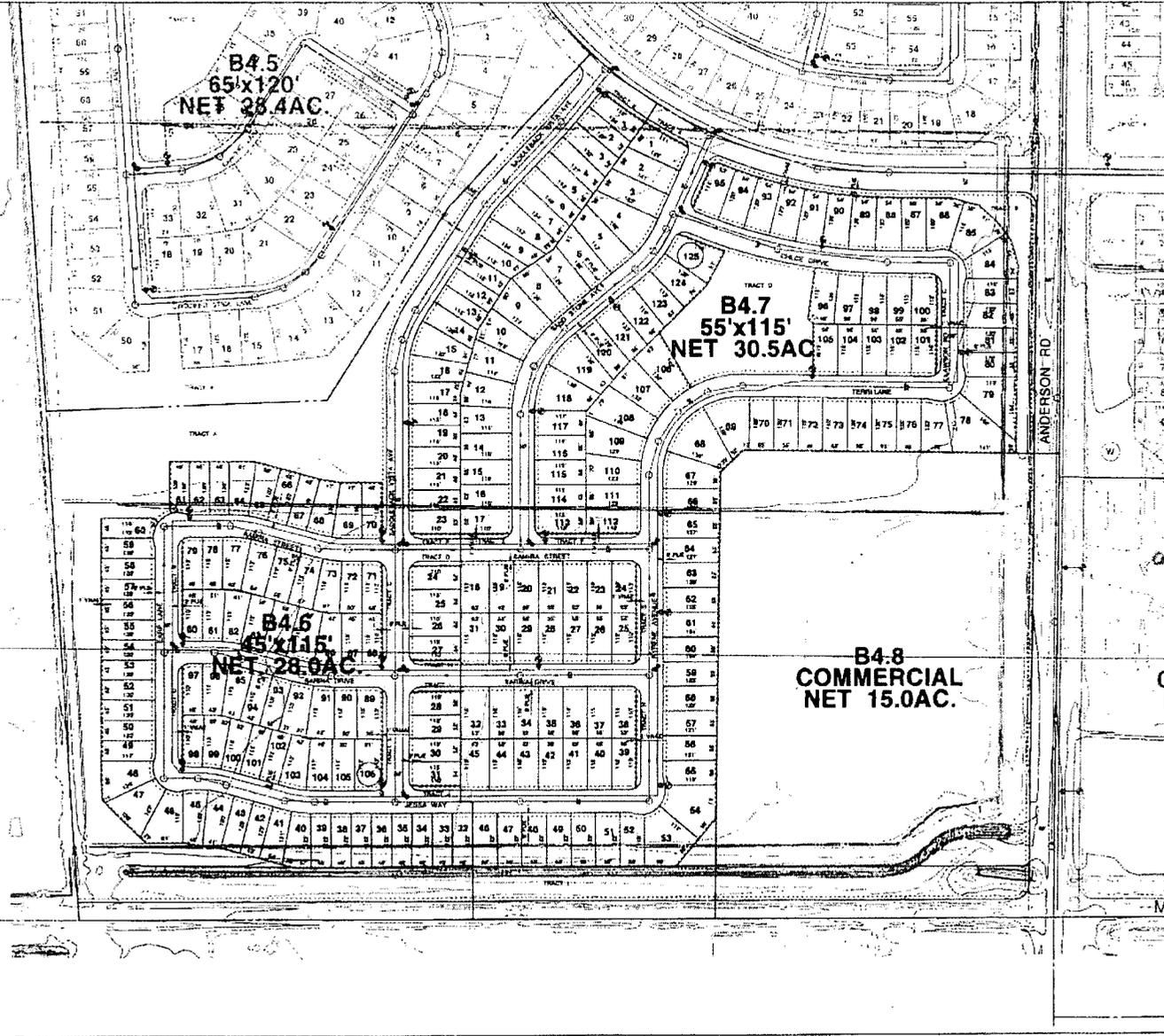
1. THIS SITE IS TO BE SUBDIVIDED BY THE PINAL COUNTY.
2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT IN THE SUBDIVISION. IT TO BE SUBMITTED, PROCESSED AND DEVELOPED AS TWO PHASES.
3. SEWER AND RAIN WATER ALLOCATED TO ANY OPENSPACE AREAS HAVE A 1" PERCOLATION ACCESS EXTENT.
4. ALL EXISTING UTILITIES SHOWN TO BE UNRECORDED UTILITIES OR UNRECORDED UTILITIES TO BE OWNED AND MAINTAINED BY THE HOME OWNERS UNLESS NOTED OTHERWISE.



CYL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ RANCH
 TENTATIVE PLAT**
 CYL #: 750003
 DATE: 6/30/2005

SHEET 6 OF 14
 PINAL COUNTY PROJECT #: 5-022-05



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is that of the actual owner in Pinal County in Arizona.

Date: _____
 Signature of _____
 Title: _____
 Notary Public for Pinal County, Arizona
 My Commission Expires: _____

PARTS OF SECTIONS 28, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SCR, LLC
 2535 E CAMELBACK ROAD SUITE 200
 PHOENIX, AZ 85016
 (602) 381-2810
 (602) 381-2000 FAX
 CONTACT: TRENT RUSTAN

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4650 NORTH 12TH STREET
 PHOENIX, ARIZONA 85018
 (602) 264-0521
 (602) 264-4303 (FAX)
 CONTACT: STEVE KELL LOGG

TAX PARCEL #'S: 502-14-002A, 502-23-001,
 502-24-001B, 502-24-002B, 502-24-002D

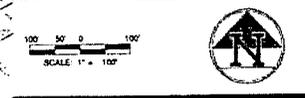
SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	87.83 AC.
NET COMMERCIAL AREA	86.80 AC.
NET RESIDENTIAL AREA	88.85 AC.
TOTAL LOT FIELD	5390 LOTS
TOTAL OPEN SPACE PROVIDED	116.18 AC. (13.34%)
NET RESIDENTIAL DENSITY	3.44 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #8
GAS	SOUTHWEST GAS CORPORATION
1911 PHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERIFF'S DPT.

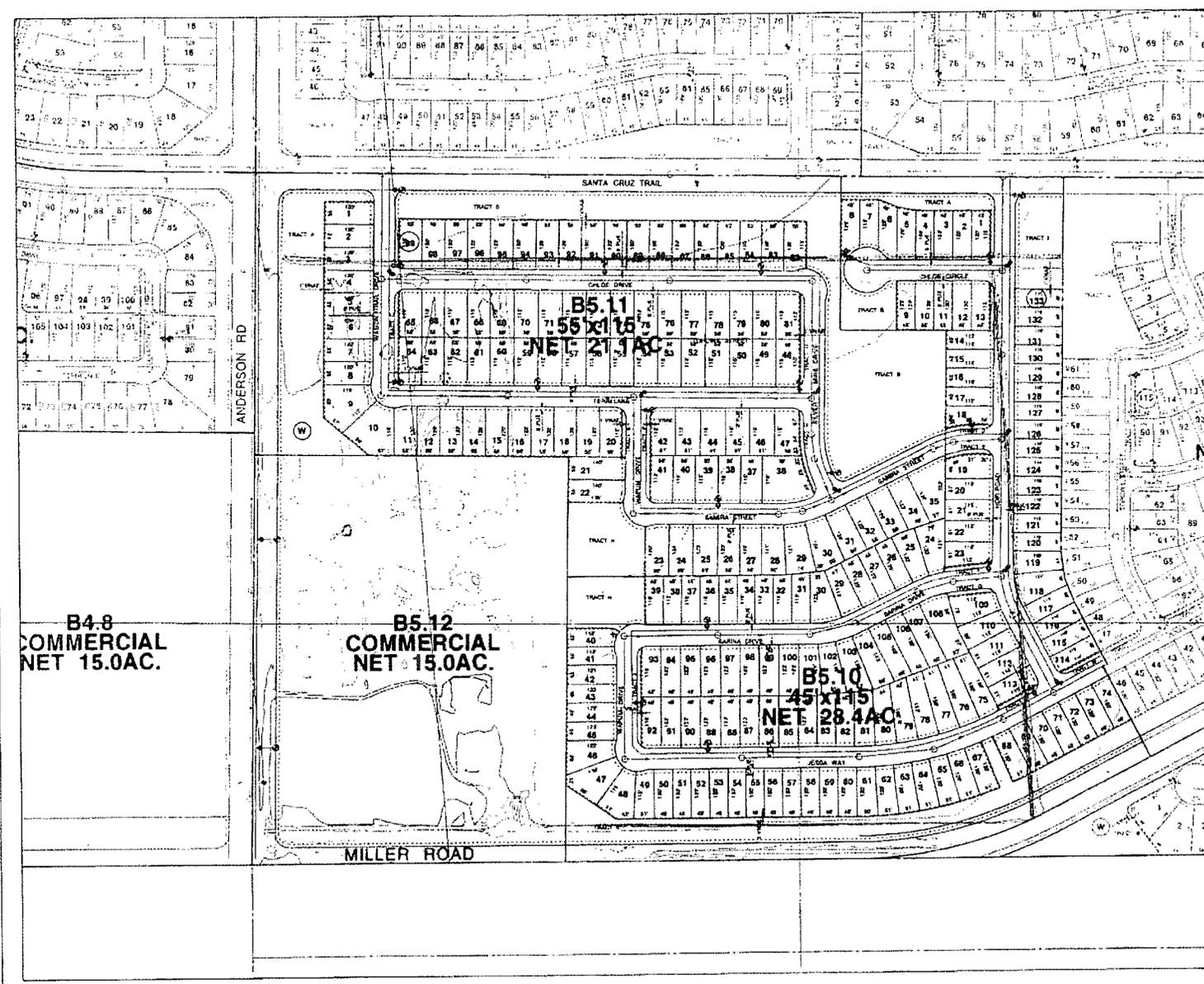
NOTES:
 1. ALL TRACTS TO BE FILED & MAINTAINED BY THE PINAL COUNTY.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT DISTRICT
 3. THIS SUBDIVISION IS TO BE SUBMITTED, PROCEEDED AND DEVELOPED AS TWO PHASES.
 4. EACH PHASE SHALL BE SUBJECT TO ANY ORDINANCE REGARDING A "VARIABLE" NON-ACCESS EASEMENT.
 5. ALL OTHERS SHALL FOR UTILITIES TO BE MAINTAINED UNLESS OTHERWISE NOTED.
 6. ALL TRACTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.



CYL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ RANCH
 TENTATIVE PLAT**
 CYL# 750003
 DATE 5/30/2005

SHEET 7 OF 14
 PINAL COUNTY PROJECT #: 5-025-05





STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of the County of Pinal on this _____ day of _____, 2005.

Notary Public
Name: _____
Address: _____
City: _____

PARTS OF SECTIONS 26, 34, AND 35 T5S
R4E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

9CR, LLC
2855 E CAMELBACK ROAD SUITE 200
PHOENIX, AZ 85018
(602) 381-2010
(602) 381-2000 FAX
CONTACT: TRENT RUSTAN

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 284-6851
(602) 284-4301 (FAX)
CONTACT: STEVE KELL OG

TAX PARCEL #'S: 502-14-002A, 502-23-001,
502-24-001B, 502-24-002B, 502-24-002D

SITE DATA

EXISTING/PLANNED	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	673.85 AC.
NET COMMERCIAL AREA	94.90 AC.
NET RESIDENTIAL AREA	586.95 AC.
TOTAL LOT YIELD	5860 LOTS
TOTAL OPEN SPACE PROVIDED	118.16 AC. @ 20% DENSITY
NET RESIDENTIAL DENSITY	3.84 UNITS/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #8
GAS	ROUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERIFF'S DPT.

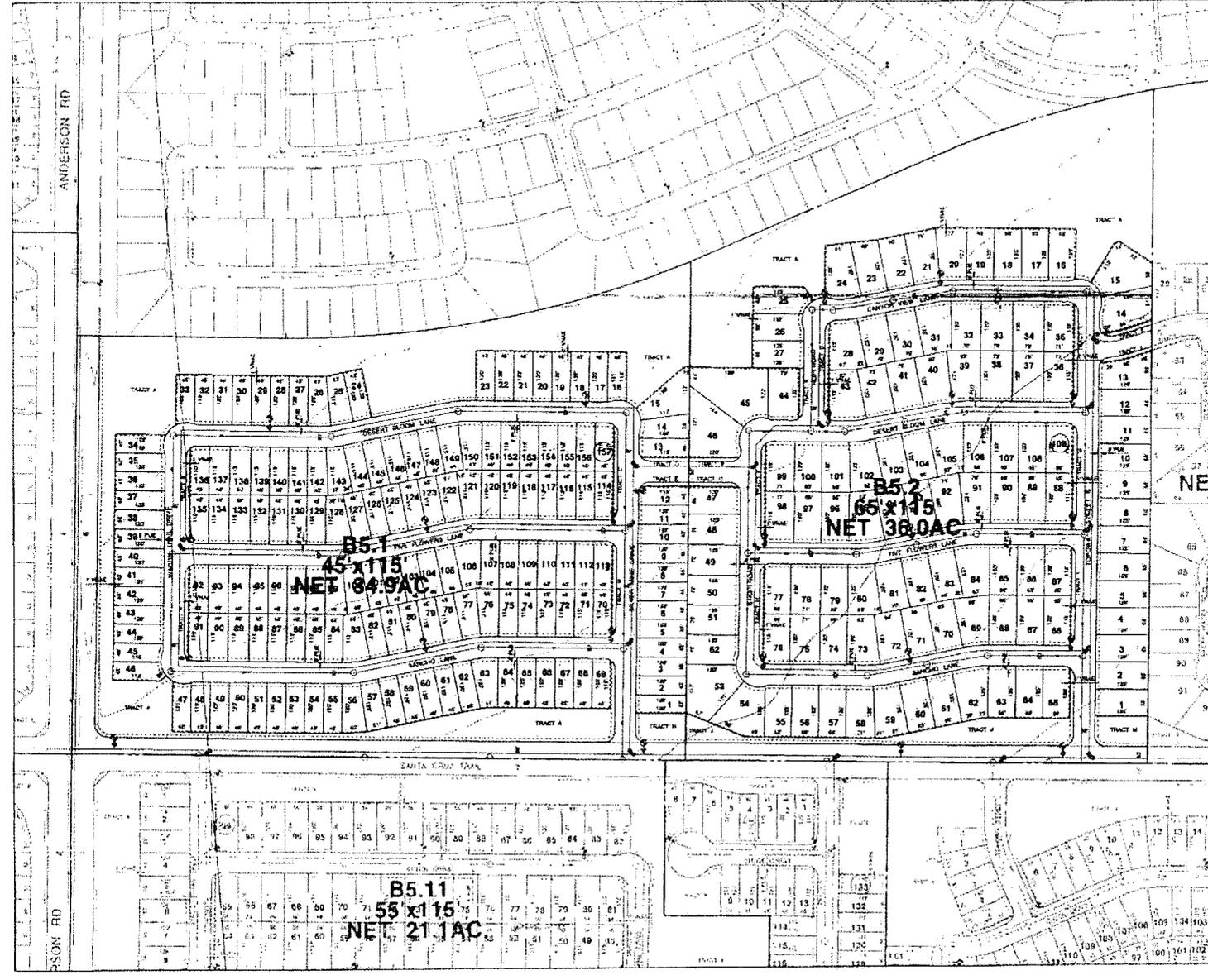
- NOTES:
1. THESE PRELIMINARY PLANS SHALL BE SUBJECT TO THE FINAL PRELIMINARY PLANS.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT UNDER DISTRICT #8.
 3. THIS DEVELOPMENT IS TO BE SUBMITTED TO THE PLANNING AND ZONING DEPARTMENT FOR REVIEW.
 4. SIDE AND REAR YARD SPACES TO ANY OCCUPANCY AREAS HAVE A 1:1 VERTICAL SLOPE AND SHALL BE MAINTAINED.
 5. ALL EXISTING UTILITIES SHALL BE MAINTAINED UNLESS OTHERWISE NOTED.
 6. ALL TRACTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.

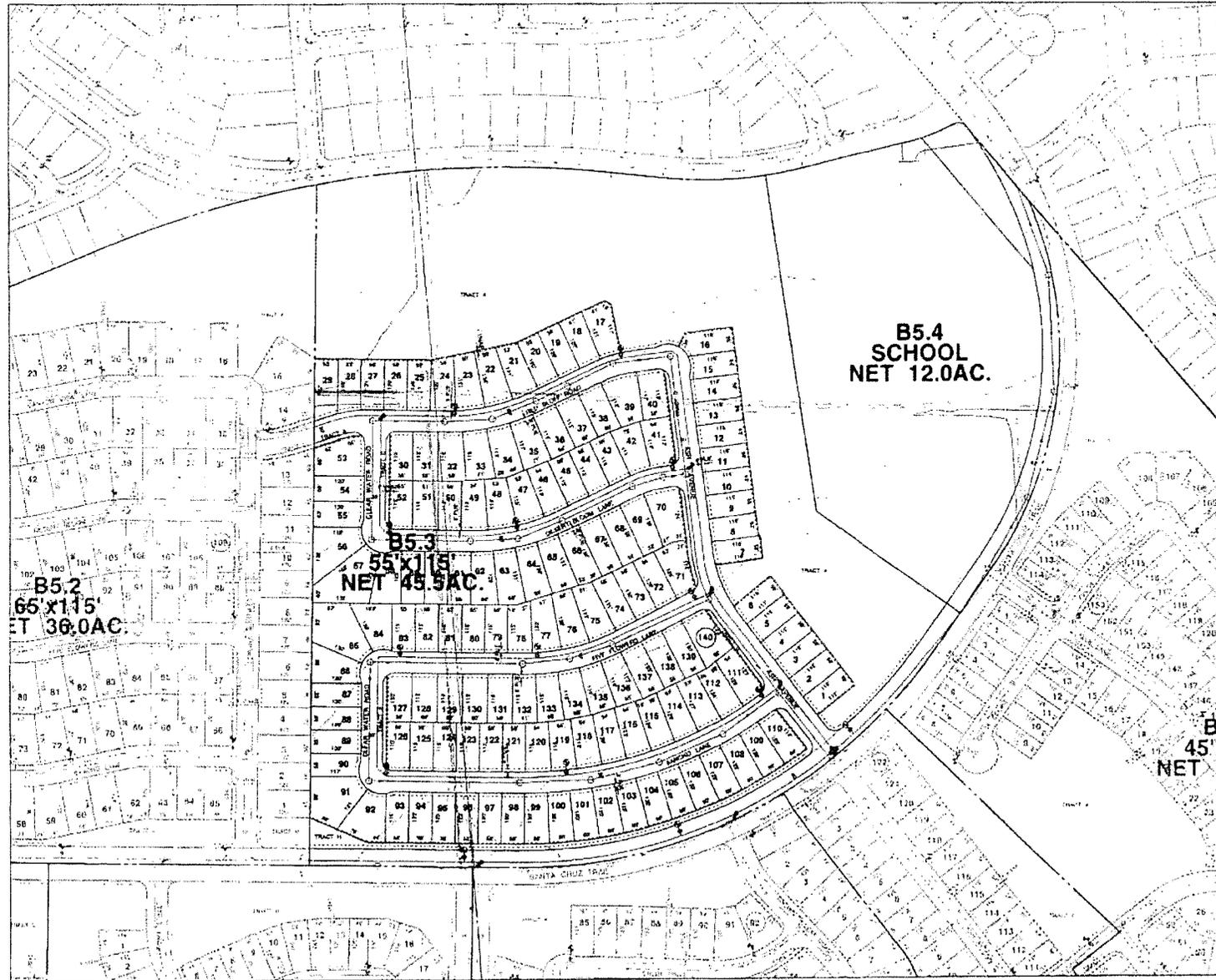


CVL
COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ RANCH
TENTATIVE PLAT**
CVL#: 750003
DATE: 6/30/2005

SHEET 8 OF 14
PINAL COUNTY PROJECT #: S-026-05





STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is that of the actual records of the County of Pinal.

Date: _____
 Prepared at: Phoenix, Arizona
 Laminated: _____
 Recorder: _____
 Deputy: _____

PARTS OF SECTIONS 26, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 BCR, LLC
 2555 E CAMELBACK ROAD SUITE 200
 PHOENIX, AZ 85016
 (602) 381-2010
 (602) 381-2000 FAX
 CONTACT: TRENT RUSTAN

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 284-0851
 (602) 284-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A, 502-23-001,
 502-24-001B, 502-24-002B, 502-24-002D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	476.83 AC.
NET COMMERCIAL AREA	88.83 AC.
NET RESIDENTIAL AREA	388.00 AC.
TOTAL LOT YIELD	2030 LOTS
TOTAL OPEN SPACE PROVIDED	118.16 AC./20.19%
NET RESIDENTIAL DENSITY	2.18 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	REGIONAL FIBRE AND RECOVER OPT.
POLICE	PINAL COUNTY FIRE/RESCUE DEPT.

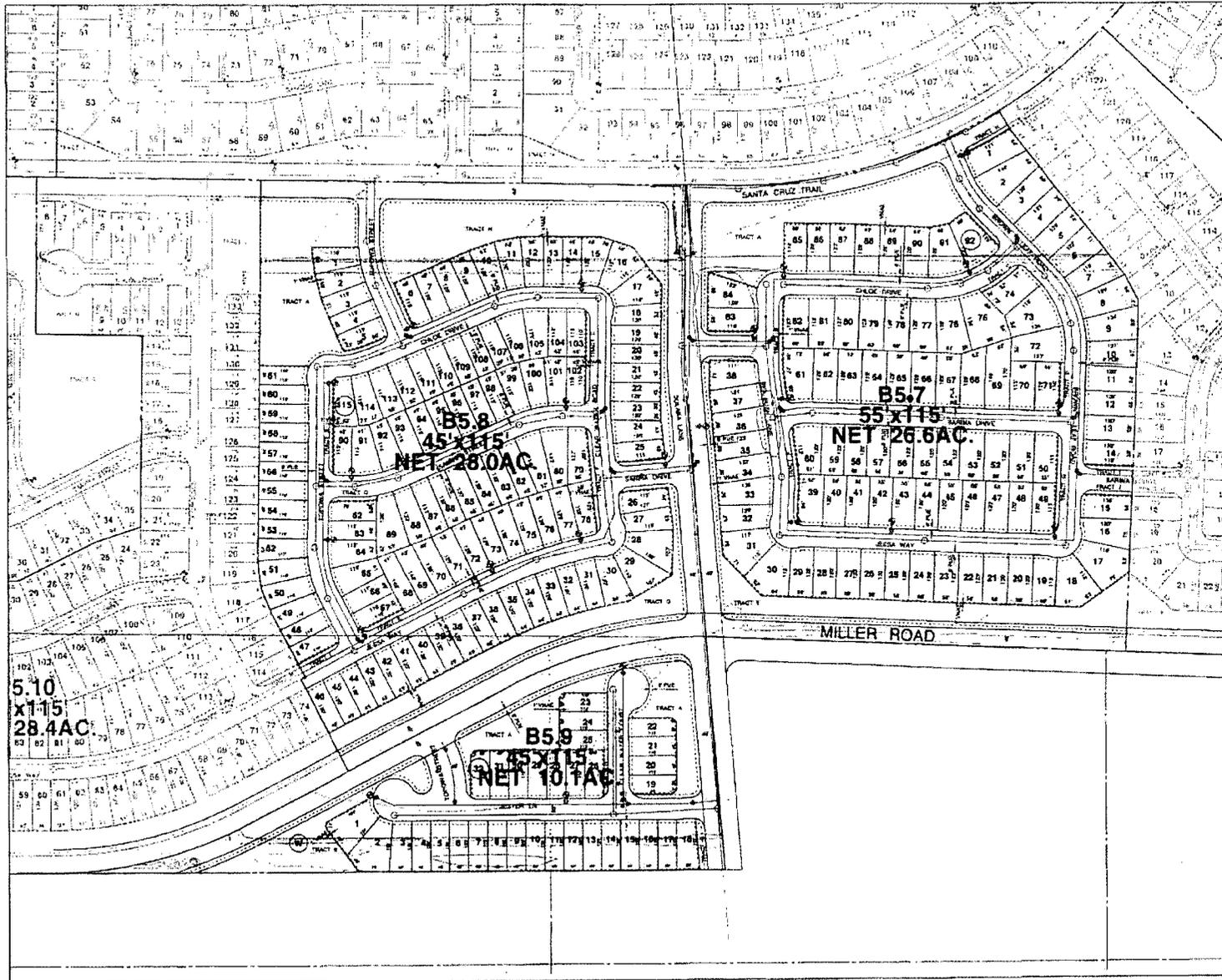
- NOTES:**
- ALL REFERENCE TO BE PUBLIC UTILITIES TO BE THE PUBLIC UTILITY.
 - PROJECT IMPROVEMENTS TO BE FINANCED BY DEVELOPMENT OVERLAY DISTRICT.
 - THE SUBDIVISION IS TO BE SUBMITTED, PREPARED AND DEVELOPED AS TWO PHASES.
 - EXISTING NEAR YARDS ADJACENT TO ANY OPERATING AIRPORT ARE TO BE REMOVED AND ACCESS ENHANCED.
 - ALL EXISTING UTILITIES TO BE TO BE ABANDONED UNLESS OTHERWISE NOTED.
 - ALL TRACTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.



CYL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ RANCH
 TENTATIVE PLAT**
 CYL# 750003
 DATE: 8/30/2005

SHEET 9 OF 14
 PINAL COUNTY PROJECT #: S-026-05



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is that of the official records of the County of Pinal.

Date: _____
 Made: _____
 Witness by name and office and duty: _____
 Notary: _____ Pinal County
 My Comm. Expires: _____

PARTS OF SECTIONS 28, 34, AND 35 T8S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SCR LLC
 8533 F CAMERON ROAD SUITE 200
 PHOENIX, AZ 85018
 (602) 381-2010
 (602) 381-2020 FAX
 CONTACT: TRENT RUSTAN

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 8838 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-5831
 (602) 264-4300 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCELS: 502-14-002A, 502-23-001,
 502-24-001B, 502-24-002B, 502-24-002D

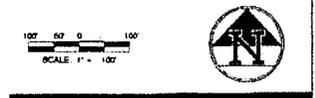
SITE DATA

	PLANNED AREA DEVELOPMENT
1. EXISTING ZONING	
2. TOTAL MASTER PLAN AREA	678.85 AC
3. NET COMMERCIAL AREA	86.80 AC
4. NET RESIDENTIAL AREA	586.05 AC
5. TOTAL LOT AREA	2088.078 AC
6. TOTAL OVER SPACE PROVIDED	118.14 AC/26.15%
7. NET RESIDENTIAL DENSITY	2.46 DU/AC

UTILITIES

1. WATER	GLOBAL WATER RESOURCES
2. SEWER	GLOBAL WATER RESOURCES
3. ELECTRIC	ELECTRICAL DISTRICT #5
4. GAS	SOUTHWEST GAS CORPORATION
5. TELEPHONE	QWEST
6. CABLE	QWEST
7. FIRE	REGIONAL FIRE AND RESCUE DPT.
8. PLUMB	PINAL COUNTY SHERIFFS DPT.

- NOTES:**
1. THIS SITE PLAN IS TO BE REVIEWED BY THE PINAL COUNTY.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT UNDER 15B CHAPTER 1.
 3. THIS SUBDIVISION IS TO BE SUBMITTED, APPROVED AND OPENED AS TWO PHASES.
 4. SEE AND BEAR YARDER ADJUSTMENT TO ANY DISCREPANCY ARE AS HAVE A 1-YEAR PERIOD FOR REVIEW.
 5. ALL EXISTING UTILITIES TO BE MAINTAINED AND AS SHOWN ON THIS PLAN.
 6. ALL TRACTS TO BE DIVIDED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ RANCH
 TENTATIVE PLAT**
 CVL#: 750003
 DATE: 6/30/2005



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is a true and correct copy of the original as recorded in the Public Records of this County in Case No. _____ Date _____
Recorded on _____ at _____ o'clock _____
M. S. _____ P. M. _____
By _____ Notary Public for the County of Pinal, Arizona

PARTS OF SECTIONS 26, 34, AND 35 T5S
R6E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

SCR, LLC
2555 E CAMELBACK ROAD SUITE 200
PHOENIX, AZ 85016
(602) 361-2010
(602) 361-2030 FAX
CONTACT: TRENT RUSTAN

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4530 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 284-8831
(602) 284-4333 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A, 502-23-001,
502-24-001B, 502-24-002B, 502-24-002D

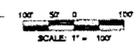
SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	87.03 AC.
NET COMMERCIAL AREA	86.94 AC.
NET RESIDENTIAL AREA	866.43 AC.
TOTAL LOT YIELD	800 LOTS
TOTAL OPEN SPACE PROVIDED	116.0 AC. @ 13%
NET RESIDENTIAL DENSITY	3.46 DWG/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES/ULI
SEWER	GLOBAL WATER RESOURCES/ULI
ELECTRIC	ELECTRICAL DISTRICT #8
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DIST.
POLICE	PINAL COUNTY SHERIFFS DEPT.

NOTE:
1. ALL UTILITIES TO BE PUBLICLY MAINTAINED BY THE PINAL COUNTY.
2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT.
3. FIRE RESERVATION TO BE SUBMITTED TO THE FIRE DEPARTMENT AND CONSIDERED FOR TWO PHASES.
4. KEEP ALL NEAR PARCEL ADJACENT TO ANY OPEN SPACE AREAS FREE OF ALL UTILITIES AND ACCESS EASEMENTS.
5. ALL EXISTING UTILITIES TO BE MAINTAINED UNLESS OTHERWISE NOTED.
6. ALL UTILITIES TO BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION.



CYL

COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ RANCH
TENTATIVE PLAT**

CYL# 750003
DATE: 6/30/2005

SHEET 11 OF 14

PINAL COUNTY PROJECT # 5-026-05





STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is that of the official records of the County of Pinal
Date: _____
Prepared at: _____
Witness to name and official seal: _____
Notary Public: _____
By: _____

PARTS OF SECTIONS 26, 34, AND 35 T5S
R4E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

SCR, LLC
2525 E CAMELBACK ROAD SUITE 200
PHOENIX, AZ 85016
(602) 381-2010
(602) 381-2030 FAX
CONTACT: TRENT RUSTAN

PREPARED BY:

COE & VAN LOO CONSULTANTS, INC.
4350 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 284-8831
(602) 284-4303 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A, 502-23-001,
502-24-001B, 502-24-002B, 502-24-002D

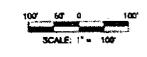
SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	876.8 AC.
NET COMMERCIAL AREA	86.90 AC.
NET RESIDENTIAL AREA	208.0 LOTS
TOTAL LOT YIELD	116.18 AC./50.17%
TOTAL OPEN SPACE PROVIDED	5.48 DM/AC.
NET RESIDENTIAL DENSITY	

UTILITIES

	EXISTING WATER RESOURCES
WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #8
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DEPT.
POLICE	PINAL COUNTY SHERIFFS DEPT.

NOTES:
1. ALL UTILITIES SHOWN ARE BASED ON RECORDS OF THE PINAL COUNTY.
2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT.
3. THIS SUBDIVISION IS TO BE SUBMITTED, APPROVED AND DEVELOPED AS TWO PHASES.
4. CLEAR AND MARK TYPING NECESSARY TO ANY OVERLAP AREAS HAVE A "V" MARK ON NON-RECORD INSTRUMENT.
5. ALL EXISTING INSTRUMENTS TO BE APPROVED UNLESS OTHERWISE NOTED.
6. ALL TRACTS TO BE OWNED AND MARKED BY THE HOME OWNERS ASSOCIATION.



CYL

COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ RANCH
TENTATIVE PLAT**

CYL#: 750003
DATE: 6/30/2005

SHEET 12 OF 14

PINAL COUNTY PROJECT #: 5-025-05





STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is that in the public records of this County in Calendar Year _____

Date _____

Recorded in _____

Volume of Record and Official Seal _____

County _____

Recorder _____

PARTS OF SECTIONS 26, 34, AND 35 T5S
R4E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:

SDCA, LLC
7563 E CAMELBACK ROAD SUITE 200
PHOENIX, AZ 85018
(602) 281-2010

CONTACT:

TRENT RUBEN
PREPARED BY:
COE & VAN LOO CONSULTANTS, INC.
1338 NORTH 15TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6831
(602) 294-4303 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCELS: 502-14-002A, 502-23-001,
502-24-001B, 502-24-002B, 502-24-002D

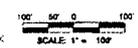
SITE DATA

EXISTING ZONING	PLANNED AREA D114 OFFICE
TOTAL MASTER PLAN AREA	872.83 AC.
NET COMMERCIAL AREA	16.90 AC.
NET RESIDENTIAL AREA	588.93 AC.
TOTAL LOT YIELD	208 LOTS
TOTAL OPEN SPACE PROPOSED	114.18 AC. (13%)
NET RESIDENTIAL DENSITY	3.46 DENS/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #5
GAZ	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DEPT.
POLICE	PINAL COUNTY SHERIFF'S DEPT.

NOTES:
1. THIS INSTRUMENT IS TO BE PUBLIC RECORDS BY THE PINAL COUNTY.
2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT.
3. THIS DEVELOPMENT IS TO BE SUBMITTED, PROCESSED AND DEVELOPED AS THIS PROJECT.
4. USER AND REAR YARDER ALLOWED TO BE 10 FEET WIDE AND 11 FEET HIGH.
5. ALL PROJECTS MUST BE MAINTAINED UNLESS OTHERWISE NOTED.
6. ALL TRACTS TO BE OWNED AND MAINTAINED BY THE SANTA CRUZ RANCH ASSOCIATION.



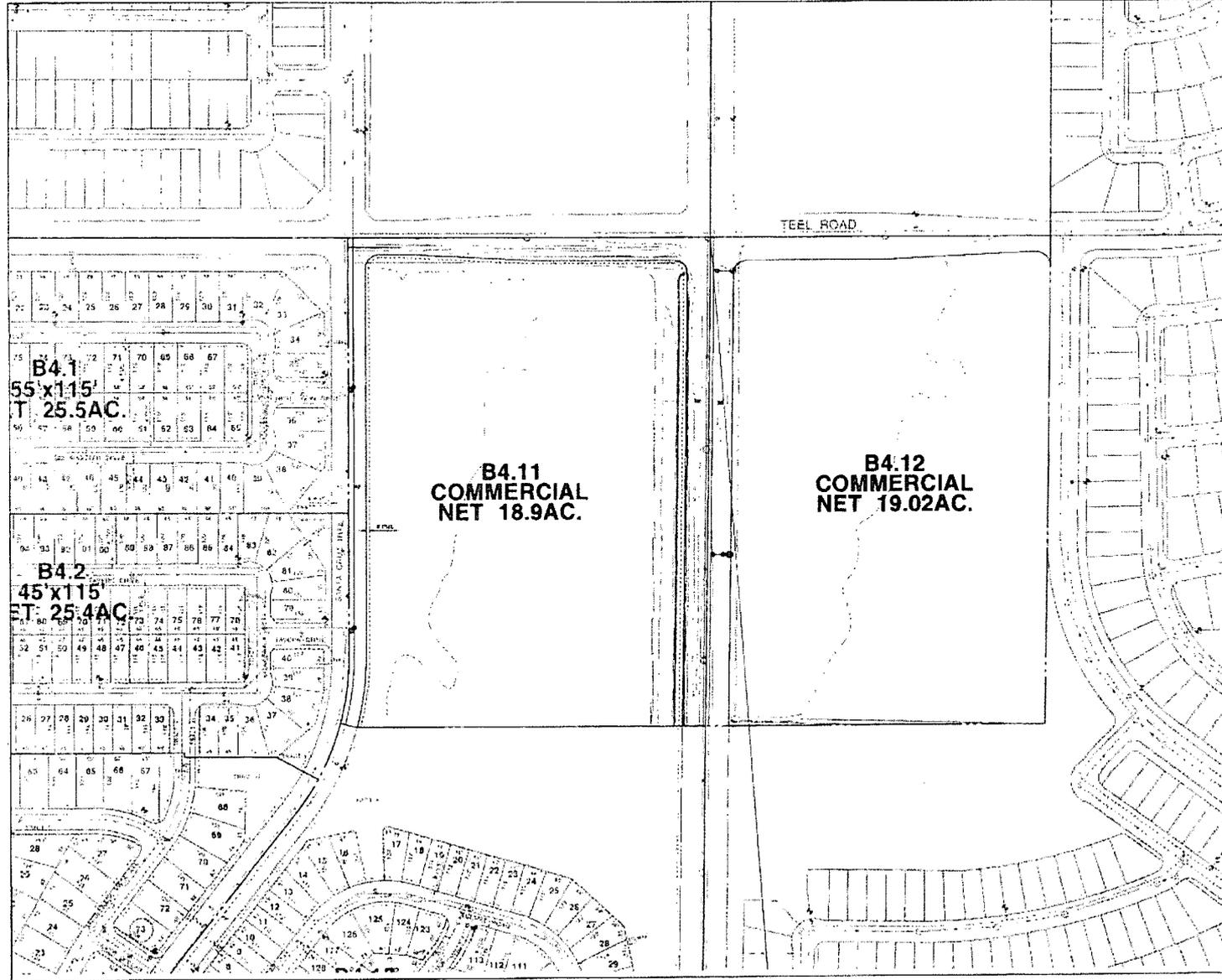
COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ RANCH
TENTATIVE PLAT**

CVL# 750003
DATE: 6/30/2005

SHEET 13 OF 14

PINAL COUNTY PROJECT #: 5-026-05





STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of the County in Calendar Year _____

Date _____

Recorded at _____

Witness my hand and official seal _____

County Clerk/Deputy _____

PARTS OF SECTIONS 26, 34, AND 35 T6S
R4E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
SCR, LLC
2555 E CAMELBACK ROAD SUITE 200
PHOENIX, AZ 85018
(602) 381-2010
(602) 381-2030 FAX
CONTACT: TRENT RUSTAN

PREPARED BY:
COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6831
(602) 264-4303 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCELS #'S: 502-14-002A, 502-23-001,
502-24-001B, 502-24-002B, 502-24-002D

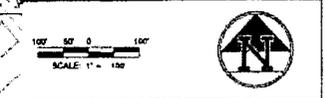
SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	873.83 AC.
NET COMMERCIAL AREA	86.90 AC.
NET RESIDENTIAL AREA	398.80 AC.
TOTAL LOT FIELD	2080 LOTS
TOTAL OPEN SPACE PROVIDED	118.18 AC @ 6.13%
NET RESIDENTIAL DENSITY	2.46 DU/AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #1
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE OPT.
POLICE	PINAL COUNTY CHEMIST TO OPT.

NOTE:
1. ALL UTILITIES TO BE LOCATED AS SHOWN BY THE PINAL COUNTY
2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
3. THIS SUBDIVISION IS TO BE SUBMITTED, PROVIDED AND DEVELOPED AS TWO
PHASES
4. SEWER AND RAIN FUTURE ADJACENT TO ANY OVERPASSAGE AREAS HAVE A 1' VERTICAL
NON-ADJACENT BARRIERS
5. ALL EXISTING UTILITIES TO BE ABANDONED UNLESS OTHERWISE NOTED
6. ALL TRACTS TO BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION



CYL
COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ RANCH
TENTATIVE PLAT**
CVL# 750023
DATE: 6/30/2005

SHEET 14 OF 14

PINAL COUNTY PROJECT #: 5-028-05

**B4.13
COMMERCIAL
NET 19.03AC.**

TEEL ROAD

B4.11

B4.12

1 before we end our meeting, so I think what we'll do is let me,
2 let me get anybody else in the audience that wanted to speak
3 on that SunZia. No one? Okay. Thank you. With that, let's
4 go into Tentative Plats. And the first Tentative Plat is S-
5 026-05. Steve, don't get up and leave.

6 ABRAHAM: You first.

7 HARTMAN: Dedrick. All right.

8 DENTON: Mr. Chair and Members of the Commission,
9 staff would like to request that if we can hear items number 7
10 and number 8 at the same time, but just give a different
11 motion. If that's acceptable?

12 HARTMAN: Yes, that is, because they're adjoining
13 properties.

14 DENTON: That's correct. And with that, this next
15 case is Santa Cruz Ranch and the Commission did give a
16 continuance back in July of 2013 so they can speak with the
17 City of Maricopa in regards to annexation. From what I've
18 been told, that annexation discussion kind of fell apart, so
19 now they're looking at talking with Casa Grande, as well. And
20 with that, the applicant is requesting a continuance, again,
21 but staff is recommending a denial of that request. But after
22 the packets went out, the City of Casa Grande did issue out a
23 letter requesting time for them to do a cost benefit analysis.
24 If the Commission do decide to continue it, staff would
25 support a three months continuance to allow the cost benefit

1 DUNN: Well, the problem is they don't have any -
2 they don't have a wind farm that they're going to connect to
3 right now. They've - when we spoke with the people there,
4 they said well we're aware of - we're aware of some possible
5 wind energy being generated in that area. But you know, ten
6 years ago it was just to connect the east and the west power
7 grids, and that's what it's for.

8 HARTMAN: All right, Commissioner Members, any other
9 - want to make a comment? Bill, thank you.

10 DUNN: Thank you.

11 HARTMAN: Steve and Mark, I thank you for letting us
12 kind of go into an open forum on this. We're not making any
13 decision, it's just an information, and your planning manager
14 discussion items, that - I could cover in that - you know I
15 mean really, I'd loved to have the opportunity to have a
16 discussion about something that is brought on us that doesn't
17 really include us, Pinal County, or probably our Supervisors.
18 It will include the State Land Department in right-of-ways and
19 things like that, but I don't know whether Pinal County is
20 getting any monies up or going to receive any monies from a
21 project like this in economic development. I don't see a lot
22 to it. Especially when it goes through pristine areas, when
23 it could go other areas. But anyway, that's all part of the
24 siting committee that's already been done and everything.
25 Okay, with that, we still have like another hour and some

1 that maybe we can arouse some, some people to do something
2 about it. First of all, I'm not and never will be a big fan
3 of wind energy, and if you want a good example of the fallacy
4 of wind energy, look at the country of Denmark. Look at their
5 wind energy farm that they built, spent hundreds of thousands
6 of dollars because somebody said hey they wind blows here all
7 the time, and it turns out it doesn't blow there all the time,
8 so they have this huge ugly wind farm and they can't - they
9 were not able to shut down any of their regular power
10 generating plants because the wind doesn't blow all the time,
11 so they have excess energy, which they sell to eastern Europe.
12 The things are a blight on the landscape. All you got to do
13 is drive Interstate 10 and go through the pass over here in
14 Palm Springs and look at how ugly that is. They've started it
15 on the island of Maui on the west Maui mountains on the south
16 side. It's a blight on - and I hate windmills. I hate wind
17 farms. And I could care less. And finally, if California
18 wants some more energy, let them build them over there.
19 They've already screwed up the environment in Southern
20 California, let them build them over there. Quit putting it
21 off on New Mexico and on the State of Arizona to get them more
22 power. Let them do their own thing. They're so busy telling
23 everybody else what to do, let's tell them do your own thing.
24 Thank you. That's my -

25 SALAS: What do we get out of it?

1 SALAS: I have a comment Mr. Chairman.

2 HARTMAN: Okay, Commissioner Salas.

3 SALAS: Maybe we cannot do anything about it, but
4 some of us that area opposed to it, could at least create some
5 public interest in the whole thing.

6 DUNN: Good, I hope so.

7 SALAS: You know, I hope that they can make a
8 decision to come to the least, you know, destructible area and
9 then some of that area lends itself to that. They don't have
10 to destroy some of the beautiful pristine land that we have
11 out there.

12 DUNN: Yeah, there's already a corridor for these
13 types of infrastructure.

14 HARTMAN: Utilities.

15 DUNN: Utility infrastructure that they - but it's
16 cheaper this way. They don't have - you know, they don't have
17 to buy the, the - as much right-of-way. One other thing,
18 early on they came to Pinal County Board of Supervisors and
19 asked for their blessing and got it, and that's before anybody
20 knew about, you know, anything about it. So if you want to
21 talk to the Board - to the Supervisors, maybe that'd be a good
22 thing to do.

23 HARTMAN: All right, Putrick.

24 PUTRICK: Just a couple of comments, and I - since
25 we don't have any say in this, I think it's probably a form

1 should stay along the existing corridor, which is I-10, where
2 it's - there's already lines everywhere. You can't mess up
3 the environment anymore with, with some more power lines along
4 I-10. And it's, it's been sold not honestly. So I don't know
5 - there's a lot more that, that big problems, but I don't, I
6 don't know since you don't have a say in it, I don't know what
7 else except to expose it for what it really is. It's going to
8 cause - we've pointed out to them lots of environmental
9 problems with it, erosion problems, and in the record of
10 decision they didn't say how they were going to mitigate
11 those. Anyway.

12 HARTMAN: Does it go through the Aravaipa area?

13 DUNN: On some maps. The BLM record of decision it
14 doesn't, it goes down I-10 to just before it gets to Benson,
15 and then goes through the Salt - I'm sorry -

16 AGUIRRE-VOGLER: San Pedro.

17 DUNN: San Pedro, down the San Pedro above, kind of
18 it turns and goes above south of San Manuel, north of Oracle,
19 straight - and then goes straight west to almost the
20 substation over there between - this side of Marana, then
21 heads east - or south excuse - or north, north until it gets
22 directly west, or east of 11 mile corner, and then heads west
23 again, along (inaudible) Highway.

24 HARTMAN: All right. Commission Members, any
25 questions of Bill?

1 from New Mexico to Southern California, so that's why it, it's
2 coming through. I didn't, I didn't mean to say it's not -
3 certainly these gentlemen can, can speak their mind in that,
4 but I wanted, I wanted to make sure that you didn't have the
5 impression that really you have any control whatsoever over
6 this. That's all I, you know, in fairness, that's the only
7 point I was trying to make. I'll stop blabbing now.

8 HARTMAN: Mark, I appreciate your comments, because
9 I think the residents of the area that this line is proposed
10 to go through, have really not had any impact with the siting
11 committee. Bill Dunn, if you would come forward. The
12 Commission needs to know what, what's going on in things like
13 this when the federal powers take on a project. Bill Dunn
14 from Winkleman, the chair of the Winkleman NRCD, National
15 Resource Conservation District. Bill. He's a rancher also.

16 DUNN: Thank you, Mr. Chairman. The first problem
17 is, it's not renewable energy. It's packaged as such, but ten
18 years ago it was regular energy until it called it renewable
19 energy, because that got the environmental community to be for
20 it. And after a year and a half or two years of exposing it,
21 well finally the environmental community is against it, along
22 with some other problems with it. And our, our main, our main
23 problem with it is they're - you know, they're supposed to go
24 down existing corridors, and they do along I-10 until it's
25 inconvenient, and then they leave it. So our position is it

Ken Buchanan
Assistant County
Manager

Development
Services



P I N A L • C O U N T Y
wide open opportunity

Fritz Behring
County Manager

March 25, 2011

Ms. Jordan Rose
6613 N. Scottsdale Rd., Suite 200
Scottsdale, AZ 85250-0001

Subject: Request for Extension of Tentative Plats, Santa Cruz Ranch

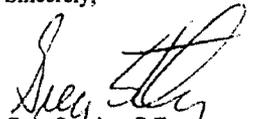
Dear Ms. Rose,

This letter is intended to summarize the staff's position regarding the request to extend the Tentative Plats for Santa Cruz Ranch and Santa Cruz Ranch Units 4 and 5 ("property") as a result of our meeting on March 15, 2011. Again, please understand that this letter is not a commitment or agreement by Pinal County ("County") or the Pinal County Flood Control District ("District") to take any particular action, but is designed to set forth the Staff's position only.

County and District staff still have concerns as outlined in my memorandum to the Planning and Zoning Commission dated February 4, 2011. During our meeting the owners discussed the possibility of the property being annexed by either the City of Casa Grande or City of Maricopa. The owners stated that the plat extensions are necessary so that the land entitlement process would not have to be restarted. Staff is of the opinion that getting a city to annex would alleviate some of the concerns. Staff proposes the following steps:

1. Provide Pinal County a letter by April 21, 2011 from a city stating that they intend to annex the property. Staff will use that letter to support a request to the Planning & Zoning Commission to continue the extension requests for another 90 days (or a mutually agreeable) period.
2. During the continuation period, your client must obtain and record a Pre-Annexation Agreement between the Developer and the City Council of the annexing city.
3. Once the Pre-Annexation Agreement is signed and recorded, staff will support a recommendation to approve the extension of the tentative plats for two years, subject to additional stipulations.
4. Those added stipulations include but are not necessarily limited to the following:
 - a. Pinal County and the Pinal County Flood District will not be responsible for Operations, Maintenance or Replacement of any structures required in order to remove this land from the Special Flood Hazard Area.
 - b. Prior to final plat approval, annexation is to be completed, and the final plat is to be approved by the annexing city not the county, with all permitting for construction occurring within that city.
 - c. An Operations and Maintenance plan for the structures must be developed by the Developer. If the District is the Floodplain Administrator for the annexing city, then prior to final plat approval Developer is expected to obtain an intergovernmental agreement (IGA) between the District and the annexing city that addresses maintenance and maintenance oversight responsibilities. However, it is understood that the final decision to enter into such an IGA rests solely with the elected officials for each governmental entity.

Sincerely,



Greg Stanley, P.E.
Director/ County Engineer

Cc: David Snider, District I Supervisor
Fritz Behring, County Manager

PUBLIC WORKS DEPARTMENT

31 North Pinal Street, Building F, PO Box 727 Florence, AZ 85132 T 520-866-6411 FREE 888-431-1311 F 520-866-6511 www.pinalcountyaz.gov



P I N A L • C O U N T Y
Wide open opportunity

MEMORANDUM FROM PUBLIC WORKS DEPARTMENT

DATE: FEBRUARY 4, 2011
TO: PLANNING AND ZONING COMMISSION
FROM: GREG STANLEY, DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER *GS*
RE: EXTENSION OF THE SANTA CRUZ RANCH TENTATIVE PLAT

Public Works recommends denial of the request to extend the tentative plat for Santa Cruz Ranch and Santa Cruz Ranch Units 4 and 5. The zoning and planned area development cases were approved by the Board of Supervisors on July 27, 2005, which requires this development to comply with the Pinal County Subdivision Regulation that was in place at the time of approval.

Section 405, Land Use of that regulation contains the following requirement:

"Land which is subject to periodic flooding, or land which cannot be properly drained, or other land which, in the opinion of the Commission, is unsuitable for the proposed use shall not be subdivided; however, the Commission may approve subdivisions of such land upon receipt of evidence from County Health Department and County Engineer that the construction of specific improvements can be expected to render the land usable, in which event construction upon such land shall be prohibited until the specified improvements have been planned and construction guaranteed."

To date, the proposed development has not complied with the above requirement. The developer has been working through the process for an extended period of time, but county staff continues to have concerns as to how the project will remove the development from the special flood hazard area, as well as liabilities associated with their proposed method of flood control.

The project as originally proposed in 2004 was to provide a larger regional solution that included providing flood control across portions of State Trust Land and the Ak Chin Indian Community. After consultation with county staff, the developer prepared and submitted a Conditional Letter of Map Revision, which was the proposal to remove the special flood hazard area from their land as well as to provide flood protection to a larger regional area. This proposal included channelizing and above ground levies as the method of flood control.

In 2006, the Ak Chin Indian Community formally rejected the proposed regional solution for flood control. The developer then proposed a local solution that only benefited their privately owned lands. Included in their proposal was a series of agreements and funding arrangements to cover costs of the original construction. The solution did not solve long standing flooding issues in the region, and only benefited the relatively small private land ownership of Santa Cruz Ranch. In a meeting on May 4, 2006, the county staff raised concerns about liability insurance. The county brought representatives of the Arizona Counties Insurance Pool (ACIP) to a meeting with the developers and made it clear that ACIP would not insure the proposed improvements. At that meeting, Assistant County Manager for Development Services Ken Buchanan made a specific point of telling the developer that FEMA approval does not equate to Pinal County approval. He made it clear that ultimate approval for their flood control solution will come from both the Pinal County Board of Supervisors Pinal County Flood District Board, and that the developers

PUBLIC WORKS DEPARTMENT

31 North Pinal Street, Building F, PO Box 727 Florence, AZ 85132 T 520-866-6411 F 520-866-6511

MEMORANDUM

did not yet have that approval. Staff also made it clear that after Hurricane Katrina FEMA had increased scrutiny of flood control maintenance projects, specifically focusing on projects with above-ground levees, as proposed in this case.

There were subsequent meetings between 2006 and 2008, primarily focused on the various agreements that were needed. The issue of liability has still not been resolved to the satisfaction of the County. On September 18, 2008, Chris Roll, Chief Civil Deputy for Pinal County issued a letter to Court Rich with a list of information and documentation needed to assess the viability of the proposed Santa Cruz River channeling project. When Mr. Roll forwarded the mail, his email message stated that the information needed was for the County and Flood District "to enable them perform their due diligence, and appropriately and accurately assess the risks and liabilities that would be associated with their participation in the proposed Santa Cruz River channelization project."

On October 14, 2008, the county received a partial response to the list. Specific items that have not been satisfactorily answered include:

- Provide a letter from State Land indicating their approval of the concept.
- Provide details of financial or future maintenance impacts on any other areas of the project that may be affected by the Army Corps of Engineers jurisdictional status or by the Endangered Species Act (including impoundment areas upstream that will need to be altered for this project to function safely).
- Provide information on who will be doing the maintenance work that Maricopa Flood District is supposed to be doing on the Ak-Chin Indian Community.
- Provide a detailed Liability Insurance Coverage plan with cost for review.
- Provide information on the assets behind the Santa Cruz Investment Group.
- Provide a membership list for Special Zone (this is a taxing district proposed by the developer).
- Provide proposed project time schedule for tasks and construction.
- In response to a request for analysis of ongoing and future costs they proposed a levy of approximately \$260 per home per year within their subdivision, and suggested that insurance could be purchased from those proceeds.

The proposed project is designed to protect from a 100 year flood (a 1% chance of flooding) event as that is the standard required by FEMA for removal from the flood plain. Pinal County often has local rain events that exceed the 100 year event. In fact, there is approximately a 22% chance that a 200 year rain event could occur during the anticipated 50 year life span of the proposed structures funded and built by the original development. While such a rain event can happen anywhere in the county, the residents of this subdivision would be relying on the structures owned and maintained by the Flood District to protect them from all flooding. In other privately developed areas of the county there is no similar reliance on the county.

Mr. Phil Miller, representing the owner, in an email to Terry Doolittle and Ken Buchanan on February 2, 2010, stated it was his assumption "that at some point during this entitlement process the SCR Flood Control Project would be sanctioned and underwritten by Pinal County." Sanctioning and underwriting a project that benefits a small parcel of land is Pinal's concern, as the role of the county flood control is to provide regional benefits.

On March 8, 2010, County Manager Terry Doolittle sent the developer a response letter where he told the developer that the "Flood District will not endorse any Letter of Map Revision nor provide any perpetual maintenance and operation oversight required by FEMA Regulations at 44 CFR 65.10." Mr. Doolittle proposed that they participate in a regional long term solution that involves several agencies which are seeking federal funding through the U. S. Army Corps of Engineers.

Staff would also point out that the attorneys representing this development have been informed on several occasions that meetings with staff do not constitute an agreement with the county. Two specific occasions dealt with the Santa Cruz Ranch project. On October 25, 2004, Deputy County Attorney Patricia Grieb responded to an October 14, 2004 letter from Jordan Rose to Greg Stanley. Ms. Grieb reminded her that though she may have had discussions

MEMORANDUM

with county staff that there was no agreement or understanding with the County. On November 3, 2004 a similar letter was sent to Greg Stanley attempting to document staff agreements regarding flood control for the subdivision. This letter was responded to by Chief Civil Deputy Attorney William McLean, very pointedly reminding them that their letters to staff should not appear to be “contractual” and stating that the Flood Control Board of Directors has the authority to enter into agreements. Mr. Roll’s communications in 2008, referenced above, also made it clear that discussions with staff did not equate to agreements with the Board or District.

In summary, Pinal County and the Pinal County Flood District have not approved the proposed method of Flood Control as required by Subdivision Regulation Section 405. The current proposed solution of placing the county in charge of maintenance and insurance are unacceptable risks that would burden the taxpayers of the entire county. The proposal to tax each home owner through the creation of a special zone (that must be limited to just those lots removed from the flood hazard) is not acceptable. It places an undue burden on a small number of homes, and would require the Flood District Board to assess taxes well above the rate of other property owners. Those tax rates would fluctuate to great extremes when major repairs or replacement structures became necessary. Giving the developer additional time by extending this tentative plat would not be productive, as the developer continues to focus on a flood solution that places the burden on the county. This burden will be a burden on the County in perpetuity, and would still not address or resolve regional flooding concerns. Based on the above, Public Works recommends denial of the Tentative Plat extension.



November 12, 2010

Dedrick Denton
Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

Dear Mr. Denton:

Planning Case: S-033-06 – Santa Ranch Units 4 & 5

The Santa Cruz Tentative Plat for Units 4 and 5 was approved on January 18, 2007 and we have been in the civil engineering and final plat process on both Units since that time. A previous Tentative Plat extension was granted until January 18, 2011. Global Water Resources is the sewer provider for this project. Global had unforeseen delays with Arizona Department of Environmental Quality in extending sewer service designation to the area that include this project. We are submitting this letter as our formal, written request for an extension for the above mentioned tentative plat, since we see no way that our final plats will be ready for Board approval on or before January 18, 2011. We would greatly appreciate it if you would please submit your answer to us in writing.

If you have any additional questions regarding the Santa Cruz Units 4 & 5 Tentative Plat, please contact me at 602-264-6831.

Thank you for your time and understanding of our current situation.

Sincerely,

COE & VAN LOO
Consultants, Inc.

Ryan Weed, P.E.
Vice President, Director

RW:hf



PINAL COUNTY
wide open opportunity

MEETING DATE: August 18, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **S-026-05 (Santa Cruz Ranch)**

CASE COORDINATOR: Dedrick Denton

Executive Summary:

This is a tentative plat extension to allow two additional years to record a final plat or request another extension for additional time. The development was approved by the Board of Supervisors under Planning Cases PZ-012-05/PZ-PD-012-05, which zoned the property to CB-1 and CR-3/PAD. The Planning and Zoning Commission approved the tentative plat under Planning Case S-026-05 which allowed the applicant to proceed forward with final plat review. To date, this case has been continued seven times to allow the applicant time to work with the City of Maricopa and the City of Casa Grande regarding annexation.

If This Request is Approved:

The developer would be allowed to submit their final plat for review and consideration for approval by the Board of Supervisors.

Staff Recommendation/Issues for Consideration/Concern:

Staff has concerns with drainage due to impacts from the Santa Cruz River. The applicant has proposed a solution to resolve those concerns but those solutions would affect the layout of the approved tentative plat. The Community Development Director does not have the flexibility to use the minor tentative plat amendment process to change the layout of the approved tentative plat because of the significant changes being proposed. Due to these changes, Staff recommends **denial** of the applicant's request for an extension. If denied, the applicant would be required to submit a new tentative plat for review and approval by the Planning & Zoning Commission.

LEGAL DESCRIPTION: A 1,237± acre parcel situated in a portion of Sections 26, 27, 34, & 35, T5S, R4E, G&SRB&M (legal on file).

TAX PARCEL: 502-14-002A et al.

LANDOWNER: C. Max Killian, Trustee, 4445 E. Holmes Avenue, #102, Mesa, AZ 85206.

COMMUNITY DEVELOPMENT
PLANNING DIVISION

APPLICANT/AGENT: W Holdings, 1121 W. Warner Road, #109, Tempe, AZ 85284.

REQUESTED ACTION & PURPOSE: C. Max Killian, Trustee, landowner, requesting approval of a tentative plat extension for **Santa Cruz Ranch**, 4,157 lots on a 1,237± acre parcel in the CR-3/PAD zone.

LOCATION: The subject property is located along Anderson Road bisecting Ruben Drive and Teel Road approximately 1 mile west of the City of Casa Grande.

SIZE: 1,237± acres.

COMPREHENSIVE PLAN: The property is designated as Moderate Low Density Residential and Open Space.

EXISTING ZONING AND LAND USE: The subject property is zoned CR-3/PAD under approved Planning Case PZ-PD-012-05 to allow for residential development.

SURROUNDING ZONING AND LAND USE:

North: GR; Ak-Chin Indian Community

East: GR; Ak-Chin Indian Community

South: CR-3/PAD & SR; Scattered residential dwellings

West: GR; Ak-Chin Indian Community

ANALYSIS:

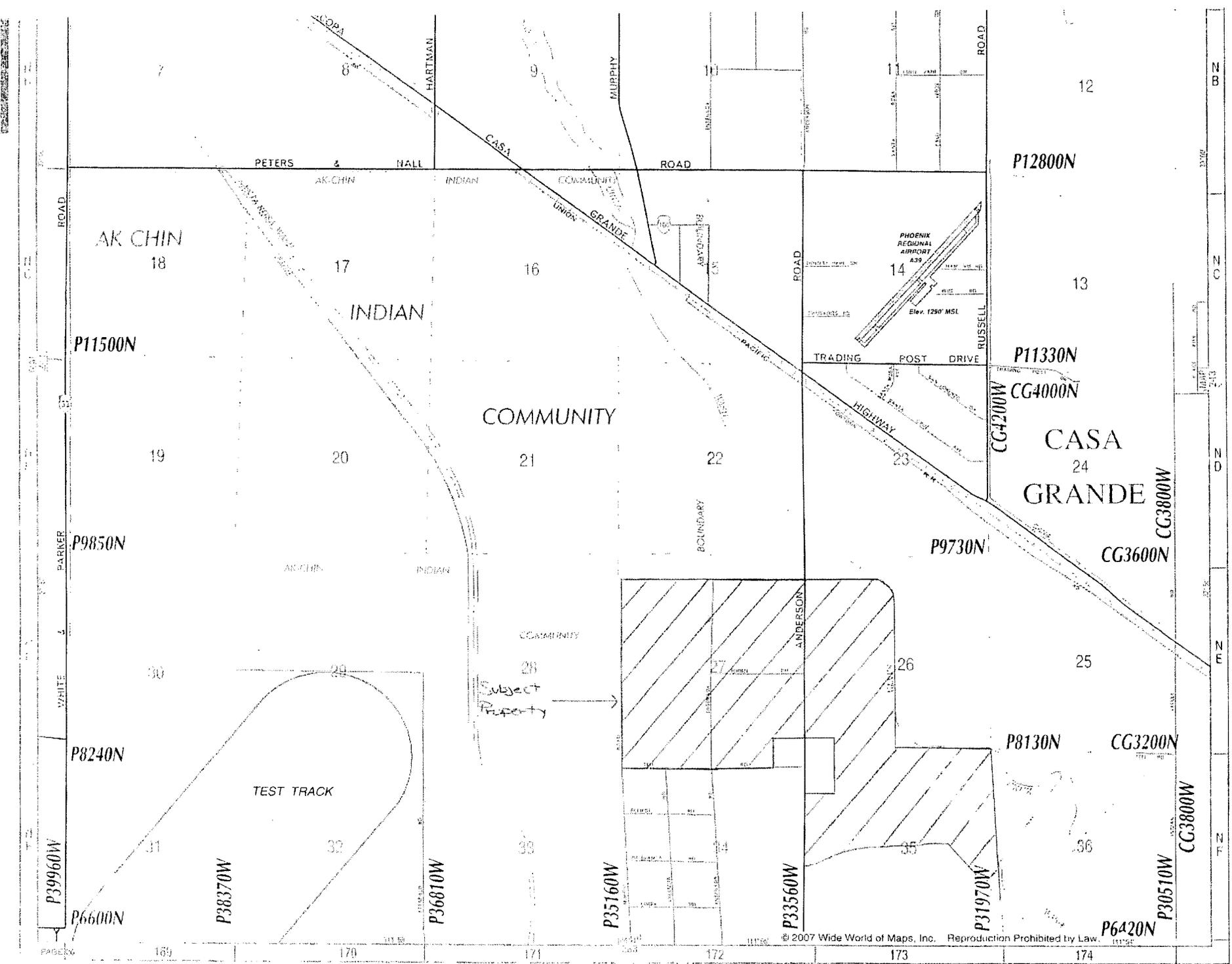
- On November 17, 2005 the Planning and Zoning Commission granted tentative plat approval for Santa Cruz Ranch with 53 stipulations.
- On February 17, 2011 the Planning and Zoning Commission granted a sixty day continuance to allow discussions between Public Works and the applicant regarding the Santa Cruz River floodplain.
- On April 21, 2011 the Planning and Zoning Commission granted a ninety day continuance to allow sufficient time for the applicant to obtain a signed and recorded pre-annexation agreement.
- On July 21, 2011 the Planning and Zoning Commission granted a six month continuance to allow sufficient time for the applicant to obtain a signed and recorded pre-annexation agreement.
- On January 19, 2012 the Planning and Zoning Commission granted a six month continuance to allow sufficient time for the applicant to obtain a signed and recorded pre-annexation agreement.
- On July 19, 2012 the Planning and Zoning Commission granted a twelve month continuance to allow sufficient time for the applicant to obtain a signed and recorded pre-annexation agreement.

- On July 18, 2013 the Planning and Zoning Commission granted a twenty-four month continuance to allow sufficient time for the applicant to work with the City of Maricopa on a signed and recorded pre-annexation agreement.
- On August, 2015 the Planning and Zoning Commission granted a twelve month continuance to allow sufficient time for the applicant to seek the possibility of the City of Casa Grande to annexation the property.
- Staff recommends denial of the applicant's request for an extension of time due to the tentative plat layout being impacted by the proposed drainage solution for this development.
- The applicant may appeal any decision to the Board of Supervisors.

STAFF RECOMMENDATION:

Based upon review of the request and meeting with the applicant, staff recommends that the Commission adopt the staff report and record as presented and **deny the applicant's request for a tentative plat extension.**

Date Prepared: 02/08/11 - dld
Revised: 04/14/11 - dld
Revised: 07/13/11 - dld
Revised: 01/06/12 - dld
Revised: 07/09/12 - dld
Revised: 07/09/13 - dld
Revised: 08/12/15 - dld
Revised: 08/05/16 - dld



TENTATIVE PLAT OF "SANTA CRUZ"

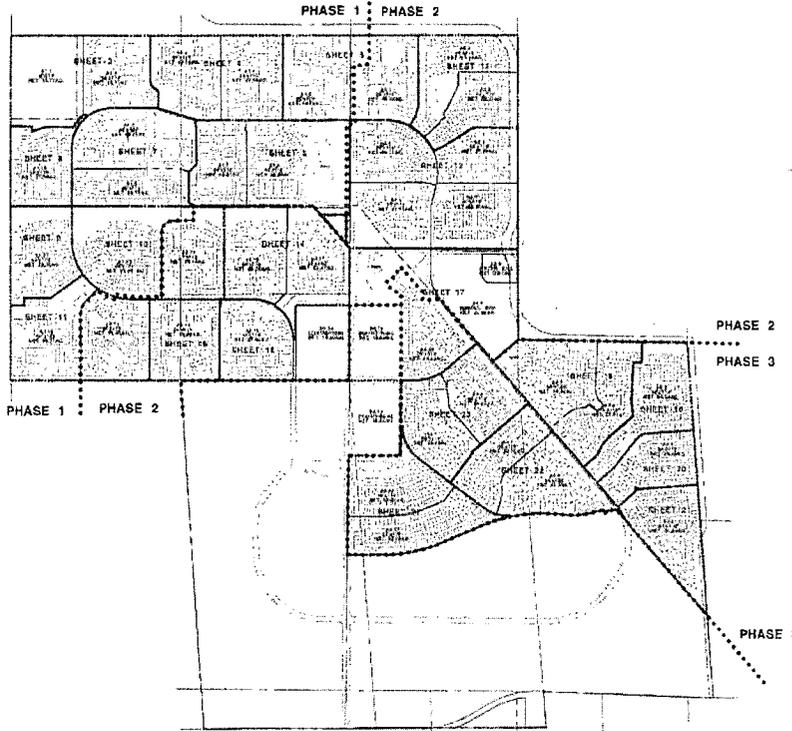
PORTIONS OF SECTIONS 26, 27, 34, 35 T6S R4E OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

DEVELOPMENT STANDARDS			
LOT DIMENSIONS	SEWER	WATER	WELL
MINIMUM LOT AREA	100	500	100
MINIMUM LOT WIDTH	25	25	25
MINIMUM FRONT YARD SETBACK	5	5	5
MINIMUM SIDE YARD SETBACK	5	5	5
MINIMUM REAR YARD SETBACK	5	5	5
MINIMUM FRONT DRIVEWAY WIDTH	10	10	10
MINIMUM DRIVEWAY SETBACK	5	5	5
MINIMUM DRIVEWAY WIDTH	10	10	10
MINIMUM DRIVEWAY SETBACK	5	5	5
MINIMUM DRIVEWAY WIDTH	10	10	10
MINIMUM DRIVEWAY SETBACK	5	5	5

OWNER/DEVELOPER:
SANTA CRUZ LAND COMPANY, LLC
8601 N. SCOTTSDALE ROAD SUITE 260
SCOTTSDALE, AZ 85253
(480) 968-1000
(480) 968-1084 FAX
CONTACT: MARYANNE LUCAS

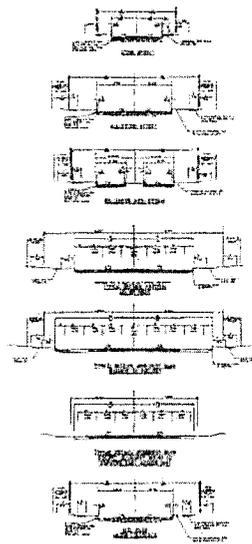
PREPARED BY:
COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 121ST STREET
PHOENIX, ARIZONA 85014
(602) 754-6851
(602) 264-4253 (FAX)
CONTACT: STEVE KELLOGG

PARCEL DATA			
PARCEL	AREA	PERMITS	DATE
1.1	0.11	00000	1
1.2	0.11	00000	1
1.3	0.11	00000	1
1.4	0.11	00000	1
1.5	0.11	00000	1
1.6	0.11	00000	1
1.7	0.11	00000	1
1.8	0.11	00000	1
1.9	0.11	00000	1
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1.59	0.11	00000	1
1.60	0.11	00000	1



PARCEL MAP AND SHEET INDEX

--- SHEET INDEX
--- PARCEL LINE
- - - - - PHASE LINE



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within plat complies with the laws of the State of Arizona and the County of Pinal.

By: _____
Title: _____

LEGEND:

EXISTING CONTOUR	---
EXISTING WATER	---
EXISTING SEWER	---
PROPOSED WATER	---
PROPOSED SEWER	---
PROPOSED VALVE	---
PROPOSED MANHOLE	---
PROPOSED CLEANOUT	---
FIRE HYDRANT	---
WELL SITE	W

TAX PARCEL #'S: 502-14-002A,B; 502-16-001B,C; 502-23-001; 502-24-001A,B; 502-24-001A,B; 502-24-002C,D

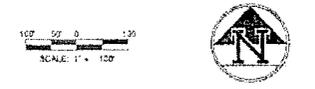
SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1290.52 AC.
NET COMMERCIAL AREA	19.4 AC.
NET RESIDENTIAL AREA	1271.12 AC.
TOTAL LOT AREA	4167.10 AC.
TOTAL OPEN SPACE PROVIDED	2130.00 AC. (51%)
NET RESIDENTIAL DENSITY	3.41 DU/AC.

UTILITIES

WATER	GLOBAL WATER PERFORMANCE
SEWER	GLOBAL WATER PERFORMANCE
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	PINAL COUNTY FIRE AND RESCUE DEPT.
PERMITS	PINAL COUNTY SUPERVISOR'S OFFICE

NOTES:
1. THIS PLAT IS SUBJECT TO ALL APPLICABLE ZONING ORDINANCES.
2. THIS PLAT IS SUBJECT TO ALL APPLICABLE DEVELOPMENT ORDINANCES.
3. THIS PLAT IS SUBJECT TO ALL APPLICABLE ENVIRONMENTAL REGULATIONS.
4. THIS PLAT IS SUBJECT TO ALL APPLICABLE HEALTH AND SAFETY REGULATIONS.
5. THIS PLAT IS SUBJECT TO ALL APPLICABLE NON-ACCELERATED REGULATIONS.
6. THIS PLAT IS SUBJECT TO ALL APPLICABLE REGULATIONS.



CYL
COE & VAN LOO CONSULTANTS, INC.

SANTA CRUZ TENTATIVE PLAT
CVL #: 750003
DATE: 6/30/2005

TRACT TABLE PARCEL 1.2	TRACT TABLE PARCEL 1.9	TRACT TABLE PARCEL 2.4	TRACT TABLE PARCEL 2.15	TRACT TABLE PARCEL 3.6
TRACT TABLE PARCEL 1.3	TRACT TABLE PARCEL 1.10	TRACT TABLE PARCEL 2.5	TRACT TABLE PARCEL 2.16	TRACT TABLE PARCEL 3.7
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TRACT TABLE PARCEL 1.5	TRACT TABLE PARCEL 1.12	TRACT TABLE PARCEL 2.7	TRACT TABLE PARCEL 3.2	TRACT TABLE PARCEL 3.9
TRACT TABLE PARCEL 1.6	TRACT TABLE PARCEL 1.13	TRACT TABLE PARCEL 2.11	TRACT TABLE PARCEL 3.3	TRACT TABLE PARCEL 3.10
TRACT TABLE PARCEL 1.7	TRACT TABLE PARCEL 2.1	TRACT TABLE PARCEL 2.12	TRACT TABLE PARCEL 3.4	TRACT TABLE PARCEL 3.11
TRACT TABLE PARCEL 1.8	TRACT TABLE PARCEL 2.2	TRACT TABLE PARCEL 2.13	TRACT TABLE PARCEL 3.5	TRACT TABLE PARCEL 3.12
	TRACT TABLE PARCEL 2.3	TRACT TABLE PARCEL 2.14		



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within plat was in due and legal order of the County of Pinal.

Date: _____
 By: _____
 Notary Public for the State of Arizona
 My Comm. Expires: _____
 My Comm. No.: _____

**PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
R4E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA**

OWNER/DEVELOPER:
 SANTA CRUZ DEVELOPMENT COMPANY, LLC
 8501 N SCOTTSDALE ROAD SUITE 250
 SCOTTSDALE, AZ 85253
 (480) 885-1852
 (480) 889-1964 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4650 NORTH 14TH STREET
 PHOENIX, ARIZONA 85018
 (602) 286-8831
 (602) 284-4393 FAX
 CONTACT: RYNE WELLS

TRACT TABLE #S: 502-14-002A,B ; 502-16-001B,C ;
 502-23-011 ; 502-24-001A,B ; 502-24-001A,B ;
 502-24-002C,D

SITE DATA

ESTIMATED LOTS	PLANNED PRE-DEVELOPMENT
TOTAL MASTER PLAN AREA	1208.02 AC
NET COMMERCIAL AREA	10.4 AC
NET RESIDENTIAL AREA	1207.62 AC
TOTAL LOT YIELD	4729 LOTS
TOTAL OPEN SPACE PROVIDED	218.00 AC (17.7%)
NET RESIDENTIAL DENSITY	3.94 UNITS/AC

UTILITIES

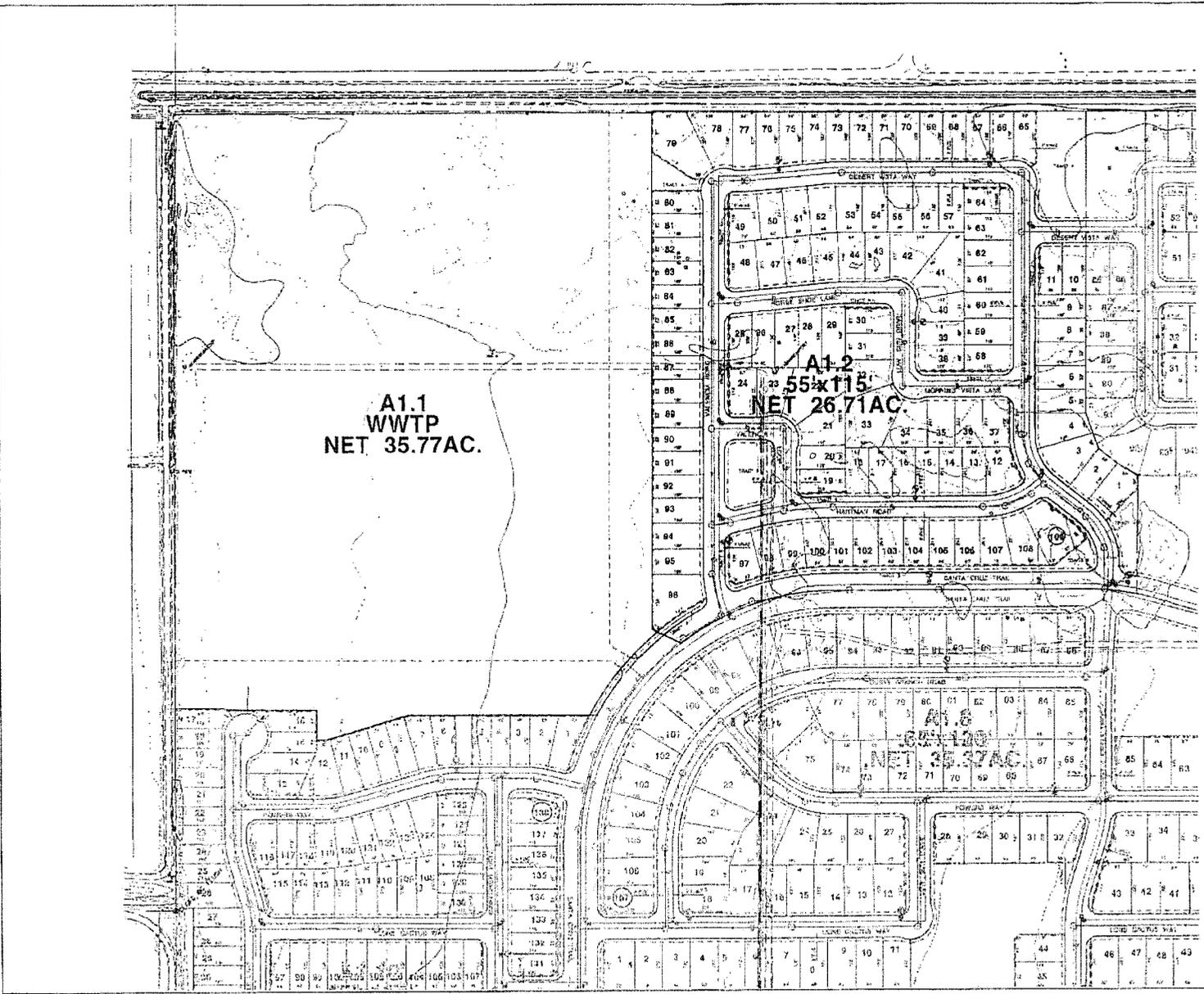
WATER	GLOBAL WATER SERVICES
SEWER	METROPOLITAN WATER SERVICES
REARSTARS	ELECTRICAL DISTRIBUTION #9
GAS	CONFIDENTIAL GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	METROPOLITAN FIRE AND RESCUE DEPT.
POLICE	PINAL COUNTY SHERIFF'S DEPT.

NOTES:
 1. UTILITIES TO BE PLACED IN THE RIGHT OF WAY.
 2. PROVIDED SUPPLIES ARE PLACED IN THE RIGHT OF WAY SUBJECT TO THE APPROVAL OF THE CITY OF PHOENIX.
 3. ALL UTILITIES ARE TO BE PLACED IN THE RIGHT OF WAY.
 4. ALL UTILITIES ARE TO BE PLACED IN THE RIGHT OF WAY.
 5. ALL UTILITIES ARE TO BE PLACED IN THE RIGHT OF WAY.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CVL# 760039
 DATE: 6/30/2005



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within plat is the
 a true and correct copy of the original
 filed in the office of the County Clerk
 on this _____ day of _____, 2003.

Notary Public
 My Comm. Expires _____
 My Comm. No. _____
 My Comm. No. _____
 My Comm. No. _____

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8601 N SCOTTSDALE ROAD SUITE 200
 SCOTTSDALE, AZ 85263
 (480) 986-1900
 (480) 986-1284 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4660 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 268-3831
 (602) 604-4333 (FAX)
 CONTACT: RITSEVE KELLOGG

TAX PARCEL #'S: 502-14-002A,B ; 502-16-001B,C
 ; 502-23-001; 502-24-001A,B ; 502-24-001A,B ;
 502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1230.62 AC
NET COMMERCIAL AREA	18.4 AC
NET RESIDENTIAL AREA	1217.22 AC
TOTAL LOT AREA	4137 LOTS
TOTAL OPEN SPACE PROVIDED	215.61 AC (17.5%)
NET RESIDENTIAL DENSITY	3.41 DU/AC

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	NORTHWEST GAS CORPORATION
TELEPHONE	QWEST
RAIL	QWEST
FIRE	REGIONAL FIRE AND RESCUE DEPT.
POLICE	PINAL COUNTY SHERIFFS DEPT.

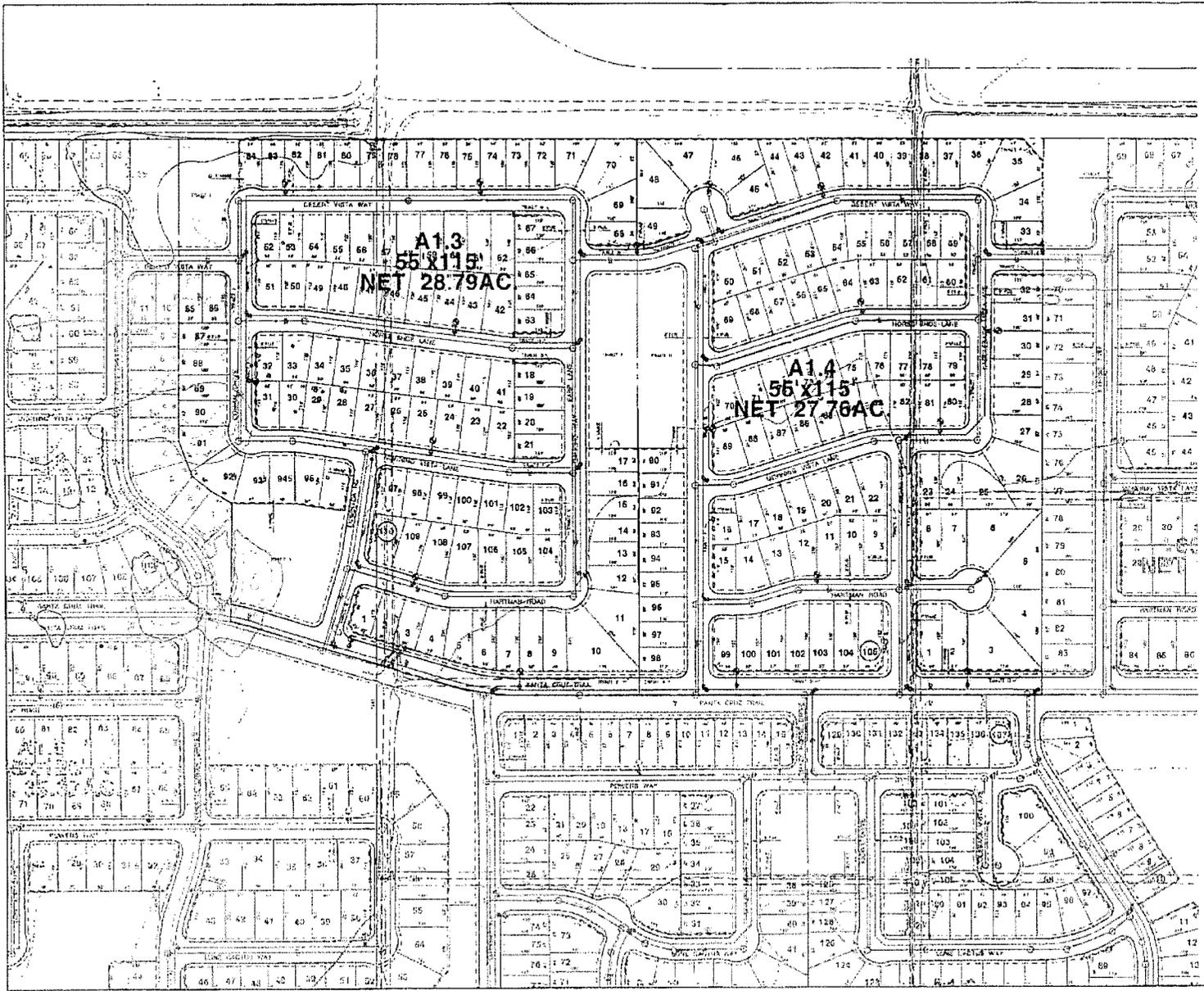
NOTES:
 1. ALL UTILITIES TO BE PUBLIC UTILITIES AS SHOWN ON THE PLAT.
 2. THIS PROJECT IS SUBJECT TO THE DEVELOPMENT OF A FINAL MASTER PLAN AND DEVELOPMENT OF A FINAL TRAFFIC IMPACT STUDY.
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS.
 5. ALL UTILITIES SHALL BE PROVIDED TO THE PROJECT AS SHOWN ON THE PLAT.



COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**

CVL #: 760003
 DATE: 6/30/2005



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within plat is in accordance with the laws of the State of Arizona and the County of Pinal.

DATE: _____

By: _____

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8601 N. SCOTTSDALE ROAD SUITE 200
 SCOTTSDALE, AZ 85253
 (480) 969-1000
 (480) 969-1000 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4660 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-8831
 (602) 264-4500 (FAX)
 CONTACT: STEVE KRILL GGS

TAX PARCEL #S: 502-14-002A, B ; 502-16-001B, C
 ; 502-23-001, 502-24-001A, B ; 502-24-001A, B ;
 502-24-002C, D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1256.82 AC
NET COMMERCIAL AREA	104 AC
NET RESIDENTIAL AREA	1217.82 AC
TOTAL LOT AREA	4167.6076
TOTAL OPEN SPACE PROVIDED	216.01 AC (5.17%)
NET RESIDENTIAL DENSITY	2.41 DENSITY

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRICITY	ELECTRICAL DISTRICT #3
STREETS	INVESTMENT BASE CONSTRUCTION
TELEPHONE	OWNERS
FIRE	REGIONAL FIRE AND RESCUE DIST.
POLICE	PINAL COUNTY SHERIFF'S OFFICE

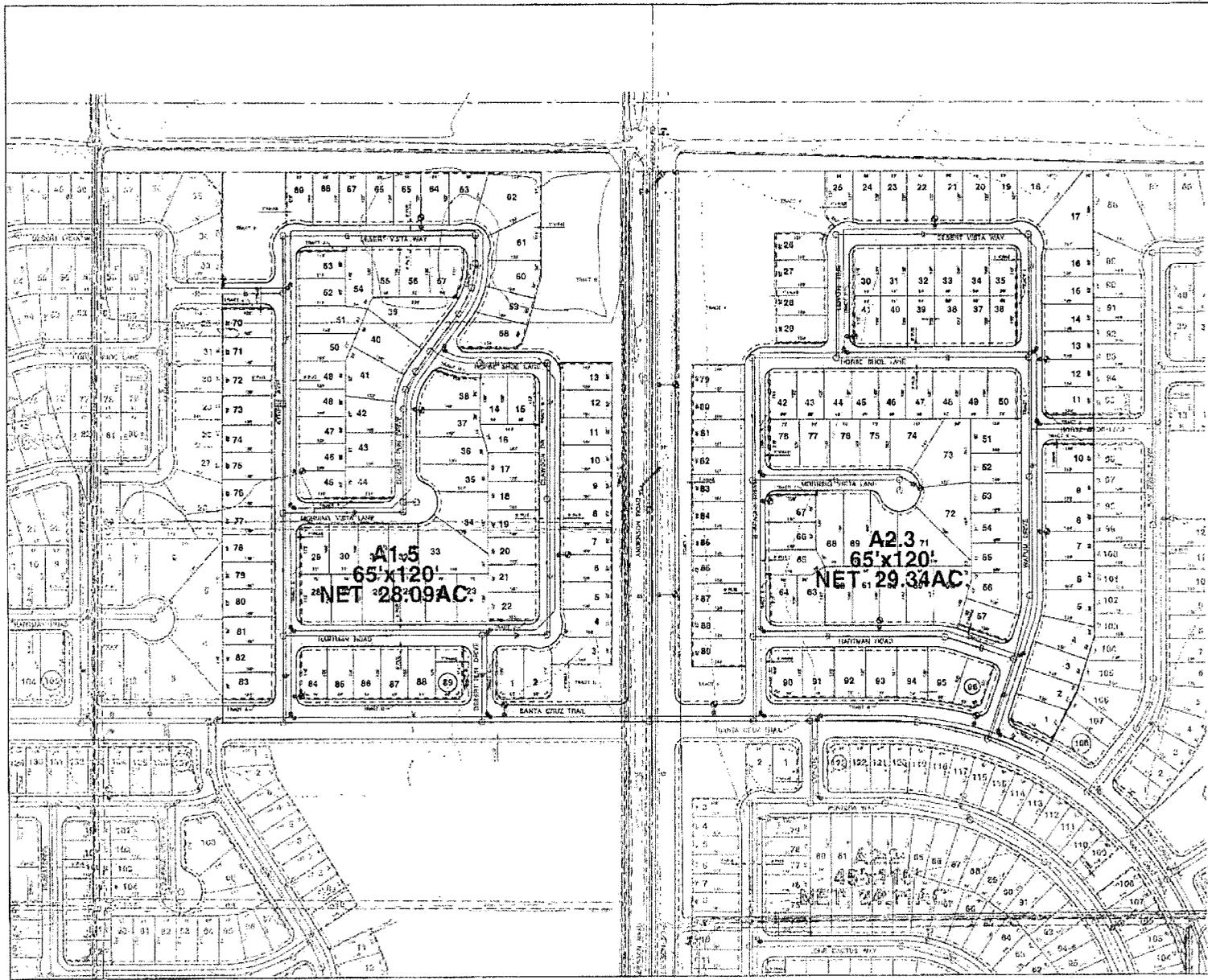
NOTES:
 1. ALL STREETS TO BE PAVED & CURBED BY THE FINAL OWNER.
 2. THESE STREETS ARE TO BE PAVED WITH 18" CONCRET SLAB ON 8" GRANULAR FILL.
 3. ALL STREETS ARE TO BE SUBMITTED, PERMITS AND DEVELOPED AS SHOWN.
 4. HOME AND BEAR VENDOR ADJACENT TO MANY CONCRETE AND METAL PAVES AT 1/2" OVERLAP.
 5. ALL STREETS TO BE PAVED TO BE ADJACENT TO THE CURB AND SIDEWALK.
 6. ALL STREETS TO BE PAVED TO BE ADJACENT TO THE CURB AND SIDEWALK.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CVL#: 750003
 DATE: 8/30/2005

SHEET 4 OF 24



STATE OF ARIZONA
 COUNTY OF PINAL

1. I hereby certify that this plan conforms to the
 2. as the same appears in the County of Pinal

DATE: _____
 TITLE: _____
 DRAWN BY: _____
 CHECKED BY: _____
 COUNTY: Pinal County
 CITY: _____

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8631 N. SCOTTSDALE ROAD SUITE 202
 SCOTTSDALE, AZ 85263
 (480) 986-1000
 (480) 986-1984 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-4831
 (602) 264-4303 (FAX)
 CONTACT: STEVE KELOLOG

TAX PARCELS: 502-14-002A,B; 502-16-001B,C
 502-23-001; 502-24-001A,B; 502-24-001A,B;
 502-24-002C,D

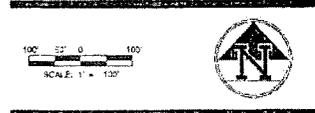
SITE DATA

EXISTING CONDITION	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1532.02 AC.
NET COMMERCIAL AREA	12.4 AC.
NET RESIDENTIAL AREA	1519.62 AC.
TOTAL LOT YIELD	4157 LOTS
TOTAL OPEN SPACE PROVIDED	318.07 AC./17.7%
NET RESIDENTIAL DENSITY	3.41 DU/AC.

UTILITIES

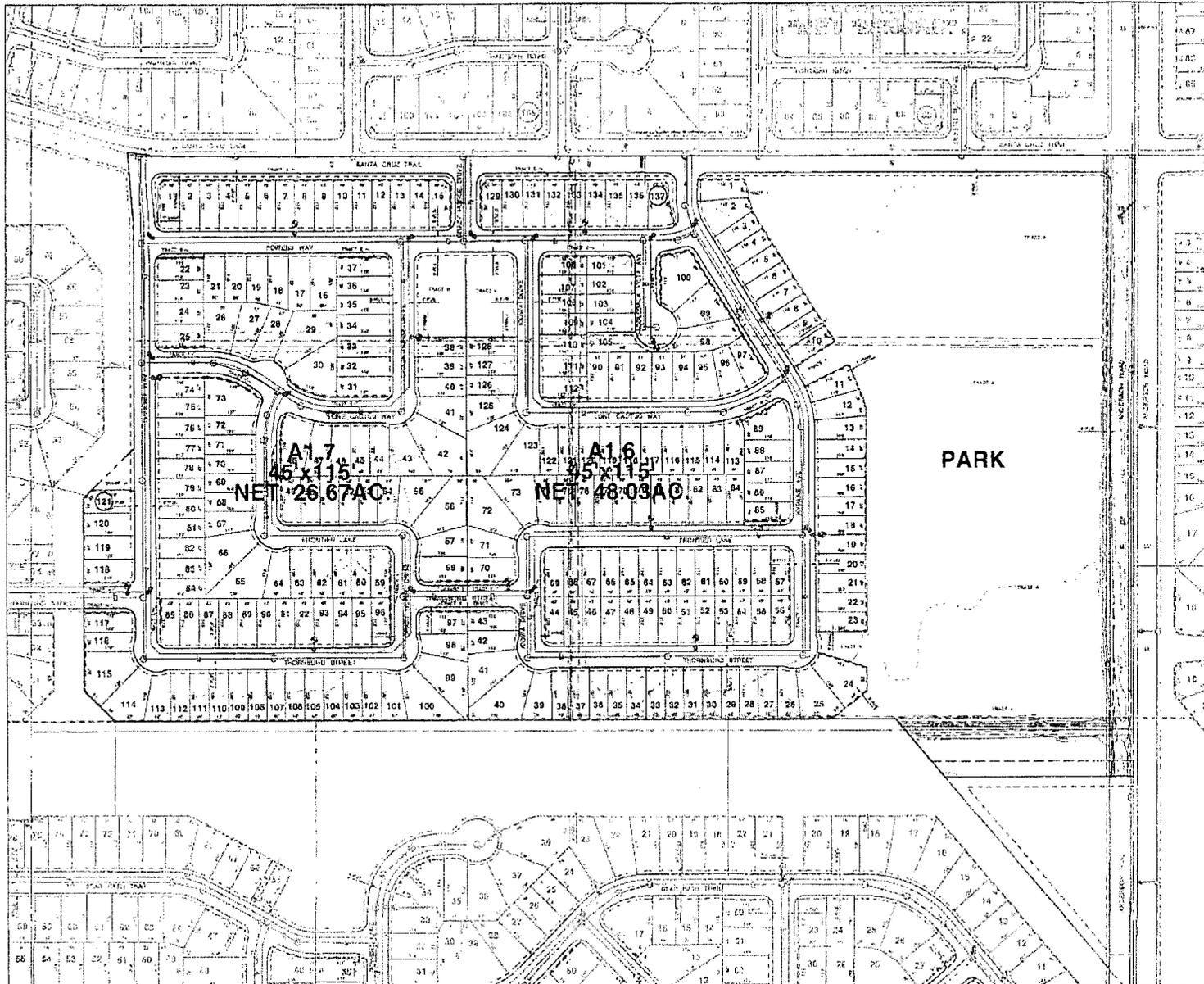
WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	SOUTHWEST GAS COMPANY
DESIGN	SOUTHWEST GAS COMPANY
TELEPHONE	QWEST
GALE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DEPT.
POLICE	PINAL COUNTY SHERIFF'S DEPT.

NOTES:
 1. THIS PROJECT IS SUBJECT TO THE PINAL COUNTY
 2. PROJECT APPROVAL AS A PLANNED AREA DEVELOPMENT UNDER DISTRICT
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS
 4. THERE ARE FEASIBILITY STUDIES TO BE CONDUCTED IN THE NEAR FUTURE
 5. ALL EXISTING UTILITIES SHOWN SHOULD BE RECHECKED ON SITE PRIOR TO CONSTRUCTION



CYL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 C.V.L.P. 750003
 DATE: 8/30/2005



STATE OF ARIZONA
COUNTY OF PINAL

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED MAP IS THE OFFICIAL RECORD OF THE COUNTY OF PINAL, ARIZONA.

DATE: _____
 PREPARED BY: _____
 WHERE FILED AND HOW LONG: _____
 RECORD: _____
 BY: _____

PARTS OF SECTIONS 26, 27, 34, AND 35 T8S
R4E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAKO COMPANY, LLC
 8501 N. SCOTTSDALE ROAD SUITE 200
 SCOTTSDALE, AZ 85255
 (480) 808-1999
 (480) 890-1884 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, AZ ZONA 66014
 (602) 284-8837
 (602) 284-4003 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A,B ; 502-16-001B,C
 ; 502-23-001; 502-24-001A,B ; 502-24-001A,B ;
 502-24-002C,D

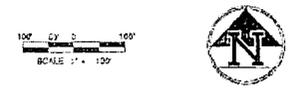
SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1235.52 AC
NET COMMERCIAL AREA	19.4 AC
NET RESIDENTIAL AREA	1217.22 AC
TOTAL LOT YIELD	4187 UNITS
TOTAL OPEN SPACE PROVIDED	218.0 AC (17.7%)
NET RESIDENTIAL DENSITY	2.41 UNITS/AC

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #1
GAS	SOUTH-WEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	RESIDENTIAL FIRE AND RESCUE UNIT
POLICE	PINAL COUNTY SHERIFF'S DEPT.

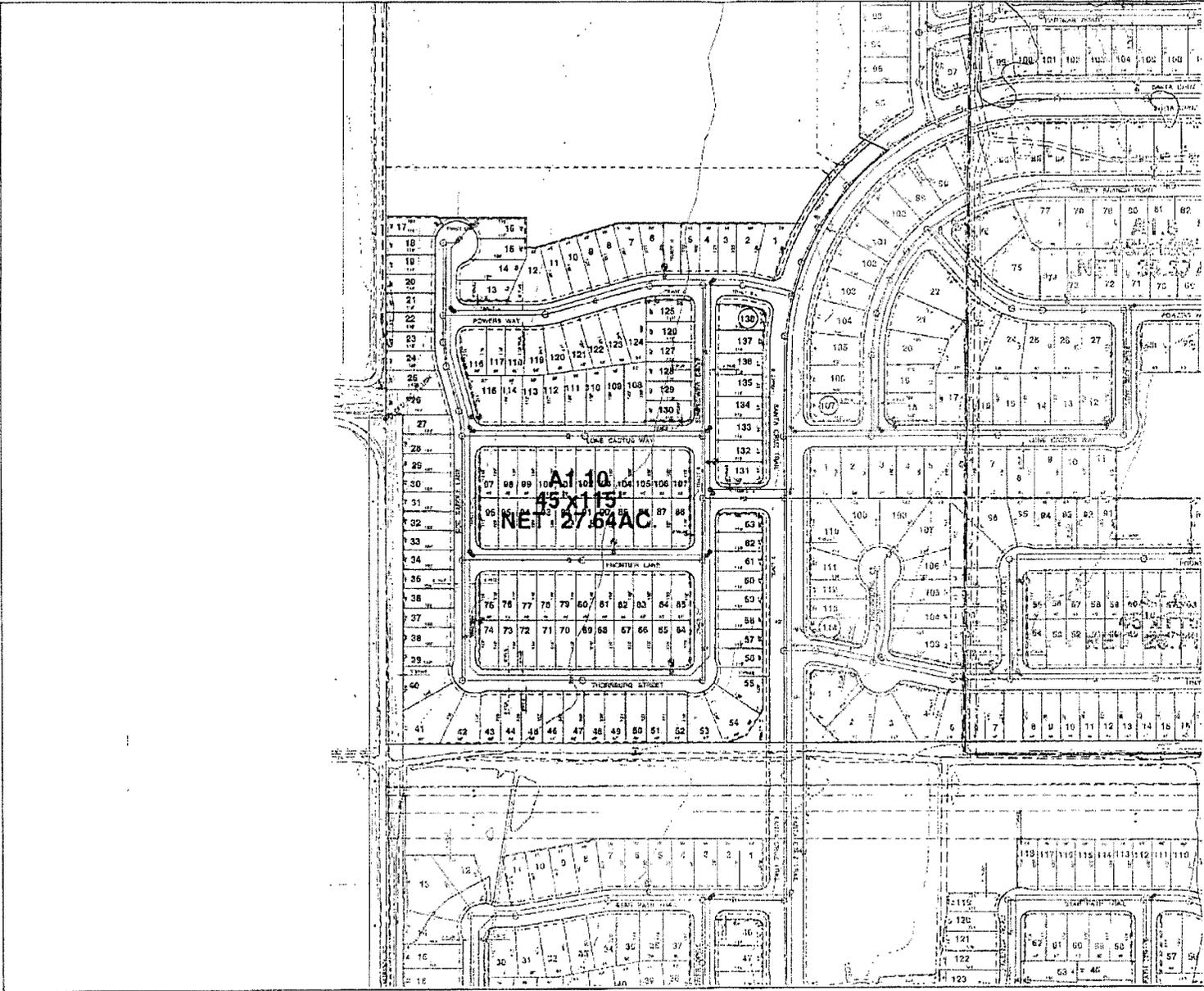
NOTES:
 1. THIS SITE IS IN PART IN THE WEST PART OF THE PINAL COUNTY
 2. PROJECT AND LOTS ARE TO BE DEVELOPED UNDER THE "LOT" METHOD
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS
 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS
 5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS
 6. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS
 7. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS
 8. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS
 9. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS
 10. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
TENTATIVE PLAT**
 CVL # 750003
 DATE: 8/20/2008

SHEET 6 OF 24



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the above contained in this
 is the true record of the County of Pinal
 Date: _____
 Recorder of Deeds and Registrar of Titles
 Title Clerk
 By: _____

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8601 N. SCOTTSDALE ROAD SUITE 200
 SCOTTSDALE, AZ 85253
 (480) 888-1999
 (480) 888-9864 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4660 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6531
 (602) 264-6533 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCELS: 502-14-002A,B ; 502-18-001B,C
 ; 502-23-001; 502-24-001A,B ; 502-24-001A,B ;
 502-24-002C,D

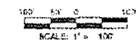
SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	176.82 AC.
NET COMMERCIAL AREA	16.4 AC.
NET RESIDENTIAL AREA	161.72 AC.
TOTAL LOT YIELD	440 LOTS
TOTAL DENSITY PERCENTAGE	216.01 AC./17.7%
NET RESIDENTIAL DENSITY	341.08 AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERIFF'S DPT.

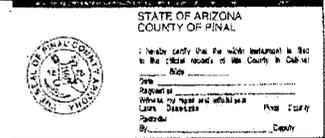
NOTE:
 1. ALL STREETS TO BE BUILT AND OWNED BY THE PINAL COUNTY
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT UNDER LOCAL ORDINANCES
 A. THIS SUBDIVISION IS TO BE SEPARATED, PROCESSED AND DEVELOPED AS A FIRE
 ZONING
 B. ADJACENT TO THE ADJACENT TO THE ADJACENT TO THE ADJACENT TO THE ADJACENT
 C. ALL LOTS MUST BE BUILT AND OWNED BY THE PINAL COUNTY



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CVL#: 750003
 DATE: 6/30/2006

SHEET 8 OF 24



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within information is true to the best of my knowledge and belief in the County of Pinal.

Notary Public
 My Commission Expires _____
 My Office Address _____
 My City _____
 My State _____
 My County _____

PARTS OF SECTIONS 28, 27, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8801 N. SCOTTSDALE ROAD SUITE 202
 SCOTTSDALE, AZ 86283
 (480) 898-1930
 (480) 599-1034 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 N. 12TH + 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 284-2031
 (602) 284-4303 (FAX)
 CONTACT: STEVE WELLOGG

TAX PARCEL #'S: 502-14-002A,B ; 502-16-001B,C ;
 502-23-001 ; 502-24-001A,B ; 502-24-001A,B ;
 502-24-002C,D

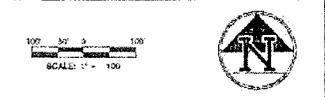
SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1,056.62 AC.
NET COMMERCIAL AREA	164 AC.
NET RESIDENTIAL AREA	871.32 AC.
TOTAL LOT YIELD	4,187 LOTS
TOTAL OPEN SPACE PROVIDED	216.01 AC @ 7%
NET RESIDENTIAL DENSITY	1.41 DWG./AC.

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRIBUTION
CABLE	SCOTTSDALE COOPERATION
TELEPHONE	QWEST
CABLE	QWEST
FMIC	REGIONAL FIRE AND RESCUE DIST.
POLICE	PINAL COUNTY SHERIFF'S OFFICE

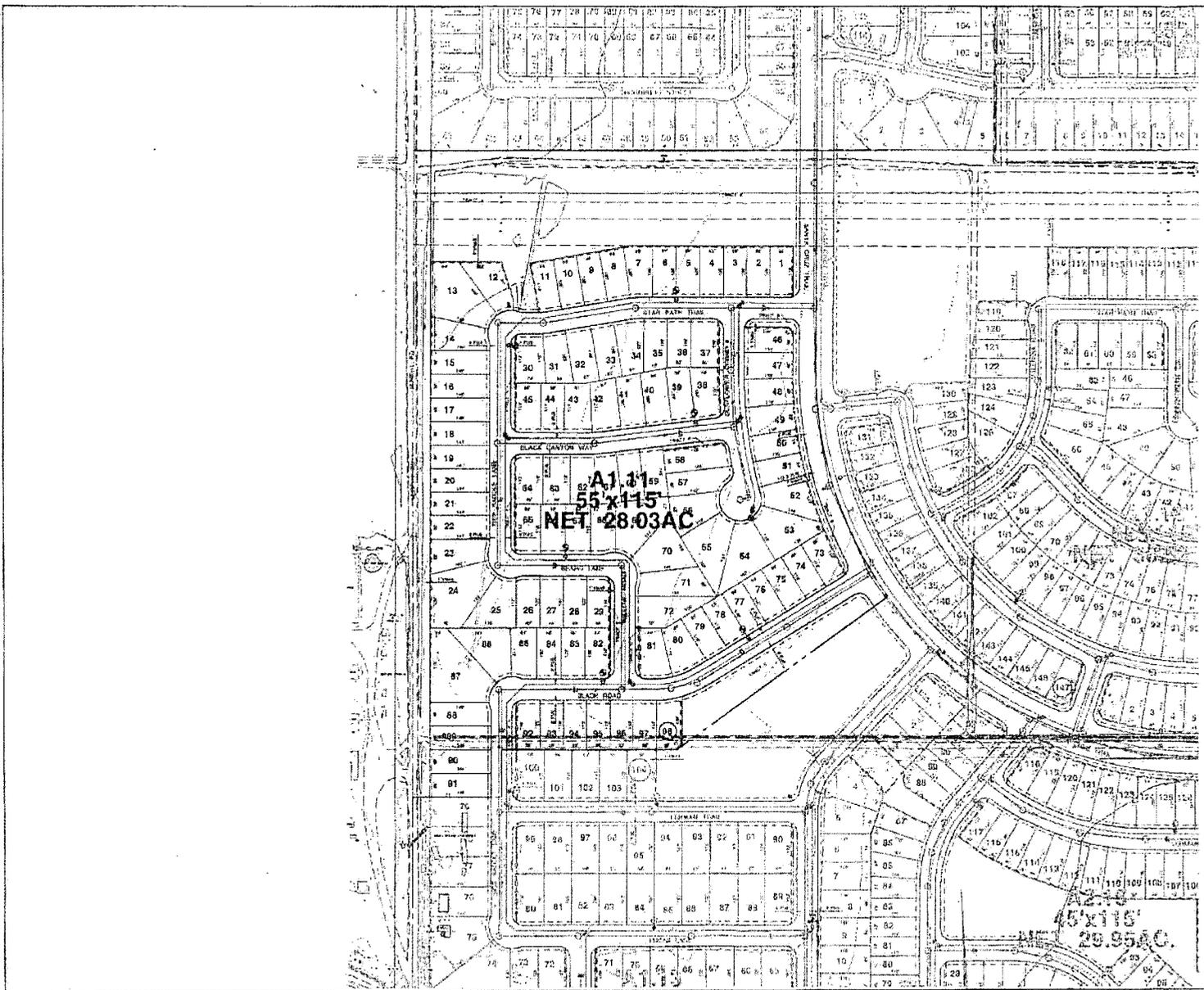
NOTES:
 1. THIS TENTATIVE PLAT IS SUBMITTED BY THE LAND COMPANY.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT.
 3. THIS DEVELOPMENT IS TO BE SUBMITTED, APPROVED AND DEVELOPED AS THREE PHASES.
 4. LOTS AND PHASE YIELDS SUBJECT TO ANY CHANGES HEREIN AND TO THE LOCAL MAP ACT FOR LASHMENT.
 5. ALL RECORDING REGULATIONS APPLY TO ALL PHASES UNLESS OTHERWISE NOTED.

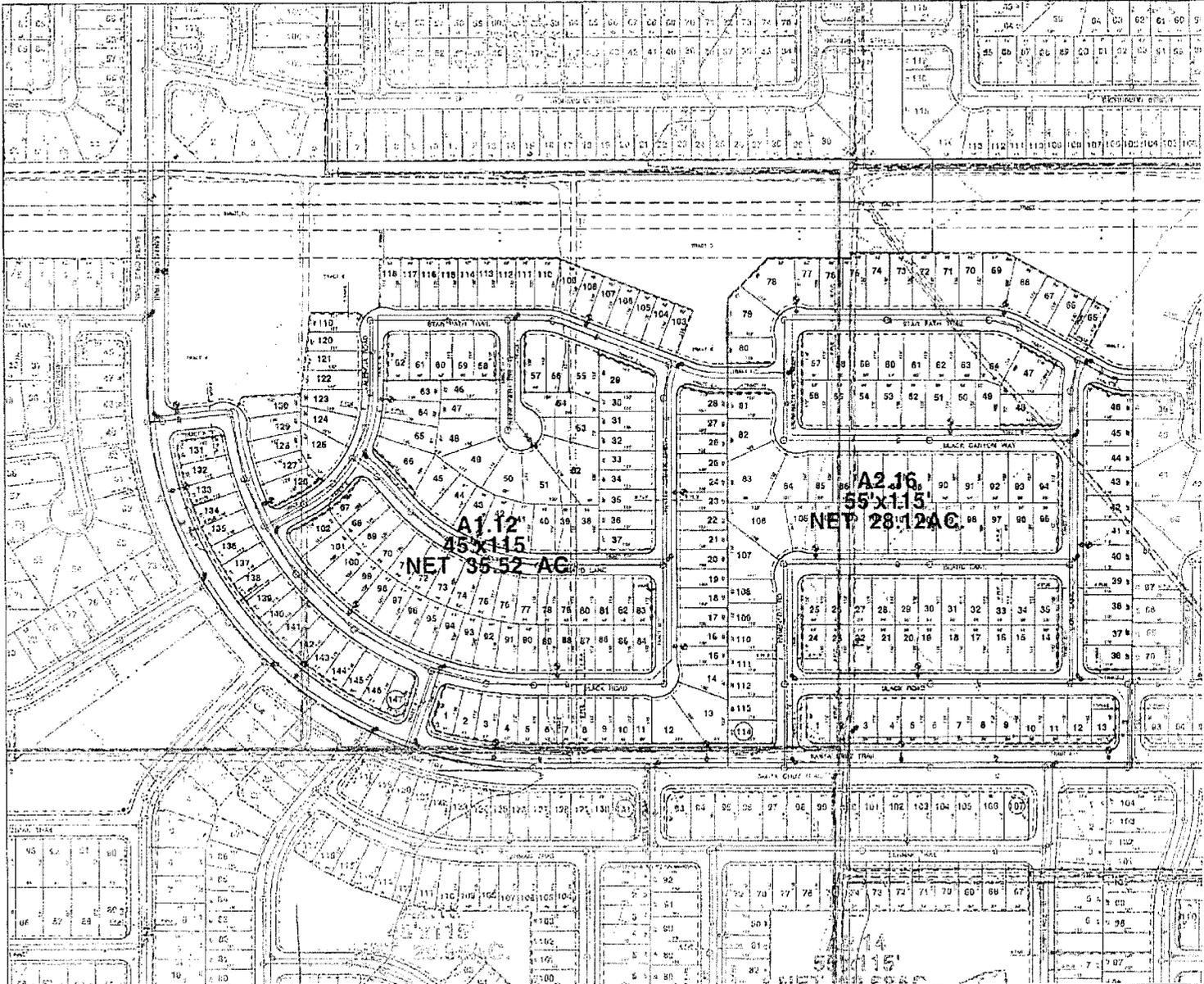


CYL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CVL #: 750703
 DATE: 6/30/2006

SHEET 8 OF 24





STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is true and correct to the best of my knowledge and belief.

Date: _____
 Title: _____
 Signature: _____
 Recorder: _____
 Deputy: _____

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
 R1E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8601 N. SCOTTSDALE ROAD SUITE 280
 SCOTTSDALE, AZ 86265
 (480) 988-1999
 (480) 958-1984 FAX
 CONTACT: PHILIP MUELER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6831
 (602) 264-4338 (FAX)
 CONTACT: STEVE KRILL DGG

TAX PARCEL #'S: 502-14-002A,B ; 502-19-001B,C
 ; 502-23-001, 502-24-001A,B ; 502-24-001A,B ;
 502-24-002C,D

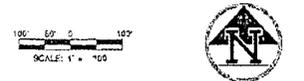
SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1233.92 AC
NET COMMERCIAL AREA	19 AC
NET RESIDENTIAL AREA	1217.22 AC
(60% LOT COVER)	816,157 SQ FT
TOTAL OPEN SPACE PROVIDED	816,031 AC @ 17.7%
NET RESIDENTIAL DENSITY	3.41 DU/AC

UTILITIES

WATER	GLOBAL WATER SERVICES
SEWER	GLOBAL WATER SERVICES
ELECTRIC	ELECTRICAL DISTRICT #2
Gas	COUNTY OF GILA CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE OPT
POLICE	PINAL COUNTY SHERIFF'S DEPT

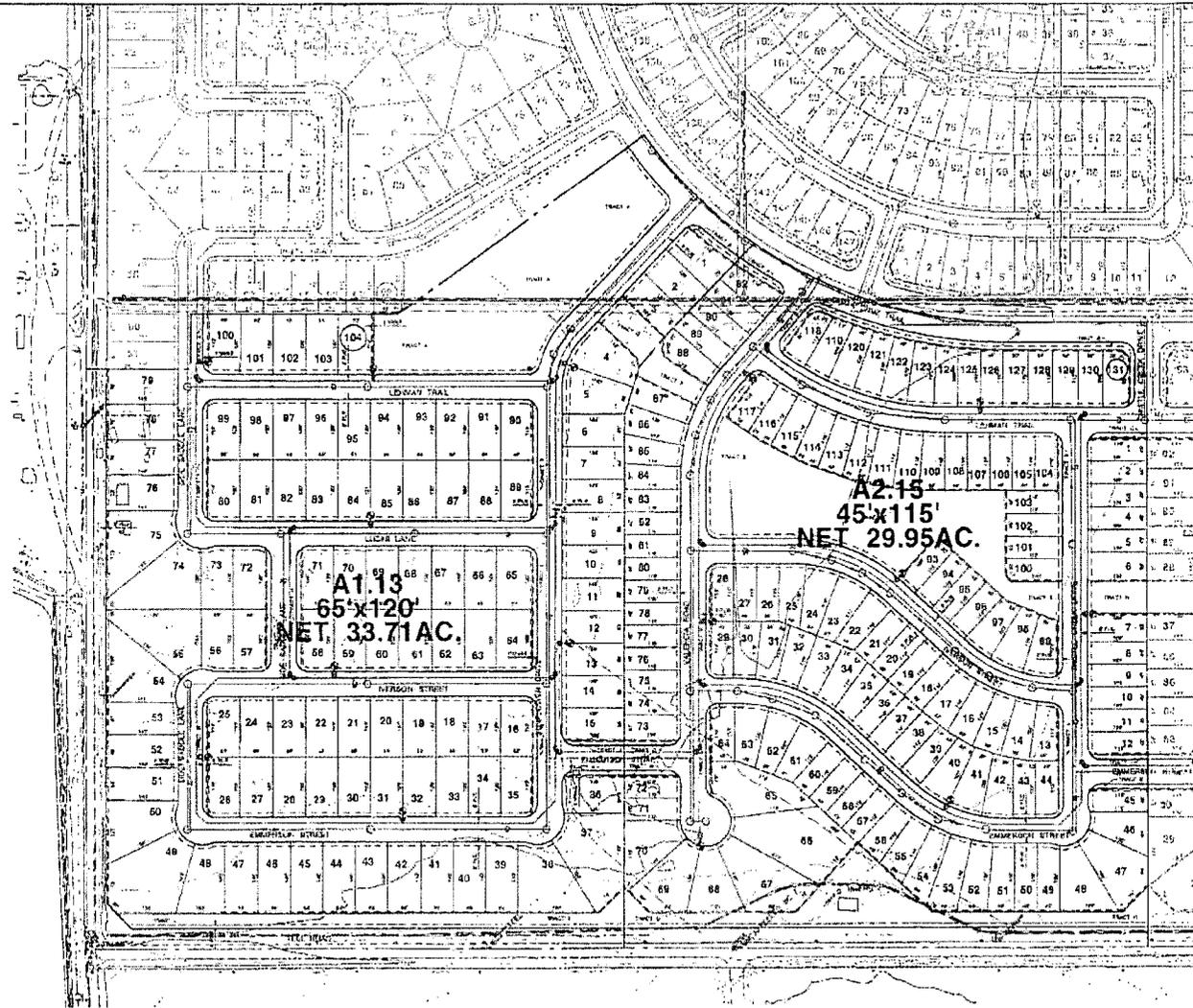
NOTE:
 1. THIS SITE PLAN IS BEING FILED FOR RECORD IN THE PUBLIC RECORDS.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT.
 3. FOR SUBMITTAL TO BE REVIEWED, PACKAGED AND RECORDED AS THREE PHASES.
 4. PER AZAR 18-1001, ANY ADJACENT TO ANY OPEN SPACE SHALL HAVE A 10' BUFFER ZONE.
 5. ALL EXISTING UTILITIES ARE TO BE MAINTAINED UNLESS OTHERWISE NOTED.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CVL# 750003
 DATE: 6/30/2005

SHEET 10 OF 24



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the above described plat is a true and correct copy of the original record of the County of Pinal.

Recorded by _____
 Notary Public
 My Commission Expires _____
 My Office is located at _____
 My City is _____
 My State is _____

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8501 N. SCOTTSDALE ROAD, SUITE 200
 SCOTTSDALE, AZ 86233
 (480) 988-1000
 (480) 988-1884 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4660 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 284-8831
 (602) 284-4363 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-012A,B ; 502-16-001D,C
 ; 502-23-001 ; 502-24-001A,B ; 502-24-001A,B ;
 502-24-002C,D

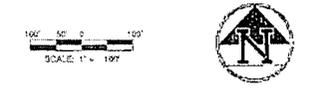
SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	123.02 AC.
NET COMMERCIAL AREA	1.9 AC.
NET RESIDENTIAL AREA	211.22 AC.
TOTAL LOT FEET	4747 LOTS
TOTAL COMPOSITE FINISHED	218.01 AC. (17.7%)
NET RESIDENTIAL DENSITY	0.41 DU/AC

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL SERVICES INC.
GAS	NORTHWEST GAS CONSTRUCTION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	PHOENIX FIRE AND RESCUE DEPT.
WASTE	PINAL COUNTY GARBAGE DEPT.

NOTE:
 1. ALL UTILITIES SHOWN ARE BASED ON RECORDS BY THE PUBLIC UTILITY COMPANIES.
 2. UTILITIES SHOWN ARE BASED ON RECORDS BY THE PUBLIC UTILITY COMPANIES.
 3. THERE IS NO ASSURANCE AS TO THE ACCURACY OF THE UTILITIES SHOWN.
 4. THE UTILITIES SHOWN ARE BASED ON RECORDS BY THE PUBLIC UTILITY COMPANIES.
 5. THE UTILITIES SHOWN ARE BASED ON RECORDS BY THE PUBLIC UTILITY COMPANIES.
 6. THE UTILITIES SHOWN ARE BASED ON RECORDS BY THE PUBLIC UTILITY COMPANIES.
 7. THE UTILITIES SHOWN ARE BASED ON RECORDS BY THE PUBLIC UTILITY COMPANIES.
 8. THE UTILITIES SHOWN ARE BASED ON RECORDS BY THE PUBLIC UTILITY COMPANIES.
 9. THE UTILITIES SHOWN ARE BASED ON RECORDS BY THE PUBLIC UTILITY COMPANIES.
 10. THE UTILITIES SHOWN ARE BASED ON RECORDS BY THE PUBLIC UTILITY COMPANIES.

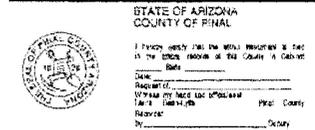
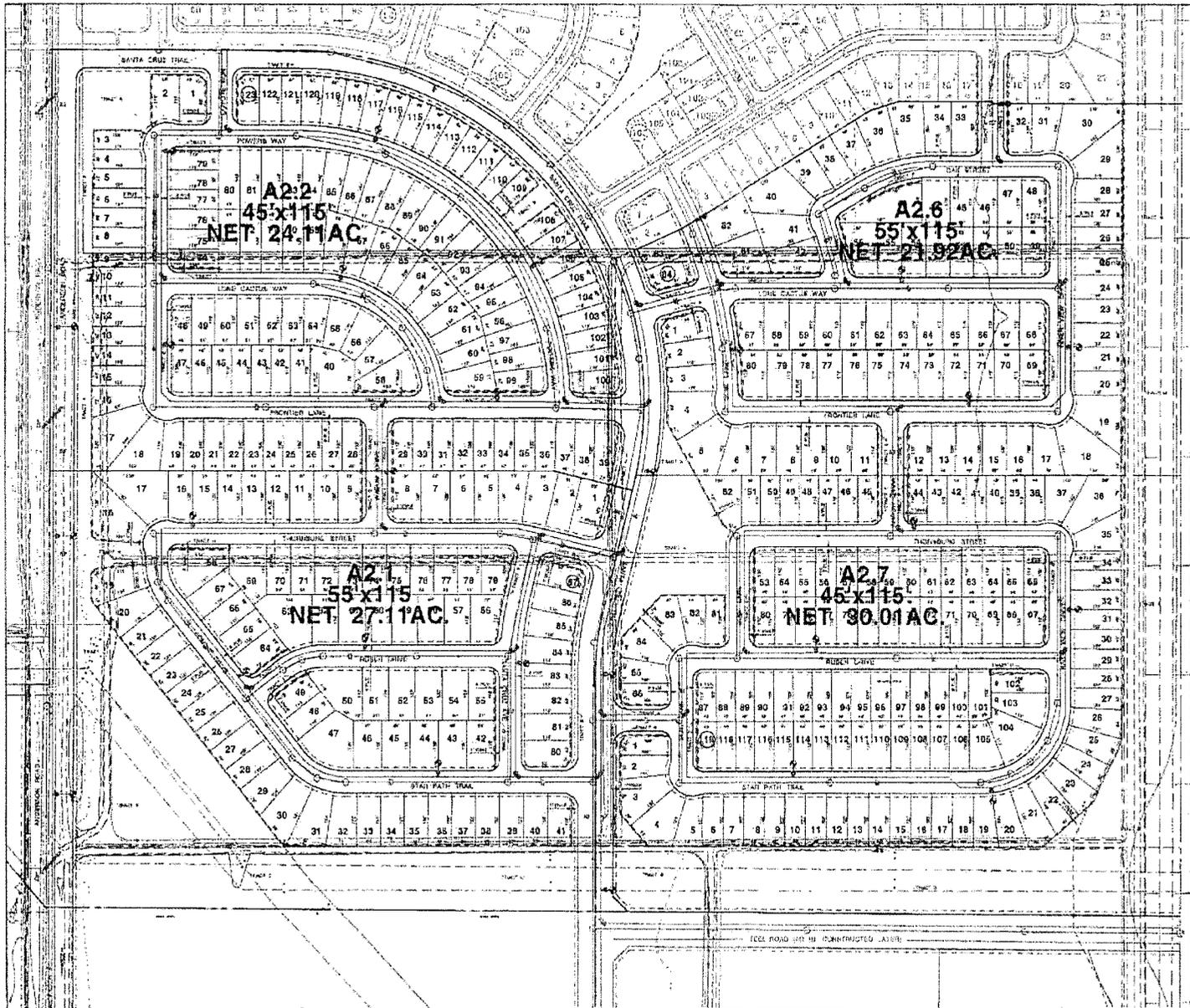


CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**

CVL: 750003
 DATE: 05/02/06

SHEET 11 OF 24



PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
R4E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
SANTA CRUZ LAND COMPANY, LLC
6091 N. SCOTTSDALE ROAD SUITE 200
SCOTTSDALE, AZ 85250
(480) 869-1669
(480) 869-1668 FAX
CONTACT: PHILIP MILLER

PREPARED BY:
COE & VAN LOO CONSULTANTS, INC.
4550 NORTH 16TH STREET
PHOENIX, ARIZONA 85014
(602) 261-8281
(602) 268-4233 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A,B; 502-16-001B,C;
502-23-001; 502-24-001A,B; 502-24-001A,B;
502-24-002C,D

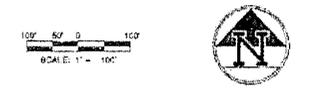
SITE DATA

DEVELOPMENT	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	120.62 AC.
NET COMMERCIAL AREA	14.4 AC.
NET RESIDENTIAL AREA	127.22 AC.
TOTAL LOT VELS	4317 LOTS
TOTAL OPEN SPACE PROVIDED	21457 SQ.FT.
NET RESIDENTIAL DENSITY	5.41 DENSITY

UTILITIES

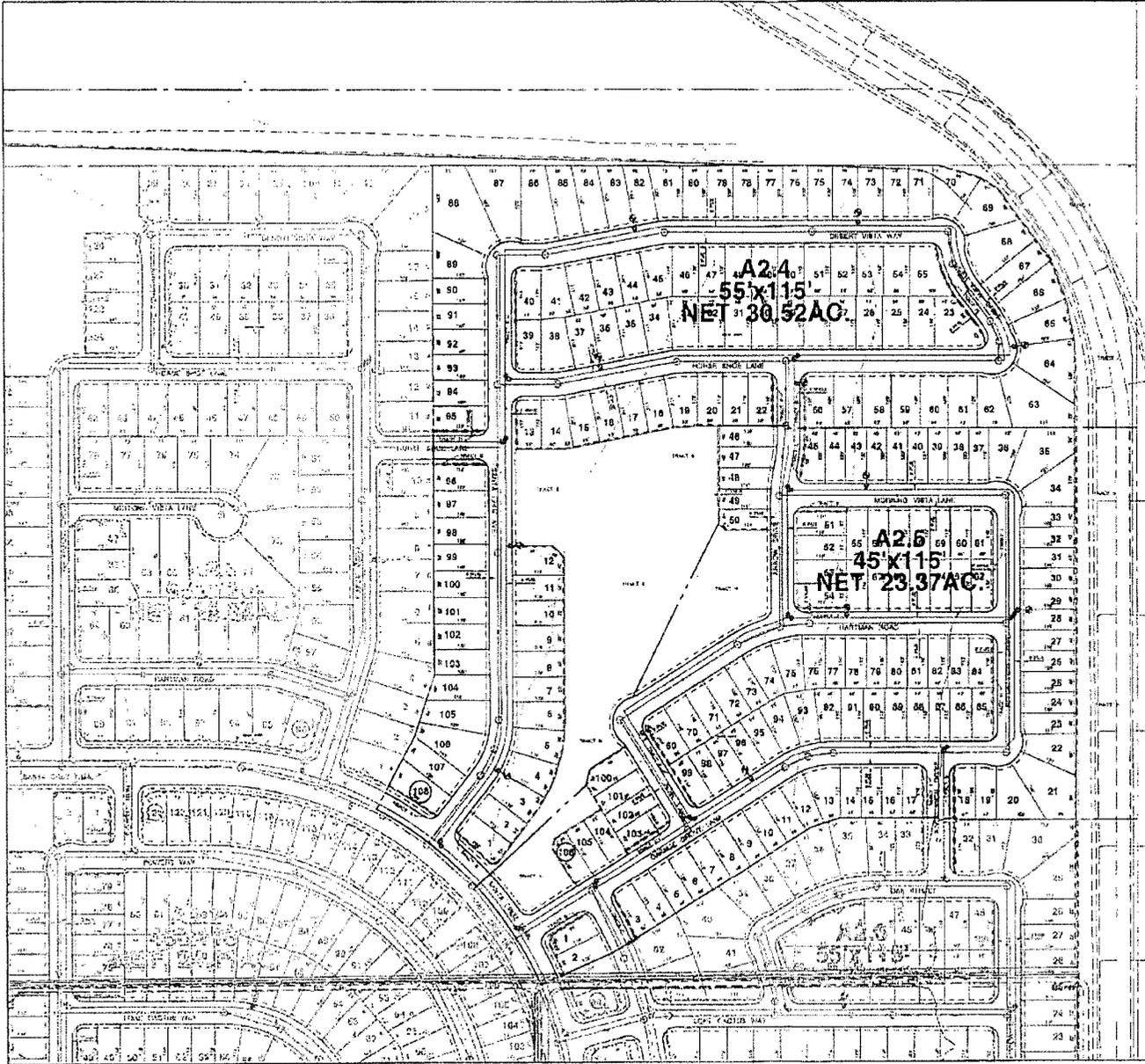
WATER	GLOBAL WATER REVENUE CO.
SEWER	GLOBAL WATER REVENUE CO.
ELECTRIC	WESTERN ELECTRIC CO.
GAS	ARIZONA NATURAL GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	NATIONAL FIRE AND MARSHAL'S DEPT.
POLICE	PINAL COUNTY SHERIFF'S DEPT.

NOTE:
1. THIS PLAT IS SUBJECT TO ALL PLATS AND ORDINANCES OF THE COUNTY OF PINAL.
2. THIS PLAT IS SUBJECT TO ALL PLATS AND ORDINANCES OF THE COUNTY OF PINAL.
3. THIS PLAT IS SUBJECT TO ALL PLATS AND ORDINANCES OF THE COUNTY OF PINAL.
4. THIS PLAT IS SUBJECT TO ALL PLATS AND ORDINANCES OF THE COUNTY OF PINAL.
5. THIS PLAT IS SUBJECT TO ALL PLATS AND ORDINANCES OF THE COUNTY OF PINAL.



CVL
COE & VAN LOO CONSULTANTS, INC.

SANTA CRUZ TENTATIVE PLAT
CVL#: 760003
DATE: 6/20/2005



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within described land is the official record of this County in Volume 838

Date: _____
 Prepared by: _____
 Witness of 23rd day of _____ 1984
 Recorder: _____ Pinal County
 by: _____ Deputy

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
R4E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8601 N. SCOTTSDALE ROAD SUITE 200
 SCOTTSDALE, AZ 85263
 (480) 881-1900
 (480) 883-1984 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4650 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-0831
 (602) 264-0908 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #S: 602-14-002A,B ; 502-18-0018,C
 ; 502-23-001; 502-24-001A,B ; 502-24-001A,B ;
 502-24-002C,D

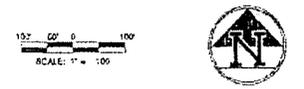
SITE DATA

COUNTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MAINTENANCE AREA	1073.50 AC
NET COMMERCIAL AREA	184 AC
NET RESIDENTIAL AREA	1817.00 AC
TOTAL LOT AREA	4157.50 AC
TOTAL OFF-RAMP AREA	1180 AC (28.1%)
NET RESIDENTIAL DENSITY	341 DW/AC

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #2
GAZ	SOUTH-WEST GAS COMPANY / ICA
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DEPT.
POUR	PINAL COUNTY BUREAU OF SPT.

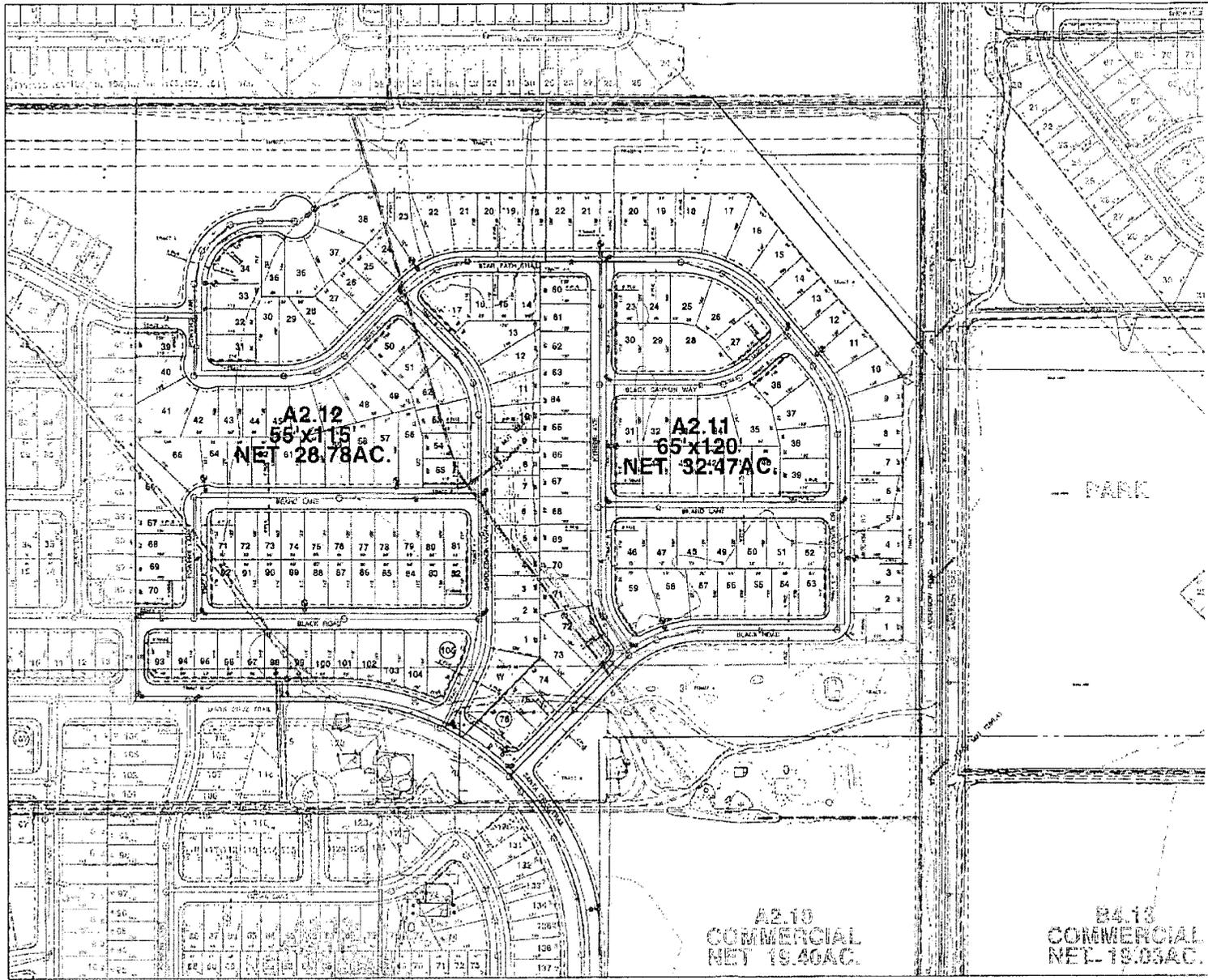
NOTES:
 1. THE SITE PLAN IS TO BE PREPARED BY THE ENGINEER.
 2. PROJECT APPROVALS & PERMITS ARE THE RESPONSIBILITY OF THE APPLICANT.
 3. THIS DOCUMENT IS TO BE MAINTAINED, PROTECTED AND CONTROLLED AS A FINAL DRAWING.
 4. ALL DIMENSIONS AND LOCATIONS TO BE CONSIDERED AS SHOWN UNLESS OTHERWISE SPECIFIED.
 5. ALL DIMENSIONS AND LOCATIONS TO BE CONSIDERED AS SHOWN UNLESS OTHERWISE SPECIFIED.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CVL# 750003
 DATE: 6/30/2005

SHEET 13 OF 24



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is filed in the official records of this County in accordance with the laws of this State.

Given under my hand and the seal of the County of Pinal, Arizona, this _____ day of _____, 2005.

Recorder _____

PARTS OF SECTIONS 26, 27, 34, AND 35 T8S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8601 N. SCOTTSDALE ROAD SUITE 200
 SCOTTSDALE, AZ 85250
 (480) 868-1900
 (480) 868-1884 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4580 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 224-8831
 (602) 224-4500 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL#S: 502-14-002A,B ; 502-16-001B,C
 502-23-001; 502-24-001A,B ; 502-24-001A ;
 502-24-002C,D

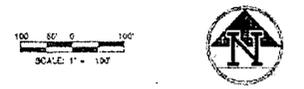
SITE DATA

TRACT NO. 273142	PLANNED AREA PERCENT
TOTAL IMPROVED PLAN AREA	13.96 AC
NET COMMERCIAL AREA	18.4 AC
NET RESIDENTIAL AREA	197.92 AC
TOTAL LOT AREA	218.88 AC
TOTAL OPEN SPACE (NON-DEVELOP)	214.91 AC (77.7%)
NET RESIDENTIAL DENSITY	541 DU/AC

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRIBUTION
TELEPHONE	WESTERN SATELLITE CORPORATION
CABLE	QUEST
FIRE	REGIONAL FIRE AND RESCUE DISTRICT
POLICE	PINAL COUNTY METROPOLITAN POLICE

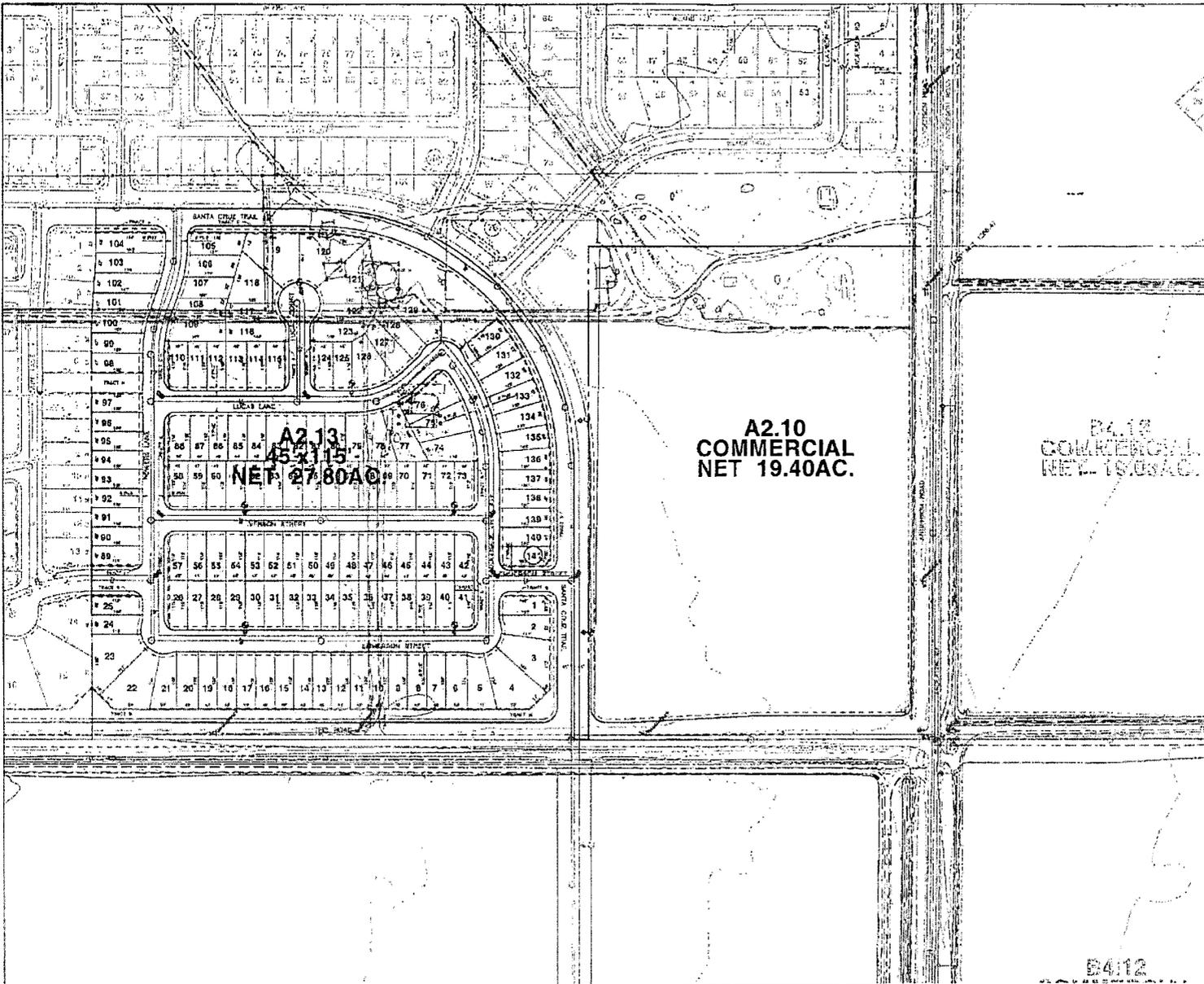
NOTES:
 1. ALL UTILITIES SHOWN ARE BASED ON RECORD DRAWINGS AND FIELD SURVEY.
 2. THE DEVELOPER SHALL VERIFY THE LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION.
 3. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 4. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.
 5. THE DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES.



CYL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CYL# 750003
 DATE: 6/30/2005

SHEET 14 OF 24



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the foregoing is a true and correct copy of the original as filed in the Public Records of the County of Pinal, Arizona.

Date: _____
Recorder: _____
Return by Special Mail, Registered Mail or Certified Mail: _____
Notary: _____
Notary Public: _____

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
R4E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
SANTA CRUZ LAND COMPANY, LLC
8461 N SCOTTSDALE ROAD SUITE 260
SCOTTSDALE, AZ 85253
(480) 985-1999
(480) 890-1694 FAX
CONTACT: PHILIP MILLER

PREPARED BY:
GOE & VAN LOO CONSULTANTS, INC.
4550 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 284-8881
(602) 284-4305 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A,B ; 502-16-001B,C
; 502-23-001; 502-24-001A,B ; 502-24-001A,B ;
502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
	TOTAL MASTER PLAN AREA 1235.52 AC
	NET COMMERCIAL AREA 19.4 AC
	NET RESIDENTIAL AREA 1217.22 AC
	TOTAL LOT YIELD 437 LOTS
	TOTAL OPEN SPACE PROVIDED 216.01 AC (17.5%)
	NET HABITATAL DEBIT 5.41 DU/AC

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL UTILITIES CO
Gas	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DPT.
POLICE	PINAL COUNTY SHERIFFS DPT.

NOTES:
1. THIS SHEET IS FOR PUBLIC INFORMATION ONLY. THE FINAL DESIGN AND PROJECT APPROVALS ARE A MATTER FOR THE DEVELOPER, CIVIL ENGINEER AND ARCHITECT TO BE SUPPLIED, PROVIDED AND OR PERMITTED AS THESE PHASES.
2. WORK WITH THESE PLANS SUBJECT TO ANY ORDINANCE CHANGES AND ALL APPLICABLE NON-ACCESS BARRIERS.
3. ALL UTILITIES INFORMATION SUBJECT TO ANY INFORMATION UNLESS OTHERWISE NOTED.

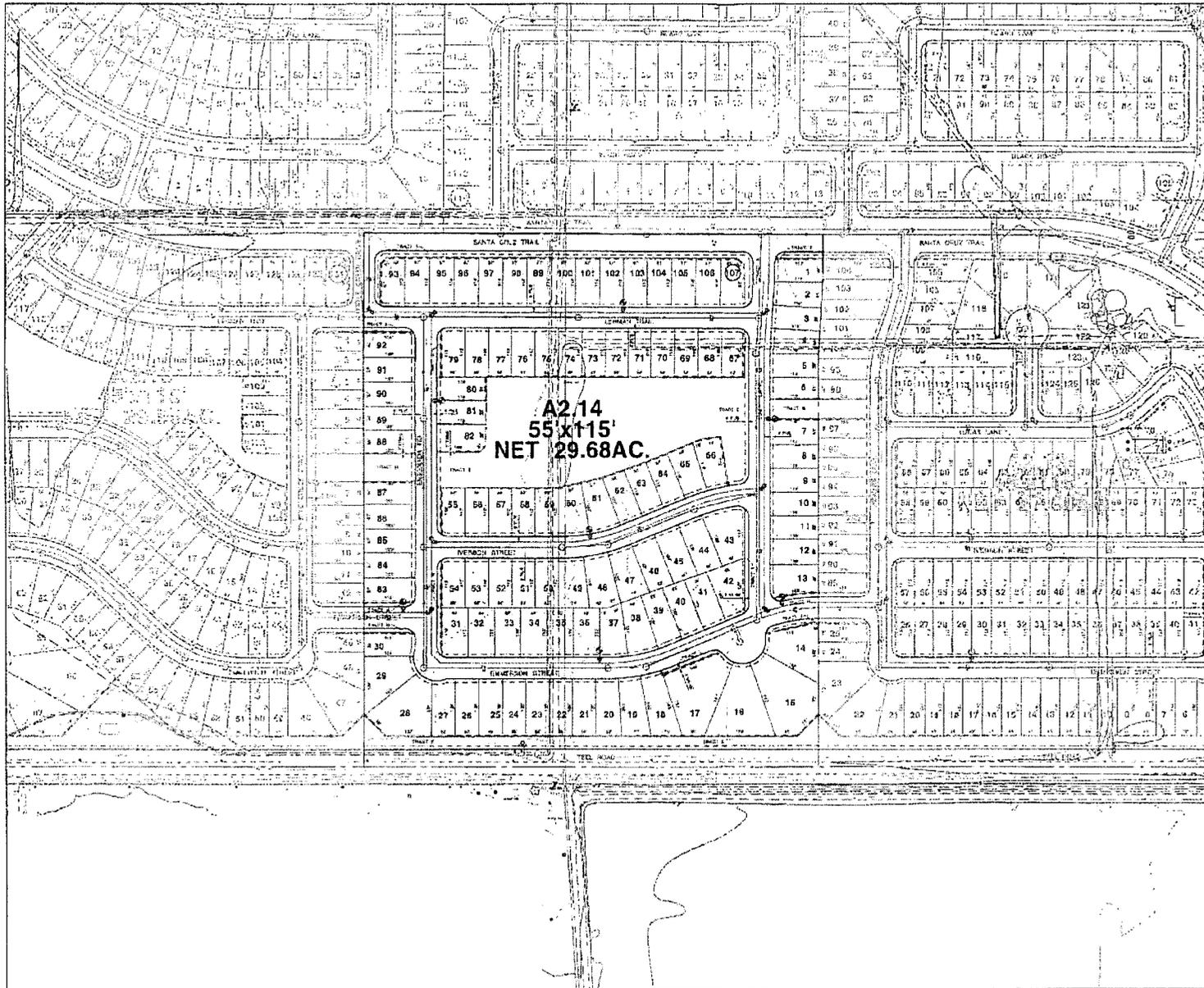
100' 50' 0' 100'
SCALE: 1" = 100'

CYL
GOE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
TENTATIVE PLAT**
CVL#: 75C003
DATE: 8/30/2005

5412

SHEET 15 OF 24



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the above described is and is in the public interest of the County of Pinal.

DATE: _____

PREPARED BY: _____

APPROVED BY: _____

FILED: _____

RECORDED: _____

INDEXED: _____

BY: _____

DATE: _____

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 3501 N. SCOTTSDALE ROAD SUITE 200
 SCOTTSDALE, AZ 85253
 (480) 889-1999
 (480) 889-1999 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 284-9851
 (602) 284-4555 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A,B ; 502-16-001B,C
 502-23-001; 502-24-001A,B ; 502-24-001A,B ;
 502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	129.82 AC
NET COMMERCIAL AREA	18.4 AC
NET RESIDENTIAL AREA	517.24 AC
TOTAL LOT AREA	4187.07 AC
TOTAL OPEN SPACE PROVIDED	216.01 AC (51.7%)
NET RESIDENTIAL DENSITY	3.41 D/AC

UTILITIES

WATER	ULTRAVIOLET WATER TREATMENT
SEWER	ON-LAND WATER TREATMENT
ELECTRIC	ELECTRICAL SERVICE AT 480
DSL	REINFORCEMENT GAS CONDUIT
TELEPHONE	CONCRETE
CABLE	CONCRETE
FIRE	REGIONAL FIRE AND RESCUE DISTRICT
POLICE	PINAL COUNTY SHERIFFS OFFICE

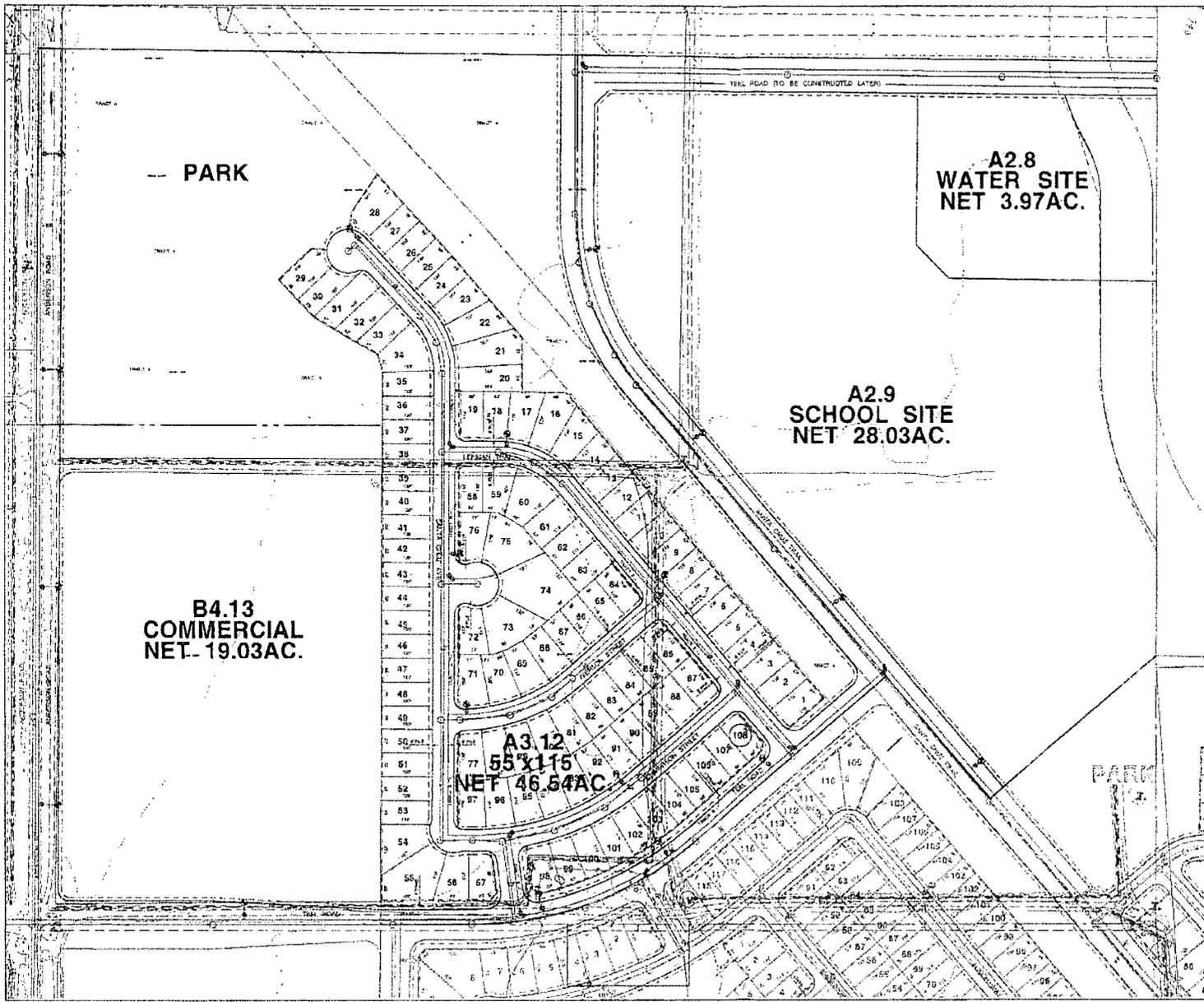
NOTE:
 1. THE ENTIRE ISD OF PUBLIC WORKS SHOWN ON THIS PLAT IS SUBJECT TO THE APPROVAL OF THE CITY OF PHOENIX.
 2. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS OF THE PLAT.
 3. THE DESIGNER HAS CONDUCTED VISUAL ANALYSIS OF THE PLAT.
 4. ALL DIMENSIONS SHOWN ON THIS PLAT ARE APPROXIMATE UNLESS OTHERWISE NOTED.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CVL# 750003
 DATE: 8/30/2006

SHEET 18 OF 24



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the above plat complies with the official records of this County in conformity with the laws of Arizona.

Date: _____
 Prepared by: _____
 Witnessed by: _____
 Notary Public: _____
 My Comm. No.: _____
 My Exp. Date: _____

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8601 N. SCOTTSDALE ROAD SUITE 200
 SCOTTSDALE, AZ 85253
 (480) 884-1300
 (480) 365-1084 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4660 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-6831
 (602) 264-4353 (FAX)
 CONTACT: STEVE KELLOROG

TAX PARCELS: 502-14-002A,B ; 502-16-001B,C
 ; 502-23-001; 502-24-001A,B ; 502-24-001A,B ;
 502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	129.82 AC.
NET COMMERCIAL AREA	19.4 AC.
NET RESIDENTIAL AREA	141.22 AC.
TOTAL NET AREA	160.62 AC.
TOTAL OPEN SPACE PROVIDED	21.01 AC. (7.1%)
NET RESIDENTIAL DENSITY	841 D./AC.

UTILITIES

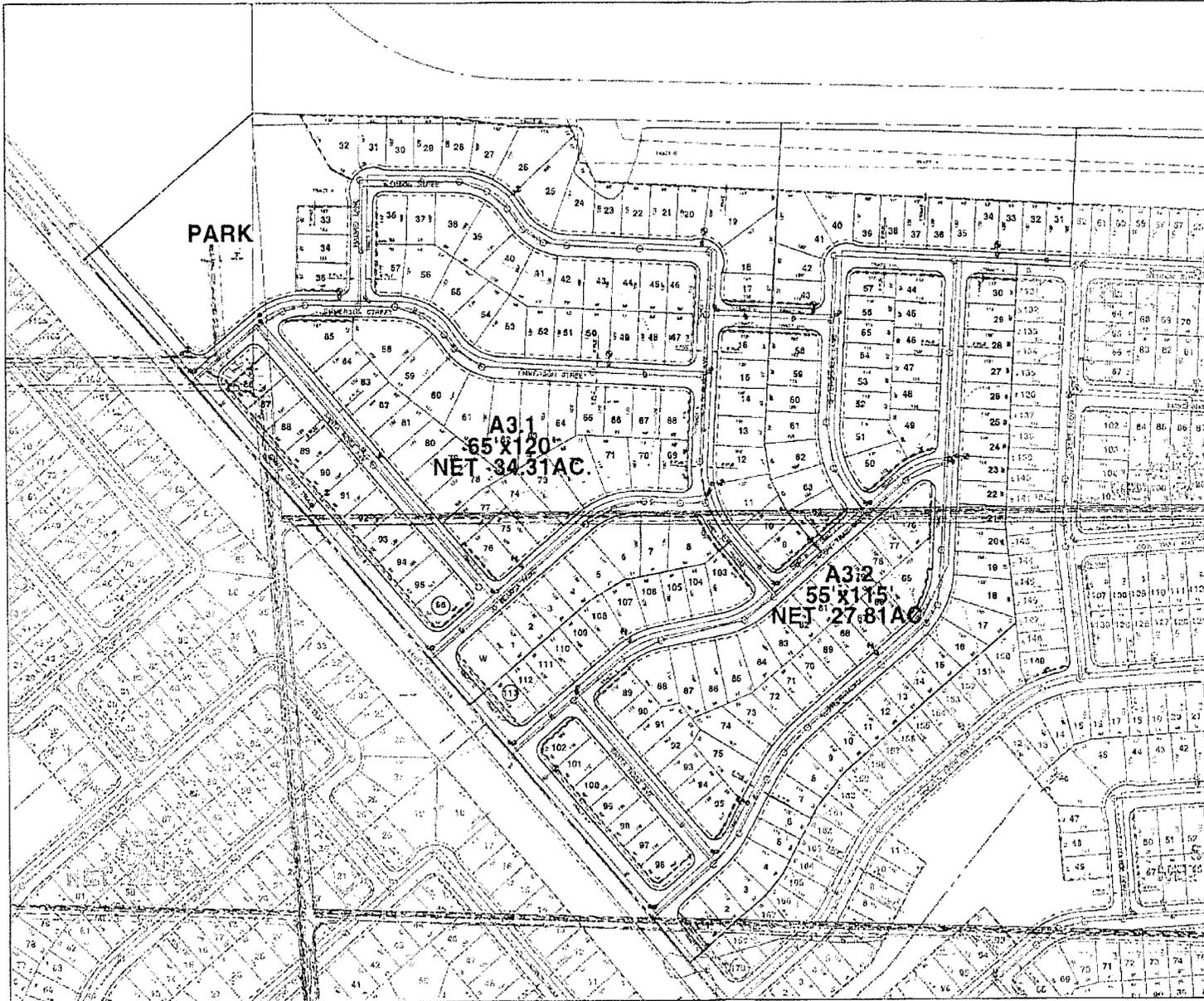
WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT NO. 1
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DEPT.
POLICE	PINAL COUNTY SHERIFF'S DEPT.

NOTES:
 1. THIS PLAT IS TO BE FILED & APPROVED BY THE PINAL COUNTY
 2. FINANCIAL STATEMENTS AS REQUIRED BY THE PINAL COUNTY
 3. THE FINANCIAL STATEMENTS TO BE SUBMITTED, PREPARED AND LAID OUT AS FOLLOWS:
 4. THE FINANCIAL STATEMENTS TO BE SUBMITTED SHALL BE PREPARED AND LAID OUT AS FOLLOWS:
 5. ALL FINANCIAL STATEMENTS TO BE SUBMITTED SHALL BE PREPARED AND LAID OUT AS FOLLOWS:



CYL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CVL# 750003
 DATE: 03/02/05



STATE OF ARIZONA
 COUNTY OF PINAL

1. I, the undersigned, do hereby certify that the above described land is the true and correct owner of the same in accordance with the laws of the State of Arizona.

DATE: _____
 REGISTERED: _____
 COUNTY: _____
 BY: _____

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA.

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8601 N. SCOTTSDALE ROAD SUITE 200
 SCOTTSDALE, AZ 85253
 (480) 885-1289
 (480) 886-1004 FAX
 CONTACT: FRANK MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH AVENUE
 PHOENIX, ARIZONA 85014
 (602) 244-5551
 (602) 244-4333 (FAX)
 CONTACT: BTEVE KELLOGG

TAX PARCEL #'S: 502-14-002A,B ; 502-16-001B,C ;
 502-23-001; 602-24-001A,B ; 502-24-001A,B ;
 502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL PLANNED PLAN AREA	148.80 AC.
NET COMMERCIAL AREA	17.4 AC.
NET RESIDENTIAL AREA	131.40 AC.
TOTAL LOT YIELD	418.1276
TOTAL OPEN SPACE PROVIDED	278.04 (18.73%)
NET RESIDENTIAL DENSITY	3.41 UNITS/AC.

UTILITIES

WATER	CITY OF GILA WATER REBOURSED
SEWER	CITY OF GILA WATER REBOURSED
ELECTRIC	ELECTRICAL DISTRIBUTION
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DIST.
POSTAL	PINAL COUNTY 548, 549, 550, 551

NOTES:
 1. THIS PROJECT IS SUBJECT TO THE APPROVAL OF THE LOCAL GOVERNMENT.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT
 3. THIS DEVELOPMENT IS TO BE SUBJECT TO THE PROVISIONS AND CONDITIONS OF THE
 PLANNED AREA DEVELOPMENT OVERLAY DISTRICT.
 4. SEE ALL NEARBY MAPS AND RECORDS TO BE REPRODUCED AND AS SHOWN ON THIS
 PLAN.
 5. ALL UTILITIES ARE SHOWN AS APPROXIMATE LOCATIONS AND SHOULD BE VERIFIED BY THE
 USER BEFORE CONSTRUCTION.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CVL# 750003
 DATE: 6/30/2005



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within instrument is the true and correct copy of the original as filed for record in the office of the County Clerk of Pinal County, Arizona.

Notary Public
 State of Arizona
 My Commission Expires: _____
 My Office is located at: _____
 My Office Phone Number: _____
 My Office Fax Number: _____

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8501 N. SCOTTSDALE ROAD SUITE 200
 SCOTTSDALE, AZ 85253
 (480) 889-1090
 (480) 889-1084 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 284-4831
 (602) 284-4305 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A,B ; 502-16-001B,C
 ; 502-23-001; 502-24-001A,B ; 502-24-001A,B ;
 502-24-002C,D

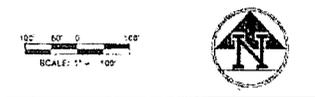
SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	1230.00 AC.
NET COMMERCIAL AREA	13.14 AC.
NET RESIDENTIAL AREA	12,750.00 AC.
TOTAL LOT YIELD	4,167,076
TOTAL OPEN SPACE PROVIDED	214.01 AC. (17.3%)
NET RESIDENTIAL DENSITY	341.00/DU/AC

UTILITIES

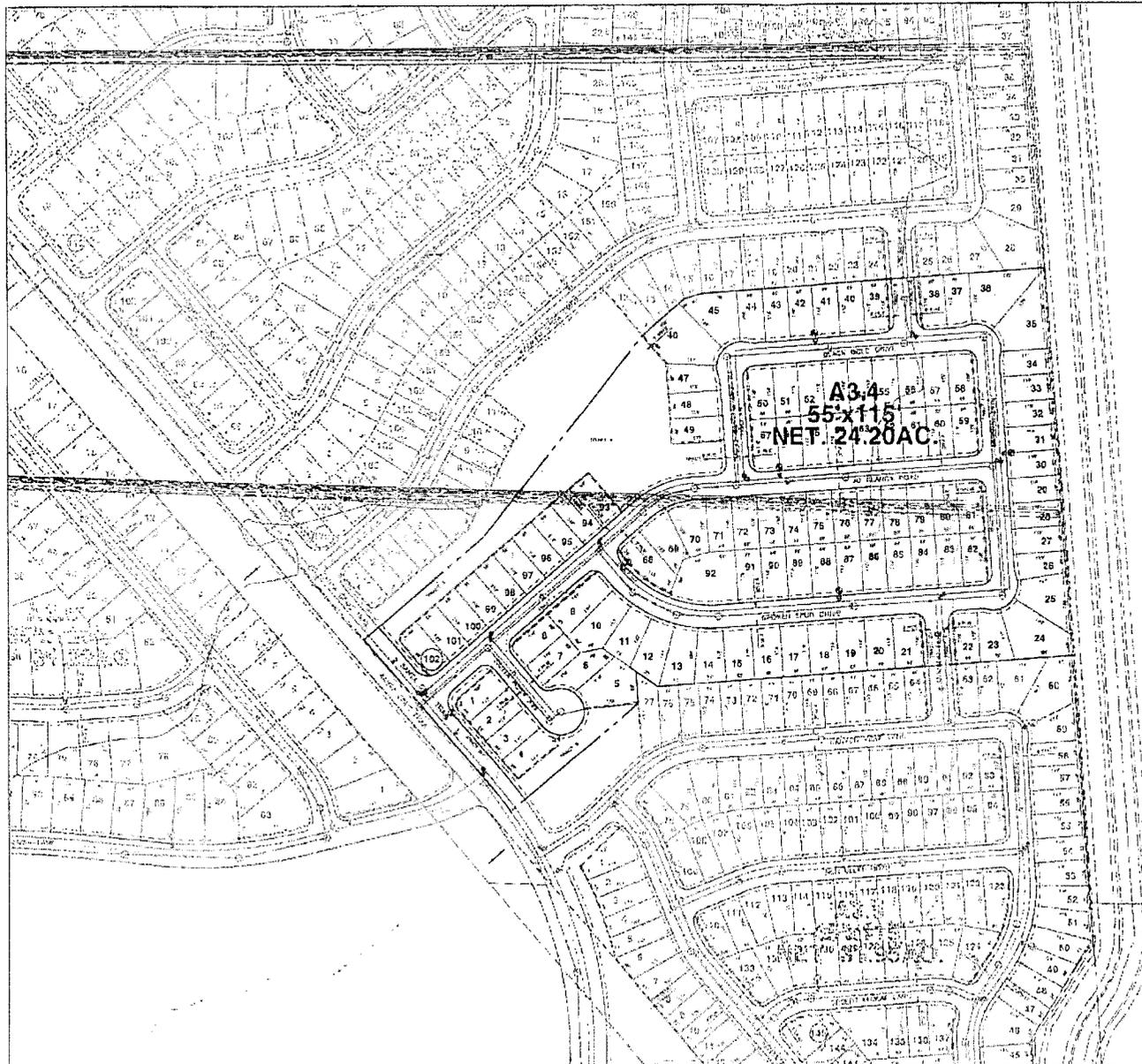
WATER	QUANT. WATER SERVICES
SEWER	QUANT. WATER SERVICES
ELECTRIC	ELECTRICAL UTILITIES AS
GAS	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE OPT.
POLICE	PINAL COUNTY SHERIFFS OPT.

NOTES:
 1. THIS INSTRUMENT IS FILED WITH THE COUNTY OF PINAL COUNTY.
 2. THIS PROJECT IS APPROVED AS A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT.
 3. THIS PROJECT IS TO BE SUBMITTED TO THE PLANNED AREA DEVELOPMENT DISTRICT.
 4. ALL EASEMENTS AND RIGHTS ATTACHED TO ANY INTEREST IN THIS PROPERTY ARE HEREBY
 WAIVED AND RELEASED.
 5. ALL EASEMENTS AND RIGHTS ATTACHED TO ANY INTEREST IN THIS PROPERTY ARE HEREBY
 WAIVED AND RELEASED.



CYL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CUL# 780003
 DATE: 8/30/2005



STATE OF ARIZONA
COUNTY OF PINAL

I hereby certify that the within instrument is filed in the office of the County Clerk of Pinal County, Arizona, on this 26th day of May, 2006.

Notary Public
My Commission Expires: 05/31/2008

PARTS OF SECTIONS 26, 27, 34, AND 35 T6S
R4E OF THE GILA AND SALT RIVER BASE
AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
SANTA CRUZ LAND COMPANY, LLC
8601 N. SCOTTSDALE ROAD SUITE 280
SCOTTSDALE, AZ 85228
(480) 888-1898
(480) 888-1894 FAX
CONTACT: PHILIP MILLER

PREPARED BY:
GOE & VAN LOO CONSULTANTS, INC.
4560 NORTH 12TH STREET
PHOENIX, ARIZONA 85014
(602) 264-6651
(602) 264-6653 (FAX)
CONTACT: STEVE KELLOGG

TAX PARCELS: 502-14-002A,B ; 502-18-001B,C
; 502-23-001 ; 502-24-001A,B ; 502-24-001A,B ;
502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MATTER PLUM AREA	128.62 AC.
NET COMMERCIAL AREA	18.4 AC.
NET RESIDENTIAL AREA	110.22 AC.
TOTAL SITE FIELD	4107.3753
TOTAL OPEN SPACE PRESERVED	1740.94717%
NET RESIDENTIAL DENSITY	341.01/AC

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRIBUTION
GAZ	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DIST.
POLICE	PINAL COUNTY SHERIFFS OFFICE

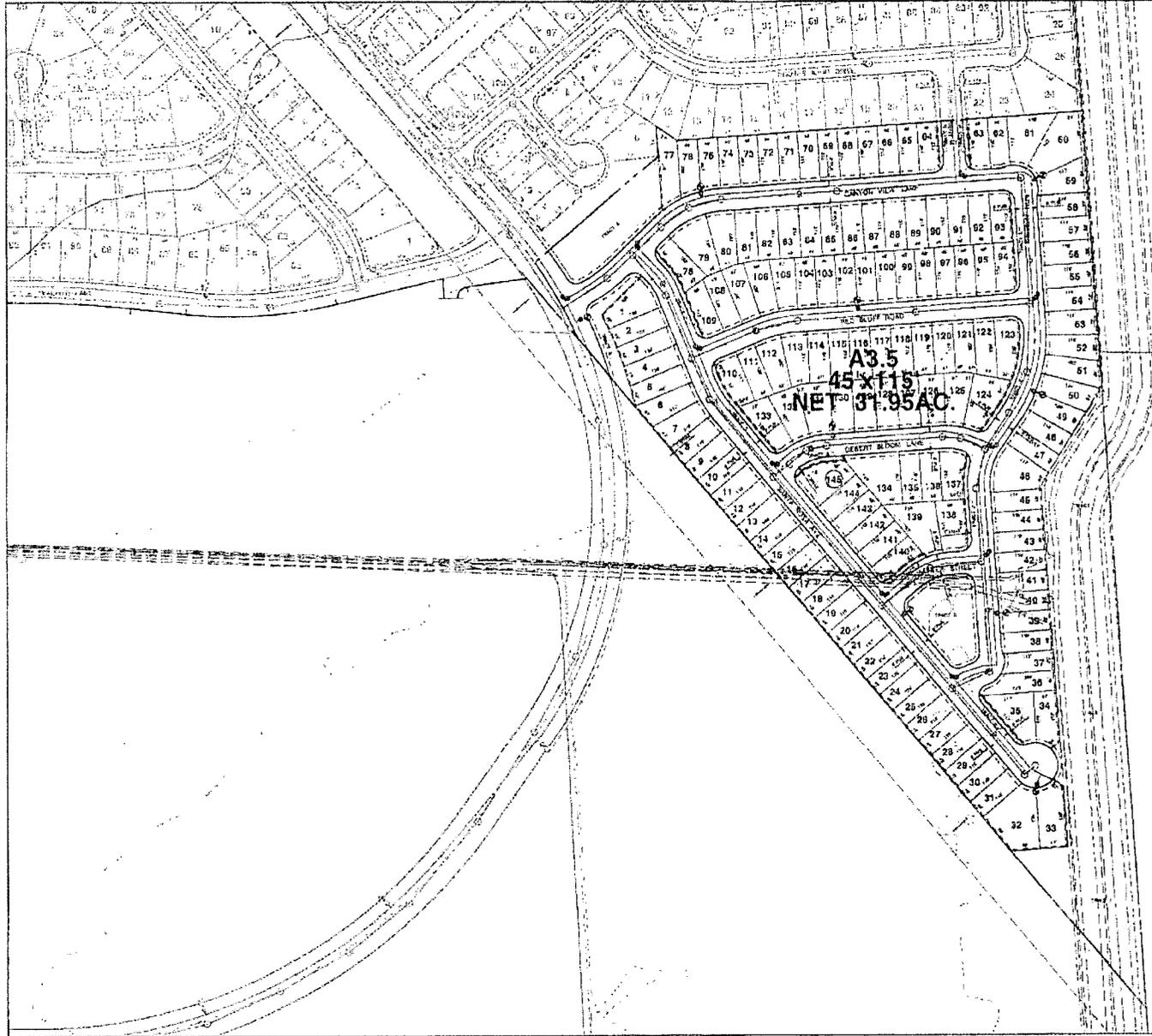
NOTES:
1. THE ZONING TO BE APPLIED TO THIS PROJECT IS THE FINAL ZONING.
2. PROJECT APPROVED AS PLANNED AREA DEVELOPMENT ONLY SUBJECT TO
3. THE DEVELOPER IS TO BE SUBJECT TO PRECEDENT AND DEVELOPER'S OBLIGATION
TO MAINTAIN.
4. ALL UTILITIES SHALL BE ADJUSTED TO ANY CHANGES IN PLANS AS THEY OCCUR.
5. ALL UTILITIES SHALL BE ADJUSTED TO ANY CHANGES IN PLANS AS THEY OCCUR.
6. ALL UTILITIES SHALL BE ADJUSTED TO ANY CHANGES IN PLANS AS THEY OCCUR.



CYL
GOE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
TENTATIVE PLAT**
CVL#: 750003
DATE: 5/30/2006

SHEET 20 OF 24



STATE OF ARIZONA
 COUNTY OF PINAL

1. Reads with 2nd 5th with instrument is that
 1/4 section 28, 27, 34, and 35 T5S
 R4E of the GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

Scale: _____ Feet
 Fraction: _____
 Name: _____
 Address: _____
 Phone: _____
 Date: _____

**PARTS OF SECTIONS 28, 27, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA**

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8501 N. SCOTTSDALE ROAD SUITE 200
 SCOTTSDALE, AZ 85263
 (480) 888-1988
 (480) 888-1984 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4530 NORTH 12TH STREET
 PHOENIX, ARIZONA 85018
 (602) 284-6831
 (602) 284-4903 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCEL #'S: 502-14-002A,B ; 502-16-001B,C
 ; 502-23-001 ; 502-24-001A,B ; 502-24-001A,B ;
 502-24-002C,D

SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MARKET PLANNED AREA	736.32 AC.
NET COMMERCIAL AREA	10.42 AC.
NET RESIDENTIAL AREA	1217.22 AC.
TOTAL LOT YIELD	4157 LOTS
TOTAL OPEN SPACE PROVIDED	216.01 AC. (29.17%)
NET RESIDENTIAL DENSITY	3.41 DW/AC.

UTILITIES

WATER	GILBERT WATER AND IRRIGATION
SEWER	CITY OF PHOENIX
ELECTRIC	ARIZONA ELECTRIC POWER CO.
GAS	NORTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DEPT.
HAZARDOUS WASTE	PINAL COUNTY SHERIFF'S DEPT.

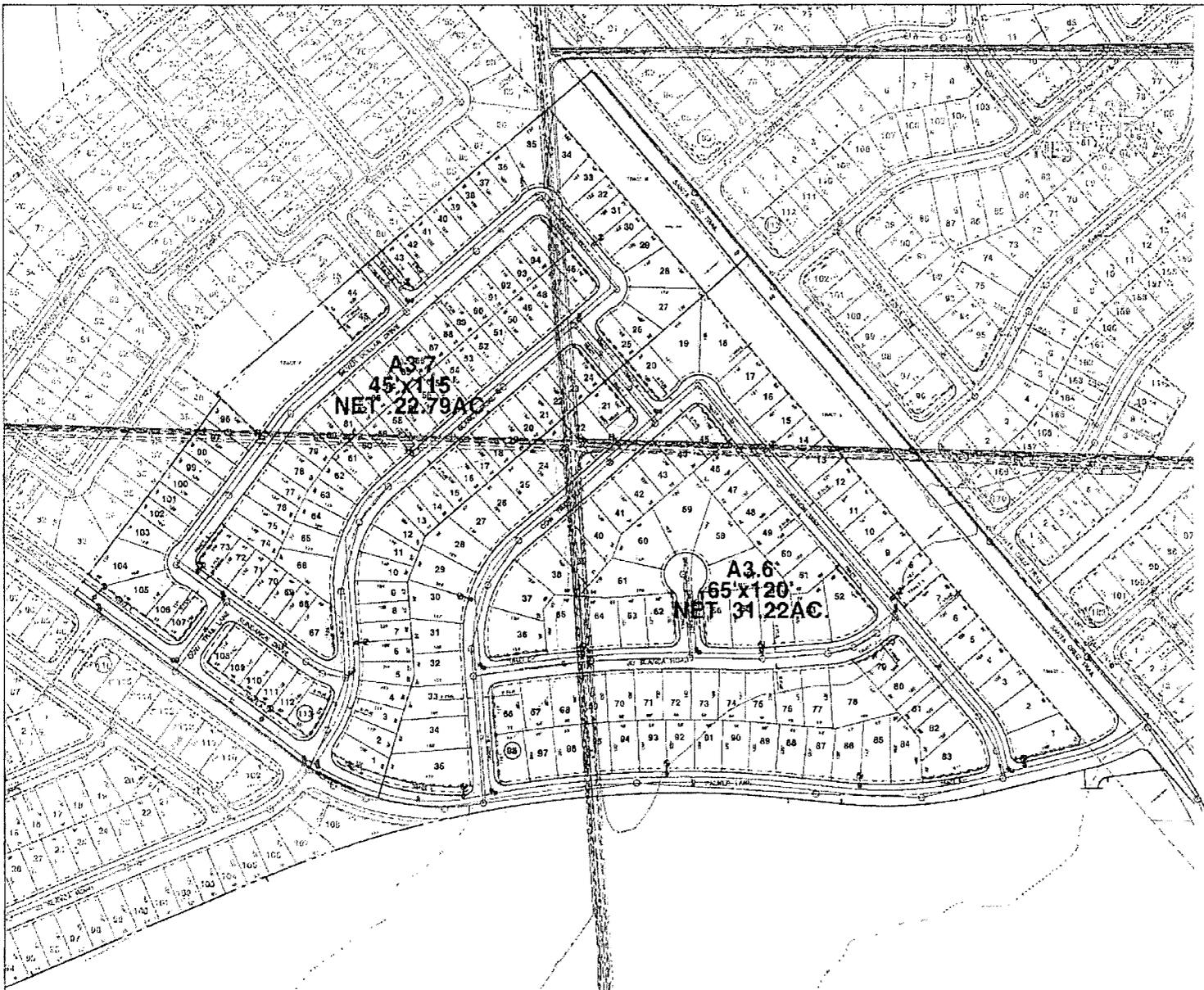
NOTES:
 1. THIS SITE PLAN IS FOR THE DEVELOPMENT OF THE PLANNED AREA.
 2. PROJECT APPROVED AS A PLANNED AREA DEVELOPMENT ON PINAL COUNTY
 3. THE SURVEY IS TO BE SUBMITTED, RECORDED AND DEVELOPED AS THE
 PROJECT.
 4. AS DE AND NEAR TANGENT ADJACENT TO ANY OPEN SPACE AREA HAVE A 10' WINDSHIELD
 WIND BREAKER PLANTING.
 5. ALL LOT AND BLOCK DIMENSIONS TO BE SUBMITTED SHALL BE DIMENSIONS NOTED.



CYL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CYL# 751003
 DATE: 6/30/2006

SHEET 21 OF 24



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the above described is true and correct to the best of my knowledge and belief.

Notary Public
 My Comm. Expires: _____
 My Comm. No.: _____
 My Office: _____
 My Office Address: _____
 My Office Phone: _____
 My Office Fax: _____
 My Office E-Mail: _____
 My Office Website: _____

PARTS OF SECTIONS 26, 27, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8801 N. SCOTTSDALE ROAD SUITE 280
 SCOTTSDALE, AZ 85263
 (480) 994-1999
 (480) 994-1984 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4550 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-4831
 (602) 264-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCELS: 502-14-002A,B ; 502-16-001B,C
 502-23-001; 502-24-001A,B ; 502-24-001A,B ;
 502-24-002C,D

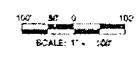
SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	150.0 AC
NET COMMERCIAL AREA	12.4 AC
NET RESIDENTIAL AREA	27.22 AC
TOTAL LOT AREA	418.0 AC
TOTAL OPEN SPACE PROVIDED	330.0 AC / 27%
NET FINANCIAL DENSITY	3.41 DWG/AC

UTILITIES

WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #1
ROAD	DOH'S STREET LIGHTS COOPERATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DEPT
POLICE	PINAL COUNTY SHERIFF'S DEPT

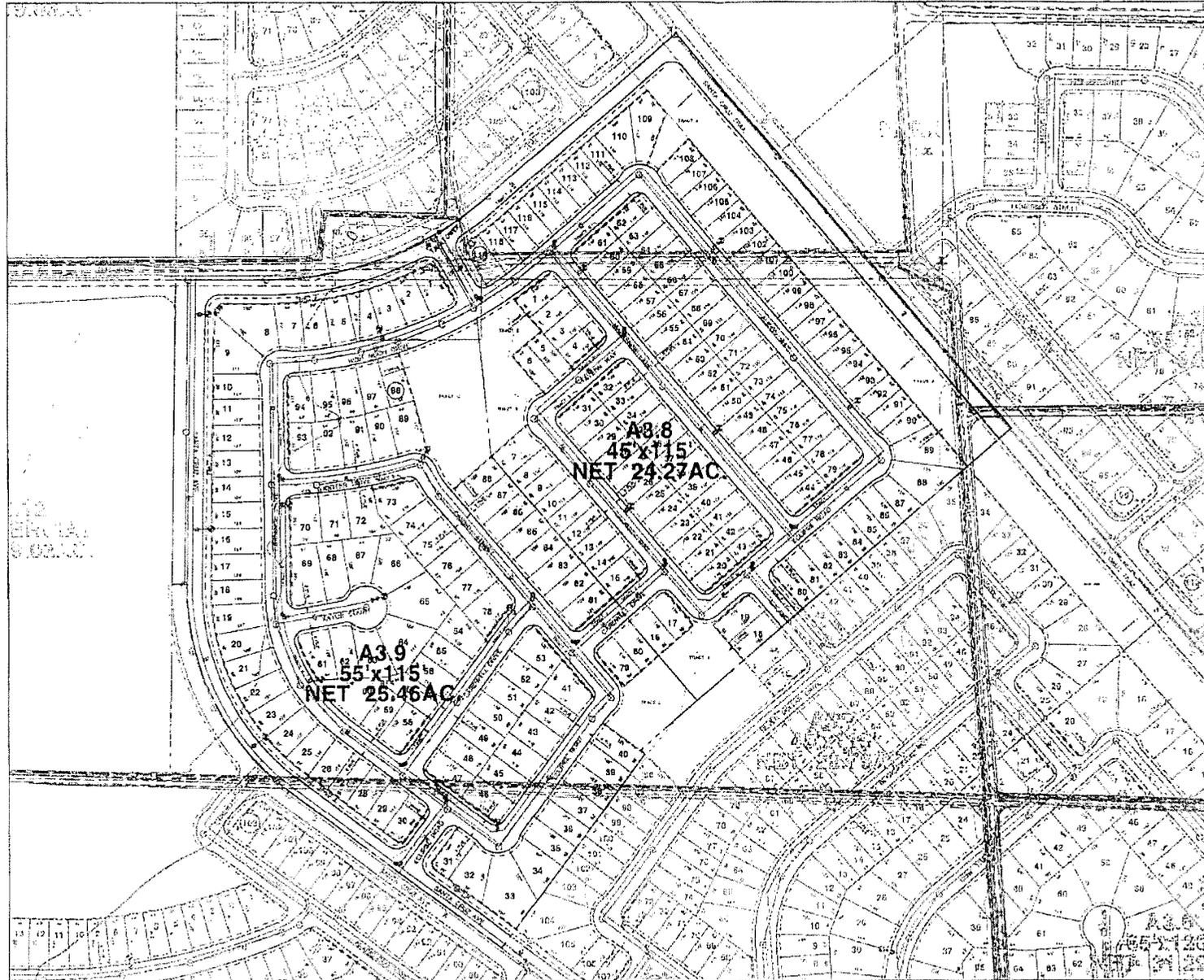
NOTE:
 1. THIS SITE PLAN IS SUBJECT TO THE APPROVAL OF THE PINAL COUNTY BOARD OF SUPERVISORS.
 2. THIS SITE PLAN IS SUBJECT TO THE APPROVAL OF THE PINAL COUNTY BOARD OF SUPERVISORS.
 3. THIS SITE PLAN IS SUBJECT TO THE APPROVAL OF THE PINAL COUNTY BOARD OF SUPERVISORS.
 4. THIS SITE PLAN IS SUBJECT TO THE APPROVAL OF THE PINAL COUNTY BOARD OF SUPERVISORS.
 5. THIS SITE PLAN IS SUBJECT TO THE APPROVAL OF THE PINAL COUNTY BOARD OF SUPERVISORS.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CVL#: 750063
 DATE: 8/30/2006

SHEET 22 OF 24



STATE OF ARIZONA
 COUNTY OF PINAL

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED IS THE PLAN FOR THE DEVELOPMENT OF THE
 PARTS OF SECTIONS 26, 27, 34, AND 35 T15S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

City: _____
 Prepared by: _____
 Drawn by: _____
 Date: _____
 Title: _____
 Scale: _____

PARTS OF SECTIONS 26, 27, 34, AND 35 T15S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8601 N. SCOTTSDALE ROAD SUITE 260
 SCOTTSDALE, AZ 85263
 (480) 885-1985
 (480) 885-1864 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4050 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 264-8831
 (602) 264-4005 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCELS: S: 502-14-002A,B; 502-16-001B,C;
 502-25-001; 502-24-001A,B; 502-24-001A,B;
 502-24-002C,D

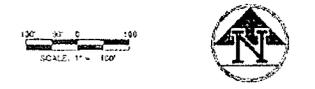
SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	148.8 AC
NET COMMERCIAL AREA	14.4 AC
NET RESIDENTIAL AREA	127.4 AC
TOTAL LOT AREA	4147.27 SQ. FT.
TOTAL OPEN SPACE PROVIDED	718.31 AC (17.7%)
NET RESIDENTIAL DENSITY	3.41 DW/AC

UTILITIES

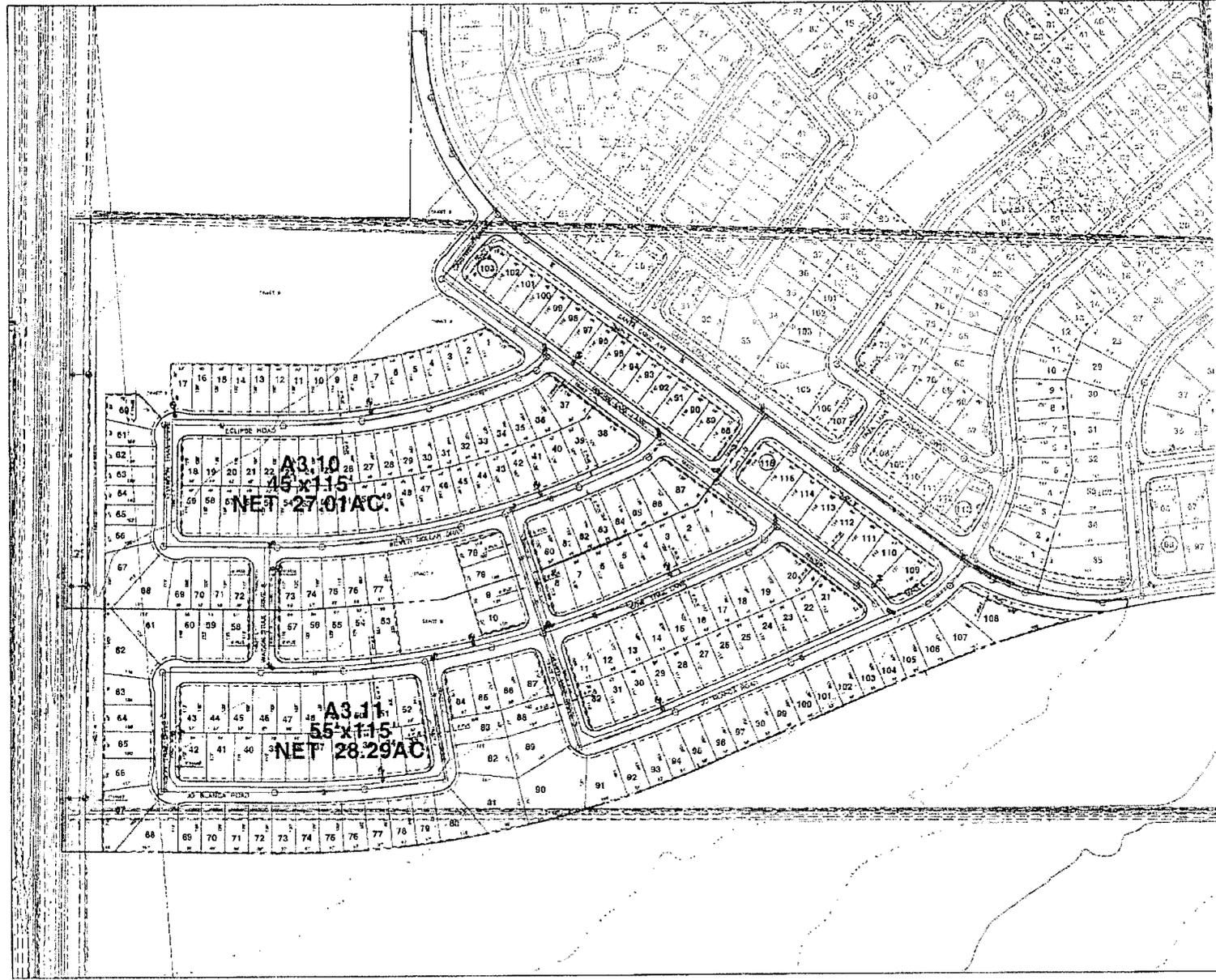
WATER	GLOBAL WATER RESOURCES
SEWER	GLOBAL WATER RESOURCES
ELECTRIC	ELECTRICAL DISTRICT #3
PHONE	SOUTHWEST SAB CORPORATION
TELEPHONE	QUEST
CABLE	QUEST
FIRE	REGIONAL FIRE AND RESCUE (RFR)
PLUMBING	PINAL COUNTY SHERIFF'S DEPT.

NOTES:
 1. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
 2. THIS PLAN IS SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES.
 3. THIS PLAN IS SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES.
 4. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
 5. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.
 6. THE DEVELOPER SHALL OBTAIN ALL NECESSARY PERMITS FROM THE APPLICABLE AGENCIES.



CVL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**
 CVL# 750003
 DATE: 03/20/06



STATE OF ARIZONA
 COUNTY OF PINAL

I hereby certify that the within plat complies with the laws of the State of Arizona and the laws of the County of Pinal.

DATE: 05/02/2005

APPROVED BY: [Signature]

DATE: 05/02/2005

PARTS OF SECTIONS 20, 27, 34, AND 35 T5S
 R4E OF THE GILA AND SALT RIVER BASE
 AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER:
 SANTA CRUZ LAND COMPANY, LLC
 8501 N. GOTTSDALE ROAD SUITE 200
 SCOTTSDALE, AZ 85263
 (480) 998-1999
 (480) 998-1884 FAX
 CONTACT: PHILIP MILLER

PREPARED BY:
 COE & VAN LOO CONSULTANTS, INC.
 4860 NORTH 12TH STREET
 PHOENIX, ARIZONA 85014
 (602) 964-8851
 (602) 964-4303 (FAX)
 CONTACT: STEVE KELLOGG

TAX PARCELS: 502-14-002A,B ; 502-16-001B,C
 502-23-001 ; 502-24-001A,B ; 502-24-001A,B ;
 502-24-002C,D

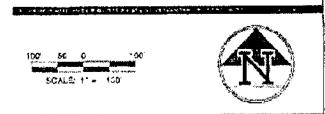
SITE DATA

EXISTING ZONING	PLANNED AREA DEVELOPMENT
TOTAL MASTER PLAN AREA	128.81 AC.
NET COMMERCIAL AREA	11.4 AC.
NET RESIDENTIAL AREA	127.29 AC.
TOTAL LOT YIELD	4157 LOTS
TOTAL OPEN SPACE (PROPOSED)	214.01 AC (17.7%)
NET RESIDENTIAL DENSITY	3.61 DWG/AC.

UTILITIES

WATER	METROPOLITAN WATER WORKS
SEWER	GILDA WATER REBONDING
ELECTRIC	SUBSTANTIAL DISTRICT #9
GAZ	SOUTHWEST GAS CORPORATION
TELEPHONE	QWEST
CABLE	QWEST
FIRE	REGIONAL FIRE AND RESCUE DIST. #1
POURCE	PINAL COUNTY SHERIFF'S DEPT.

NOTE:
 1. THIS PROJECT IS SUBJECT TO ALL APPLICABLE REGULATIONS AND ORDINANCES OF THE COUNTY OF PINAL.
 2. THIS PROJECT IS APPROVED AS A PLANNED AREA DEVELOPMENT ONLY BY ORDER OF THE SUPERVISOR OF THE COUNTY OF PINAL. THE DEVELOPER AND DEVELOPER'S AGENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES.
 3. THE DEVELOPER AND DEVELOPER'S AGENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES.
 4. THE DEVELOPER AND DEVELOPER'S AGENT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPLICABLE AGENCIES AND AGENCIES.



CYL
 COE & VAN LOO CONSULTANTS, INC.

**SANTA CRUZ
 TENTATIVE PLAT**

CYL: 750033
 DATE: 05/02/2005

1 before we end our meeting, so I think what we'll do is let me,
2 let me get anybody else in the audience that wanted to speak
3 on that SunZia. No one? Okay. Thank you. With that, let's
4 go into Tentative Plats. And the first Tentative Plat is S-
5 026-05. Steve, don't get up and leave.

6 ABRAHAM: You first.

7 HARTMAN: Dedrick. All right.

8 DENTON: Mr. Chair and Members of the Commission,
9 staff would like to request that if we can hear items number 7
10 and number 8 at the same time, but just give a different
11 motion. If that's acceptable?

12 HARTMAN: Yes, that is, because they're adjoining
13 properties.

14 DENTON: That's correct. And with that, this next
15 case is Santa Cruz Ranch and the Commission did give a
16 continuance back in July of 2013 so they can speak with the
17 City of Maricopa in regards to annexation. From what I've
18 been told, that annexation discussion kind of fell apart, so
19 now they're looking at talking with Casa Grande, as well. And
20 with that, the applicant is requesting a continuance, again,
21 but staff is recommending a denial of that request. But after
22 the packets went out, the City of Casa Grande did issue out a
23 letter requesting time for them to do a cost benefit analysis.
24 If the Commission do decide to continue it, staff would
25 support a three months continuance to allow the cost benefit

1 DUNN: Well, the problem is they don't have any -
2 they don't have a wind farm that they're going to connect to
3 right now. They've - when we spoke with the people there,
4 they said well we're aware of - we're aware of some possible
5 wind energy being generated in that area. But you know, ten
6 years ago it was just to connect the east and the west power
7 grids, and that's what it's for.

8 HARTMAN: All right, Commissioner Members, any other
9 - want to make a comment? Bill, thank you.

10 DUNN: Thank you.

11 HARTMAN: Steve and Mark, I thank you for letting us
12 kind of go into an open forum on this. We're not making any
13 decision, it's just an information, and your planning manager
14 discussion items, that - I could cover in that - you know I
15 mean really, I'd loved to have the opportunity to have a
16 discussion about something that is brought on us that doesn't
17 really include us, Pinal County, or probably our Supervisors.
18 It will include the State Land Department in right-of-ways and
19 things like that, but I don't know whether Pinal County is
20 getting any monies up or going to receive any monies from a
21 project like this in economic development. I don't see a lot
22 to it. Especially when it goes through pristine areas, when
23 it could go other areas. But anyway, that's all part of the
24 siting committee that's already been done and everything.
25 Okay, with that, we still have like another hour and some

1 that maybe we can arouse some, some people to do something
2 about it. First of all, I'm not and never will be a big fan
3 of wind energy, and if you want a good example of the fallacy
4 of wind energy, look at the country of Denmark. Look at their
5 wind energy farm that they built, spent hundreds of thousands
6 of dollars because somebody said hey they wind blows here all
7 the time, and it turns out it doesn't blow there all the time,
8 so they have this huge ugly wind farm and they can't - they
9 were not able to shut down any of their regular power
10 generating plants because the wind doesn't blow all the time,
11 so they have excess energy, which they sell to eastern Europe.
12 The things are a blight on the landscape. All you got to do
13 is drive Interstate 10 and go through the pass over here in
14 Palm Springs and look at how ugly that is. They've started it
15 on the island of Maui on the west Maui mountains on the south
16 side. It's a blight on - and I hate windmills. I hate wind
17 farms. And I could care less. And finally, if California
18 wants some more energy, let them build them over there.
19 They've already screwed up the environment in Southern
20 California, let them build them over there. Quit putting it
21 off on New Mexico and on the State of Arizona to get them more
22 power. Let them do their own thing. They're so busy telling
23 everybody else what to do, let's tell them do your own thing.
24 Thank you. That's my -

25 SALAS: What do we get out of it?

1 SALAS: I have a comment Mr. Chairman.

2 HARTMAN: Okay, Commissioner Salas.

3 SALAS: Maybe we cannot do anything about it, but
4 some of us that area opposed to it, could at least create some
5 public interest in the whole thing.

6 DUNN: Good, I hope so.

7 SALAS: You know, I hope that they can make a
8 decision to come to the least, you know, destructible area and
9 then some of that area lends itself to that. They don't have
10 to destroy some of the beautiful pristine land that we have
11 out there.

12 DUNN: Yeah, there's already a corridor for these
13 types of infrastructure.

14 HARTMAN: Utilities.

15 DUNN: Utility infrastructure that they - but it's
16 cheaper this way. They don't have - you know, they don't have
17 to buy the, the - as much right-of-way. One other thing,
18 early on they came to Pinal County Board of Supervisors and
19 asked for their blessing and got it, and that's before anybody
20 knew about, you know, anything about it. So if you want to
21 talk to the Board - to the Supervisors, maybe that'd be a good
22 thing to do.

23 HARTMAN: All right, Putrick.

24 PUTRICK: Just a couple of comments, and I - since
25 we don't have any say in this, I think it's probably a form

1 should stay along the existing corridor, which is I-10, where
2 it's - there's already lines everywhere. You can't mess up
3 the environment anymore with, with some more power lines along
4 I-10. And it's, it's been sold not honestly. So I don't know
5 - there's a lot more that, that big problems, but I don't, I
6 don't know since you don't have a say in it, I don't know what
7 else except to expose it for what it really is. It's going to
8 cause - we've pointed out to them lots of environmental
9 problems with it, erosion problems, and in the record of
10 decision they didn't say how they were going to mitigate
11 those. Anyway.

12 HARTMAN: Does it go through the Aravaipa area?

13 DUNN: On some maps. The BLM record of decision it
14 doesn't, it goes down I-10 to just before it gets to Benson,
15 and then goes through the Salt - I'm sorry -

16 AGUIRRE-VOGLER: San Pedro.

17 DUNN: San Pedro, down the San Pedro above, kind of
18 it turns and goes above south of San Manuel, north of Oracle,
19 straight - and then goes straight west to almost the
20 substation over there between - this side of Marana, then
21 heads east - or south excuse - or north, north until it gets
22 directly west, or east of 11 mile corner, and then heads west
23 again, along (inaudible) Highway.

24 HARTMAN: All right. Commission Members, any
25 questions of Bill?

1 from New Mexico to Southern California, so that's why it, it's
2 coming through. I didn't, I didn't mean to say it's not -
3 certainly these gentlemen can, can speak their mind in that,
4 but I wanted, I wanted to make sure that you didn't have the
5 impression that really you have any control whatsoever over
6 this. That's all I, you know, in fairness, that's the only
7 point I was trying to make. I'll stop blabbing now.

8 HARTMAN: Mark, I appreciate your comments, because
9 I think the residents of the area that this line is proposed
10 to go through, have really not had any impact with the siting
11 committee. Bill Dunn, if you would come forward. The
12 Commission needs to know what, what's going on in things like
13 this when the federal powers take on a project. Bill Dunn
14 from Winkleman, the chair of the Winkleman NRCD, National
15 Resource Conservation District. Bill. He's a rancher also.

16 DUNN: Thank you, Mr. Chairman. The first problem
17 is, it's not renewable energy. It's packaged as such, but ten
18 years ago it was regular energy until it called it renewable
19 energy, because that got the environmental community to be for
20 it. And after a year and a half or two years of exposing it,
21 well finally the environmental community is against it, along
22 with some other problems with it. And our, our main, our main
23 problem with it is they're - you know, they're supposed to go
24 down existing corridors, and they do along I-10 until it's
25 inconvenient, and then they leave it. So our position is it

Ken Buchanan
Assistant County
Manager

Development
Services



P I N A L • C O U N T Y
wide open opportunity

Fritz Behring
County Manager

March 25, 2011

Ms. Jordan Rose
6613 N. Scottsdale Rd., Suite 200
Scottsdale, AZ 85250-0001

Subject: Request for Extension of Tentative Plats, Santa Cruz Ranch

Dear Ms. Rose,

This letter is intended to summarize the staff's position regarding the request to extend the Tentative Plats for Santa Cruz Ranch and Santa Cruz Ranch Units 4 and 5 ("property") as a result of our meeting on March 15, 2011. Again, please understand that this letter is not a commitment or agreement by Pinal County ("County") or the Pinal County Flood Control District ("District") to take any particular action, but is designed to set forth the Staff's position only.

County and District staff still have concerns as outlined in my memorandum to the Planning and Zoning Commission dated February 4, 2011. During our meeting the owners discussed the possibility of the property being annexed by either the City of Casa Grande or City of Maricopa. The owners stated that the plat extensions are necessary so that the land entitlement process would not have to be restarted. Staff is of the opinion that getting a city to annex would alleviate some of the concerns. Staff proposes the following steps:

1. Provide Pinal County a letter by April 21, 2011 from a city stating that they intend to annex the property. Staff will use that letter to support a request to the Planning & Zoning Commission to continue the extension requests for another 90 days (or a mutually agreeable) period.
2. During the continuation period, your client must obtain and record a Pre-Annexation Agreement between the Developer and the City Council of the annexing city.
3. Once the Pre-Annexation Agreement is signed and recorded, staff will support a recommendation to approve the extension of the tentative plats for two years, subject to additional stipulations.
4. Those added stipulations include but are not necessarily limited to the following:
 - a. Pinal County and the Pinal County Flood District will not be responsible for Operations, Maintenance or Replacement of any structures required in order to remove this land from the Special Flood Hazard Area.
 - b. Prior to final plat approval, annexation is to be completed, and the final plat is to be approved by the annexing city not the county, with all permitting for construction occurring within that city.
 - c. An Operations and Maintenance plan for the structures must be developed by the Developer. If the District is the Floodplain Administrator for the annexing city, then prior to final plat approval Developer is expected to obtain an intergovernmental agreement (IGA) between the District and the annexing city that addresses maintenance and maintenance oversight responsibilities. However, it is understood that the final decision to enter into such an IGA rests solely with the elected officials for each governmental entity.

Sincerely,

Greg Stanley, P.E.
Director/ County Engineer

Cc: David Snider, District 1 Supervisor
Fritz Behring, County Manager

PUBLIC WORKS DEPARTMENT

31 North Pinal Street, Building F, PO Box 727 Florence, AZ 85132 T 520-866-6411 FREE 888-431-1311 F 520-866-6511 www.pinalcountyaz.gov



P I N A L • C O U N T Y
Wide open opportunity

MEMORANDUM FROM PUBLIC WORKS DEPARTMENT

DATE: FEBRUARY 4, 2011
TO: PLANNING AND ZONING COMMISSION
FROM: GREG STANLEY, DIRECTOR OF PUBLIC WORKS/COUNTY ENGINEER *GS*
RE: EXTENSION OF THE SANTA CRUZ RANCH TENTATIVE PLAT

Public Works recommends denial of the request to extend the tentative plat for Santa Cruz Ranch and Santa Cruz Ranch Units 4 and 5. The zoning and planned area development cases were approved by the Board of Supervisors on July 27, 2005, which requires this development to comply with the Pinal County Subdivision Regulation that was in place at the time of approval.

Section 405, Land Use of that regulation contains the following requirement:

"Land which is subject to periodic flooding, or land which cannot be properly drained, or other land which, in the opinion of the Commission, is unsuitable for the proposed use shall not be subdivided; however, the Commission may approve subdivisions of such land upon receipt of evidence from County Health Department and County Engineer that the construction of specific improvements can be expected to render the land usable, in which event construction upon such land shall be prohibited until the specified improvements have been planned and construction guaranteed."

To date, the proposed development has not complied with the above requirement. The developer has been working through the process for an extended period of time, but county staff continues to have concerns as to how the project will remove the development from the special flood hazard area, as well as liabilities associated with their proposed method of flood control.

The project as originally proposed in 2004 was to provide a larger regional solution that included providing flood control across portions of State Trust Land and the Ak Chin Indian Community. After consultation with county staff, the developer prepared and submitted a Conditional Letter of Map Revision, which was the proposal to remove the special flood hazard area from their land as well as to provide flood protection to a larger regional area. This proposal included channelizing and above ground levies as the method of flood control.

In 2006, the Ak Chin Indian Community formally rejected the proposed regional solution for flood control. The developer then proposed a local solution that only benefited their privately owned lands. Included in their proposal was a series of agreements and funding arrangements to cover costs of the original construction. The solution did not solve long standing flooding issues in the region, and only benefited the relatively small private land ownership of Santa Cruz Ranch. In a meeting on May 4, 2006, the county staff raised concerns about liability insurance. The county brought representatives of the Arizona Counties Insurance Pool (ACIP) to a meeting with the developers and made it clear that ACIP would not insure the proposed improvements. At that meeting, Assistant County Manager for Development Services Ken Buchanan made a specific point of telling the developer that FEMA approval does not equate to Pinal County approval. He made it clear that ultimate approval for their flood control solution will come from both the Pinal County Board of Supervisors Pinal County Flood District Board, and that the developers

PUBLIC WORKS DEPARTMENT

31 North Pinal Street, Building F, PO Box 727 Florence, AZ 85132 T 520-866-6411 F 520-866-6511

MEMORANDUM

did not yet have that approval. Staff also made it clear that after Hurricane Katrina FEMA had increased scrutiny of flood control maintenance projects, specifically focusing on projects with above-ground levees, as proposed in this case.

There were subsequent meetings between 2006 and 2008, primarily focused on the various agreements that were needed. The issue of liability has still not been resolved to the satisfaction of the County. On September 18, 2008, Chris Roll, Chief Civil Deputy for Pinal County issued a letter to Court Rich with a list of information and documentation needed to assess the viability of the proposed Santa Cruz River channeling project. When Mr. Roll forwarded the mail, his email message stated that the information needed was for the County and Flood District "to enable them perform their due diligence, and appropriately and accurately assess the risks and liabilities that would be associated with their participation in the proposed Santa Cruz River channelization project."

On October 14, 2008, the county received a partial response to the list. Specific items that have not been satisfactorily answered include:

- Provide a letter from State Land indicating their approval of the concept.
- Provide details of financial or future maintenance impacts on any other areas of the project that may be affected by the Army Corps of Engineers jurisdictional status or by the Endangered Species Act (including impoundment areas upstream that will need to be altered for this project to function safely).
- Provide information on who will be doing the maintenance work that Maricopa Flood District is supposed to be doing on the Ak-Chin Indian Community.
- Provide a detailed Liability Insurance Coverage plan with cost for review.
- Provide information on the assets behind the Santa Cruz Investment Group.
- Provide a membership list for Special Zone (this is a taxing district proposed by the developer).
- Provide proposed project time schedule for tasks and construction.
- In response to a request for analysis of ongoing and future costs they proposed a levy of approximately \$260 per home per year within their subdivision, and suggested that insurance could be purchased from those proceeds.

The proposed project is designed to protect from a 100 year flood (a 1% chance of flooding) event as that is the standard required by FEMA for removal from the flood plain. Pinal County often has local rain events that exceed the 100 year event. In fact, there is approximately a 22% chance that a 200 year rain event could occur during the anticipated 50 year life span of the proposed structures funded and built by the original development. While such a rain event can happen anywhere in the county, the residents of this subdivision would be relying on the structures owned and maintained by the Flood District to protect them from all flooding. In other privately developed areas of the county there is no similar reliance on the county.

Mr. Phil Miller, representing the owner, in an email to Terry Doolittle and Ken Buchanan on February 2, 2010, stated it was his assumption "that at some point during this entitlement process the SCR Flood Control Project would be sanctioned and underwritten by Pinal County." Sanctioning and underwriting a project that benefits a small parcel of land is Pinal's concern, as the role of the county flood control is to provide regional benefits.

On March 8, 2010, County Manager Terry Doolittle sent the developer a response letter where he told the developer that the "Flood District will not endorse any Letter of Map Revision nor provide any perpetual maintenance and operation oversight required by FEMA Regulations at 44 CFR 65.10." Mr. Doolittle proposed that they participate in a regional long term solution that involves several agencies which are seeking federal funding through the U. S. Army Corps of Engineers.

Staff would also point out that the attorneys representing this development have been informed on several occasions that meetings with staff do not constitute an agreement with the county. Two specific occasions dealt with the Santa Cruz Ranch project. On October 25, 2004, Deputy County Attorney Patricia Grieb responded to an October 14, 2004 letter from Jordan Rose to Greg Stanley. Ms. Grieb reminded her that though she may have had discussions

MEMORANDUM

with county staff that there was no agreement or understanding with the County. On November 3, 2004 a similar letter was sent to Greg Stanley attempting to document staff agreements regarding flood control for the subdivision. This letter was responded to by Chief Civil Deputy Attorney William McLean, very pointedly reminding them that their letters to staff should not appear to be "contractual" and stating that the Flood Control Board of Directors has the authority to enter into agreements. Mr. Roll's communications in 2008, referenced above, also made it clear that discussions with staff did not equate to agreements with the Board or District.

In summary, Pinal County and the Pinal County Flood District have not approved the proposed method of Flood Control as required by Subdivision Regulation Section 405. The current proposed solution of placing the county in charge of maintenance and insurance are unacceptable risks that would burden the taxpayers of the entire county. The proposal to tax each home owner through the creation of a special zone (that must be limited to just those lots removed from the flood hazard) is not acceptable. It places an undue burden on a small number of homes, and would require the Flood District Board to assess taxes well above the rate of other property owners. Those tax rates would fluctuate to great extremes when major repairs or replacement structures became necessary. Giving the developer additional time by extending this tentative plat would not be productive, as the developer continues to focus on a flood solution that places the burden on the county. This burden will be a burden on the County in perpetuity, and would still not address or resolve regional flooding concerns. Based on the above, Public Works recommends denial of the Tentative Plat extension.



September 30, 2010

Dedrick Denton
Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

Dear Mr. Denton:

Planning Case: S-026-05 Santa Cruz Ranch

The Santa Cruz Tentative Plat was approved on November 17, 2005 and we have been involved in the Civil Engineering, Final Platting and County Review process on this project ever since that time. There have been two previous Tentative Plat extensions granted by the County on this project until November 17, 2010.

Global Water – Santa Cruz Water Company and Global Water – Palo Verde Utilities Company (collectively “Global”) filed expansion applications in December 2005 to provide water, wastewater and recycled water service to this project (“CC&N”). However, in early 2006, Global’s expansion efforts were halted by a competing application filed for water service by Arizona Water Company. Global and Arizona Water Company have recently reached a settlement and have filed an application with the Arizona Corporation Commission for approval of the settlement agreement. The settlement agreement contemplates that Global would be providing water, wastewater and recycled to this project.

We are prepared to make the final submittal of the Civil Engineering Improvement Plans and Final Plats on Santa Cruz Ranch however without Global achieving an approved CC&N we are unable to obtain the necessary ADEQ approvals required to accompany our final plan submittal. At this time, Global is estimating it may take an additional nine to twelve months to obtain this CC&N approval.

Based on this information it is apparent that there is no way we will have the Santa Cruz final plats ready for Board approval by November 17, 2010. Therefore we are submitting this letter as our formal, written request for an extension of the above mentioned tentative plat until November 17, 2012. We would greatly appreciate it if you would please submit your answer to us in writing.

If you have any additional questions regarding the Santa Cruz Ranch Tentative Plat, please contact me at 602-264-6831.

Thank you for your time and understanding of our current situation.
Sincerely,

COE & VAN LOO
Consultants, Inc.

Ryan Weed, P.E.
Vice President

PZ-PA-003-16

Pinal County 2016 Comprehensive Plan Amendments

P&Z Work Session

August 18, 2016



PINAL • COUNTY
wide open opportunity



P I N A L • C O U N T Y
wide open opportunity

MEETING DATE: August 17, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-PA-003-16 (Atessa)**

CASE COORDINATOR: Steve Abraham

Executive Summary:

Work Session for a Major Comprehensive Plan Amendment to re-designate 937± acres from Very Low Density Residential, Moderate Low Density Residential, and High Intensity Activity Center to Employment and Secondary Airport.

Schedule:

- Citizen Advisory: Thursday, September 1
 - Planning and Zoning Commission: Thursday, September 15
 - Board of Supervisors: October - TBD
-

LEGAL DESCRIPTION: A 937± acre parcel situated in a portion of Sections 17, 20 & 21 T07S, R05E G&SRB&M (legal on file).

TAX PARCELS: 511-15-003A, 511-15-002, 511-01-015, 511-01-016B, 511-01-016C, 511-01-018B, 511-01-018C, 511-01-018D, 511-01-017B & 511-01-017D.

APPLICANT: Snell & Wilmer

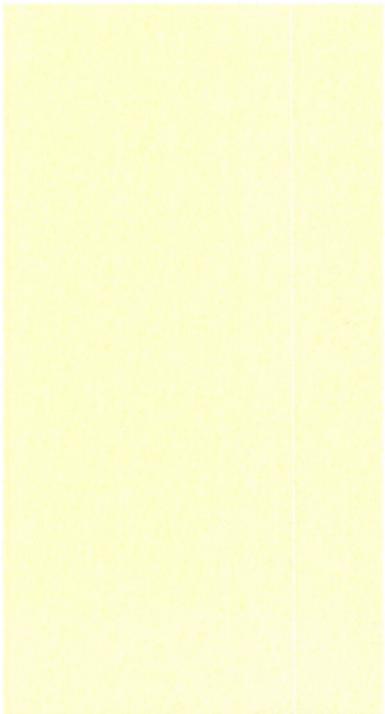
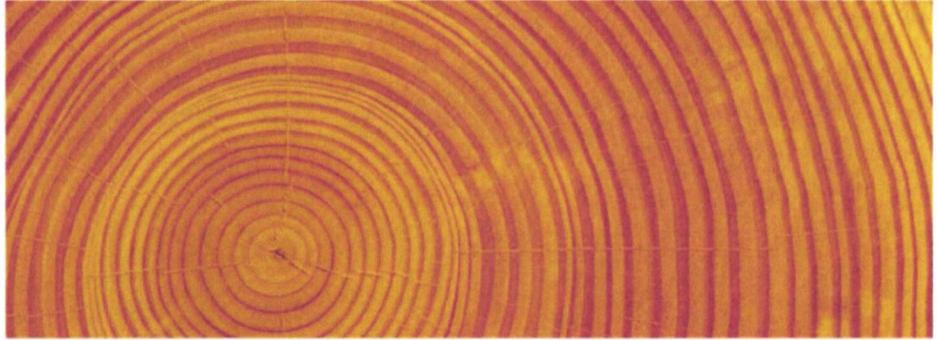
REQUESTED ACTION & PURPOSE: Request for a major amendment of the Pinal County Comprehensive Plan to amend the Land Use Plan to re-designate 937± acres of land from Very Low Density Residential, Moderate Low Density Residential, and High Intensity Activity Center to Employment and Secondary Airport.

LOCATION: Located on the east side of Montgomery Road between Hanna Road and the Tohono O'Odham Nation in the Casa Grande area.

SIZE: 937± acres.

Date Prepared: 8/5/2016
Revised:

COMMUNITY DEVELOPMENT
PLANNING DIVISION



Danrick Builders, LLC

Comprehensive Plan
Major Amendment

Nick Wood, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Stephanie M. Watney
Urban Planner

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: Please see attached.

- 2. Parcel Number(s): Various. Please see attached. Total Acreage: Approximately 937

- 3. Current Land Use Designation: Very Low Density Res; Moderate Low Density Res & High Density Activity Cntr.

- 4. Requested Land Use Designation: Employment / Secondary Airport

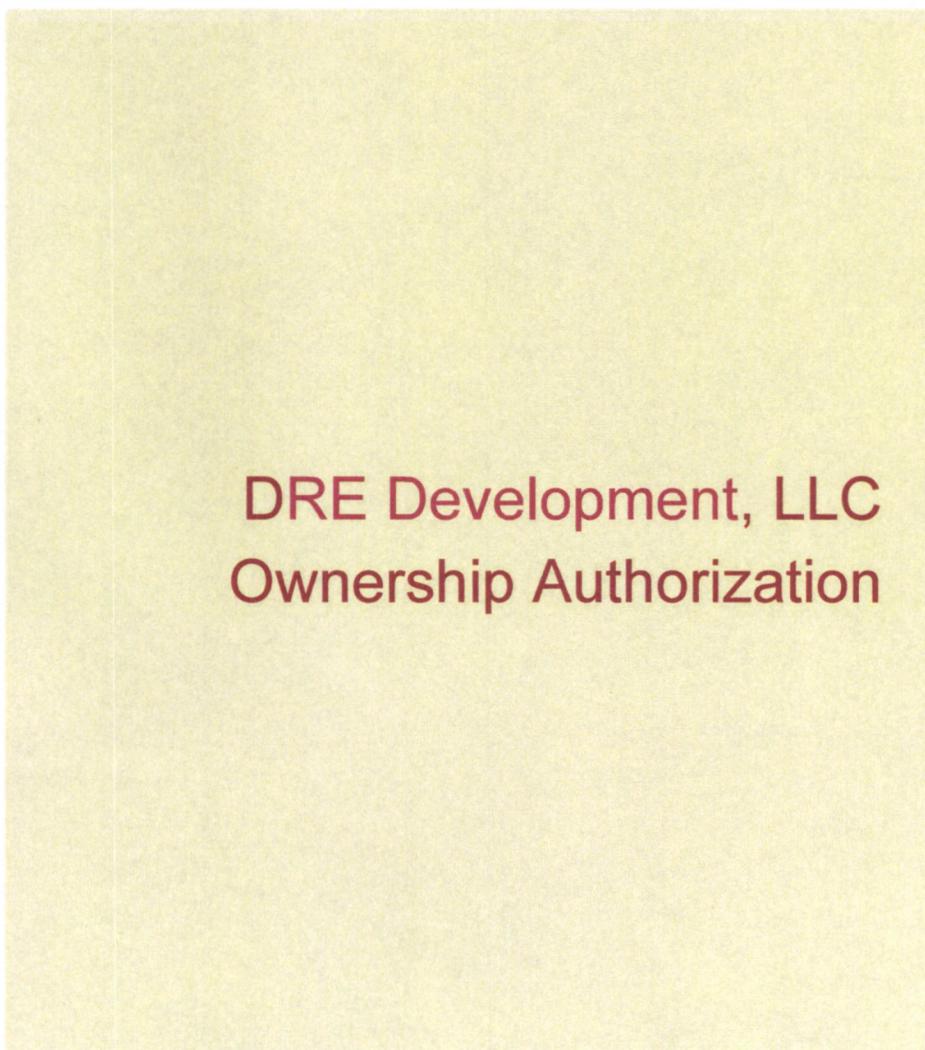
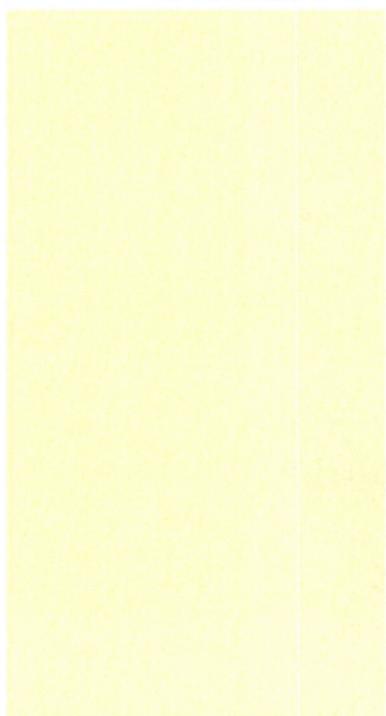
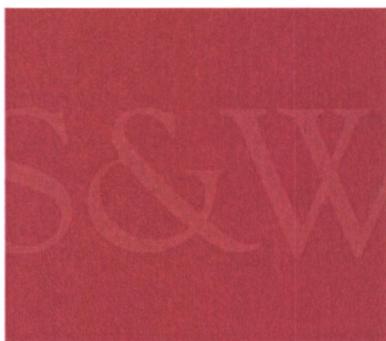
- 5. Date of Concept Review: 5/24/16 Concept Review Number: Z-PA-022-16

- 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.): _____
This Major Comprehensive Plan Amendment is requested in order to expand a 2010 approved amendment that is intended for the eventual development of the Attesa project, a major regional employment core that will focus on motor sports activities, testing and advanced technology. The Attesa project will include a regional track facility as its anchor, providing the catalyst for the eventual development of surrounding employment land uses as well as supporting commercial and residential land uses. Please see the enclosed narrative for additional details.

- 7. Discuss any recent changes in the area that would support your application. _____
The prior 2010 amendment established an Employment designation for most of the project site; this request is intended to expand that approval to encompass the entire Attesa project area.

- 8. Explain why the proposed amendment is needed and necessary at this time. _____
The Attesa project is ready to move forward with the required supporting land use entitlements. The Comprehensive Plan Land Use Map must be amended to support the vision of Attesa as an employment core. Please see the narrative for additional details.

RECEIPT #: 431427 AMT: \$5,091 DATE: 6/1/16 CASE: PZ-PZ-003-16



DRE Development, LLC
Ownership Authorization

Nick Wood, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Stephanie M. Watney
Urban Planner

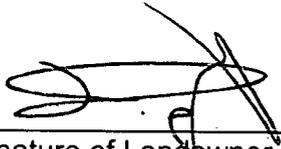
IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

- 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.

DRE Development, LLC	N/A	N/A
Name of Landowner (Applicant)	Address	Phone Number

	N/A
Signature of Landowner (Applicant)	E-Mail Address

Nick Wood, Esq., Snell & Wilmer, L.L.P.	400 East Van Buren Street	602-382-6269
Name of Agent	Address	Phone Number

	nwood@swlaw.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.

TO BE COMPLETED BY ALL 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.*

AGENCY AUTHORIZATION

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

DRE Development, LLC, an Arizona Limited Liability Company
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of 427.85 acres located at N/A

[Insert Address of Property] 51101016B; 51101016C; 51101018B; 51101018C;
and further identified as assessor parcel number 51101018D; 51101017D; 51101017B and legally *[Insert Parcel Number]*

described as follows:

Legal Description is attached hereto as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints
Nick Wood, Esq., Snell & Wilmer, L.L.P.

[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.

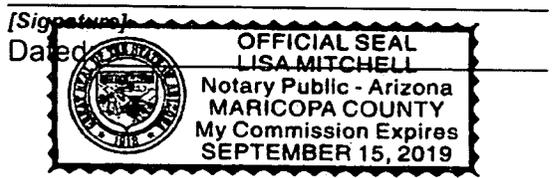
[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

[Signature]

Dated: 5/23/2016

STATE OF Arizona)

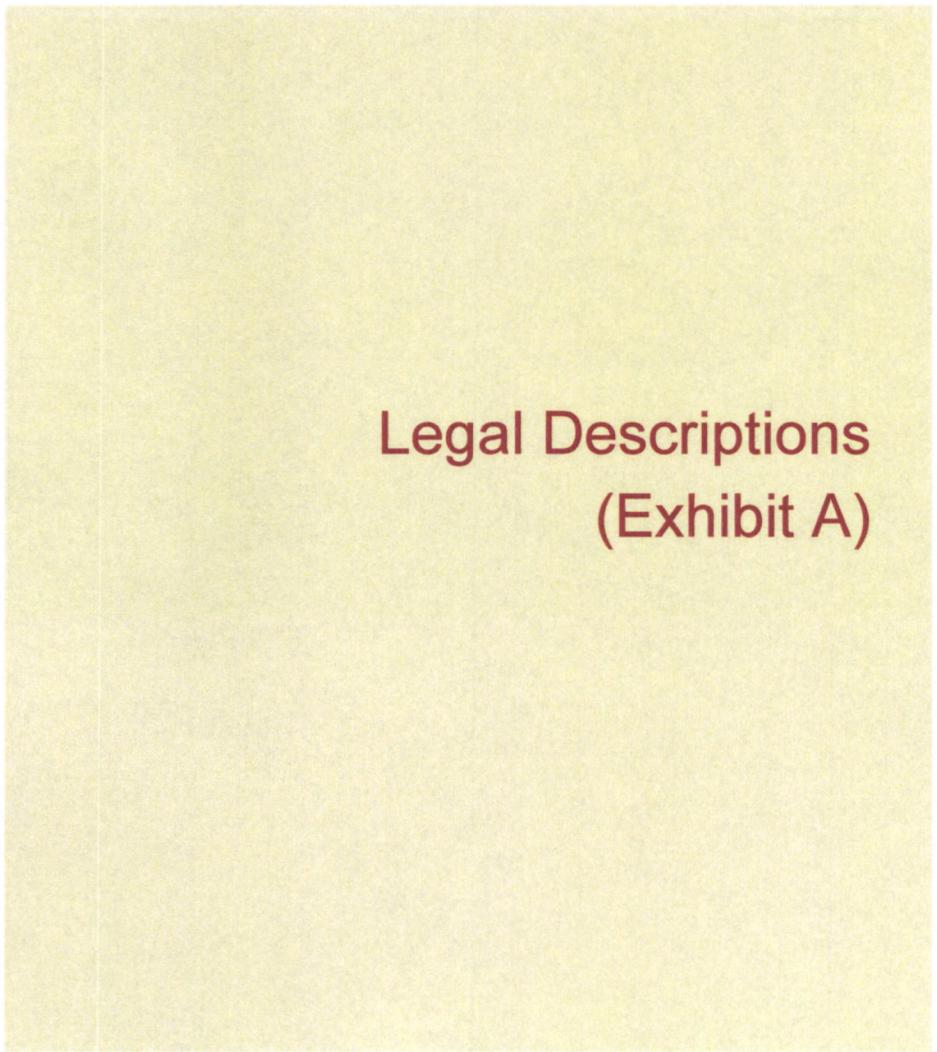
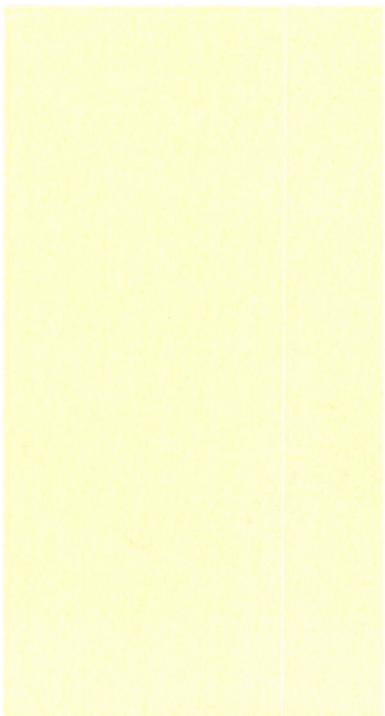
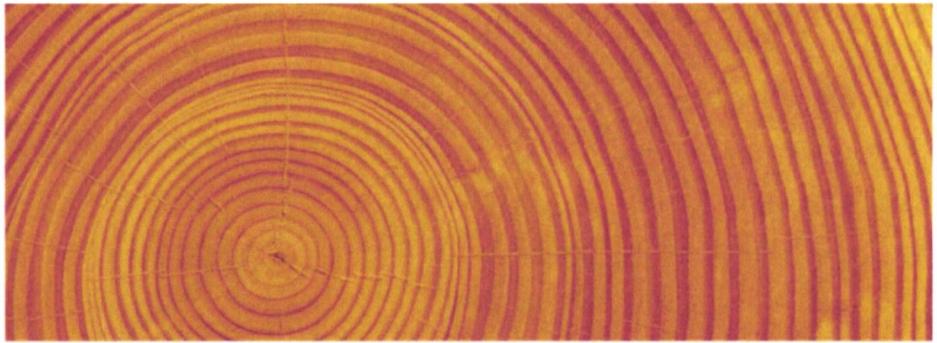
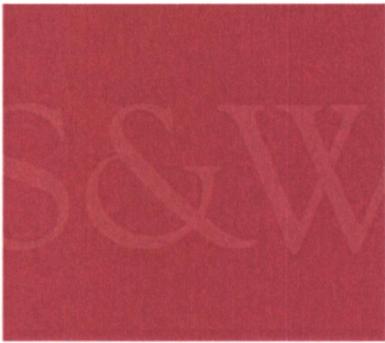
COUNTY OF Maricopa) ss.



The foregoing instrument was acknowledged before me this 23rd day of May, 2016
By Daniel Erickson
[Insert Name of Signor(s)]

My commission expires September 15, 2019

[Signature]
Notary Public



Nick Wood, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Stephanie M. Watney
Urban Planner

EXHIBIT A – OWNERSHIP MAP
PAGE 1 OF 3

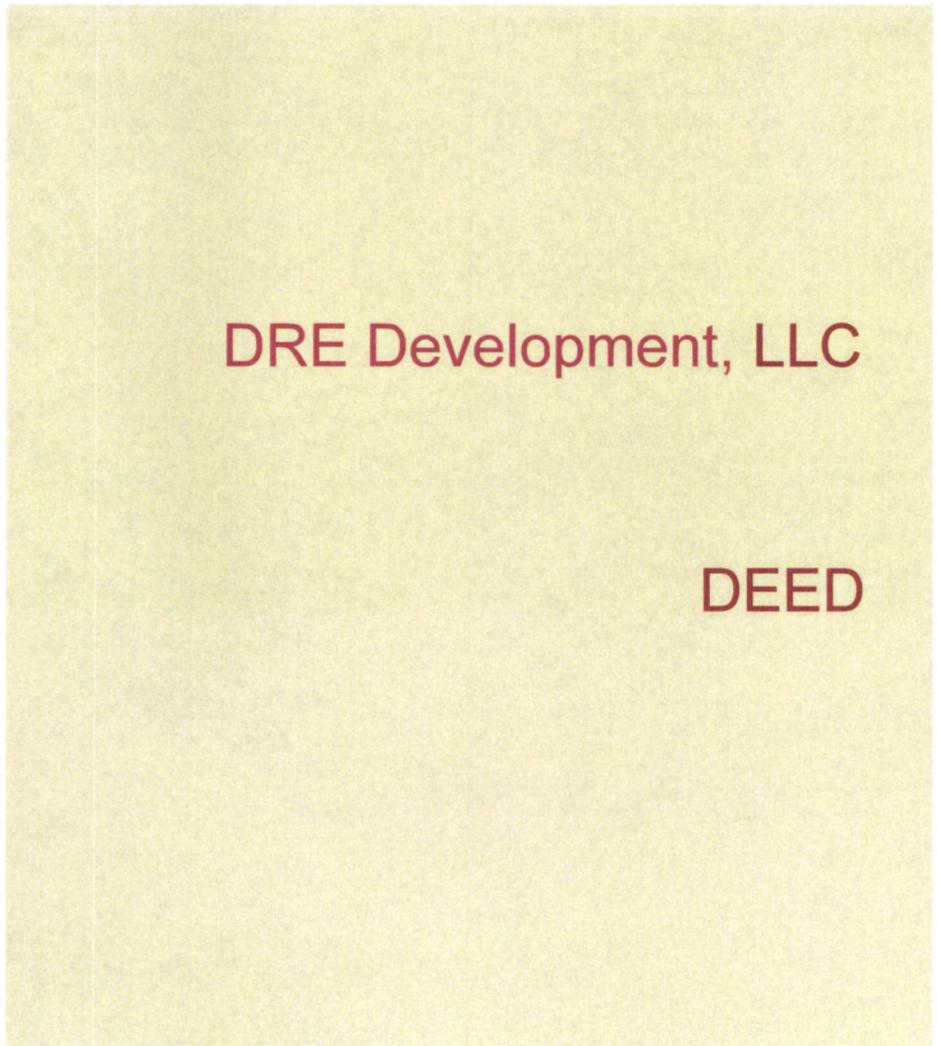
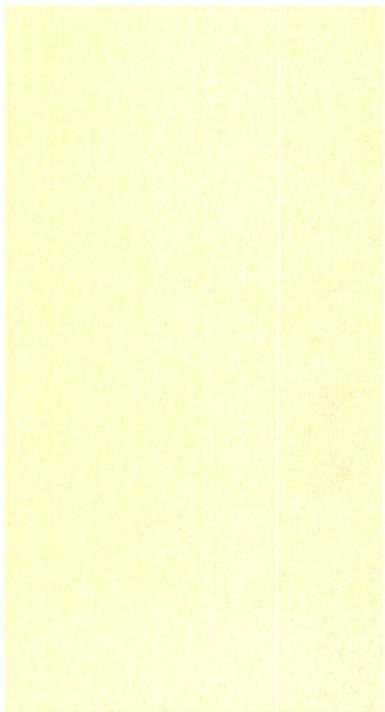
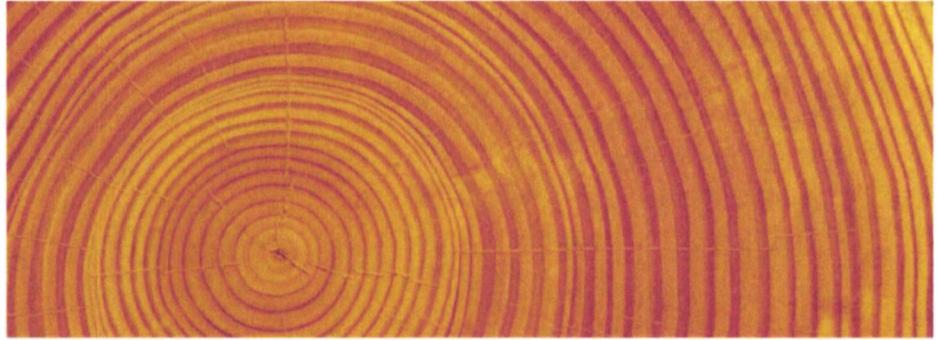
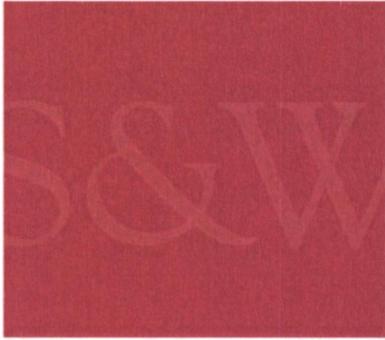


EXHIBIT A – Legal Descriptions

PAGE 2 OF 3

<u>Item #</u>	<u>Parcel</u>	<u>Ownership</u>	<u>Acres</u>	<u>Legal Description</u>
1	51115003A	Bingham Arizona Land LLC	149.26	The Northwest quarter of Section 17, Township 7 South, Range 5 East of Gila and Salt River Base and Meridian, Pinal County, Arizona; Except the North 125.00 feet and the South 1379.00 feet of the West 100 feet thereof.
2	51115002	Bingham Arizona Land LLC	40	The Southeast quarter of the Southeast quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.
3	51101015	Bingham Arizona Land LLC	320	The North half of Section 20, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Except all coal and other minerals as reserved by the United States of America in the Patents to said land, recorded in Book 40, page 580 of Deeds and Book 41, page 9 of Deed and Also except 6% of any and all oil, gas and mineral rights as reserved in instrument recorded in Book 78, page 260 of Deeds.
4 5	51101016B 51101016C	DRE Development LLC	73.92 73.92	The Southeast quarter of Section 20, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona; EXCEPT the South 200 feet thereof, as set forth in Declaration of Taking recorded in Docket 1340, page 868; EXCEPT ½ of all oil, gas and mineral rights as reserved in Docket 1427, page 931.
6 7 8	51101018B 51101018C 51101018D	DRE Development LLC	66.90 33.45 33.45	The Southwest quarter of Section 21, Township 7 South, Range 5 East of Gila and Salt River Base and Meridian, Pinal County, Arizona; EXCEPT the South 425.00 feet thereof, as set forth in Declaration of Taking recorded in Docket 1340, page 868; and EXCEPT ½ of all oil, gas and mineral rights as reserved in Docket 1427, page 931.

<u>Item #</u>	<u>Parcel</u>	<u>Ownership</u>	<u>Acres</u>	<u>Legal Description</u>
9 10	51101017D 51101017B	DRE Development LLC	135.81 10.4	<p>The North half; and the Southeast quarter of Section 21, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;</p> <p>EXCEPT all coal, and other minerals as reserved by the United States of America, in the Patent to said land; and</p> <p>EXCEPTING therefrom the following described parcel: Beginning at the Northeast corner of the Northeast quarter of said Section 21;</p> <p>Thence along the Easterly line, South 00 degrees 22 minutes 53 seconds East, a distance of 115.00 feet! Thence leaving said Easterly line, South 89 degrees 59 minutes 13 seconds West, a distance of 260.04 feet;</p> <p>Thence North 31 degrees 34 minutes 06 seconds West, a distance of 43.11 feet;</p> <p>Thence North 04 degrees 43 minutes 20 seconds West (measured) North 04 degrees 45 minutes 32 seconds East (record), a distance of 78.53 feet to the Northerly line of the Northeast quarter of said Section 21;</p> <p>Thence along said Northerly line, North 89 degrees 59 minutes 13 seconds East, a distance of 288.35 feet to the POINT OF BEGINNING; and</p> <p>EXCEPT the following Parcels A and B as set forth in Declaration of Taking recorded in Docket 1340, page 858 ... Parcel B: The North 110 feet of the south 500 feet of the West 145 feet; and the North 2180 feet of the South 2680 feet of the West 70 feet of the East half of said Section 21 (APN: 511-01-017B, 017C, 017D, and 017G)</p>
TOTAL			937	



Nick Wood, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Stephanie M. Watney
Urban Planner



OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
VIRGINIA ROSS

DATE/TIME: 04/24/2015 1049
FEE: \$18.00
PAGES: 12
FEE NUMBER: 2015-026197



FIDELITY NATIONAL TITLE AGENCY INC.

After recording, please mail to:

Mast Law Firm, P.C.
2415 East Camelback Road, Suite 455
Phoenix, Arizona 85016
Attn: Gregory L. Mast

71002514

3/3

SPECIAL WARRANTY DEED

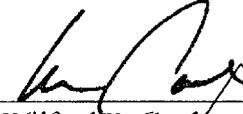
For the consideration of Ten Dollars (\$10.00) and other good and valuable consideration, the receipt and adequacy of which are hereby acknowledged, WILFORD R. CARDON AS TRUSTEE OF THE JEITO FOUNDATION, FAR MAREL, LLC, an Arizona limited liability company, MT. OLYMPUS INVESTMENTS, LLC, an Arizona limited liability company, CARDON FAMILY, LLC, an Arizona limited liability company, NEAL MANAGEMENT, LLC, an Arizona limited liability company, SMT INVESTORS LIMITED PARTNERSHIP, an Arizona limited partnership, and MICHAEL T. COWLEY as TRUSTEE of the ANC IRREVOCABLE TRUST DATED October 18, 2004 (collectively, "Grantor"), does hereby grant and convey to DRE DEVELOPMENT LLC, an Arizona limited liability company ("Grantee"), that certain real property situated in the County of Pinal, State of Arizona legally described as set forth on Exhibit A attached hereto, together with all rights and privileges appurtenant thereto and Grantor's interest in all mineral rights and water rights that relate to such real property and improvements thereon (the "Property").

The Property is conveyed subject to all taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record. The Grantor hereby binds itself and its successors to warrant and defend the title as against all acts of the Grantor herein and no other, subject to the matters above set forth.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed effective as of April _____, 2015.

GRANTOR:

The Jeito Foundation

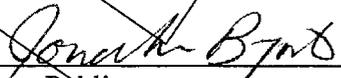
By: 
Wilford R. Cardon, Trustee

Cardon Family, L.L.C.,
an Arizona limited liability company

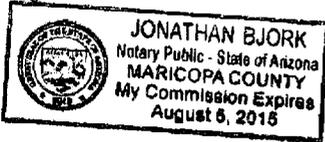
By: 
Wilford R. Cardon, Manager

STATE OF ARIZONA)
) ss
County of Maricopa)

The foregoing instrument was acknowledged before me this 21 day of April, 2015, by Wilford R. Cardon, who acknowledged himself to be (1) the Trustee of The Jeito Foundation, and (2) the Manager of Cardon Family, L.L.C., an Arizona limited liability company.


Notary Public

My Commission Expires: 8-5-15



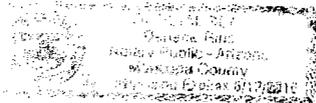
UNRECORDED

Far Marel, L.L.C.,
an Arizona limited liability company

By: B. Bowden
Brent A. Bowden, Manager

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing was acknowledged before me this 21 day of April, 2015, by Brent A. Bowden, as Manager of Far Marel, LLC, an Arizona limited liability company, on behalf thereof.



Darlene Rios
6/12/2016

Darlene Rios
Notary Public

My Commission Expires: 06/12/2016

UNOFFICIAL

Mt. Olympus Investments, L.L.C.,
an Arizona limited liability company

By: 
Broc C. Hiatt, Manager

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing was acknowledged before me this 21 day of April, 2015, by Broc C. Hiatt, as Manager of Mt. Olympus Investments, L.L.C., an Arizona limited liability company, on behalf thereof.





Notary Public

My Commission Expires: 06/12/2016

UNOFFICIAL

Neal Management, L.L.C.,
an Arizona limited liability company

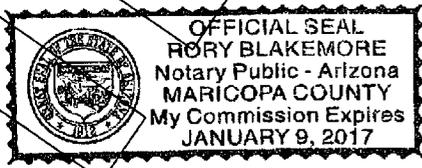
By: David N. Neal
David N. Neal, Manager

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing was acknowledged before me this 23rd day of April, 2015, by David N. Neal, the Manager of Neal Management, LLC, an Arizona limited liability company, on behalf thereof.

Rory Blakemore
Notary Public

My Commission Expires: 1/9/2017



SMT Investors Limited Partnership

an Arizona limited partnership

By: CCT Investors, LLC
an Arizona limited liability company
Its General Partner

By: Cowley Companies, Inc.,
an Arizona corporation
Its Manager

By: [Signature]
Michael T. Cowley, President

**Michael T. Cowley, as Trustee of the
ANC Irrevocable Trust dated October 18, 2004**

By: [Signature]
Michael T. Cowley, Trustee

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing was acknowledged before me this 23rd day of April, 2015, by **Michael T. Cowley** (1) as the President of Cowley Companies, Inc., an Arizona corporation, the Manager of CCT Investors, LLC, an Arizona limited liability company, the General Partner of SMT Investors Limited Partnership, and (2) as Trustee of the ANC Irrevocable Trust dated October 18, 2004.

[Signature]
Notary Public

My commission expires: 1/9/2017

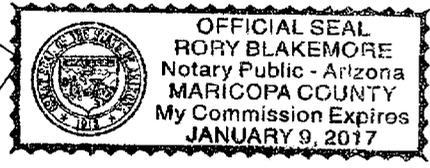


Exhibit A

Legal Description

Unofficial

Escrow No. 71002514-071-CH1

Exhibit "A"
LEGAL DESCRIPTION

PARCEL NO. 1:

All of Section 16, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPTING therefrom the following described parcel:

BEGINNING at the Southeast corner of the Southeast quarter of said Section 16;

Thence along the Easterly line thereof, North 00 degrees 02 minutes 46 seconds West, a distance of 1503.61 feet;

Thence leaving said Easterly line, South 89 degrees 43 minutes 24 seconds West, a distance of 390.26 feet;

Thence South 00 degrees 04 minutes 18 seconds East, a distance of 552.59 feet;

Thence South 60 degrees 05 minutes 21 seconds East, a distance of 383.39 feet to a point hereinafter known as "Point A";

Thence South 23 degrees 36 minutes 11 seconds West, a distance of 499.91 feet;

Thence South 05 degrees 39 minutes 41 seconds West, a distance of 301.40 feet to the Southerly line of the Southeast quarter of said Section 16, said point hereinafter known as "Point B";

Thence along said Southerly line, North 89 degrees 59 minutes 13 seconds East, a distance of 288.36 feet to the POINT OF BEGINNING, and

EXCEPT all minerals, ores, metals of every kind and character, and all coal, asphaltum, oil, gases, fertilizers, fossils, and other like substances, as reserved by the State of Arizona in the Patent to said land; and

EXCEPT 6% of all oil, gas, and other minerals as reserved in the Book 78 of Deeds, page 260.

(APN: 511-01-012B, 511-01-012D)

PARCEL NO. 2:

The Northeast quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT all minerals, ores, metals of every kind and character, and all coal, asphaltum, oil, gases, fertilizers, fossils, and other like substances, as reserved by the State of Arizona in the Patent to said land; and

EXCEPTING therefrom 6% of all minerals rights as reserved in Book 78 of Deeds, page 260.

(APN: 511-15-001)

PARCEL NO. 3:

The West half of the Southeast quarter; and the Northeast quarter of the Southeast quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT 6% of all mineral rights as reserved in Book 78 of Deeds, page 260.

(APN: 511-15-001)

PARCEL NO. 4:

The Southwest quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT all minerals, ores, and metals of every kind and character, all coal, asphaltum, oil, gases, fertilizers fossils, and other like substances, as reserved by the State of Arizona, in the Patent to said land; and

EXCEPT 6% of all mineral rights as reserved in Book 78 of Deeds, page 260.

(APN: 511-15-004)

PARCEL NO. 5:

The Southeast quarter of Section 20, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the South 200 feet thereof, as set forth in Declaration of Taking recorded in Docket 1340, page 868;

EXCEPT 1/2 of all oil, gas, and mineral rights as reserved in Docket 1427, page 931.

(APN: 511-01-016B and 511-01-016C)

PARCEL NO. 6:

The Southwest quarter of Section 21, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the South 425.00 feet thereof, as set forth in Declaration of Taking recorded in Docket 1340, page 868; and

EXCEPT 1/2 of all oil, gas, and mineral rights as reserved in Docket 1427, page 931.

(APN: 511-01-018B, 018C and 018D)

PARCEL NO. 7:

The North half; and the Southeast quarter of Section 21, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT all coal, and other minerals as reserved by the United States of America, in the Patent to said land; and

EXCEPTING therefrom the following described parcel:

BEGINNING at the Northeast corner of the Northeast quarter of said Section 21;

Thence along the Easterly line, South 00 degrees 22 minutes 53 seconds East, a distance of 115.00 feet;

Thence leaving said Easterly line, South 89 degrees 59 minutes 13 seconds West, a distance of 260.04 feet;

Thence North 31 degrees 34 minutes 06 seconds West, a distance of 43.11 feet;

Thence North 04 degrees 43 minutes 20 seconds West (measured) North 04 degrees 45 minutes 32 seconds East (record), a distance of 78.53 feet to the Northerly line of the Northeast quarter of said Section 21;

Thence along said Northerly line, North 89 degrees 59 minutes 13 seconds East, a distance of 288.35 feet to the POINT OF BEGINNING; and

EXCEPT the following Parcels A and B as set forth in Declaration of Taking recorded in Docket 1340, page 858.

Parcel A:

BEGINNING at a point in the East boundary of said Section 21, that bears North 00 degrees 15 minutes 26 seconds West 146.39 feet from the Southeast corner of said Section 21;

Thence South 89 degrees 26 minutes 47 seconds West, a distance of 101.15 feet;

Thence North 78 degrees 25 minutes 37 seconds West, a distance of 492.64 feet;

Thence North 84 degrees 04 minutes 31 seconds West, a distance of 36.42 feet;

Thence North 89 degrees 43 minutes 24 seconds West, a distance of 1784.65 feet;

Thence South 00 degrees 16 minutes 36 seconds West, a distance of 227.819 feet (measured) 245.00 feet (record) to the South boundary of said Section 21;

Thence North 89 degrees 43 minutes 24 seconds West, a distance of 200.00 feet along said South boundary;

Thence North 00 degrees 16 minutes 36 seconds East, a distance of 176.391 feet (measured) 195.00 feet (record);

Thence North 89 degrees 43 minutes 24 seconds West, a distance of 113.406 feet (measured) 78.79 feet (record) to the West boundary of the Southeast quarter of said Section 21;

Thence North 00 degrees 02 minutes 25 seconds East, a distance of 195.00 feet along said West boundary;

Thence South 89 degrees 43 minutes 24 seconds East, a distance of 2130.197 feet (measured) 2096.89 feet (record);

Thence South 78 degrees 25 minutes 36 seconds East, a distance of 491.80 feet;

Thence South 84 degrees 29 minutes 25 seconds East, a distance of 35.91 feet;

Thence North 89 degrees 26 minutes 47 seconds East, a distance of 68.44 feet to the East boundary of said Section 21;

Thence South 00 degrees 15 minutes 26 seconds East, a distance of 145.00 feet along said East boundary to the POINT OF BEGINNING.

Parcel B:

The North 110 feet of the South 500 feet of the West 145 feet; and the North 2180 feet of the South 2680 feet of the West 70 feet of the East half of said Section 21.

(APN: 511-01-017B, 017C, 017D, and 017G)

UNOFFICIAL

In accordance with Arizona Revised Statutes Section 33-404, the names and addresses of the beneficiaries of the ANC Irrevocable Trust dated October 18, 2004 are:

Michael Theron Cowley, 101 W. Cypress St., AZ 85004
Timothy Neal Cowley, 2309 E. Grandview, Mesa, AZ 85213
Kristen Laurie Cowley, 2309 E. Grandview, Mesa, AZ 85213
Dallyn Laurie Cowley, 2309 E. Grandview, Mesa, AZ 85213
Hunter Bronson Cowley, 2309 E. Grandview, Mesa, AZ 85213
Monson Seville Cowley, 2309 E. Grandview, Mesa, AZ 85213
Ashlyn Briana Cowley, 2309 E. Grandview, Mesa, AZ 85213
Cannon Duke Cowley, 2309 E. Grandview, Mesa, AZ 85213
Hollyn Tristen Cowley, 2309 E. Grandview, Mesa, AZ 85213
McKaylin Marie Cowley, 2309 E. Grandview, Mesa, AZ 85213
Perry Alice Cowley, 2309 E. Grandview, Mesa, AZ 85213
Taft Marcia Cowley, 2309 E. Grandview, Mesa, AZ 85213
Suzette Cowley Tyler, 2455 E. Emelita Ave., Mesa, AZ 85204
Loren Ross Tyler, 2455 E. Emelita Ave., Mesa, AZ 85204
Jacob Ross Tyler, 2455 E. Emelita Ave., Mesa, AZ 85204
Janie Tyler, 2455 E. Emelita Ave., Mesa, AZ 85204
Emma Tyler, 2455 E. Emelita Ave., Mesa, AZ 85204
Alyse Tyler, 2455 E. Emelita Ave., Mesa, AZ 85204

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)

Primary Parcel: **See attached for Tax Parcels**
BOOK MAP PARCEL SPLIT

Does this sale include any parcels that are being split / divided?
Check one: Yes No

How many parcels, other than the Primary Parcel, are included in this sale? 13 total

Please list the additional parcels below (attach list if necessary):

- (1) _____ (2) _____
(3) _____ (4) _____

2. SELLER'S NAME AND ADDRESS:

The Jeito Foundation et al
1819 E. Southern #B10
Mesa, AZ 85204

3. (a) BUYER'S NAME AND ADDRESS:

DRE Development LLC
4492 W. Kitty Hawk
Chandler, AZ 85226

(b) Are the Buyer and Seller related? Yes No
If Yes, state relationship: _____

4. ADDRESS OF PROPERTY:

Bianco Farms
Vacant Land .. AZ

5. (a) MAIL TAX BILL TO: (Taxes due even if no bill received)

DRE Development LLC
See #3 above

(b) Next tax payment due _____

6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box

- a. Vacant Land f. Commercial or Industrial Use
- b. Single Family Residence g. Agricultural
- c. Condo or Townhouse h. Mobile or Manufactured Home
 Affixed Not Affixed
- d. 2-4 Plex i. Other Use; Specify: _____
- e. Apartment Building

7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:

- a. To be used as a primary residence.
- b. To be rented to someone other than a "qualified family member."
- c. To be used as a non-primary or secondary residence.

See reverse side for definition of a "primary residence, secondary residence" and "family member."

8. If you checked e or f in Item 6 above, indicate the number of units: _____

For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent _____

State of AZ County of Maricopa

Subscribed and sworn to before me on this 23 day of April 2015

Notary Public [Signature]

Notary Expiration Date 03/16

FOR RECORDER'S USE ONLY
PINAL COUNTY
DATE/TIME: 04/24/2015 1049
FEE NUMBER: 2015-026197

9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):

- a. Warranty Deed d. Contract or Agreement
- b. Special Warranty Deed e. Quit Claim Deed
- c. Joint Tenancy Deed f. Other _____

10. SALE PRICE: \$ 10,595,250.00

11. DATE OF SALE (Numeric Digits): 01 / 2015
Month / Year

12. DOWN PAYMENT: \$ 10,595,250.00

13. METHOD OF FINANCING:

- a. Cash (100% of Sale Price) e. New loan(s) from financial institution:
(1) Conventional
(2) VA
(3) FHA
- b. Barter or trade f. Other financing; Specify: _____
- c. Assumption of existing loan(s)
- d. Seller Loan (Carryback)

14. PERSONAL PROPERTY (see reverse side for definition):

- (a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes No
- (b) If Yes, provide the dollar amount of the Personal Property:

\$ 00 AND

briefly describe the Personal Property: _____

15. PARTIAL INTEREST: If only a partial ownership interest is being sold, briefly describe the partial interest: _____

16. SOLAR / ENERGY EFFICIENT COMPONENTS:

- (a) Did the Sale price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes No
- If Yes, briefly describe the solar / energy efficient components: _____

17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):

DRE Development LLC
See #3 above

Phone: _____

18. LEGAL DESCRIPTION (attach copy if necessary):

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Signature of Buyer / Agent _____

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 23rd day of April 2015

Notary Public [Signature]

Notary Expiration Date September 15, 2015



JOEL MONTEMAYOR
Notary Public - Arizona
Maricopa County
Expires 01/31/2016



LISA MITCHELL
Notary Public - Arizona
Maricopa County
My Commission Expires
September 15, 2015

EXHIBIT "A"
Legal Description

PARCEL NO. 1:

All of Section 16, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPTING therefrom the following described parcel:

BEGINNING at the Southeast corner of the Southeast quarter of said Section 16;

Thence along the Easterly line thereof, North 00 degrees 02 minutes 46 seconds West, a distance of 1503.61 feet;

Thence leaving said Easterly line, South 89 degrees 43 minutes 24 seconds West, a distance of 390.26 feet;

Thence South 00 degrees 04 minutes 18 seconds East, a distance of 552.59 feet;

Thence South 60 degrees 05 minutes 21 seconds East, a distance of 383.39 feet to a point hereinafter known as "Point A";

Thence South 23 degrees 36 minutes 11 seconds West, a distance of 499.91 feet;

Thence South 05 degrees 39 minutes 41 seconds West, a distance of 301.40 feet to the Southerly line of the Southeast quarter of said Section 16, said point hereinafter known as "Point B";

Thence along said Southerly line, North 89 degrees 59 minutes 13 seconds East, a distance of 288.36 feet to the POINT OF BEGINNING; and

EXCEPT all minerals, ores, metals of every kind and character, and all coal, asphaltum, oil, gases, fertilizers, fossils, and other like substances, as reserved by the State of Arizona in the Patent to said land; and

EXCEPT 6% of all oil, gas, and other minerals as reserved in the Book 78 of Deeds, page 260.

(APN: 511-01-012B, 511-01-012D)

PARCEL NO. 2:

The Northeast quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT all minerals, ores, metals of every kind and character, and all coal, asphaltum, oil, gases, fertilizers, fossils, and other like substances, as reserved by the State of Arizona in the Patent to said land; and

EXCEPTING therefrom 6% of all minerals rights as reserved in Book 78 of Deeds, page 260.

(APN: 511-15-001)

PARCEL NO. 3:

The West half of the Southeast quarter; and the Northeast quarter of the Southeast quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT 6% of all mineral rights as reserved in Book 78 of Deeds, page 260.

(APN: 511-15-001)

EXHIBIT "A"
(Continued)

PARCEL NO. 4:

The Southwest quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT all minerals, ores, and metals of every kind and character, all coal, asphaltum, oil, gases, fertilizers fossils, and other like substances, as reserved by the State of Arizona, in the Patent to said land; and

EXCEPT 6% of all mineral rights as reserved in Book 78 of Deeds, page 260.

(APN: 511-15-004)

PARCEL NO. 5:

The Southeast quarter of Section 20, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the South 200 feet thereof, as set forth in Declaration of Taking recorded in Docket 1340, page 868;

EXCEPT 1/2 of all oil, gas, and mineral rights as reserved in Docket 1427, page 931.

(APN: 511-01-016B and 511-01-016C)

PARCEL NO. 6:

The Southwest quarter of Section 21, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the South 425.00 feet thereof, as set forth in Declaration of Taking recorded in Docket 1340, page 868; and

EXCEPT 1/2 of all oil, gas, and mineral rights as reserved in Docket 1427, page 931.

(APN: 511-01-018B, 018C and 018D)

PARCEL NO. 7:

The North half; and the Southeast quarter of Section 21, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT all coal, and other minerals as reserved by the United States of America, in the Patent to said land; and

EXCEPTING therefrom the following described parcel:

BEGINNING at the Northeast corner of the Northeast quarter of said Section 21;

Thence along the Easterly line, South 00 degrees 22 minutes 53 seconds East, a distance of 115.00 feet;

Thence leaving said Easterly line, South 89 degrees 59 minutes 13 seconds West, a distance of 260.04 feet;

EXHIBIT "A"
(Continued)

Thence North 31 degrees 34 minutes 06 seconds West, a distance of 43.11 feet;

Thence North 04 degrees 43 minutes 20 seconds West (measured) North 04 degrees 45 minutes 32 seconds East (record), a distance of 78.53 feet to the Northerly line of the Northeast quarter of said Section 21;

Thence along said Northerly line, North 89 degrees 59 minutes 13 seconds East, a distance of 288.35 feet to the POINT OF BEGINNING; and

EXCEPT the following Parcels A and B as set forth in Declaration of Taking recorded in Docket 1340, page 856.

Parcel A:

BEGINNING at a point in the East boundary of said Section 21, that bears North 00 degrees 15 minutes 26 seconds West 146.39 feet from the Southeast corner of said Section 21;

Thence South 89 degrees 26 minutes 47 seconds West, a distance of 101.15 feet;

Thence North 78 degrees 25 minutes 37 seconds West, a distance of 492.64 feet;

Thence North 84 degrees 04 minutes 31 seconds West, a distance of 36.42 feet;

Thence North 89 degrees 43 minutes 24 seconds West, a distance of 1784.65 feet;

Thence South 00 degrees 16 minutes 36 seconds West, a distance of 227.819 feet (measured) 245.00 feet (record) to the South boundary of said Section 21;

Thence North 89 degrees 43 minutes 24 seconds West, a distance of 200.00 feet along said South boundary;

Thence North 00 degrees 16 minutes 36 seconds East, a distance of 176.391 feet (measured) 195.00 feet (record);

Thence North 89 degrees 43 minutes 24 seconds West, a distance of 113.406 feet (measured) 78.79 feet (record) to the West boundary of the Southeast quarter of said Section 21;

Thence North 00 degrees 02 minutes 25 seconds East, a distance of 195.00 feet along said West boundary;

Thence South 89 degrees 43 minutes 24 seconds East, a distance of 2130.197 feet (measured) 2096.89 feet (record);

Thence South 78 degrees 25 minutes 36 seconds East, a distance of 491.80 feet;

Thence South 84 degrees 29 minutes 25 seconds East, a distance of 35.91 feet;

Thence North 89 degrees 26 minutes 47 seconds East, a distance of 68.44 feet to the East boundary of said Section 21;

Thence South 00 degrees 15 minutes 26 seconds East, a distance of 145.00 feet along said East boundary to the POINT OF BEGINNING.

Parcel B:

The North 110 feet of the South 500 feet of the West 145 feet; and the North 2180 feet of the South 2680 feet of the West 70 feet of the East half of said Section 21.

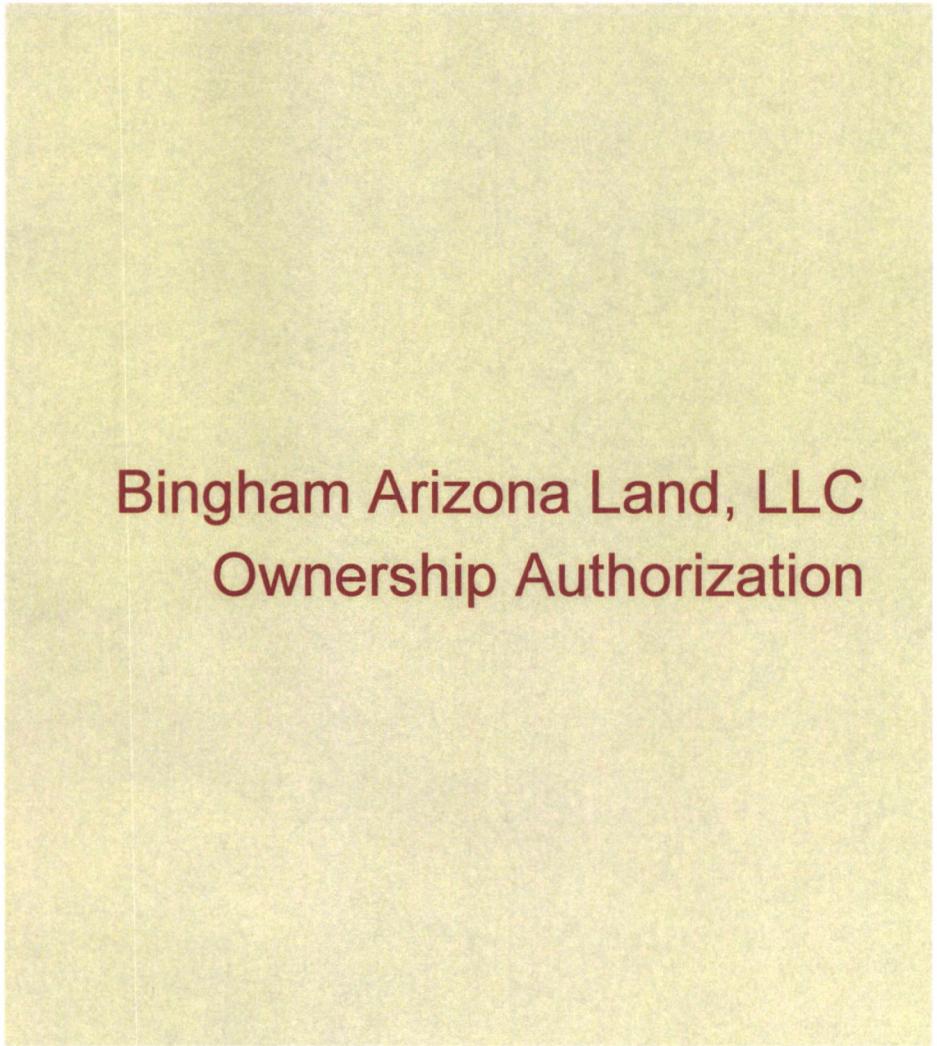
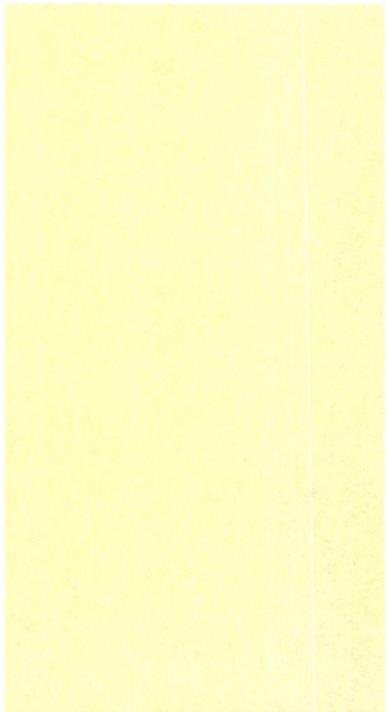
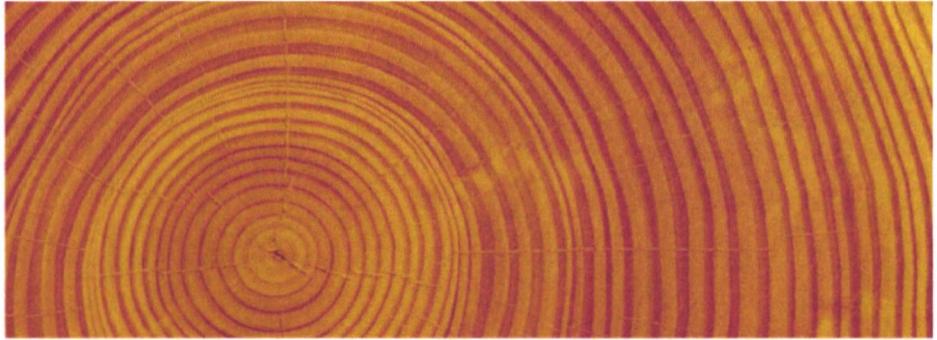
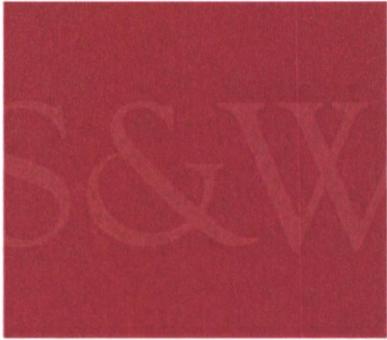
(APN: 511-01-017B, 017C, 017D, and 017G)

EXHIBIT "A"
(Continued)

Tax Parcel Numbers:

- 511-01-012B
- 511-01-012D
- 511-01-016B
- 511-01-016C
- 511-01-017B
- 511-01-017C
- 511-01-017D
- 511-01-017G
- 511-01-018B
- 511-01-018C
- 511-01-018D
- 511-15-001
- 511-15-004

UNOFFICIAL



Bingham Arizona Land, LLC
Ownership Authorization

Nick Wood, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Stephanie M. Watney
Urban Planner

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.

Bingham Arizona Land, LLC/Picacho 300, LLC	N/A	N/A
Name of Landowner (Applicant)	Address	Phone Number

	N/A
Signature of Landowner (Applicant)	E-Mail Address

Nick Wood, Esq., Snell & Wilmer, L.L.P.	400 East Van Buren Street	602-382-6269
Name of Agent	Address	Phone Number

	nwood@swlaw.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.

TO BE COMPLETED BY ALL 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.*

AGENCY AUTHORIZATION

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

Bingham Arizona Land, LLC, an Arizona Limited Liability Company

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of 509.26 acres located at N/A

[Insert Address of Property] 51115003A; 51115002O; and
and further identified as assessor parcel number 511010150 and legally **[Insert Parcel Number]**

described as follows:

Legal Description is attached hereto as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints

Nick Wood, Esq., Snell & Wilmer, L.L. P.

[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]**
Dated: _____~~

~~**[Signature]**
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 _____~~

~~_____
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.]

Picacho 300, LLC

[Insert Company or Trustee's Name]

By: [Signature]
[Signature of Authorized Officer or Trustee]

Its: JOHN W HOGLE TRUSTEE OF THE JOHN WILSON HOGLE & RHONDA ELAINE HOGLE REVOCABLE FAMILY TRUST AS MEMBER OF RAVEN HOLDINGS, LLC AS SOLE MEMBER
[Insert Title]

Dated: 5-20-16 OF PICACHO 300, LLC

STATE OF _____)
) ss.
COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____, by _____, _____ of _____, an _____, and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

Notary Public

My commission expires: _____

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

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)

On this 20th day of May, 2016, before me, the undersigned, personally appeared JOHN W. HOGLE Who acknowledged himself/herself to be

TRUSTEE [Title of Office Held] of THE JOHN WILSON HOGLE & RHONDA & [Second Company]
As MEMBER [i.e., member, manager, etc.] for RAVEN HOLDINGS, LLC ** [Owner's Name], and who being

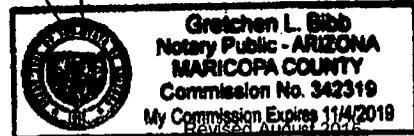
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

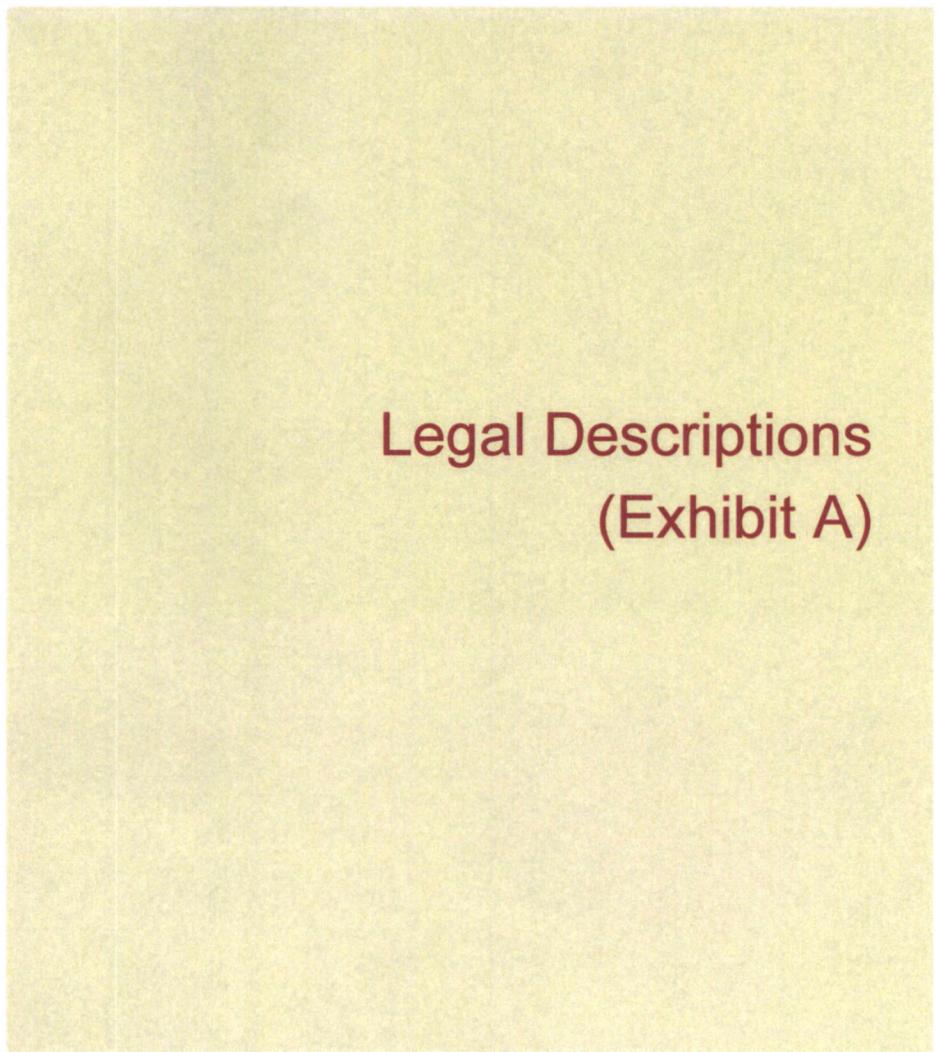
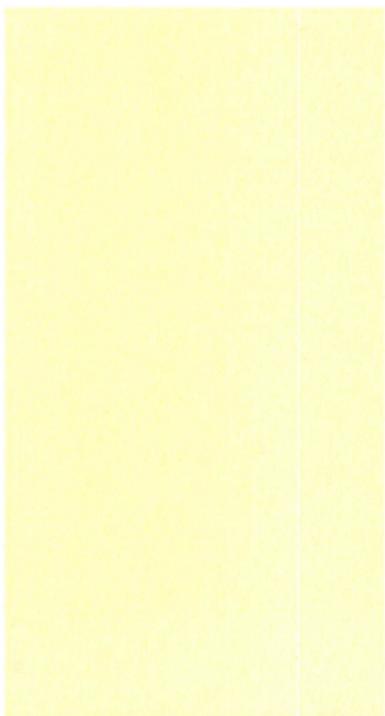
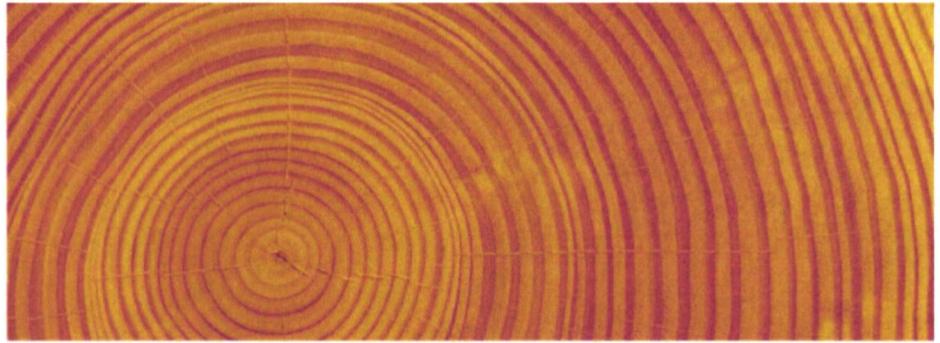
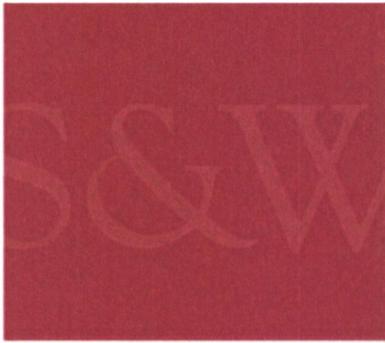
& ELAINE HOGLE REVOCABLE FAMILY TRUST

Notary Public

My commission expires: _____

** AS SOLE MEMBER OF PICACHO 300 LLC.





Legal Descriptions
(Exhibit A)

Nick Wood, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Stephanie M. Watney
Urban Planner

EXHIBIT A – OWNERSHIP MAP
PAGE 1 OF 3

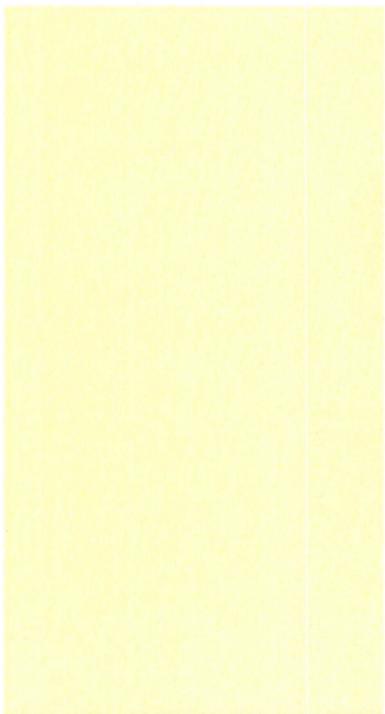
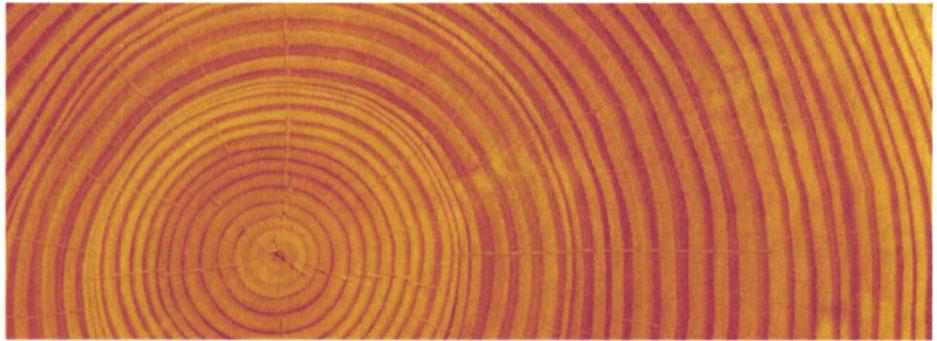
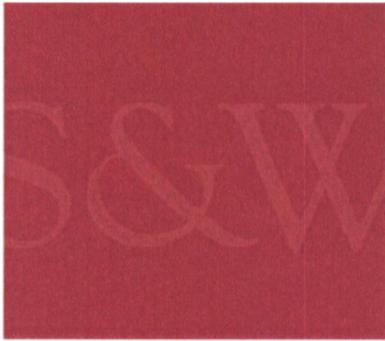


EXHIBIT A – Legal Descriptions

PAGE 2 OF 3

<u>Item #</u>	<u>Parcel</u>	<u>Ownership</u>	<u>Acres</u>	<u>Legal Description</u>
1	51115003A	Bingham Arizona Land LLC	149.26	The Northwest quarter of Section 17, Township 7 South, Range 5 East of Gila and Salt River Base and Meridian, Pinal County, Arizona; Except the North 125.00 feet and the South 1379.00 feet of the West 100 feet thereof.
2	51115002	Bingham Arizona Land LLC	40	The Southeast quarter of the Southeast quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.
3	51101015	Bingham Arizona Land LLC	320	The North half of Section 20, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Except all coal and other minerals as reserved by the United States of America in the Patents to said land, recorded in Book 40, page 580 of Deeds and Book 41, page 9 of Deed and Also except 6% of any and all oil, gas and mineral rights as reserved in instrument recorded in Book 78, page 260 of Deeds.
4 5	51101016B 51101016C	DRE Development LLC	73.92 73.92	The Southeast quarter of Section 20, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona; EXCEPT the South 200 feet thereof, as set forth in Declaration of Taking recorded in Docket 1340, page 868; EXCEPT ½ of all oil, gas and mineral rights as reserved in Docket 1427, page 931.
6 7 8	51101018B 51101018C 51101018D	DRE Development LLC	66.90 33.45 33.45	The Southwest quarter of Section 21, Township 7 South, Range 5 East of Gila and Salt River Base and Meridian, Pinal County, Arizona; EXCEPT the South 425.00 feet thereof, as set forth in Declaration of Taking recorded in Docket 1340, page 868; and EXCEPT ½ of all oil, gas and mineral rights as reserved in Docket 1427, page 931.

<u>Item #</u>	<u>Parcel</u>	<u>Ownership</u>	<u>Acres</u>	<u>Legal Description</u>
9 10	51101017D 51101017B	DRE Development LLC	135.81 10.4	<p>The North half; and the Southeast quarter of Section 21, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;</p> <p>EXCEPT all coal, and other minerals as reserved by the United States of America, in the Patent to said land; and</p> <p>EXCEPTING therefrom the following described parcel: Beginning at the Northeast corner of the Northeast quarter of said Section 21;</p> <p>Thence along the Easterly line, South 00 degrees 22 minutes 53 seconds East, a distance of 115.00 feet Thence leaving said Easterly line, South 89 degrees 59 minutes 13 seconds West, a distance of 260.04 feet;</p> <p>Thence North 31 degrees 34 minutes 06 seconds West, a distance of 43.11 feet;</p> <p>Thence North 04 degrees 43 minutes 20 seconds West (measured) North 04 degrees 45 minutes 32 seconds East (record), a distance of 78.53 feet to the Northerly line of the Northeast quarter of said Section 21;</p> <p>Thence along said Northerly line, North 89 degrees 59 minutes 13 seconds East, a distance of 288.35 feet to the POINT OF BEGINNING; and</p> <p>EXCEPT the following Parcels A and B as set forth in Declaration of Taking recorded in Docket 1340, page 858 ... Parcel B: The North 110 feet of the south 500 feet of the West 145 feet; and the North 2180 feet of the South 2680 feet of the West 70 feet of the East half of said Section 21 (APN: 511-01-017B, 017C, 017D, and 017G)</p>
TOTAL			937	



Bingham Arizona Land, LLC

DEED(s)

Nick Wood, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Stephanie M. Watney
Urban Planner

EXHIBIT "A"
LEGAL DESCRIPTION

The Northwest quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Except the North 125.00 feet and the South 1379.00 feet of the West 100 feet thereof.

Unofficial



Recorded at the request of *Capital Title Agency Inc.*
when recorded mail to

Bingham Arizona Land, LLC
135 South Mountain Way
Orem, Utah 84058

DATE/TIME: 03/23/07 1454
FEE: \$20.00
PAGES: 9
FEE NUMBER: 2007-035353

3/4

Special Warranty Deed

Escrow No. 11070134

For the consideration of Ten Dollars, and other valuable considerations, I or we, *Hogle-Bawden Holdings, LLC*, an Arizona limited liability company as to an undivided 17.85% interest in Parcel 1 and *Mont 150, LLC*, an Arizona limited liability company as to an undivided 50% interest in Parcel 2 and *Picacho 300, LLC*, an Arizona limited liability company as to an undivided 50% interest in Parcel 3 and *Hanna 120 Holdings, LLC*, an Arizona limited liability company as to an undivided 17.87% interest in Parcel 4 and *Raven II Holdings, LLC*, an Arizona limited liability company as to an undivided 32.13% interest in Parcel 4 and *Goshawk Holdings, LLC*, an Arizona limited liability company as to an undivided 8.3475% interest in Parcel 5A and 5B and *Marsh 478 Holdings, LLC*, an Arizona limited liability company as to an undivided 11.35% interest in Parcel 6 and *Crismon Crossings II, LLC*, an Arizona limited liability company as to an undivided 36.585% interest in Parcel 8 and *Hamblin 20, L.L.C.*, an Arizona limited liability company as to an undivided 50% interest in Parcel 9, do/does hereby convey to *Bingham Arizona Land, LLC*, an Arizona limited liability company, the following real property situated in Pinal County, Arizona:

* - interest ** - and *Suneraft Construction, LLC* an Arizona limited liability company as to an undivided 50% interest in Parcel 7
See Exhibit A attached hereto and made a part hereof.

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated this 28th day of February, 2007

Hogle-Bawden Holdings, LLC

By: *Clyde Bawden*, as member

Picacho 300, LLC

By: *Clyde Bawden*, as member

Raven II Holdings, LLC

By: *Clyde Bawden*, as member

Marsh 478 Holdings, LLC

By: *Clyde Bawden*, as member

Suneraft Construction LLC

Mont 150, LLC

By: *Clyde Bawden*, as member

Hanna 120 Holdings, LLC

By: *Clyde Bawden*, as member

Goshawk Holdings, LLC

By: *Clyde Bawden*, as member

Crismon Crossings II, LLC

By: *Clyde Bawden*, as member

Hamblin 20, L.L.C.

C. Bawden
By: Clyde Bawden, as member

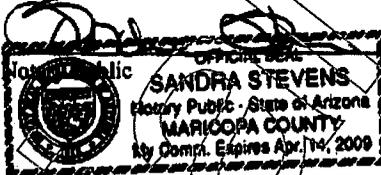
C. Bawden
By: Clyde Bawden, as member

STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 10th day of March, 2007 by
Clyde Bawden as member of Hogle-Bawden Holdings, LLC

My Commission Expires: 4-14-09



STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 10th day of March, 2007 by
Clyde Bawden as member of Meat 150, LLC

My Commission Expires: 4-14-09



STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 10th day of March, 2007 by
Clyde Bawden as member of Picacho 300, LLC

My Commission Expires: 4-14-09

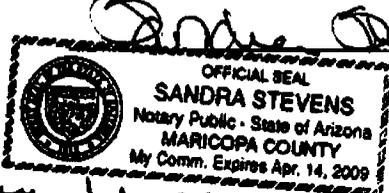


STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 10th day of March, 2007 by
Clyde Bawden as member of Hanna 120 Holdings, LLC

My Commission Expires: 4-14-09

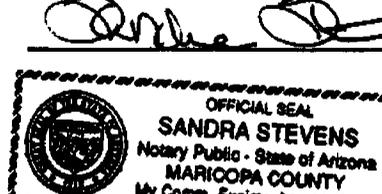


STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 10th day of March, 2007 by
Clyde Bawden as member of Raven II Holdings, LLC

My Commission Expires: 4-14-09



STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 10th day of March, 2007 by
Chad Kishner as member of Goshawk Holdings, LLC

My Commission Expires: 4-14-09

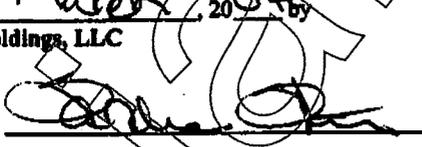


STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 10th day of March, 2007 by
Chad Gardner as member of Marsh 478 Holdings, LLC

My Commission Expires: 4-14-09

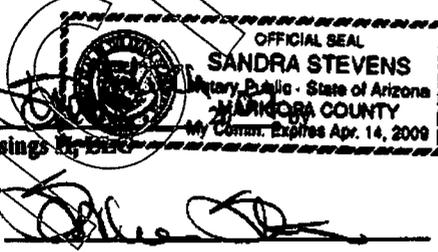


STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 10th day of March, 2007 by
Chad Gardner as member of Crimson Crossings, LLC

My Commission Expires: 4-14-09

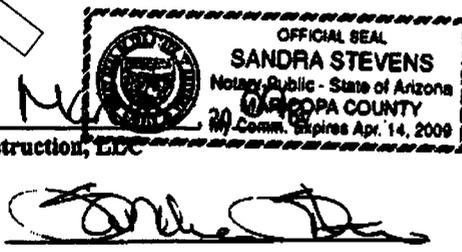


STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 10th day of March, 2007 by
Chad Gardner as member of Suncraft Construction, LLC

My Commission Expires: 4-14-09

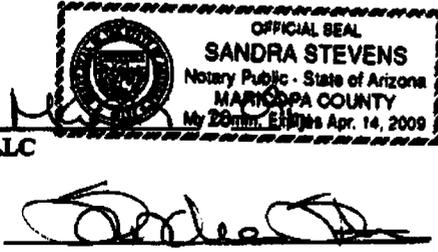


STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 10th day of March, 2007 by
Chad Gardner as member of Hamblin 20, LLC

My Commission Expires: 4-14-09



Attached For Clarification

Recorded at the request of Capital Title Agency Inc. when recorded mail to

Bingham Arizona Land, LLC
135 South Mountain Way
Orem, Utah 84058

1 of 50

3/4

Special Warranty Deed

Escrow No. 11070134

For the consideration of Ten Dollars, and other valuable considerations, I or we, Hogle-Bawden Holdings, LLC, an Arizona limited liability company as to an undivided 17.85% interest in Parcel 1 and Mont 150, LLC, an Arizona limited liability company as to an undivided 50% interest in Parcel 2 and Picacho 300, LLC, an Arizona limited liability company as to an undivided 50% interest in Parcel 3 and Hanna 120 Holdings, LLC, an Arizona limited liability company as to an undivided 17.87% in Parcel 4 and Raven II Holdings, LLC, an Arizona limited liability company as to an undivided 32.13% in Parcel 4 and Goshawk Holdings, LLC, an Arizona limited liability company as to an undivided 8.3475% in Parcel 5A and 5B and Marsh 478 Holdings, LLC, an Arizona limited liability company as to an undivided 11.35% interest in Parcel 6 and Crismon Crossings II, LLC, an Arizona limited liability company as to an undivided 36.585% interest in Parcel 8 and Hamblin 20, L.L.C., an Arizona limited liability company as to an undivided 50% interest in Parcel 9, do/does hereby convey to Bingham Arizona Land, LLC, an Arizona limited liability company, the following real property situated in Pinal, County, Arizona:

* - interest ** - and Suncraft Construction, LLC an Arizona limited liability company as to an undivided 50% interest in Parcel 7
See Exhibit A attached hereto and made a part hereof

SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated this 28th day of February, 2007

Hogle-Bawden Holdings, LLC

Mont 150, LLC

By: Clyde Bawden, as member

By: Clyde Bawden, as member

Picacho 300, LLC

Hanna 120 Holdings, LLC

By: Clyde Bawden, as member

By: Clyde Bawden, as member

Raven II Holdings, LLC

Goshawk Holdings, LLC

By: Clyde Bawden, as member

By: Clyde Bawden, as member

Marsh 478 Holdings, LLC

Crismon Crossings II, LLC

By: Clyde Bawden, as member

By: Clyde Bawden, as member

Suncraft Construction LLC

Hamblin 20, L.L.C.

C. Bawden
By: Clyde Bawden, as member

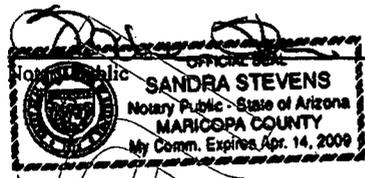
C. Bawden
By: Clyde Bawden, as member

STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 10th day of March, 2007 by
Clyde Bawden as member of Hogle-Bawden Holdings, LLC

My Commission Expires: 4-14-09

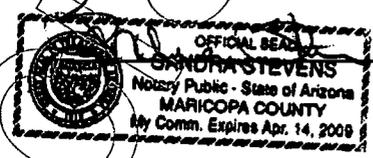


STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 10th day of March, 2007 by
Clyde Bawden as member of Mont 156, LLC

My Commission Expires: 4-14-09



STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 10th day of March, 2007 by
Clyde Bawden as member of Pisco 300, LLC

My Commission Expires: 4-14-09



STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 10th day of March, 2007 by
Clyde Bawden as member of Kianna 120 Holdings, LLC

My Commission Expires: 4-14-09



STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 10th day of March, 2007 by
Clyde Bawden as member of Raven II Holdings, LLC

My Commission Expires: 4-14-09

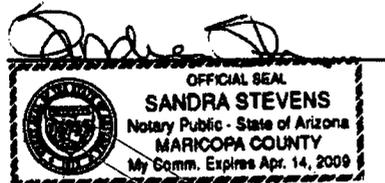


STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 12th day of March, 2007 by
Jude Barden as member of Goshawk Holdings, LLC

My Commission Expires: 4-14-09



STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 12th day of March, 2007 by
Jude Barden as member of Marsh 478 Holdings, LLC

My Commission Expires: 4-14-09



STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 12th day of March, 2007 by
Jude Barden as member of Crismon Crossings, LLC

My Commission Expires: 4-14-09

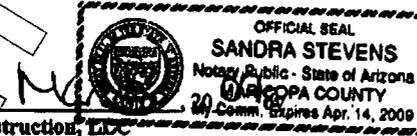


STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 12th day of March, 2007 by
Jude Barden as member of Suncraft Construction, LLC

My Commission Expires: 4-14-09



STATE OF ARIZONA
COUNTY OF Maricopa

} SS:

This instrument was acknowledged before me this 12th day of March, 2007 by
Jude Barden as member of Hamblin 20, LLC

My Commission Expires: 4-14-09



LEGAL DESCRIPTION

Parcel No. 1:

The Southeast quarter of the Southeast quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Parcel No. 2:

The Northwest quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Except the North 125.00 feet and the South 1379.00 feet of the West 100 feet thereof.

Parcel No. 3:

The North half of Section 20, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT all coal and other minerals as reserved by the United States of America in the Patents to said land, recorded in Book 40, page 580 of Deeds and Book 41, page 9 of Deeds and

Also except 6% of any and all oil, gas and mineral rights as reserved in instrument recorded in Book 78, page 260 of Deeds.

Parcel No. 4:

The North half of the Southwest quarter of Section 20, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Parcel No. 5A:

Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 15 and 16, of LITTLE CHIUCHU PLANTATION, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, page 74, being situate in Section 18, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Together with an undivided 13/16th interest in and to Tracts A, B, C and D, of LITTLE CHIUCHU PLANTATION, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, page 74, being situate in Section 18, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT therefrom a portion of the North half of Section 18, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the Northwest corner of said Section 18, said point being the TRUE POINT OF BEGINNING;

Thence South 89 degrees 52 minutes 19 seconds East along the North line of said Section 18, a distance of 1,371.33 feet to a point;

Thence South 00 degrees 52 minutes 58 seconds West, a distance of 1,282.62 feet to a point;

Thence North 89 degrees 38 minutes 55 seconds West, a distance of 1,351.30 feet to a point;

Thence North 00 degrees 00 minutes 46 seconds West, a distance of 1,277.25 feet to the TRUE POINT OF BEGINNING; and

EXCEPT therefrom a portion of the North half of Section 18, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona more particularly described as follows:

Commencing at the Northwest corner of said Section 18;

Thence South 89 degrees 52 minutes 19 seconds East along the North line of said Section 18, a distance of 1,371.33 feet to the TRUE POINT OF BEGINNING;

Thence South 89 degrees 52 minutes 19 seconds East, continuing along said North line a distance of 1,291.19 feet to a point;

Thence South 00 degrees 02 minutes 46 seconds West, a distance of 1,341.87 feet to a point;

Thence North 89 degrees 38 minutes 55 seconds West, a distance of 1,310.73 feet to a point;

Thence North 00 degrees 52 minutes 58 seconds East, a distance of 1,336.90 feet to the TRUE POINT OF BEGINNING.

Parcel No. 5B:

Lots 1, 2, 3 and 4; and the East half of the West half of Section 19, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the South 175 feet of Government Lot 4 and the South 175 feet of the East half of the West half as conveyed to the United States of America in Docket 1349, page 790 and re-recorded in Docket 1354, page 855; and

ALSO EXCEPT all coal and other minerals as reserved by the United States of America in the Patent to said land. (Mineral reservation affects Government Lots 3 and 4 and the East half of the Southwest quarter of said Section 19).

Parcel No. 6:

A portion of Section 24, Township 7 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona and more particularly described as follows:

Commencing at the Northwest corner of said Section 24;

Thence South 00 degrees 04 minutes 38 seconds West, along the West line of said Section 24, a distance of 1320.42 feet to a point;

Thence South 89 degrees 57 minutes 54 seconds East, a distance of 2589.58 feet to the TRUE POINT OF BEGINNING;

Thence South 89 degrees 58 minutes 00 seconds East, a distance of 2691.96 feet to a point;

Thence South 00 degrees 07 minutes 12 seconds West, a distance of 1320.15 feet to a point;

Thence South 00 degrees 08 minutes 08 seconds West, a distance of 1319.90 feet to a point;

Thence South 00 degrees 04 minutes 07 seconds West, a distance of 1319.89 feet to a point;

Thence North 89 degrees 58 minutes 38 seconds West, a distance of 2639.19 feet to a point;

Thence North 89 degrees 58 minutes 38 seconds West, a distance of 2640.22 feet to a point;

Thence North 00 degrees 04 minutes 38 seconds East, a distance of 1906.16 feet to a point;

Thence North 88 degrees 25 minutes 05 seconds East, a distance of 2590.87 feet to a point;

Thence North 00 degrees 04 minutes 16 seconds East, a distance of 1982.00 feet to the TRUE POINT OF BEGINNING.

Parcel No. 7:

A portion of the North half of Section 18, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona and more particularly described as follows:

Commencing at the Northwest corner of said Section 18, said point being the TRUE POINT OF BEGINNING;

Thence South 89 degrees 52 minutes 19 seconds East along the North line of said Section 18, a distance of 1,371.33 feet to a point;

Thence South 00 degrees 52 minutes 58 seconds West, a distance of 1,282.62 feet to a point;

Thence North 89 degrees 38 minutes 55 seconds West, a distance of 1,351.30 feet to a point;

Thence North 00 degrees 00 minutes 46 seconds West, a distance of 1,277.25 feet to the TRUE POINT OF BEGINNING.

Parcel No. 8:

Lots 9, 10, 11, 13, 14 and 15, Section 24, Township 7 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Parcel No. 9:

The North half of Lot 24, Section 13, Township 7 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Unofficial

AFFIDAVIT OF PROPERTY VALUE

1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(s)
 Primary Parcel: SEE ATTACHED Exhibit B
 BOOK MAP PARCEL SPLIT LETTER
 Does this sale include any parcels that are being split / divided?
 Check one: Yes No
 How many parcels, other than the Primary Parcel, are included in this sale? 21
 Please list the additional parcels below (no more than four):
 (1) _____ (3) _____
 (2) _____ (4) _____

9. SPECIAL USE ONLY - Buyer and Seller leave blank
 (a) COUNTY OF RECORDATION: FINAL
 (b) FEE NO: 2007-035353
 (c) RECORD DATE: 03/23/07
 (d) _____
 Validation Codes:
 (e) ASSESSOR _____ (f) DOR _____

ASSESSOR'S USE ONLY
 Verify Primary Parcel in Item 1: _____
 Use Code: _____ Full Cash Value: \$ _____

2. SELLER'S NAME AND ADDRESS
SEE ATTACHED
4710 East Falcon Drive #106
Mesa, AZ 85215
 3. (a) BUYER'S NAME AND ADDRESS:
Bingham Arizona Land, LLC
135 South Mountain Way
Orem, Utah 84058
 (b) Are the Buyer and Seller related? Yes _____ No
 If Yes, state relationship: _____

10. TYPE OF DEED OR INSTRUMENT (Check Only One Box):
 a. Warranty Deed d. Contract or Agreement
 b. Special Warranty Deed e. Quit Claim Deed
 c. Joint Tenancy Deed f. Other:
 11. SALE PRICE: \$ 8,250,000.00
 12. DATE OF SALE (Numeric Digits): 03 / 07
 Month Year
 (For example: 03 / 05 for March 2005)
 13. DOWN PAYMENT: \$ 250,000.00

4. ADDRESS OF PROPERTY:
515.90 Acres I-8 & Montgomery, Casa Grande, AZ
 5. MAIL TAX BILL TO:
Bingham Arizona Land, LLC
135 South Mountain Way
Orem, Utah 84058

14. METHOD OF FINANCING:
 a. Cash (100% of Sale Price)
 b. Exchange or trade
 c. Assumption of existing loan(s)
 d. Seller Loan (Carryback)
 e. New loan(s) from financial institution:
 (1) Conventional
 (2) VA
 (3) FHA
 f. Other financing: Specify: _____

6. PROPERTY TYPE (for Primary Parcel): **NOTE: Check Only One Box**
 a. Vacant Land f. Commercial or Industrial Use
 b. Single Family Residence g. Agricultural
 c. Condo or Townhouse h. Mobile or Manufactured Home
 d. 2-4 Plex i. Other Use; Specify: _____
 e. Apartment Building
 7. RESIDENTIAL BUYER'S USE: If you checked b, c, d or h in Item 6 above, please check one of the following:
 To be occupied by owner or "family member."
 To be rented to someone Other than "family member."
 See reverse side for definition of a "family member."

15. PERSONAL PROPERTY (see reverse side for definition):
 (a) Did the Sale Price in Item #11 include Personal Property that impacted the Sale Price by 5% or more? Yes _____ No
 (b) If Yes, provide the dollar amount of the Personal Property:
 \$ 00 AND
 briefly describe the Personal Property: _____
 16. PARTIAL INTEREST: If only a partial ownership interest is being sold, Briefly describe the partial interest: _____
 17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone):
BUYER AND SELLER HEREIN
 Phone () - _____

8. NUMBER OF UNITS: _____
 For Apartment Properties, Motels, Hotels, Mobile Home Parks, RV Parks, Mini-Storage Properties, etc.

18. LEGAL DESCRIPTION (attach copy if necessary)
SEE ATTACHED "LEGAL DESCRIPTION"

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.
 Signature of Seller/Agent _____
 State of Arizona, County of Maricopa
 Subscribed and sworn to before me this 23 day of March
 Notary Public _____
 Notary Expiration Date 4-14-09

Signature of Buyer/Agent _____
 State of Arizona, County of Maricopa Utah
 Subscribed and sworn to before me this 23 day of March, 2007
 Notary Public Jerry Walker
 Notary Expiration Date 4/15/08

Sandra Stevens,
4-14-09

SEE ATTACHED

3rd Acknowledgment attached
 (Revised 5/2003)

This certificate is attached to a 1 page document entitled Affidavit of Property Value (or dealing with) and dated 3/8/07.
of pages

ACKNOWLEDGMENT CERTIFICATE

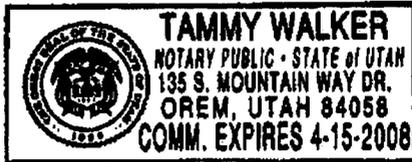
State of Utah
County of Utah

On this 8th day of March, 2007,
(Year)

Marc C Bingham personally appeared before me,
Print name(s) of signer(s)

- who is personally known to me
- whose identity I proved on the basis of _____
- whose identity I proved on the oath/affirmation of _____ a credible witness

as the signer(s) of the attached instrument, and he/she/they acknowledged that he/she/they signed the instrument voluntarily for the purpose expressed in it.



Witness my hand and official seal.

Tammy Walker
Signature of Notary

Tammy Walker/Utah/4/15/08
Print Notary's Name, County in which Commissioned and Commission Expiration Date

(Seal)

497

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UNOFFICIAL

LEGAL DESCRIPTION

Parcel No. 1:

The Southeast quarter of the Southeast quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Parcel No. 2:

The Northwest quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Except the North 125.00 feet and the South 1379.00 feet of the West 100 feet thereof.

Parcel No. 3:

The North half of Section 20, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT all coal and other minerals as reserved by the United States of America in the Patents to said land, recorded in Book 40, page 580 of Deeds and Book 41, page 9 of Deeds and

Also except 6% of any and all oil, gas and mineral rights as reserved in instrument recorded in Book 78, page 260 of Deeds.

Parcel No. 4:

The North half of the Southwest quarter of Section 20, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Parcel No. 5A:

Parcels 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 15 and 16, of LITTLE CHIUCHU PLANTATION, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, page 74, being situate in Section 18, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

Together with an undivided 13/16th interest in and to Tracts A, B, C and D, of LITTLE CHIUCHU PLANTATION, according to the survey of record in the office of the County Recorder of Pinal County, Arizona, recorded in Book 1 of Surveys, page 74, being situate in Section 18, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT therefrom a portion of the North half of Section 18, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the Northwest corner of said Section 18, said point being the TRUE POINT OF BEGINNING;

Thence South 89 degrees 52 minutes 19 seconds East along the North line of said Section 18, a distance of 1,371.33 feet to a point;

Thence South 00 degrees 52 minutes 58 seconds West, a distance of 1,282.62 feet to a point;

Thence North 89 degrees 38 minutes 55 seconds West, a distance of 1,351.30 feet to a point;

Thence North 00 degrees 00 minutes 46 seconds West, a distance of 1,277.25 feet to the TRUE POINT OF BEGINNING;
and

EXCEPT therefrom a portion of the North half of Section 18, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona more particularly described as follows:

Commencing at the Northwest corner of said Section 18;

Thence South 89 degrees 52 minutes 19 seconds East along the North line of said Section 18, a distance of 1,371.33 feet to the TRUE POINT OF BEGINNING;

Thence South 89 degrees 52 minutes 19 seconds East, continuing along said North line a distance of 1,291.19 feet to a point;

Thence South 00 degrees 02 minutes 46 seconds West, a distance of 1,341.87 feet to a point;

Thence North 89 degrees 38 minutes 55 seconds West, a distance of 1,310.73 feet to a point;

Thence North 00 degrees 52 minutes 58 seconds East, a distance of 1,336.90 feet to the TRUE POINT OF BEGINNING.

Parcel No. 5B:

Lots 1, 2, 3 and 4; and the East half of the West half of Section 19, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the South 175 feet of Government Lot 4 and the South 175 feet of the East half of the West half as conveyed to the United States of America in Docket 1349, page 790 and re-recorded in Docket 1354, page 855; and

ALSO EXCEPT all coal and other minerals as reserved by the United States of America in the Patent to said land. (Mineral reservation affects Government Lots 3 and 4 and the East half of the Southwest quarter of said Section 19).

Parcel No. 6:

A portion of Section 24, Township 7 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona and more particularly described as follows:

Commencing at the Northwest corner of said Section 24;

Thence South 00 degrees 04 minutes 38 seconds West, along the West line of said Section 24, a distance of 1320.42 feet to a point;

Thence South 89 degrees 57 minutes 54 seconds East, a distance of 2589.58 feet to the TRUE POINT OF BEGINNING;

Thence South 89 degrees 58 minutes 00 seconds East, a distance of 2691.96 feet to a point;

Thence South 00 degrees 07 minutes 12 seconds West, a distance of 1320.15 feet to a point;

Thence South 00 degrees 08 minutes 08 seconds West, a distance of 1319.90 feet to a point;

Thence South 00 degrees 04 minutes 07 seconds West, a distance of 1319.89 feet to a point;

Thence North 89 degrees 58 minutes 38 seconds West, a distance of 2639.19 feet to a point;

Thence North 89 degrees 58 minutes 38 seconds West, a distance of 2640.22 feet to a point;

Thence North 00 degrees 04 minutes 38 seconds East, a distance of 1906.16 feet to a point;

Thence North 88 degrees 25 minutes 05 seconds East, a distance of 2590.87 feet to a point;

Thence North 00 degrees 04 minutes 16 seconds East, a distance of 1982.00 feet to the TRUE POINT OF BEGINNING.

Parcel No. 7:

A portion of the North half of Section 18, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona and more particularly described as follows:

Commencing at the Northwest corner of said Section 18, said point being the TRUE POINT OF BEGINNING;

Thence South 89 degrees 52 minutes 19 seconds East along the North line of said Section 18, a distance of 1,371.33 feet to a point;

Thence South 00 degrees 52 minutes 58 seconds West, a distance of 1,282.62 feet to a point;

Thence North 89 degrees 38 minutes 55 seconds West, a distance of 1,351.30 feet to a point;

Thence North 00 degrees 00 minutes 46 seconds West, a distance of 1,277.25 feet to the TRUE POINT OF BEGINNING.

Parcel No. 8:

Lots 9, 10, 11, 13, 14 and 15, Section 24, Township 7 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Parcel No. 9:

The North half of Lot 24, Section 13, Township 7 South, Range 4 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Unofficial

Exhibit "B"

Tax Parcel #511-15-002 (Parcel No. 1) – HOGLE-BAWDEN HOLDINGS, LLC, an Arizona limited liability company as to an undivided 17.85% interest.

Tax Parcel #511-15-003A (Parcel No. 2) – MONT 150, L.L.C., an Arizona limited liability company as to an undivided 50% interest

Tax Parcel #511-01-015 (Parcel No. 3) – PICACHO 300 LLC, an Arizona limited liability company as to an undivided 50% interest

Tax Parcel #511-01-014D (Parcel No. 4) – RAVEN II HOLDINGS, LLC, an Arizona limited liability company as to an undivided 32.13% interest and HANNA 120 HOLDINGS, LLC, an Arizona limited liability company as to an undivided 17.87% interest.

Tax Parcel #511-68-001

511-68-002A

511-68-004A

511-68-005

511-68-006

511-68-007

511-68-008

511-68-009

511-68-010

511-68-011

511-68-015

511-68-016 (Parcel No. 5A) – GOSHAWK HOLDINGS, L.L.C., an Arizona limited liability company, as to an undivided 8.3475% interest

Tax Parcel #511-16-003D (Parcel No. 5B) – GOSHAWK HOLDINGS, L.L.C., an Arizona limited liability company, as to an undivided 8.3475% interest

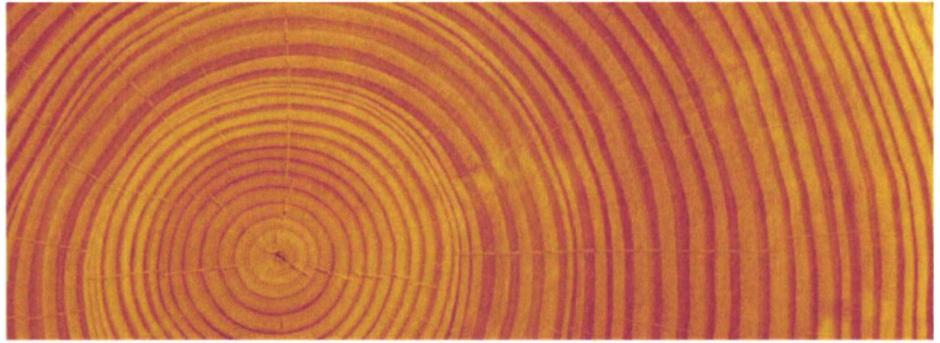
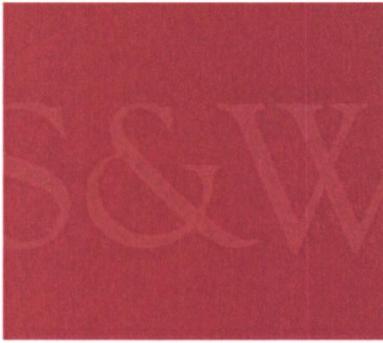
Tax Parcel #500-23-014A (Parcel No. 6) – MARSH 478 HOLDINGS LLC an Arizona limited liability company, as to an undivided ~~30%~~ interest

11.35%

Tax Parcel #511-68-004B (Parcel No. 7) – SUNCRAFT CONSTRUCTION LLC, an Arizona limited liability company, as to an undivided 50% interest

Tax Parcel #500-23-004 (Parcel No. 8) – CRISMON CROSSINGS II LLC, an Arizona limited liability company, as to an undivided 36.585% interest

Tax Parcel #500-19-012A (Parcel No. 9) – HAMBLIN 20, L.L.C., an Arizona limited liability company as to an undivided 50% interest



Certified A.L.T.A Survey,
Including Legal Descriptions
of the Proposed Designations

Nick Wood, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Stephanie M. Watney
Urban Planner

SCHEDULE B ITEMS

⬡ INDICATES THE SCHEDULE "B" ITEMS THAT ARE PLOTTED.

⬢ BLANKET SCHEDULE "B" ITEMS

⚠ NOT PLOTTABLE

1. Intentionally Deleted.

⚠ The liabilities and obligations imposed upon said land by reason of: (a) inclusion thereof within the boundaries of the Arizona Sanfield Irrigation and Drainage District; (b) membership of the owner thereof in the Mexico's Sanfield Irrigation and Drainage District and for the terms of any Water Right Application made under the reclamation laws of the United States for the purposes of obtaining water rights for said land.

⚠ Taxes and assessments levied by the City of Elroy.

⚠ Any rights, liens, claims or equities, if any, in front of Central Arizona Water Conservation District.

⬢ Reservations contained in the Patent

From: The State of Arizona
To: Herbert A. Shold
Recording Date: October 3, 1917
Recording No.: Book 32 of Deeds, page 119
As to Parcel No's. 2 and 4)

Which among other things recites as follows:

Subject to any and all easements or rights of way heretofore legally obtained and now in full force and effect.

⬢ Reservations contained in the Patent

From: The State of Arizona
To: Scutum R. Hoff
Recording Date: August 4, 1917
Recording No.: Book 32 of Deeds, page 125
As to Parcel No. 1)

Which among other things recites as follows:

Subject to any and all easements or rights of way heretofore legally obtained and now in full force and effect.

⬢ Reservations contained in the Patent

From: The United States of America
To: Eric L. Rappleye
Recording Date: November 21, 1925
Recording No.: Book 40 of Deeds, page 515
As to Parcel No. 5)

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by local customs, laws and decisions of courts. A right of way thereon for ditches or canals constructed by the authority of the United States of America.

⬢ Reservations contained in the Patent

From: The United States of America
To: Henri Hland
Recording Date: January 11, 1926
Recording No.: Book 41 of Deeds, page 9
As to Parcel No's. 6 and 7)

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by local customs, laws and decisions of courts. A right of way thereon for ditches or canals constructed by the authority of the United States of America.

⬢ Reservations contained in the Patent

From: The United States of America
To: Herbert R. Probst
Recording Date: August 31, 1927
Recording No.: Book 42 of Deeds, page 29
As to Parcel No. 5)

Which among other things recites as follows:

Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by local customs, laws and decisions of courts. A right of way thereon for ditches or canals constructed by the authority of the United States of America.

⬢ Water rights, claims or title to water, whether or not disclosed by the public records.

⬢ The right of entry to prospect for, mine and remove the minerals excepted from the description of said land in Schedule A.

⬢ Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Construct, operate and maintain a pipeline, telephone line, power transmission line and appurtenances thereto
Recording Date: November 15, 1906
Recording No.: Docket 78, page 569
Amended Portions of Parcel No's. 1 and 2) and

Thereafter an Amendment recorded February 10, 1961 in Docket 284, page 160

⬢ A resolution in favor of Pinal County, Arizona

Title: Flood Declaration (Local File No. 37)
Recording Date: February 21, 1964
Recording No.: Docket 375, page 272

⬢ Intentionally Deleted.

⬢ Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Construction, use, maintenance, operation, replacement, and repair of levees, dikes, ditches, canals and other works of flood control and appurtenances thereon
Recording Date: August 6, 1909
Recording No.: Docket 575, page 767
As to Parcel No's. 6 and 7)

⬢ Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Right of way for the construction, use, maintenance, repair, and improvement of flood control works, and for flood control purposes, and appurtenances thereto, and the right to take and use materials from said land.
Recording Date: November 10, 1909
Recording No.: Docket 585, page 352
As to Parcel No. 4)

⬢ Matters contained in that certain document

Title: Notice of Exercise of Reserved Right-of-Way by the United States of America
Recording Date: June 2, 1906
Recording No.: Docket 1364, page 730

Reference is hereby made to said document for full particulars.

⬢ Intentionally Deleted.

⬢ Intentionally Deleted.

⬢ Intentionally Deleted.

⬢ Matters contained in that certain document

Title: Agreement relating to Exercise of Reserved Right-of-Way
Recording Date: October 22, 1987
Recording No.: Docket 1565, page 186
As to Parcel No. 7)

Reference is hereby made to said document for full particulars.

⬢ Matters contained in that certain document

Title: Agreement for Project Water Service
Recording Date: December 3, 1989
Recording No.: Docket 1645, page 11
As to Parcel No's. 1, 2 and 3)

Reference is hereby made to said document for full particulars.

⬢ Matters contained in that certain document

Title: Notice of Interest in Mineral Rights Proceeds
Recording Date: June 30, 1997
Recording No.: 1997-022620
As to Parcel No's. 1, 2 and 3)

Reference is hereby made to said document for full particulars.

⬢ Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Maintenance, repair, and replacement of irrigations ditch, pipelines, for irrigations water
Recording Date: June 30, 1997
Recording No.: 1997-022620
As to Parcel No. 1)

⬢ Matters contained in that certain document

Title: Exclusive Reversionary Easements
Recording Date: September 11, 1998
Recording No.: 1998-027129
As to Parcel No's. 5 and 6)

Reference is hereby made to said document for full particulars.

⬢ Easements, covenants, conditions and restrictions as set forth on the plat recorded in Book 3 of Surveys, page 128, (Blanco Ranches, Parcel No's. 1 and 2)

(To be terminated at closing - see Requirement No. 25 hereon)

⬢ Easement(s) for the purpose(s) shown below and rights incidental thereto as set forth in a document:

Purpose: Construct, operate, and maintain communication facilities, and construct, operate and maintain a pipeline, telephone line, power transmission line, and appurtenances thereto.
Recording Date: May 3, 2000
Recording No.: 2000-018371
As to Parcel No's. 1 and 2)

⬢ Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, source of income, gender, gender identity, gender expression, medical condition or genetic information that, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document.

Recording No.: 2000-021089
(Blanco Ranches, Parcel No's. 1 and 2)

(To be terminated at closing - see Requirement No. 25 hereon)

⬢ Intentionally Deleted.

⬢ A resolution in favor of Pinal County, Arizona

Title: Adopting Major Amendment to the Comprehensive Plan
Recording Date: December 13, 2009
Recording No.: 9810-114955

⬢ Any rights, interests, or claims which may exist or arise by reason of the following matters (disclosed by survey):

Job No.: 1852-03
Date: March 27, 2015; last revised 2015
Prepared by: Eric & Associates, Inc.
Matters shown:

- a) parcel line running along the north boundary of Parcel No. 1;
- b) irrigation canals running throughout Parcels 1, 2 and 7;
- c) construction of a fence over the southwest boundary of Parcel No. 1;
- d) construction of a fence over the southeast boundary of Parcel No. 7 into the Exception Parcel B;
- e) a wash running through a portion of Parcels 2, 3, 5, 6 & 7 by the name of "Greene Wash";
- f) Parcel 7 exception parcel A description appears to be in error by approximately 30' in dimensions to the section line. Record dimensions shown are from the plat for "Blanco Ranches" per Book 3 of Surveys Page 128, Schedule B Item 2a.

⬢ The rights of Blanco Farm as to the parties in possession of a portion of, or all of, said land, which rights are not disclosed by the Public Records.

* EASEMENT AFFECTS ONSITE PROPERTIES AND BENEFITS PARCEL 1

GREENE WASH ALTA/ACSM LAND TITLE SURVEY



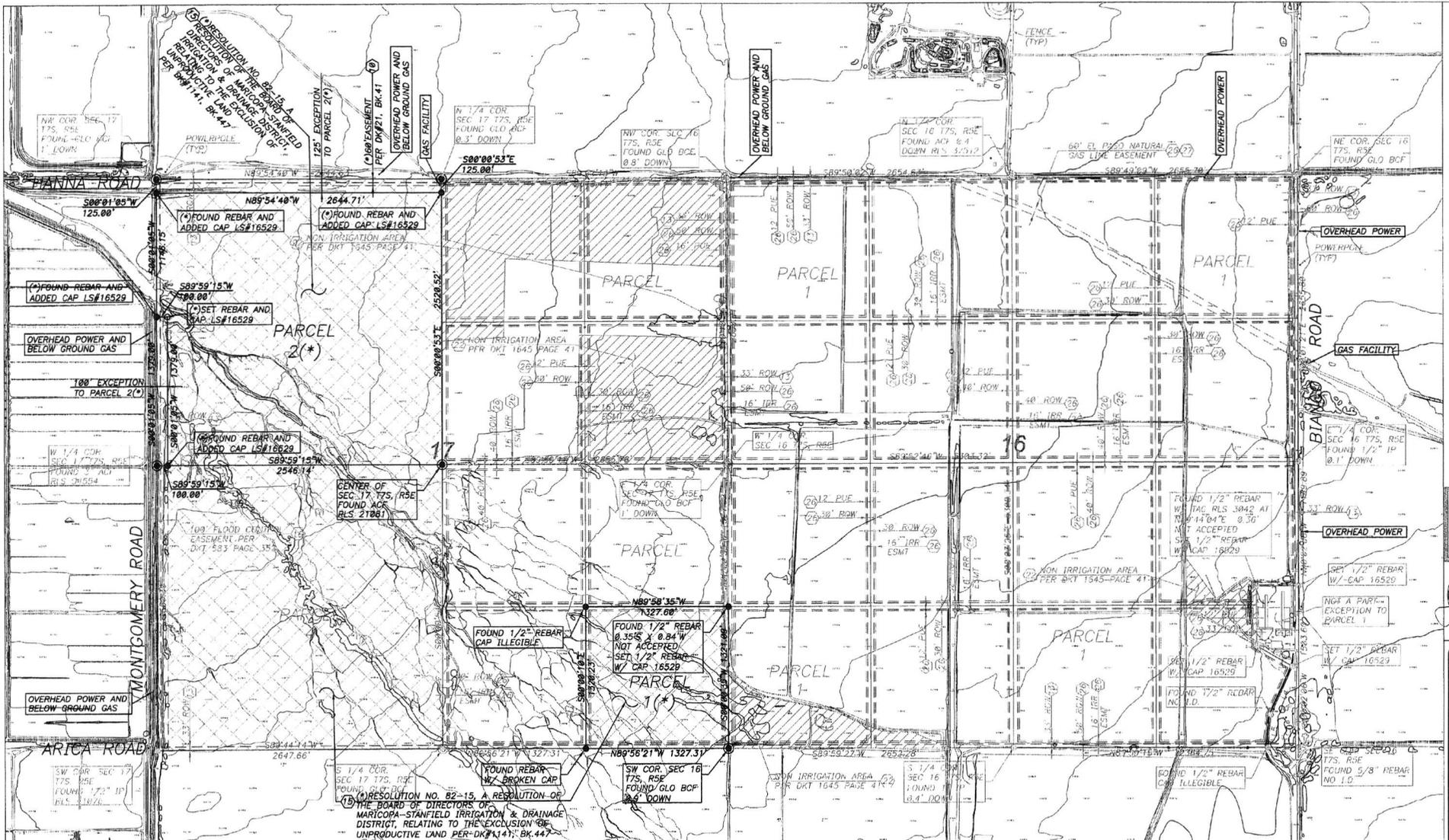
JOB NO. 1852-03
DATE: 09/22/16
SCALE: N.T.S.
DRAWN: J.L.H.
DESIGN: J.L.E.
CHECKED: J.L.E.
SHEET NO.

GREENE WASH
A.L.T.A. LAND TITLE SURVEY

35
EXHIBIT
ERIE &
ASSOCIATES



JOB NO. 1882.08
DATE: 02/18/2016
SCALE: 1"=40'
DRAWN: J.L.M.
DESIGN: J.L.E.
CHECKED: J.L.E.
SHEET NO.



LINE TABLE

LINE	BEARING	LENGTH
L1	S89°44'04"E	398.26'
L2	S88°53'58"E	532.89'
L3	S88°04'41"E	383.39'
L4	S23°30'51"W	495.91'
L5	S85°40'21"W	381.33'
L6	S89°59'15"E	288.34'

LEGEND

---	PROPERTY LINE
- - -	EASEMENT LINE
○	FOUND BRASS CAP
○	OR AS CALLED OUT
○	FOUND REBAR
○	OR AS CALLED OUT
○	(*)SET REBAR AND CAP
○	LS#16529 AS CALLED OUT
•	POWERPOLE
---	FENCELINE

(* ADDITIONAL PARCELS ADDED 11-17-15 4 OF 5

Legal Descriptions for Amendment Area per ALTA

Parcel #1(*) – APN 511-15-002

The Southeast quarter of the Southeast quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Parcel #2(*) – APN 511-15-003A

The Northwest quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the North 125.00 feet and the South 1379.00 of the West 100 feet thereof.

Parcel #3(*) – APN 511-01-015

The North half of Section 20, Township 7 South, Range 5 East of the Gila and Salt River base and Meridian, Pinal County, Arizona;

EXCEPT all coal and other minerals as reserved by the United States of America in the Patents to said land, recorded in Book 40, page 580 of Deeds and Book 41, page 9 of Deeds and

Also except 6% of any and all oil, gas and mineral rights as reserved in instrument recorded in Book 78, page 260 of Deeds.

Parcel #5 – APN's 511-01-016B and 511-01-016C

The Southeast quarter of Section 20, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the South 200 feet thereof, as set forth in Declaration of Taking recorded in Docket 1340, page 868; and

EXCEPT the ½ of all oil, gas, and mineral rights as reserved in Docket 1427, page 931.

Parcel #6 – APN's 511-01-018B, 511-01-018C and 511-01-018D

The Southwest quarter of Section 21, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;

EXCEPT the South 425 feet thereof, as set forth in Declaration of Taking recorded in Docket 1340, page 868; and

EXCEPT the ½ of all oil, gas, and mineral rights as reserved in Docket 1427, page 931.

Parcel #7 (Southeast portion as described below) – APN 211-01-017D

The Southeast Quarter of Section 21, Township 7 South, Range 5 East of the Gila and Salt River Meridian, Pinal County Arizona;

EXCEPTING therefrom the following prescribed parcels:

PARCEL A:

BEGINNING at a point in the East boundary of said Section 21, that bears North 00 degrees 15 minutes 26 seconds West 146.39 feet from the Southeast corner of said Section 21;

Thence South 89 degrees 26 minutes 47 seconds West, a distance of 101.15 feet;

Thence North 78 degrees 25 minutes 37 seconds West, a distance of 492.64 feet;

Thence North 84 degrees 04 minutes 31 seconds West, a distance of 36.42 feet;

Thence North 89 degrees 43 minutes 24 seconds West, a distance of 1784.65 feet;

Thence South 00 degrees 16 minutes 36 seconds West, a distance of 227.82 feet (measured) 245.00 (record) to the South boundary of said Section 21;

Thence North 89 degrees 43 minutes 24 seconds West, a distance of 200.00 feet along said South boundary;

Thence North 00 degrees 16 minutes 36 seconds East, a distance of 176.391 feet (measured) 195.00 feet (record);

Thence North 89 degrees 43 minutes 24 seconds West, a distance of 113.406 feet (measured) 78.79 feet (record) to the West boundary of the Southeast quarter of said Section 21;

Thence North 00 degrees 02 minutes 25 seconds East, a distance of 195 feet along said West boundary;

Thence South 89 degrees 43 minutes 24 seconds East, a distance of 2130.197 feet (measured) 2096.89 (record);

Thence South 78 degrees 25 minutes 36 seconds, a distance of 491.80 feet;

Thence South 84 degrees 29 minutes 25 seconds, a distance of 35.91 feet;

Thence North 89 degrees 26 minutes 47 seconds East, a distance of 68.44 feet to the East boundary of said Section 21;

Thence South 00 degrees 15 minutes 26 seconds East, a distance of 145.00 feet along said East boundary to the POINT OF BEGINNING.

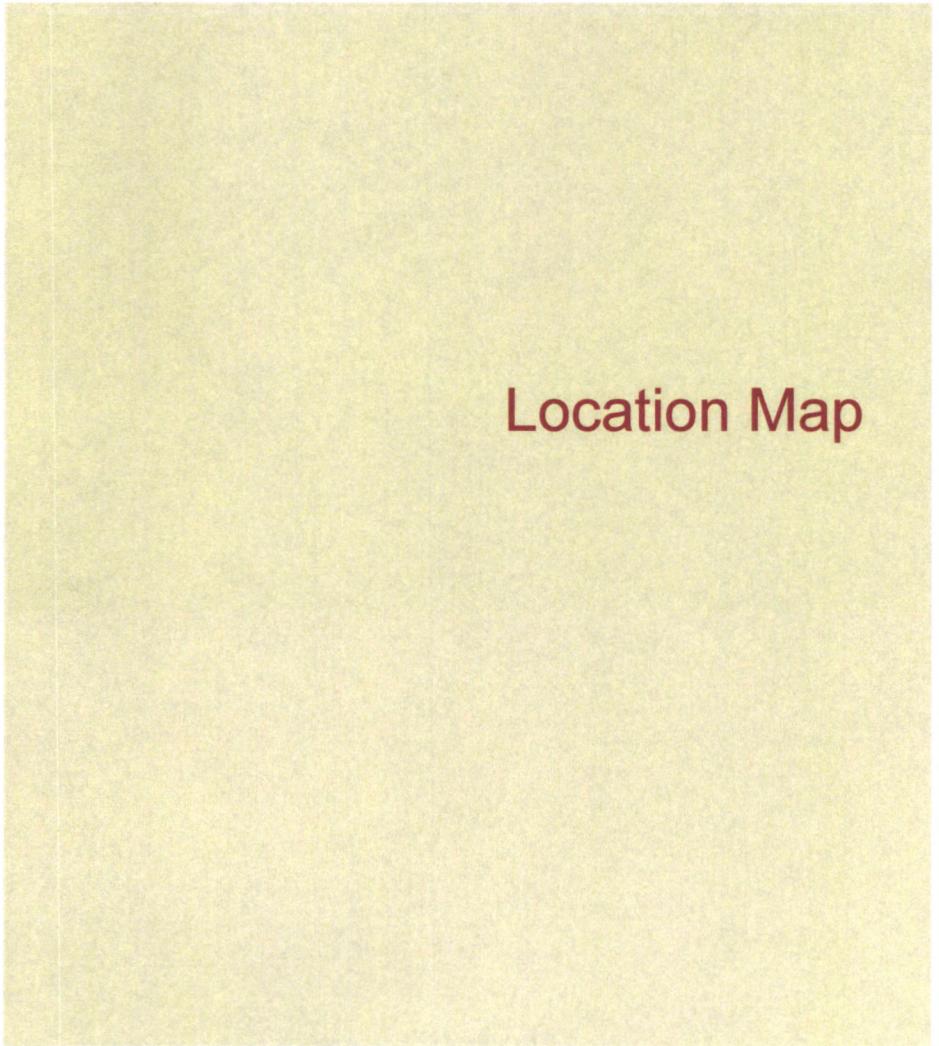
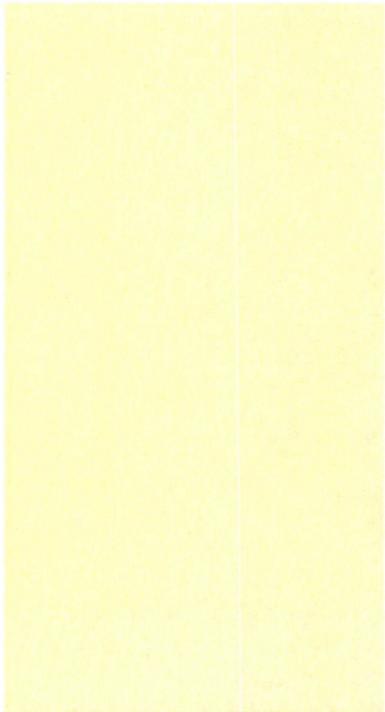
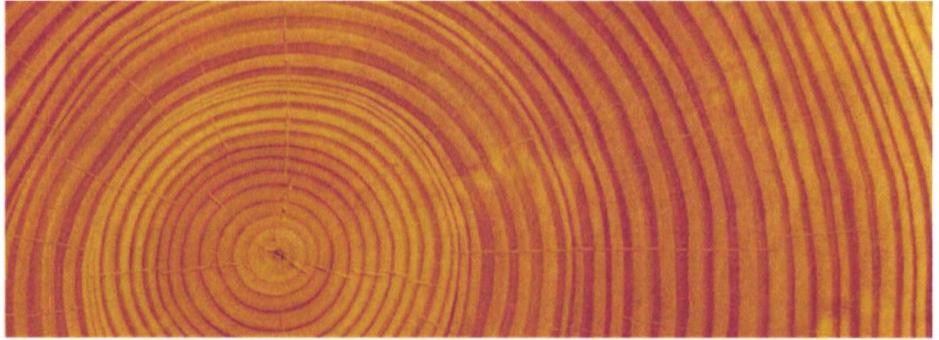
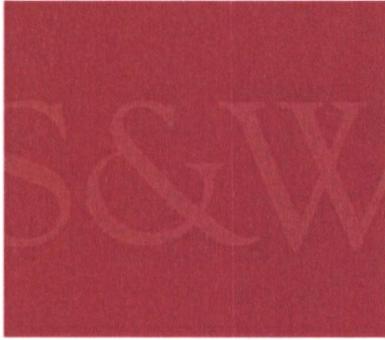
PARCEL B:

The North 110 feet of the South 500 feet of the West 145 feet; and the North 2180 feet of the South 2680 feet of the West 70 feet of the east half of said Section 21.

PARCEL C:

The portion of the Southeast Quarter of said Section 21 that lies south of the south line of exception Parcel A.

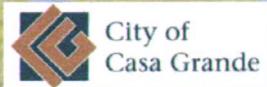
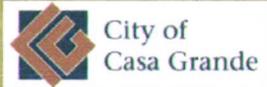
Said Parcel (APN 115-01-017D) contains 137.34 acres more or less.



Nick Wood, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Stephanie M. Watney
Urban Planner



Tohono O'Odham Nation

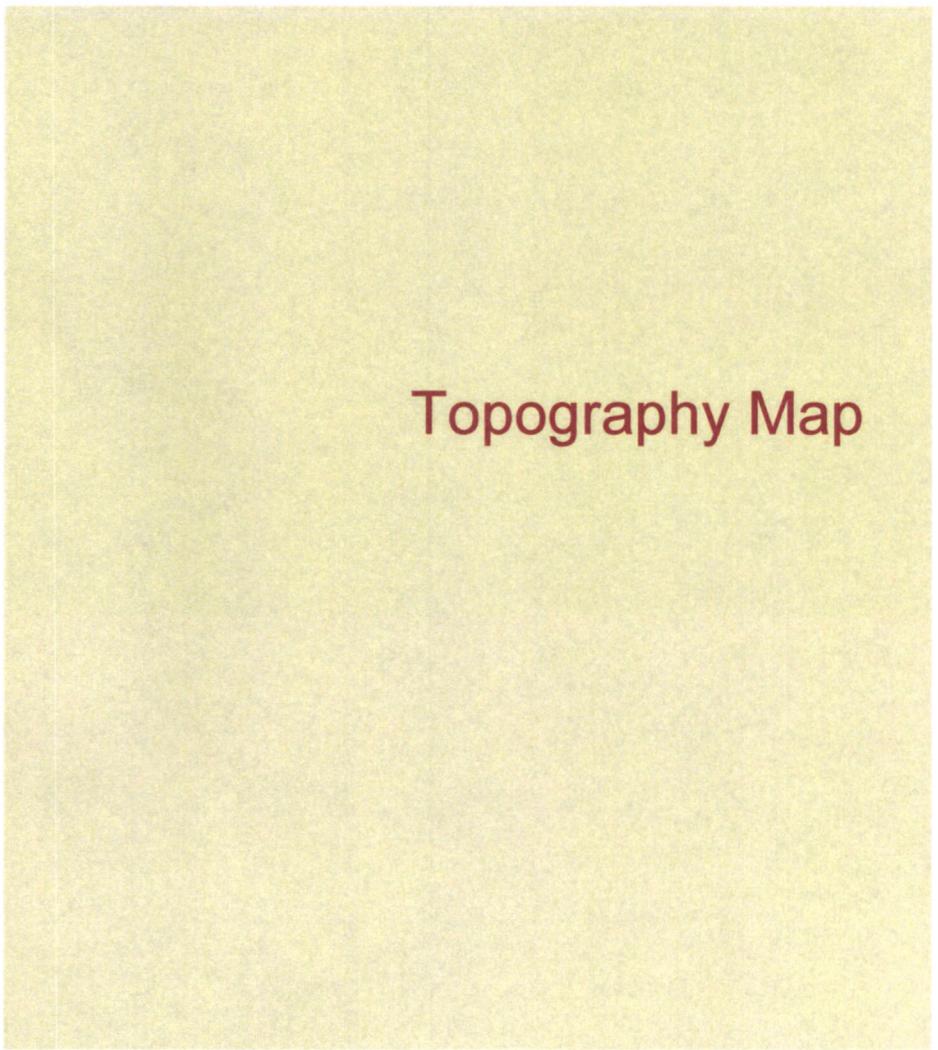
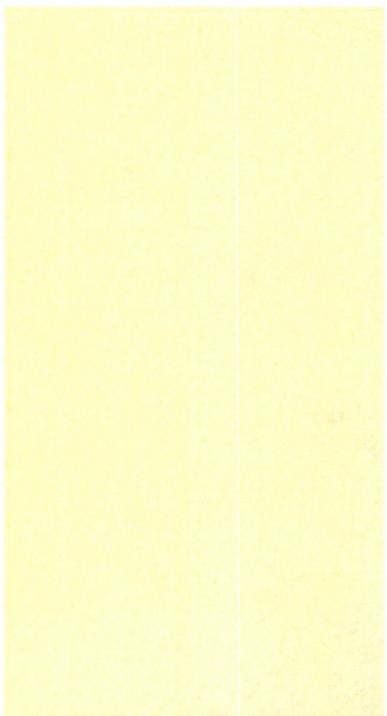
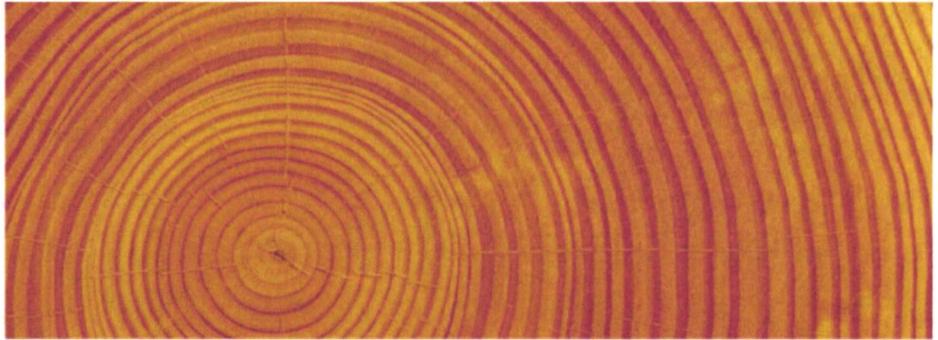
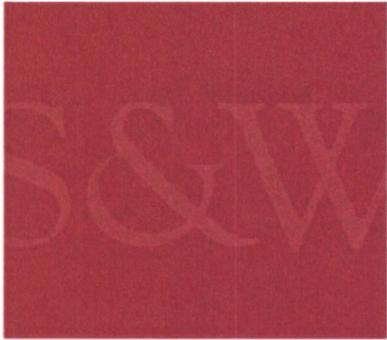


ATTESA

AMENDMENT AREA

AMENDMENT AREA

AMENDMENT AREA

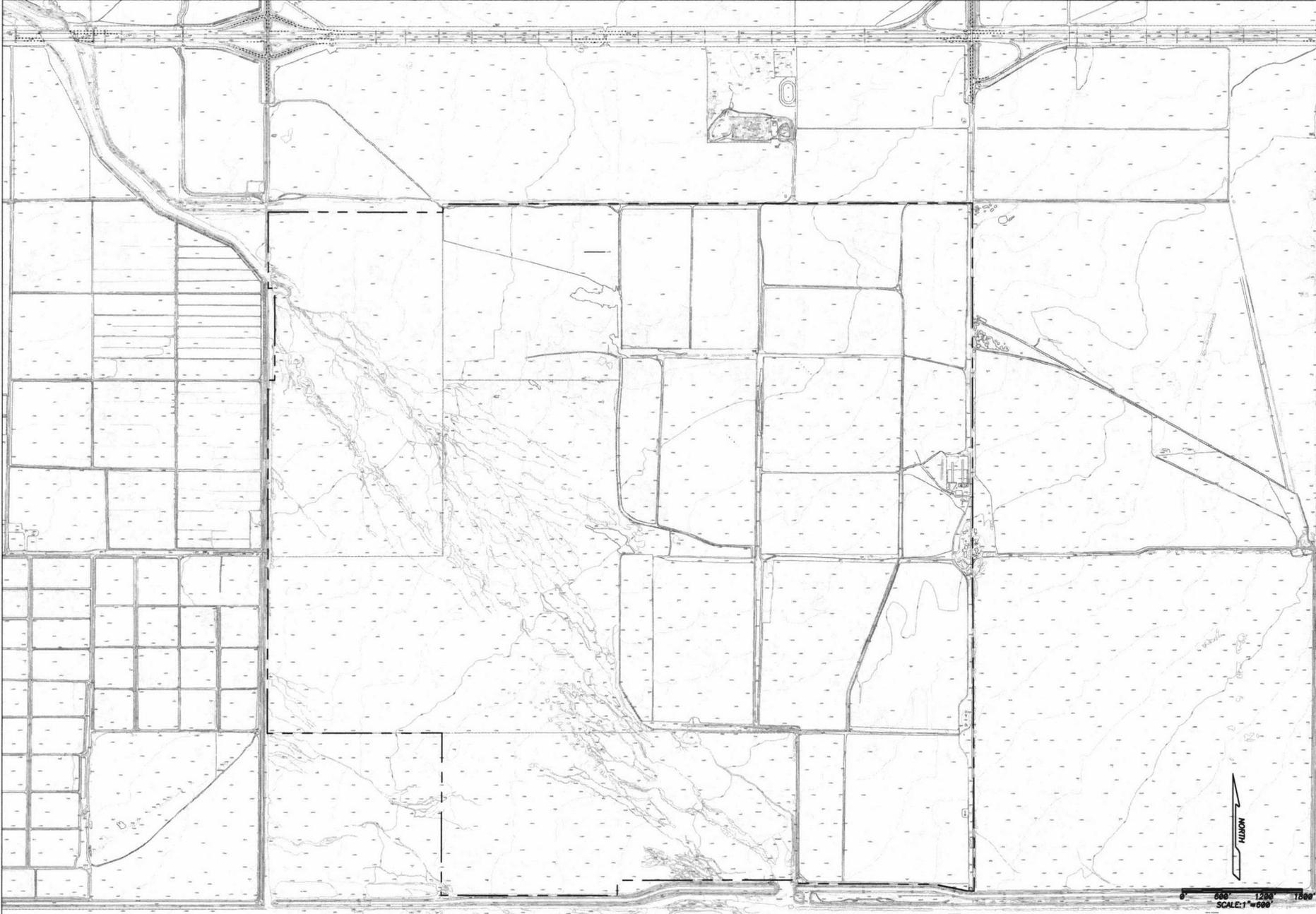


Topography Map

Nick Wood, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Stephanie M. Watney
Urban Planner



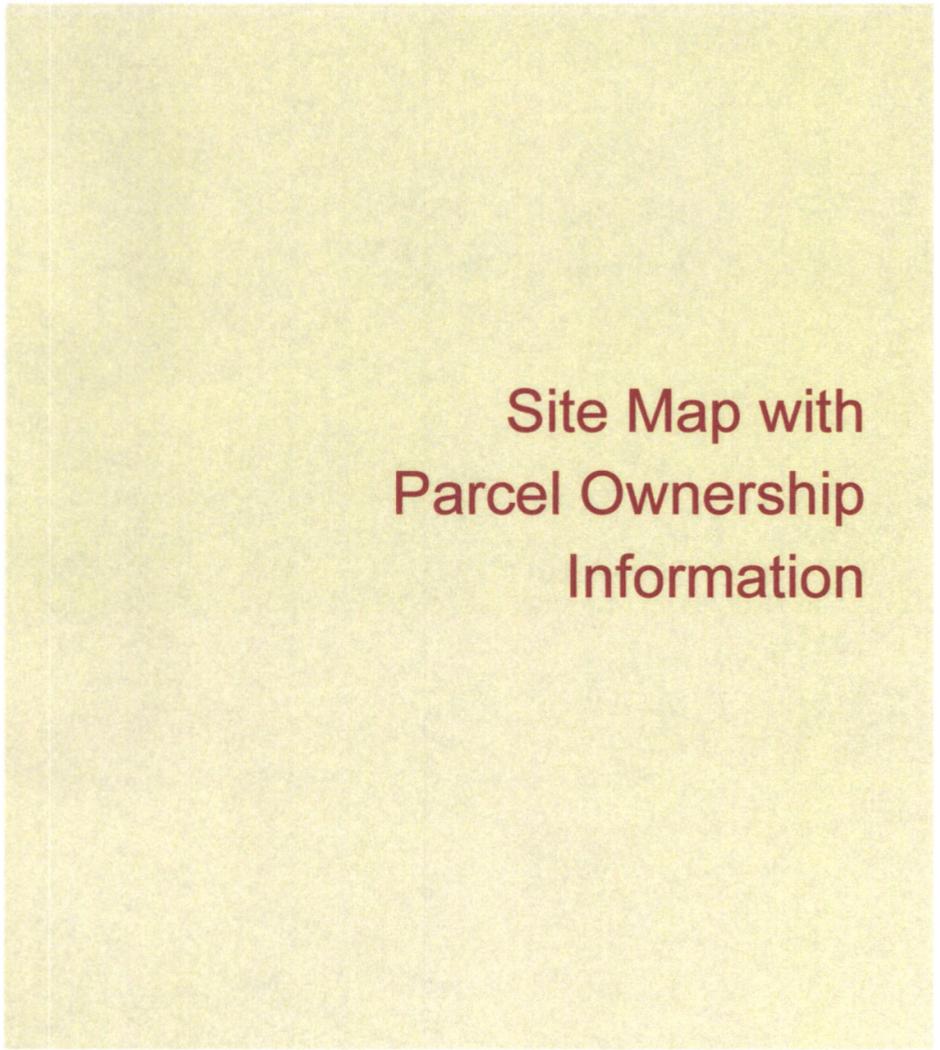
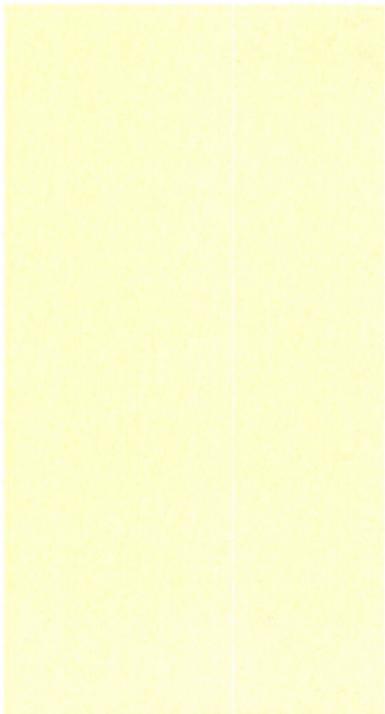
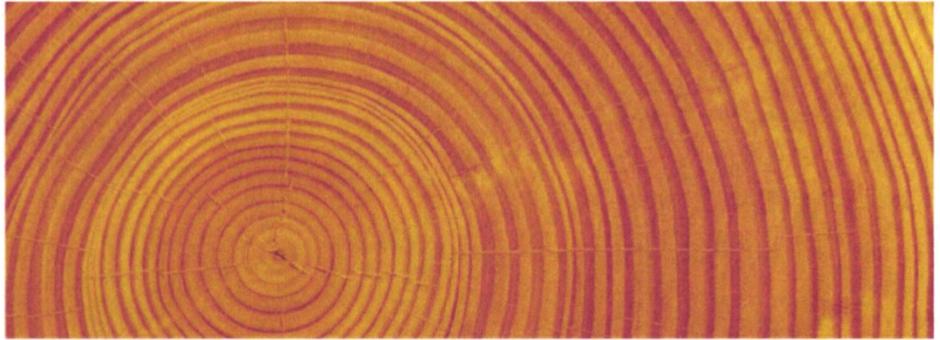
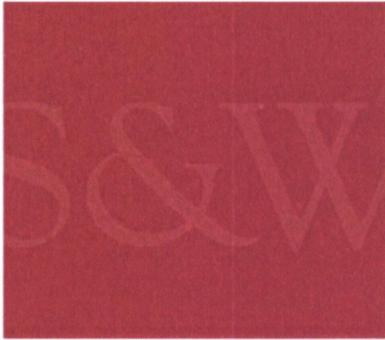
**ATTESSA
SITE TOPO**

35
YEAR
EXCELLENCE
AWARD
ERIE &
ASSOCIATES



JOB NO. 1852.08
DATE: 09/19/2016
SCALE: 1"=600'
DRAWN: J.L.M.
DESIGN: J.L.E.
CHECKED: J.L.E.
SHEET NO.

1 OF 1



Site Map with
Parcel Ownership
Information

Nick Wood, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Stephanie M. Watney
Urban Planner

EXHIBIT A – OWNERSHIP MAP
PAGE 1 OF 3

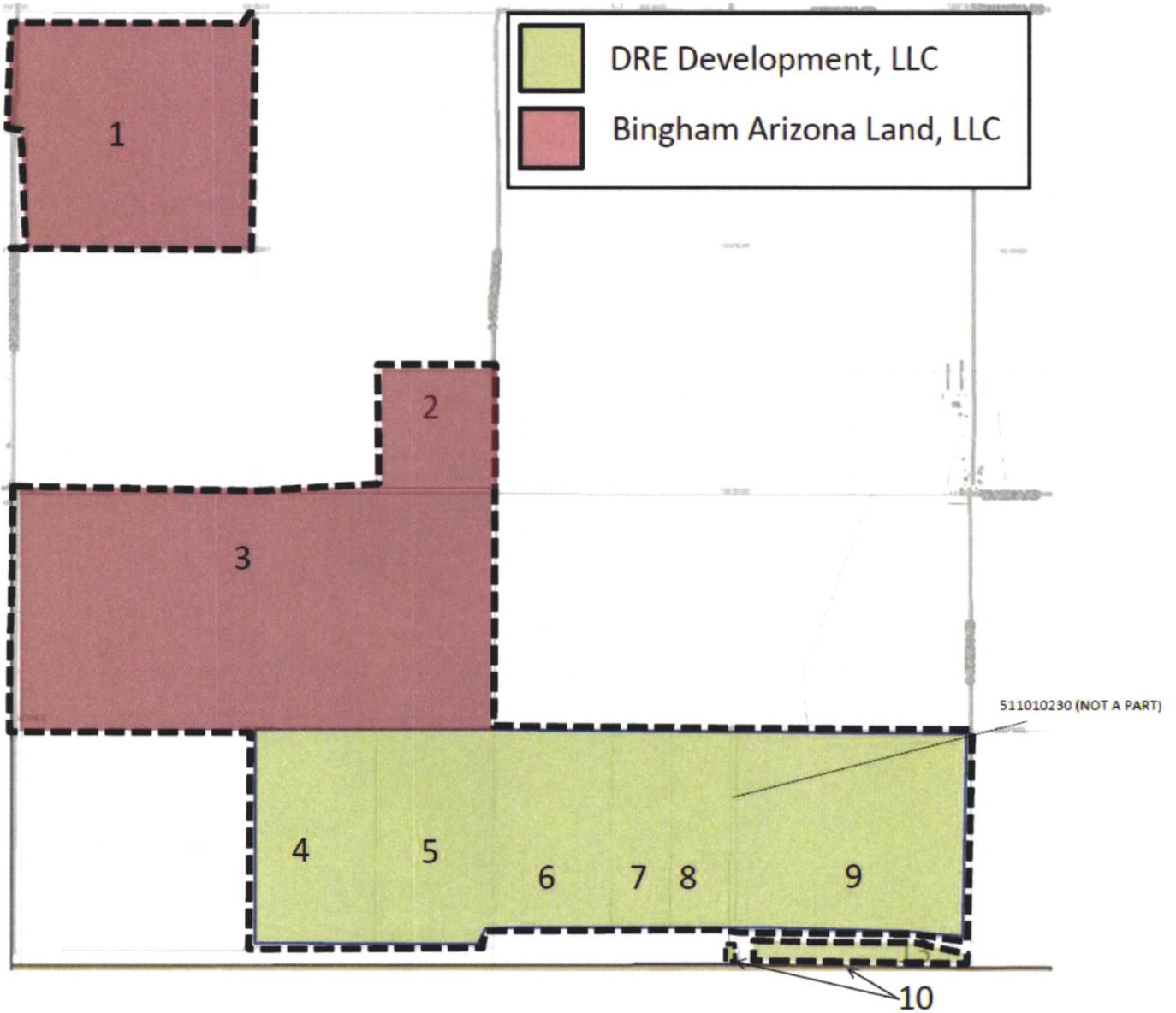
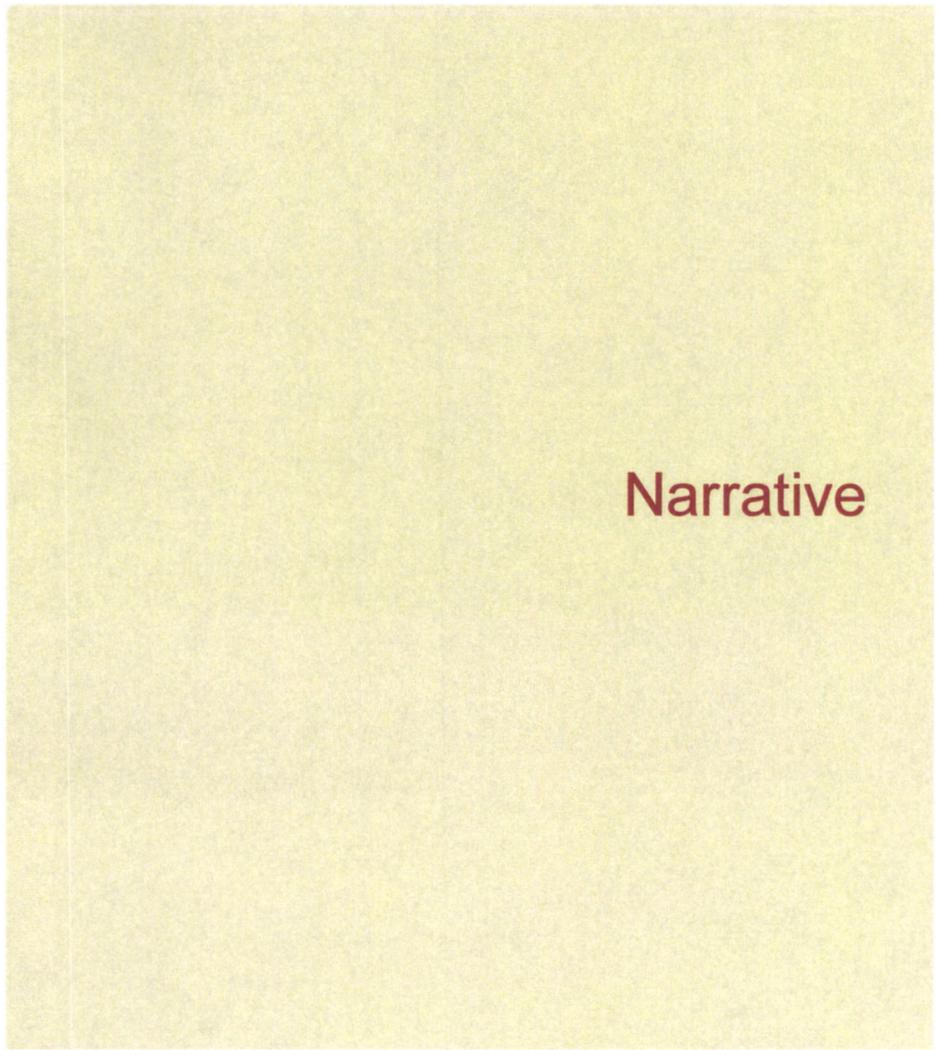
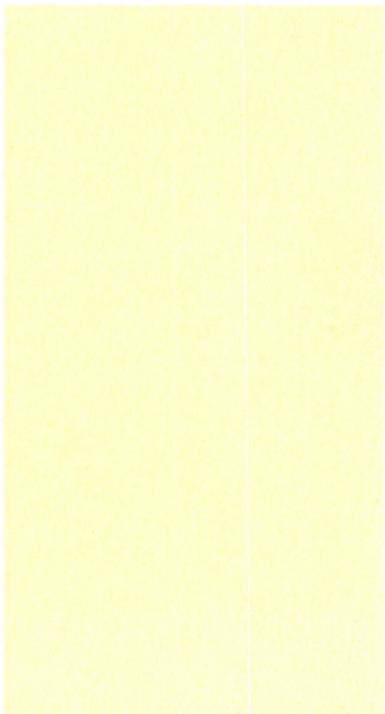
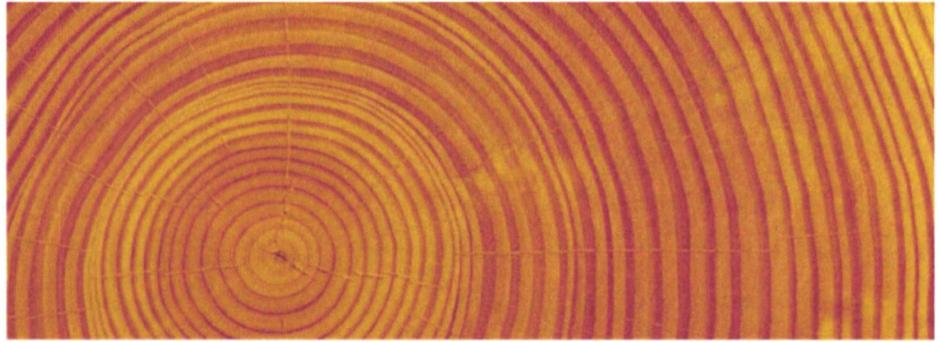
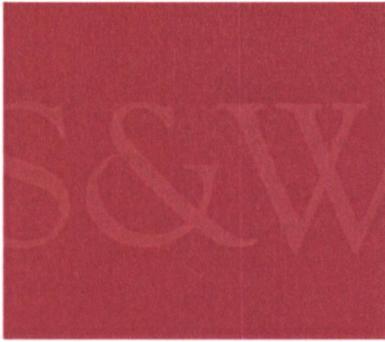


EXHIBIT A – Legal Descriptions

PAGE 2 OF 3

<u>Item #</u>	<u>Parcel</u>	<u>Ownership</u>	<u>Acres</u>	<u>Legal Description</u>
1	51115003A	Bingham Arizona Land LLC	149.26	The Northwest quarter of Section 17, Township 7 South, Range 5 East of Gila and Salt River Base and Meridian, Pinal County, Arizona; Except the North 125.00 feet and the South 1379.00 feet of the West 100 feet thereof.
2	51115002	Bingham Arizona Land LLC	40	The Southeast quarter of the Southeast quarter of Section 17, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.
3	51101015	Bingham Arizona Land LLC	320	The North half of Section 20, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Except all coal and other minerals as reserved by the United States of America in the Patents to said land, recorded in Book 40, page 580 of Deeds and Book 41, page 9 of Deed and Also except 6% of any and all oil, gas and mineral rights as reserved in instrument recorded in Book 78, page 260 of Deeds.
4 5	51101016B 51101016C	DRE Development LLC	73.92 73.92	The Southeast quarter of Section 20, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona; EXCEPT the South 200 feet thereof, as set forth in Declaration of Taking recorded in Docket 1340, page 868; EXCEPT ½ of all oil, gas and mineral rights as reserved in Docket 1427, page 931.
6 7 8	51101018B 51101018C 51101018D	DRE Development LLC	66.90 33.45 33.45	The Southwest quarter of Section 21, Township 7 South, Range 5 East of Gila and Salt River Base and Meridian, Pinal County, Arizona; EXCEPT the South 425.00 feet thereof, as set forth in Declaration of Taking recorded in Docket 1340, page 868; and EXCEPT ½ of all oil, gas and mineral rights as reserved in Docket 1427, page 931.

<u>Item #</u>	<u>Parcel</u>	<u>Ownership</u>	<u>Acres</u>	<u>Legal Description</u>
9 10	51101017D 51101017B	DRE Development LLC	135.81 10.4	<p>The North half; and the Southeast quarter of Section 21, Township 7 South, Range 5 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona;</p> <p>EXCEPT all coal, and other minerals as reserved by the United States of America, in the Patent to said land; and</p> <p>EXCEPTING therefrom the following described parcel: Beginning at the Northeast corner of the Northeast quarter of said Section 21;</p> <p>Thence along the Easterly line, South 00 degrees 22 minutes 53 seconds East, a distance of 115.00 feet Thence leaving said Easterly line, South 89 degrees 59 minutes 13 seconds West, a distance of 260.04 feet;</p> <p>Thence North 31 degrees 34 minutes 06 seconds West, a distance of 43.11 feet;</p> <p>Thence North 04 degrees 43 minutes 20 seconds West (measured) North 04 degrees 45 minutes 32 seconds East (record), a distance of 78.53 feet to the Northerly line of the Northeast quarter of said Section 21;</p> <p>Thence along said Northerly line, North 89 degrees 59 minutes 13 seconds East, a distance of 288.35 feet to the POINT OF BEGINNING; and</p> <p>EXCEPT the following Parcels A and B as set forth in Declaration of Taking recorded in Docket 1340, page 858 ... Parcel B: The North 110 feet of the south 500 feet of the West 145 feet; and the North 2180 feet of the South 2680 feet of the West 70 feet of the East half of said Section 21 (APN: 511-01-017B, 017C, 017D, and 017G)</p>
TOTAL			937	



Nick Wood, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Stephanie M. Watney
Urban Planner

2016 Major Comprehensive Land Use Plan Map Amendment



A Regional Employment Core

Focused on Motorsports Activities, Testing, Advanced Technology, Entertainment and
Supporting Uses

Prepared for:



Prepared by:



Filed June 1, 2016
1st Revision Filed August 2, 2016

1. Introduction and Background

Danrick Builders (“Danrick”) is master planning 2,360 acres into a unique, one of a kind regional sports and entertainment activity center, focused around motorsports racing and recreation, training, advanced automotive technology development and manufacturing to be known as “Attesa” (to be “in expectation of the new and exciting”).

The location is ideal for the proposed uses, with direct access to Interstate 8 provided at both Montgomery and Bianco Roads. The site itself is located about eight (8) miles west from the Interstate 10/Interstate 8 junction, five (5) miles southwest from downtown Casa Grande. This location is about an hour drive from downtown Phoenix, an hour and ten minutes to downtown Tucson and only six and a half hours from downtown Los Angeles. With Sky Harbor, an international airport within about 50 miles, Attesa will have easy over road accessibility to west coast markets as well as air accessibility for international visitors.

Attesa will be a regional employment core, with motorsports and event facilities anchoring a supporting community of research, development, training and high-tech manufacturing firms. Key to this vision is the motorsports technology core, which features a public raceway facility, a private raceway (similar to a golf club type facility), potentially a karting facility, club racing and training track facility, all totaling 640 acres of direct motorsports related tracks, spectator facilities, “pit” areas and related improvements. The racing circuits have been designed by Apex Circuit Design out of the United Kingdom, one of the top raceway design firms in the world. Because of the quality of their design, it is anticipated that Attesa will attract motorsport enthusiasts (both personal and corporate) to use, and locate near, the motorsports racing core.

To support this motorsports core, a hotel and conference center, grand plaza and related entertainment space is planned (approximately 106 acres) to provide food, amusement and accommodations for visitors. Event related camping and recreational vehicle facilities will also be provided as major events are anticipated to attract large (20,000 plus) crowds requiring a diversity in overnight accommodation options (as is found at most major motorsport track facilities). Attesa will be a regional draw, with visitors expected from all over the western United States (and beyond for sanctioned racing events).

The core, with its supporting entertainment areas, will attract businesses that desire proximity to high-quality race surfaces for testing, training and research purposes. Attesa will include, as a primary land use, over 420 acres of commerce park type land uses, appropriate for research facilities, manufacturing firms and other industrial type businesses that will derive value out of close proximity to the motorsports racing core and its facilities. It is envisioned that a wide range of automotive related firms will want to be located in Attesa, including automotive manufactures, engine and transmission

manufactures, customized parts firms, tire development, electric drivetrain and vehicle firms as well as battery, self-driving and advanced materials companies.

This attraction of numerous automotive related businesses will drive additional supporting development, including commercial (office type land uses), retail (to support visitors and local customer needs) as well as residential (both custom homes for those interested in raceway accessible living and residences for employees in the development itself). A small general aviation airport is proposed to provide access to visitors, event participants, residents and for business users.

To facilitate the above concepts included in the master plan, the Pinal County Comprehensive Plan requires amendment to an “Employment” designation to properly reflect the automotive related employment focused vision of Attesa (which is also inclusive of its required supporting land uses).

A portion of Attesa (about 1,834 acres) was reclassified in 2010, approved via Resolution PZ-PA-002-10. In the period since then, Danrick has expanded the vision to include a total of 2,360 acres, most of which is currently classified for low-density residential land use, which is not compatible with the future zoning classification Attesa will require (as shown in Exhibit A). This Comprehensive Plan Land Use Map application is required to expand the “Employment” classification to the entire Attesa project site (as shown on Exhibit B), which will be subject to a following rezoning application to approve the development of the project’s master plan.

2. Existing Land Use

The property is partially open desert range and partially active farming operations. There is no significant development on-site and, other than a homestead on Bianco Road, there are neither residences nor other non-farm related development within a mile or more of the property. An aerial is provided as Exhibit C.

3. Future Land Use and Proposed Comprehensive Plan Designation

Attesa is primarily about the motorsports activities core, which will support surrounding land uses that will complement the core, including commerce park (industrial and semi-industrial land uses), commercial (office and retail), temporary accommodation (hotel/resort, camping and recreational vehicle facilities) and residential land uses. A conceptual land use master plan is provided as Exhibit D. Please note this is a concept only.

The final zoning for Attesa will reflect flexibility in the exact nature, location and quality of each land use to support dynamic development over an extended period of time. Because the zoning will permit a range and variety in the exact location of specific land uses, it is most appropriate to classify the entire Attesa project as “Employment” which most closely matches the vision of the project as a regional employment core.

Other designations have been explored, and it has been determined that the other available land use designations do not properly describe Attesa's unique mix of land uses nor the intensity of the regional sports and entertainment activity center vision and therefore are not appropriate for the site (i.e. Mixed-Use Activity Center, General Commercial or Mixed-Use Residential Focused).

An "Employment" designation provides the policy support of the Comprehensive Plan to allow a wide range of underlying land uses, such as the raceways themselves to heavier industrial (such as an automotive electric vehicle battery manufacturer) that would otherwise not be encouraged in other, less intensive classifications.

The "Secondary Airport" designation is required to incorporate a general aviation airport to that will likely be required. Since Attesa will draw recreational visitors (those attending events), residents (many part-time residents are expected to utilize private aircraft) as well as corporate needs for quick connection to other locations for business purposes, it is anticipated that a general aviation airport will be required as part of the overall project plan. Because any future airport will not likely feature regularly scheduled airline service, a "Secondary Airport" designation is appropriate to provide support for a future general aviation airport.

4. Purpose for Proposed Comprehensive Plan Designation

The purpose of this request is to expand the prior approved Comprehensive Plan Land Use Map amendment (Resolution PZ-PA-002-10) to map the entire Attesa project site as "Employment". This request will also add a "Secondary Airport" designation for the project. This amendment will provide the policy support for a subsequent rezoning to an appropriate zoning district that will permit the development of the motorsports and event facilities core and the surrounding land uses discussed above as well as for a future general aviation facility required to support access needs for employers, visitors and residents.



5. Recent Changes in the Area that Would Support Request

Unlike a typical amendment request, this application is not a departure from prior planning efforts in the area; rather it is the update of a prior approved vision for the site to accommodate the expanded project.

6. Proposed Amendment in Necessary and Needed

Without this amendment, the Attesa project would be limited to the smaller (1,800 acre) area approved in 2010 for what was then known as the "Arizona Raceway Park". This plan was focused around racing facilities only; it was not envisioned to develop as a true regional sports and entertainment activity center.

Attesa, with its expanded focus around a motorsports technology core, training, advanced automotive equipment development and manufacturing, will establish a true

“Employment” core. Without this approval, the vision of Attesa would have to be re-evaluated and possibly refocused on a less grand project.

7. Environmental Permits/Compliance with Federal, State and Local Regulations

All development in Attesa will comply with all applicable requirements of federal and state agencies, as well as all Pinal County requirements.

8. Infrastructure

A key consideration in any development proposal is how the necessary water, wastewater, drainage and dry utilities will be provided. Below, each of these key items is reviewed in concept. Please note that detailed planning for specific infrastructure will occur during the entitlement (rezoning) as well as development phases to ensure adequate facilities.

WATER

Water service for Attesa will be provided by Arizona Water Company. Most of the project site is located within the Arizona Water Company’s Certificate of Convenience and Necessity (CC&N) water service area boundary. It is anticipated that the remainder of the site will be added to the service area through a CC&N expansion request that will be submitted to the Arizona Corporation Commission for approval prior to development of those areas.

Arizona Water Company does not currently have water infrastructure adjacent to the project site. Therefore, it is anticipated that groundwater wells will be developed to serve the potable water demands for the development. Depending on Arizona Water Company needs and requirements, a water transmission main may also be installed to connect the site to the remainder of the existing potable water distribution system for additional redundancy.

The capacities, locations, and alignments of groundwater wells and/or transmission mains will be determined during the design phase. Depending on water quality, groundwater may be conveyed to a centralized water campus for treatment (if necessary) and storage and then pumped to the distribution system for delivery to individual parcels. The onsite potable water distribution system will generally consist of the pumps at the water campus and looped distribution mains, which will provide multiple points of connection to individual parcels. Water demands for Attesa will be refined in coordination with ongoing planning and design.

WASTEWATER

Attesa is located within the municipal planning area for the City of Casa Grande relative to the Central Arizona Government (CAG) Areawide Water Quality Management Plan pursuant to section 208 of the Clean Water Act. It is anticipated that the City of Casa

Grande will ultimately own and operate the water reclamation facility (WRF) and wastewater collection system. Since the site is located a distance from the City's existing wastewater infrastructure, a new WRF will be constructed in the northwestern portion of the site.

An amendment to the CAG 208 Plan may be required to ensure that the new WRF is consistent with regional planning. The collection system for Attesa will route wastewater flows from the individual parcels to the WRF for treatment. The treated effluent from the WRF may be discharged, reused, or recharged to the aquifer. The details of the WRF design, phasing, and effluent management will be developed during design. The anticipated wastewater generation rate for Attesa will be refined in coordination with ongoing planning and design.

DRAINAGE

The Attesa project area is predominantly undeveloped native desert land and agricultural farm land, which is split by Greene Wash running from southeast to northwest with a slope of approximately 0.3 percent.

The Project is affected by two (2) significant offsite drainages, Greene Wash and flows from the property to the east. The predominant drainage impact is from Greene Wash watershed which contributes approximately 14,000 cubic feet per second (cfs) (Len Erie and Associates) which approaches the Project from southeast.

The southern boundary of the project is fronted by the Santa Rosa Canal that impedes surface flow that is necked approximately one half mile west of the West Bianco Road alignment. While the canal is a physical barrier, it is not considered a flood control measure or a flood levee and is not included in the Regional flood mapping performed on behalf of the FEMA defined flood hazard zone for Greene Wash. Offsite flows exit the property at the along the northwestern corner and is collected in an existing drainage channel that continues on to the northwest.

Offsite flows will be managed by engineered channels to divert runoff around the Project. A large earthen channel has been proposed which will traverse the southern and western border of the Project to convey the larger Greene Wash flows approaching the site from the south to the historic outfall located at the northwestern corner of the site. The regulatory (FEMA) flood hazard limits shall be removed from the Project via the Conditional Letter of Map Revision (CLOMR)/ Letter of Map Revision (LOMR) with the Project's development. A smaller drainage corridor will be sized to divert runoff from the adjacent property east of the Project, north along the Bianco Road and then west along Hanna Road to its natural outfall within Greene Wash.

The onsite drainage area for the Project consists of approximately 2,360 acres. Planned uses include motorsports tracks, single and multi-family residential neighborhoods, commercial and business parks, parking, public facilities, and open spaces. Onsite rainfall runoff from the Project will be routed via surface flow and stormdrains to retention basins where the 100-year, 2-hour runoff will be retained to ensure that post-

developed flows do not exceed pre-developed flows exiting the property. Retention basins will be designed so that the runoff shall be disposed of within thirty-six (36) hours either by percolation, drywells or bleed-off connections into approved drainage ways. Flows from basins shall be in the location and direction of the historic flows. Excess runoff will overtop the retention basins and be routed emergency overflow corridors to the Project outfall located at the northwestern corner of the property.

All drainage infrastructure will be designed in accordance with Pinal County drainage standards and guidelines. The main objectives of the drainage plan is to ensure that the development provides 100-Year flood protection to habitable structures and the downstream drainage conditions are not significantly altered by the development of this Project. The storm water management systems will consider both the potential of offsite flooding sources and the surface runoff generated within the Project boundary.

In summary, this amendment will result in future development that will provide adequate infrastructure to support any and all proposed development. Final design of the required infrastructure will inform the final intensity levels of and the types of various land uses permitted within the amendment area (and Attesa as a whole).

9. Compliance with Comprehensive Plan's Vision Components

This proposed amendment is in compliance with the "Vision" of the Pinal County Comprehensive Plan. With its location, size and lack of an established development pattern in the vicinity, the Attesa project will redefine this area of the County from its current agricultural and vacant condition to an "Employment" core. More specifically, the proposed amendment is in compliance with the following Comprehensive Plan vision elements (in order as found listed on Appendix A, pages A-1 through A-6):

- A. **Sense of Community** (as per Chapter 3): Attesa will establish an employment node adjacent to a future "High Capacity Corridor" (as shown on the Economic Development Plan Exhibit 3-10) proposed for the Montgomery Road alignment. Furthermore, the Comprehensive Plan encourages "Employment" land uses along the Interstate 8 corridor. With easy access to the interstate, the future north/south corridor as well as its proximity to Casa Grande, Attesa is an ideal location for the proposed regional sports and entertainment activity center. The Growth Area Plan (Exhibit 3-20) identifies the site as being within the West Pinal Growth Area which notes that the area is intended for the "*development of...activity centers and employment areas will significantly add to the job base of Pinal County*" (Page 124). Jobs and economic growth are included in a number of the Goals, Objectives and Policies of this Vision Component (such as 3.7, 3.7.1.5 and others).
- B. **Mobility and Connectivity** (as per Chapter 4): Access is key to the success of Attesa. The core of the development will be a regional, if not international, draw for major events which will include automotive racing, motorcycle racing, concerns, festival type events and other gatherings of large numbers of visitors.

Furthermore, the businesses in Attesa will require connectivity to reach their markets. While a general aviation airport is planned, access to Sky Harbor via the interstate is critical to providing access to those too far to conveniently drive to the site. The interstate also provides access to local and adjacent state visitors, as well as to markets in those areas. Capacity exists on Interstate 8 to support the anticipated traffic demands of Attesa. In addition, nearby roadways will be developed to accommodate peak demands (which will be event days). The development of a “High Capacity Corridor” on Montgomery Road and a “Principal Arterial” on Bianco Road (as planned in the Multimodal Circulation Plan, Exhibit 4-4) with Arica Parkway will provide additional roadway capacity and access to the site (Exhibit 5). Maximization of transportation corridors and the development of necessary supporting roadway infrastructure are encouraged by several of the Goals, Objectives and Policies of this Vision Component (including 4.1, 4.1.1.9, etc.)

- C. Economic Sustainability (as per Chapter 5): As noted on Page 203, “[a] successful economy does not just happen”. It requires planning and investment. Attracting major employers, particularly those in high tech fields such as advanced autonomous automobile systems, electric car technology and cutting edge automotive materials requires a catalyst or a reason to locate in a particular area. With its increasing population, Pinal County is challenged to provide sufficient employment to keep up with this growth (as noted on Page 206). This Vision Component supports an Attesa vision of a regional employment core, specifically Goals, Objectives and Policies 5.1, 5.1.1, 5.1.1.5, 5.2, 5.3, and 5.3.2.2.
- D. Open Spaces and Places (as per Chapter 6): The Pinal County Open Space and Trails Master Plan provides a framework for County-wide trail connectivity, which Attesa will incorporate into the final development plans. A unique opportunity to conserve wildlife connectivity is offered by the future regional drainage improvements required by Attesa; these areas also will provide a large open space connection to act as a buffer to the Tohono O’odaham community to the south (allowing wildlife to connect through the site). This will meet the Vision Component Goals, Objectives and Policies 6.1.2, 6.1.2.3, 6.2.1.1, and 6.4.1.1.
- E. Environmental Stewardship (as per Chapter 7): Facilities developed within Attesa will be of the most current building code, material and design which will be best practices in energy, water, and material usage. Waste management will include recycling services as well as the careful disposal of any hazardous waste generated (i.e. from battery technology). Environmental Stewardship Vision Component Goals, Objectives and Policies will be met, particularly those related to solid and hazardous waste management, 7.1.6.1 and 7.1.6.3 respectively. Also, with the anticipated use of solar systems and high-tech equipment, 7.4.1 and 7.6.2 will be met.

F. Healthy Happy Residents (as per Chapter 8): Attesa will be unique for its residents. Those that choose to live in Attesa will most likely be those that are attracted to the automotive related functions, such as the ability to rent “track time” or join a racing club. A large majority of the homes will be second homes, so an attractive living environment is a necessity. This Vision Component includes Objectives, such as 8.1.1, which calls for the County to “[s]upport a mix of quality housing opportunities to support economic development efforts” as well as 8.1.3.5 which states that the County should “[c]reate new development codes and ordinances to encourage urban style, higher density residential development in areas...of future activity”. The unique housing options of Attesa will forward this Vision Component.

G. Quality Educational Opportunities (as per Chapter 9): It is anticipated that Attesa will attract university and technical programs that are automotive focused, such as those that are automotive engineering, repair and manufacturing related. This Vision Component provides a clear Objective that states that the County should “[e]xpand educational quality and opportunities at all levels” (9.1.1). By providing an opportunity to attract both new higher education opportunities as well as new advanced vocational training to Pinal County, this Objective will be met.

10. Conformance with Comprehensive Plan’s Key Concepts

The Comprehensive Plan includes “Key Concepts” that are illustrative in nature and are shown on the Land Use, Economic and Circulation graphics. These concepts are listed out in Appendix A, pages A-7 through A-10):

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

The requested Land Use Designation modification will add additional “Employment” designation on property adjacent to the prior approval in 2010. Because this is a small addition to a prior approved amendment, the request is consistent with the vision provided for in both the Land Use and Economic Development graphics.

B. Consistency with the Mixed Use Activity Center Concept.

A small portion of the northwestern corner of the Attesa project is currently classified as “Mixed Use Activity Center” (MUAC). This area is approximately 40 acres. Due to the nature of the project, it is not appropriate to classify it as the “edge” of this concept and instead this area will be re-classified as “Employment” to create a uniform classification for the entire Attesa area. With this area re-classified, the project will not be shown within MUAC. However, the intent of the MUAC is met by Attesa, as the goal of the MUAC to establish a mixed activity center is achieved by the mix of land uses and intensities contemplated by the plan. Attesa will include a mix of land uses, to include employment (both “basic” as well as “service”), a mix of residential and the activity of the event facility. As surrounding MUAC classified lands are developed over time, the

"Employment" proposed by this application will result in complementary land uses and provide a proper transition from those uses and Attesa.

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

The Employment Planning Guidelines (pages 85 – 86) suggest that projects should:

... "place Pinal County in a position to take advantage of future economic development opportunities". Attesa will create a high-tech hub of advanced automotive technology businesses as well as provide a unique entertainment draw providing jobs for Pinal County residents.

"Employment designated land uses should be located where access to major transportation corridors exist or can be provided." This amendment provides for additional "Employment" designated lands in proximity to both Interstate 8 as well as the future "High Capacity Corridor" on Montgomery Road.

"Retail and services as well as civic uses could be included in high intensity employment campus areas but not as the primary land use." The primary land uses for Attesa will be racing and event facilities as well as employment uses, such as manufacturing, research and testing. Supporting retail, services and even housing are required, but are not intended to be primary land uses.

This proposed amendment is in consistent with the above Planning Guidelines.

D. Quality Employment Opportunities County-wide.

This proposed amendment will increase the number of quality jobs in this portion of the County, as noted prior, this is in conformance with the vision of the Comprehensive Plan.

E. Viable Agriculture, Equestrian and Rural Lifestyle.

By amending the Comprehensive Plan to support the Attesa plan, the County's agricultural/equestrian/rural lifestyle will not be negatively impacted. The properties subject to the amendment are not in agricultural production. Furthermore, the multi-use trails will permit equestrian connections to and through the project, forwarding the vision of the Comprehensive Plan to support and maintain equestrian uses throughout the County.

F. System of Connected Trails and Preservation of Open Space.

This amendment will not impact the trails plans for the County, as reflected in the Open Space and Trails Plan (Exhibit 6-5). As the resulting project develops, the master plans will be required to comply with the County's trail system and open space preservation

standards. By the eventual provision of master planned open space and connectivity, this amendment in conformance with this “Key Concept”.

G. Natural and Cultural Resource Conservation.

The area has been reviewed for major cultural resources and none have been identified to date. Lands affected by this application are typical; there are no known special natural resources or extra ordinary features. By promoting the development of this area, much of which has been farmed prior, this amendment will be in conformance with this Comprehensive Plan element by avoiding areas of undisturbed or are in a more natural condition. Furthermore, as the project moves forward, the applicant will work diligently with the Tohono O’odham Nation to identify sensitive areas.

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

This area has existing water rights and will include ground water recharge as part of the final development plans. All required infrastructure, including substations required for police, fire and/or medical services, shall be provided by the developer as the project is constructed. By establishing new infrastructure by the eventual development, this amendment is consistent with this “Key Concept”.

In summary, this amendment is in conformance with the “Key Concepts” of the Pinal County Comprehensive Plan.

11. Conformance with Comprehensive Plan Amendment Determination Criteria

The Comprehensive Plan includes specific criteria that a Major amendment “must address” as listed on Page 332 and 333. The following is a review of those criterion and a summary statement as to how each have been complied with to document the overall benefit and the improvement of the Comprehensive Plan as required.

Criteria #1: The identified site is appropriate for the proposed use.

The area of amendment is appropriate for the proposed “Employment” uses, particularly the specific project, Attesa, which is planned for the larger site. The property is generally flat, with prior disturbance from agricultural activities. The property has easy access to two (2) existing access ramps to Interstate 8 and is in reasonable proximity to nearby communities for both employees as well as visitors. The area has already been deemed appropriate for “Employment” uses via the 2010 amendment of a portion of the surrounding property. This portion of the County along this portion of Interstate 8 has been identified as appropriate for “Employment” land uses (see Exhibit 3-10, Economic Development Plan Map) as well as a “Growth Area” (Exhibit 3-20, Growth Area Plan). This is an appropriate location for the development of “Employment” type uses and this request will add a nominal amount of additional “Employment” appropriate land to the area.

Criteria #2: The amendment must constitute an overall improvement to the County.

By approving this amendment, the County will be improved. If developed as proposed, Attesa will be a world-class motorsports destination and employment hub that will attract new business to the County. Regardless of Attesa, development of the Interstate 8 corridor with "Employment" uses has been established as a key objective of the Comprehensive Plan, as discussed prior. This request will simply expand the available "Employment" land in the immediate area improving possible locations for jobs and employment related development.

Criteria #3: The amendment will not adversely impact a portion of, or the entire County, by:

a. significantly altering existing land use patterns, especially in established neighborhoods.

This request will not significantly alter existing land use patterns. The area is mostly vacant or otherwise agricultural; a land use pattern has not yet developed on or near the site. The area was already approved for "Employment" uses; this request adds some additional complementary area to that prior approval.

b. significantly reducing the jobs per capita balance in Pinal County.

Approval of this amendment will INCREASE the available area for employment uses, thereby creating more potential jobs.

c. replacing employment with residential uses.

This request replaces residential uses with employment.

d. placing new development away from existing or approved development if the new development overtaxes infrastructure systems and public services when considering: future contribution to infrastructure and services through construction and dedication of improvements, payment of development fees, and other mitigation measures.

The development in this amendment area, as well as those areas approved prior for "Employment" as part of the 2010 amendment, will require significant new infrastructure systems. Attesa will require the development of infrastructure and services which will be determined as the project moves forward into the entitlement and construction phases. Any new infrastructure and/or services will be provided as required by Pinal County.

e. negatively impacting the existing character (i.e., visual, physical, environmental and functional) of the immediate area.

Development in this area, once commenced, will set the character of the area. The final development plans for Attesa will be reviewed by Pinal County to ensure a balanced plan that establishes a “regional employment core” with a motorsports/automotive focus that promotes quality development and respects the environment in which the project is developed. Approval of this amendment will establish character, not negatively impact it.

f. increasing the exposure of residential to aviation-generated noise, and/or flight operations.

While Attesa will include a small general aviation airport in the southeastern portion of the project site, the local area is currently home to very few people. The eventual residents of Attesa (a non-primary use of the overall project area) will be made aware of the operational characteristics of this airport facility and therefore will be electing to locate in an area of possible aviation related sounds. With that in mind, the airport is intended to support small private operators, not large scale airline type activities.

g. diminishing the environmental quality of the air, water, land, or cultural resources.

As noted prior, this proposed amendment will result in a wide range of future employment related land uses. Any and all development will comply with the most current applicable environmental standards then in effect, ensuring that there will be no negative impacts to the localized or larger County’s environment.

h. significantly decreasing the quality or quality of recreational amenities such as open space, parks and trails.

This amendment does not modify any proposed future open space areas nor modify the County trails plans.

In summary, the proposed amendment will be an overall improvement to the Pinal County Comprehensive Plan by expanding the prior “Employment” area to encompass the entire Attesa project site. This approval will comply with the Vision of the plan, as discussed prior, and will meet the applicable goals, objectives, policies and planning guidelines.

12. Pre-Application Meeting Staff Comments

Please see Attachment A to this narrative.

13. Conclusion

The initial vision of the lands making up the Attesa project as an area of “Employment” intensity was approved in 2010. Today, with the expanded land area and to support the

necessary future rezoning for the project, this Major Comprehensive Plan Amendment is necessary to provide uniform “Employment” designation across the entire property.

This request complies with the applicable Vision of the plan, as well as the goals, objectives, policies and planning guidelines as described herein. Approval of this application will improve the Comprehensive Plan and will result in the development of a high-quality “Employment” core with a unique, one of a kind focus that will attract motorsports enthusiasts and related businesses from across the region and even from around the globe.

Exhibit A – Current Comprehensive Plan Map Designations

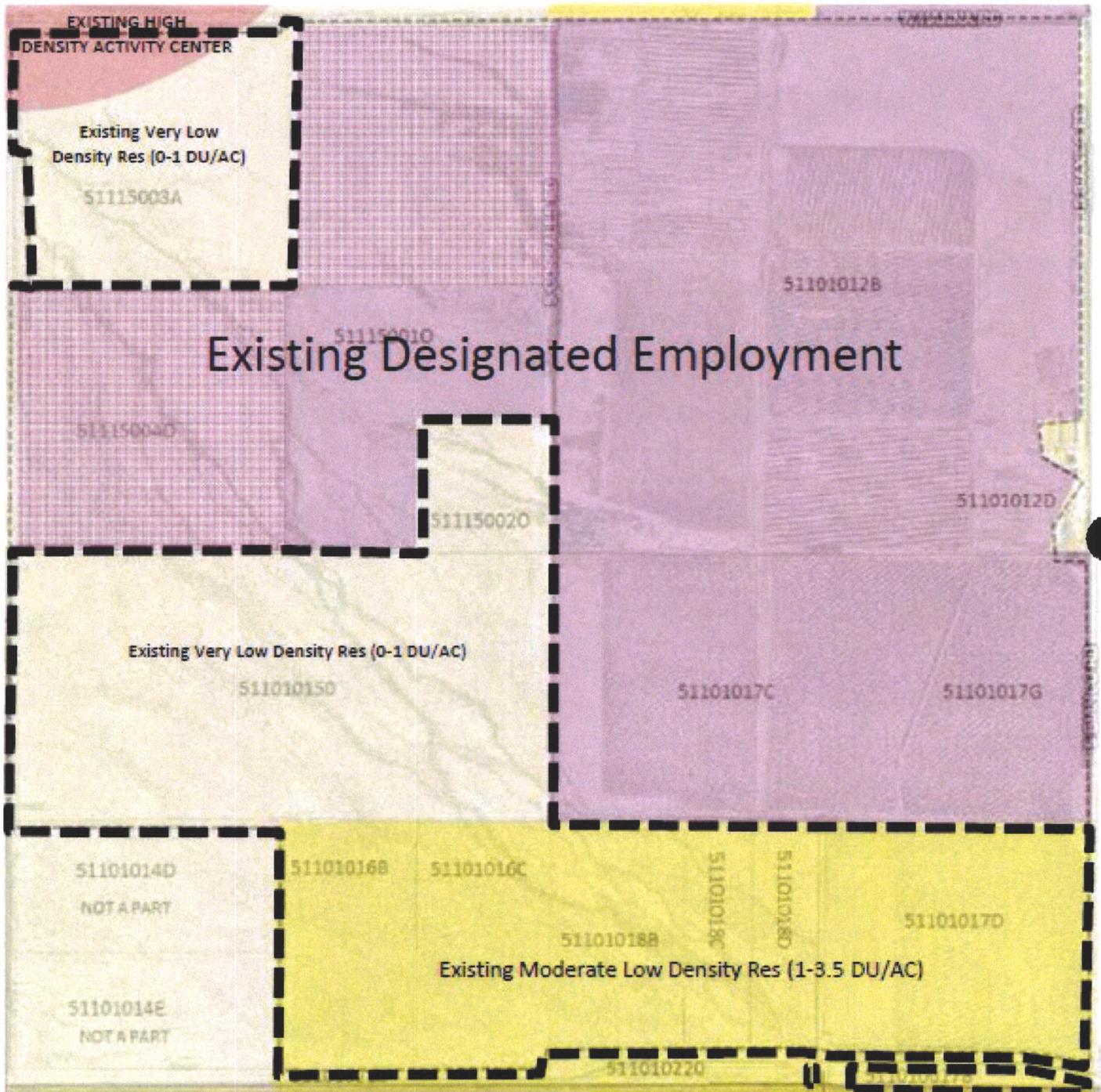


Exhibit B – Proposed Comprehensive Plan Map Designation

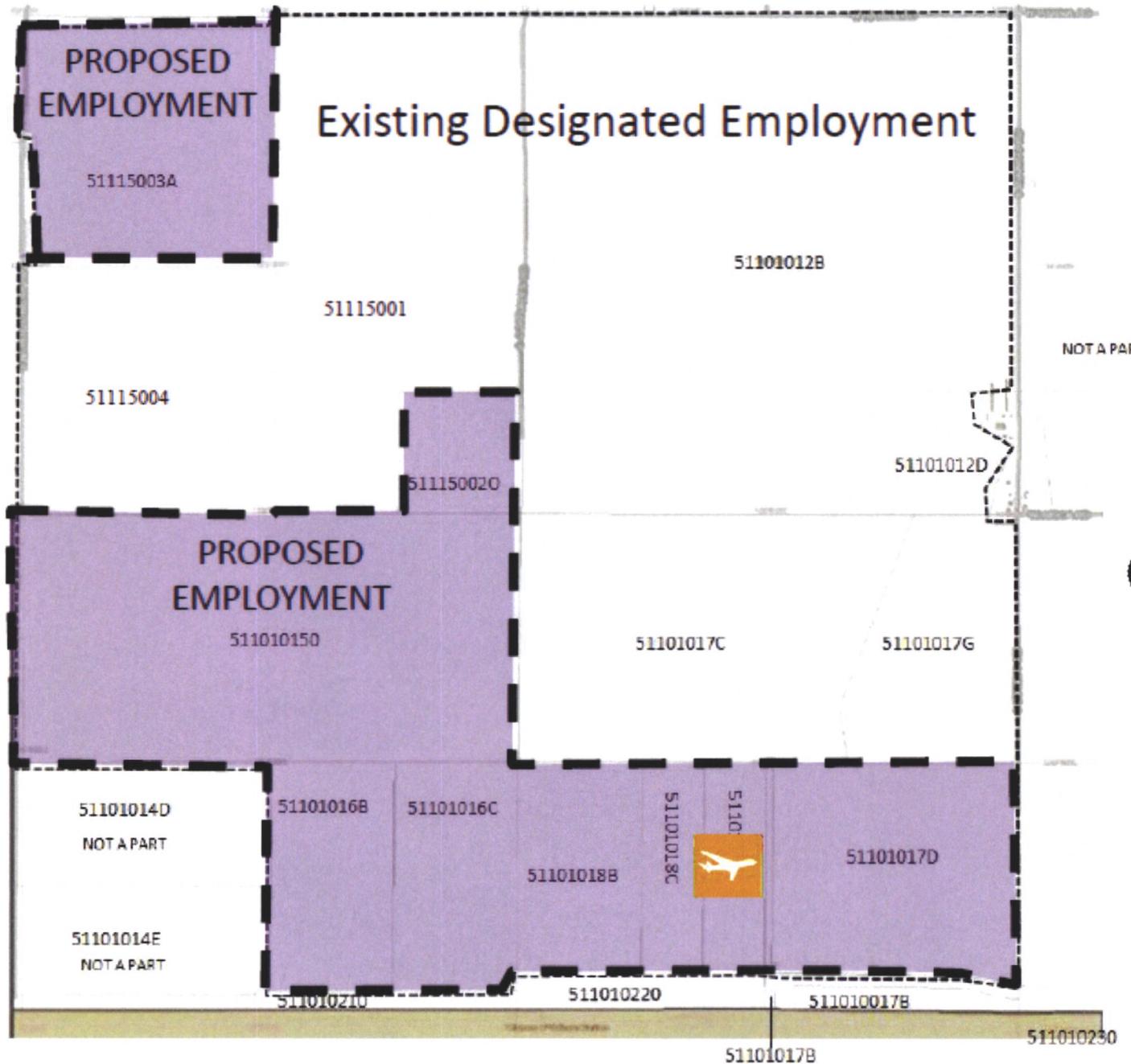


Exhibit C – Site Aerial

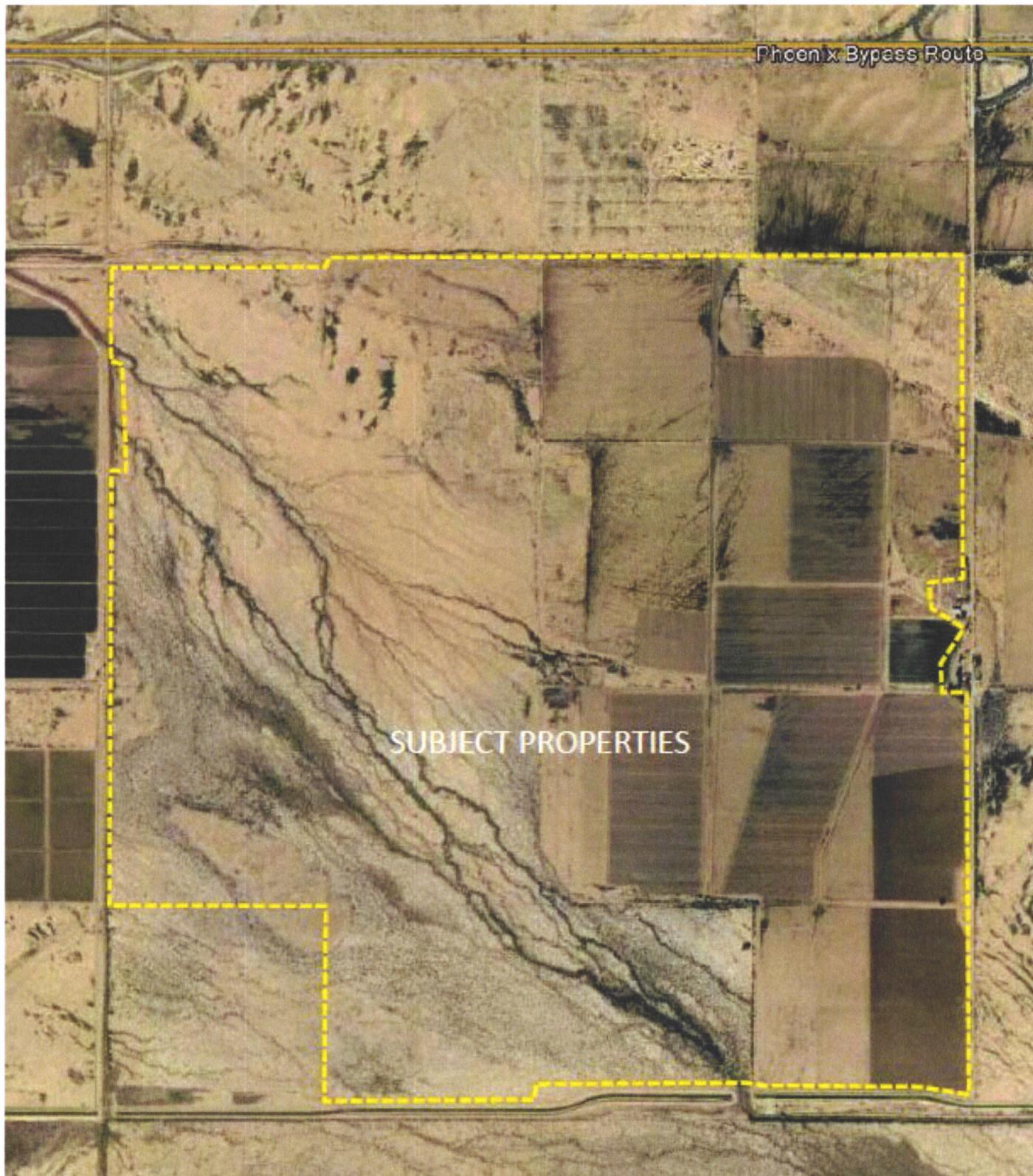


Exhibit D – Conceptual Land Use Master Plan for Attesa

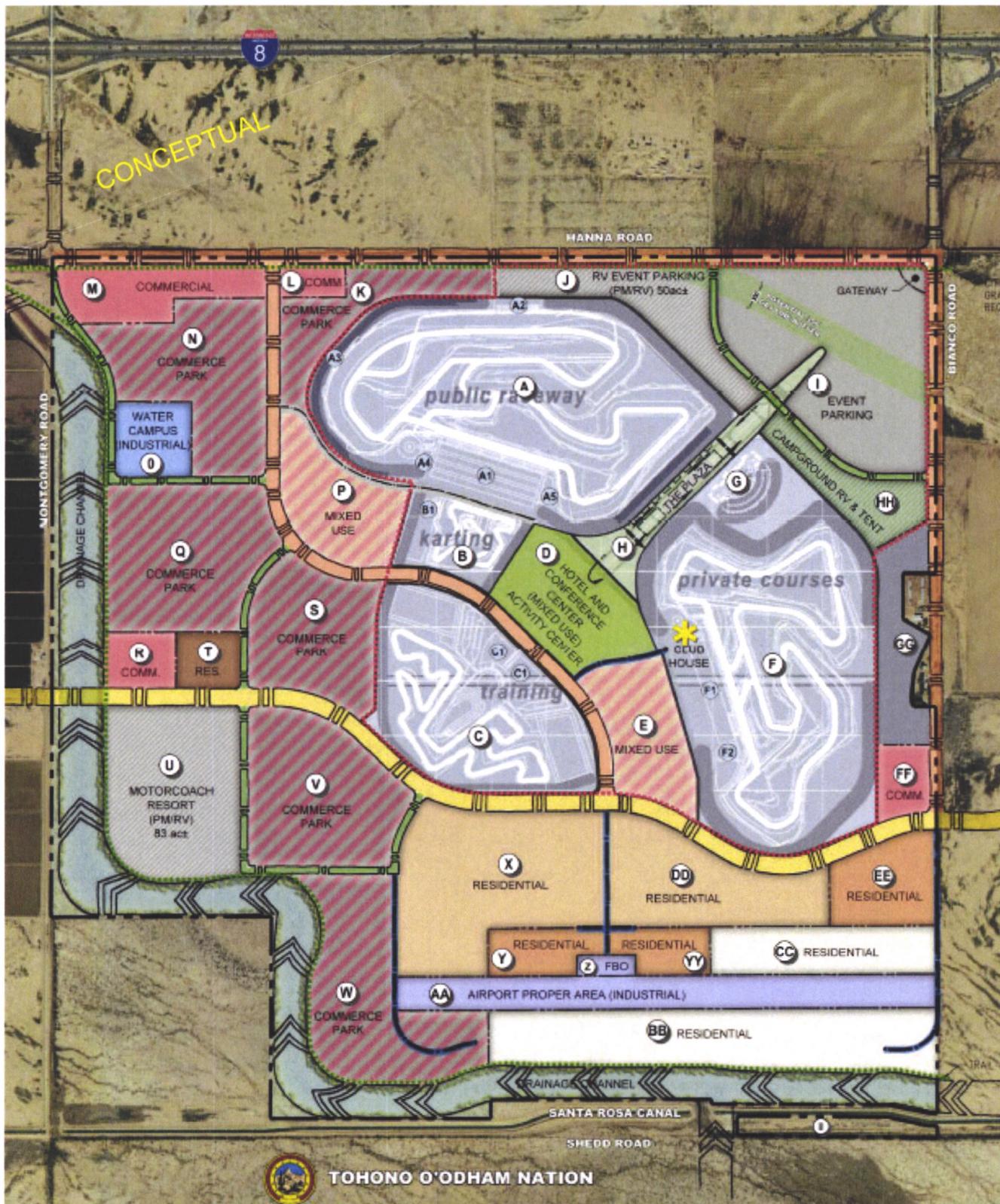
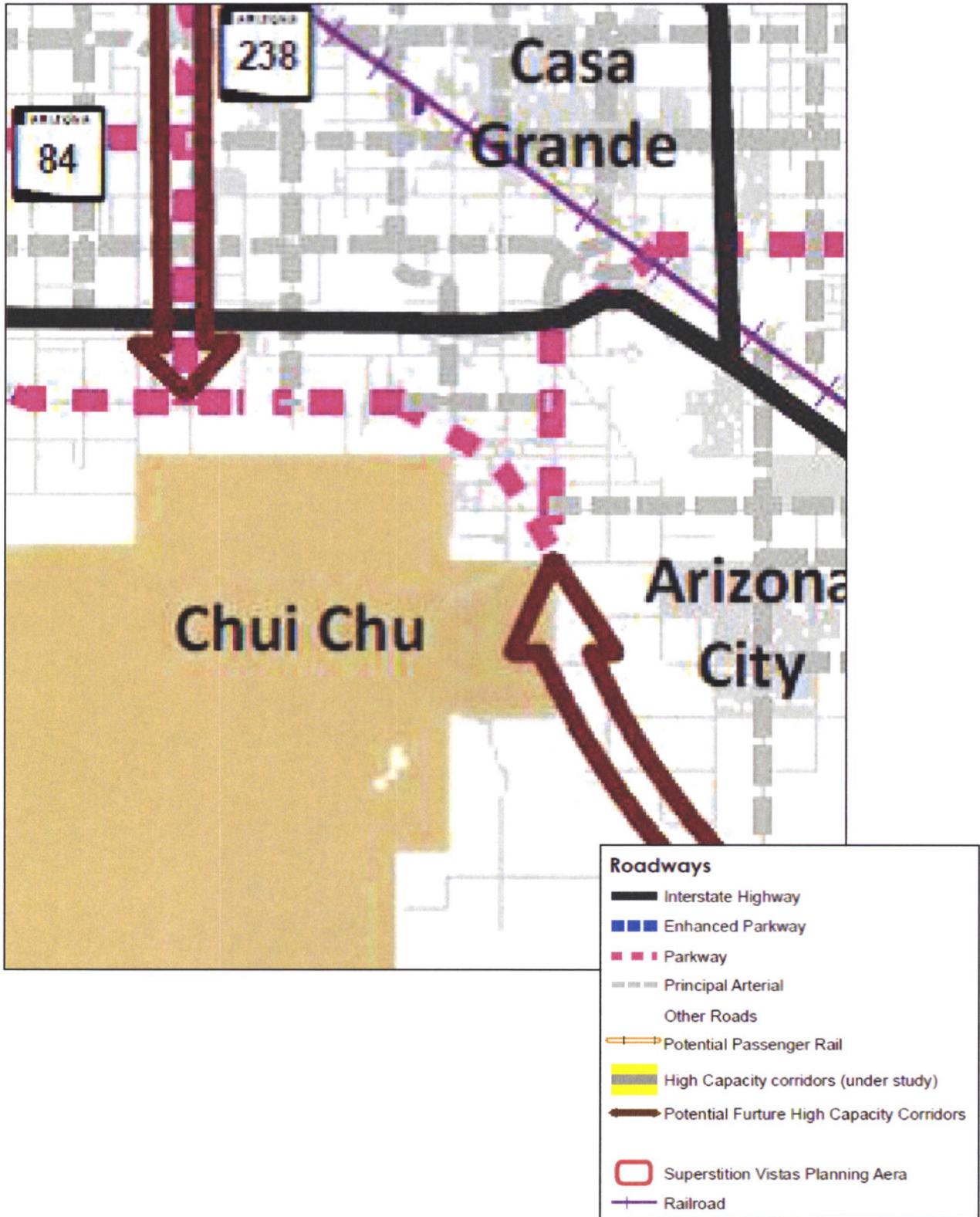


Exhibit E – Comprehensive Plan Identified Transportation Corridors



Attachment A – Staff Pre-Application Comments



PINAL COUNTY
wide open opportunity

Greg Stanley
County Manager

Project Name: Attesa Major Comprehensive Plan Amendment
Case Number: Z-PA-022-16
Date: May 24, 2016
Time: 1:00 PM
Staff Coordinator: Steve Abraham

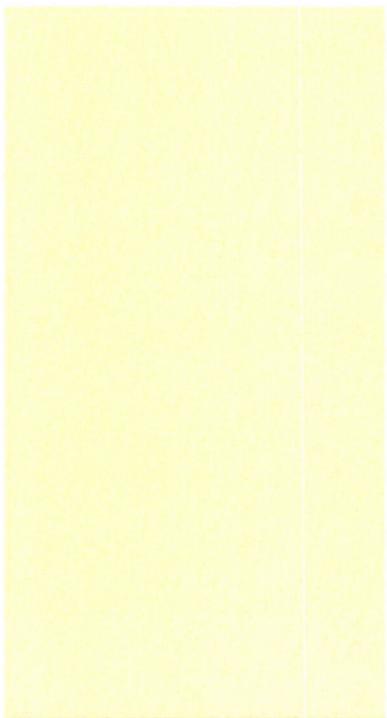
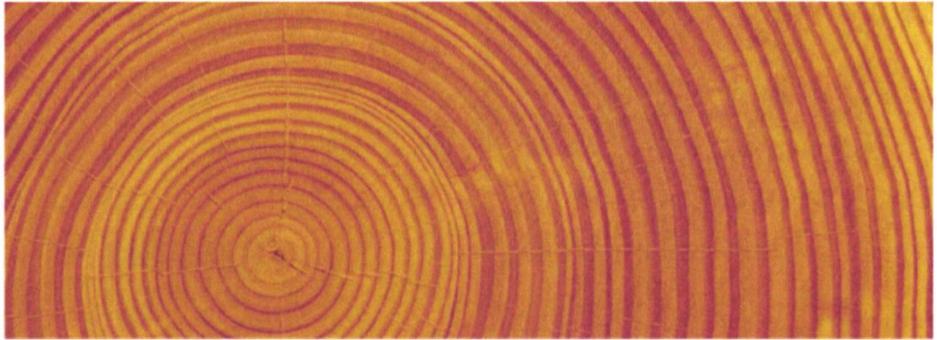
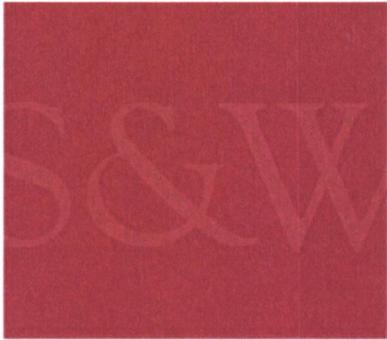
Comment	
General	
1	Feel free to begin notification process, include all property owners within Activity center on north western side of site.
2	51101023, appears to bisect proposed airstrip, will need consent from property owner
3	Two notice boards will be required one on Hanna and Bianco, another on Corrales and Hanna
4	Use "Comprehensive plan check list" to help craft narrative, discuss Arica Rd. re-alignment staff will confirm re-alignment outside of property boundaries is allowed w/o comp plan change, please include proposed re-alignment on all site plan and publicly distributed materials
Narrative	
Site Plan	
5	Feel free to include conceptual land use plan in application however official comprehensive plan documents will only show "employment", be sure to include both maps as part of public outreach.
General	

Please note that substantial changes to the proposal made between the "Pre-application meeting" and formal application submittal may result in an additional "pre-application meeting(s)" subject to the fees outlined in the Planning and Development fee schedule.

Staff has made every effort to identify issues that may arise with your proposal. However, when staff is reviewing completed applications, concerns which were not anticipated at the pre-application meeting will sometimes arise. These concerns can impact whether or not staff can support a proposal

COMMUNITY DEVELOPMENT
PLANNING DIVISION

31 North Pinal Street, Building F, PO Box 2973 Florence, AZ 85132 T 620-888-8442 FREE 888-431-1311 F 620-888-8436 www.pinalcountyz.gov

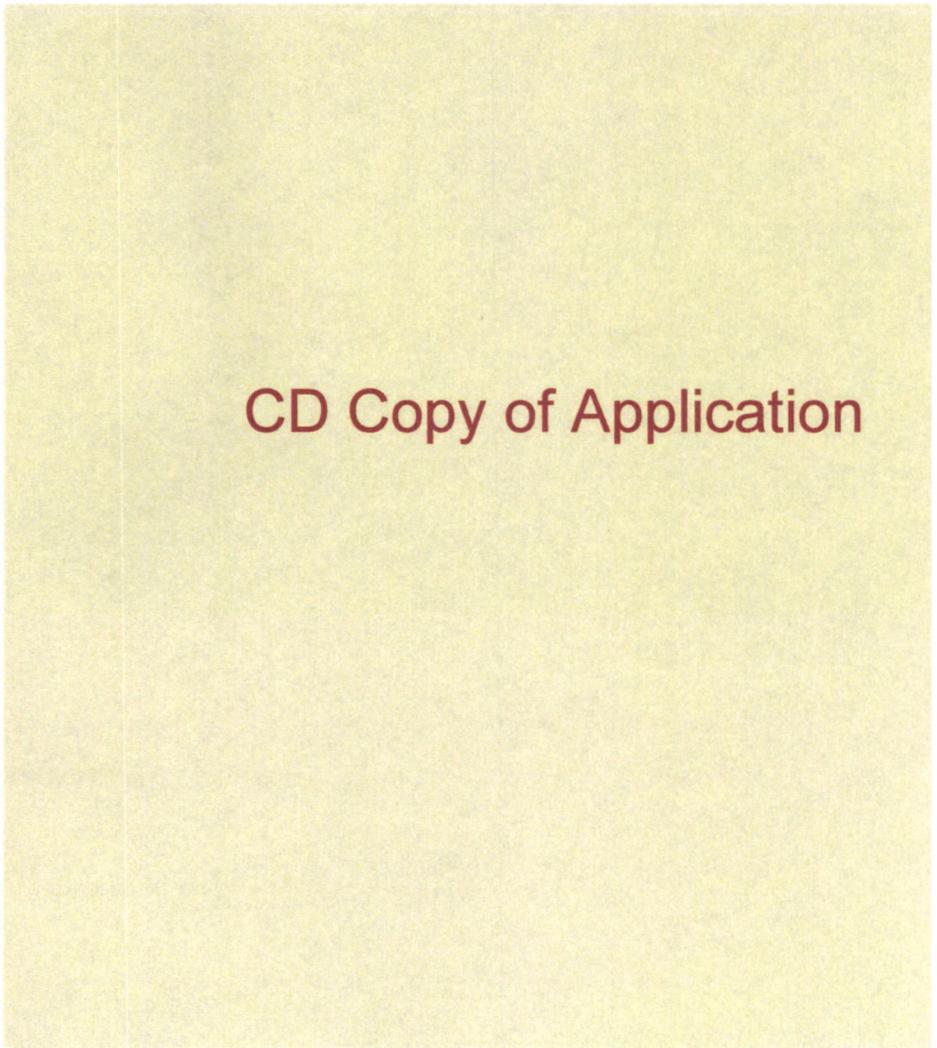
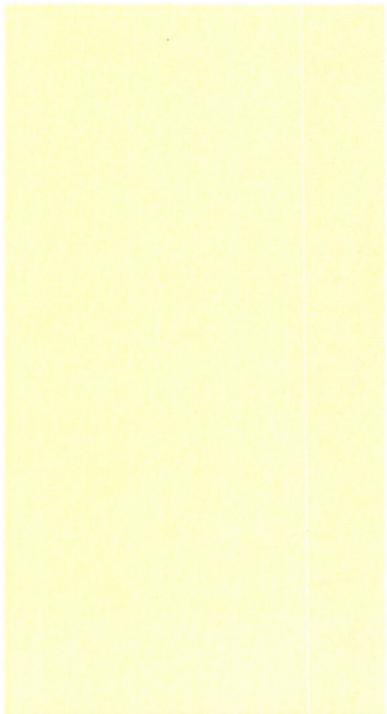
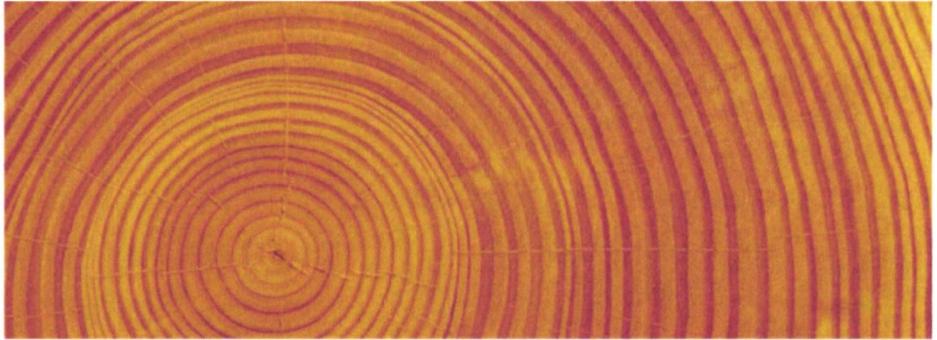
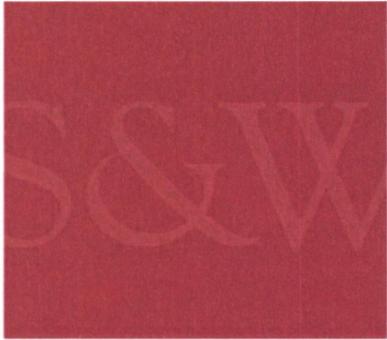


\$5,091.00 Filing Fee

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Stephanie M. Watney
Urban Planner



Nick Wood, Esq
Attorney

Noel J. Griemsmann, AICP
Sr. Urban Planner

Stephanie M. Watney
Urban Planner

PZ-PA-004-16



P I N A L • C O U N T Y
wide open opportunity

MEETING DATE: August 18, 2016

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: **PZ-PA-004-16 (Pinal Central Power)**

CASE COORDINATOR: Dedrick Denton

Executive Summary:

Work Session for a Major Comprehensive Plan Amendment to re-designate 257± acres from Moderate Low Density Residential to General Public Facilities/Services.

Schedule:

- Citizen Advisory: Thursday, September 1
 - Planning and Zoning Commission: Thursday, September 15
 - Board of Supervisors: October - TBD
-

LEGAL DESCRIPTION: A 257± acre parcel situated in a portion of Sections 29 & 30, T06S, R08E G&SRB&M (legal on file).

TAX PARCELS: 401-43-005, 401-44-001H, 401-44-001P, 401-44-006, & 401-44-010

APPLICANT: Boulevard Associates, LLC

REQUESTED ACTION & PURPOSE: Request for a major amendment of the Pinal County Comprehensive Plan to amend the Land Use Plan to re-designate 257± acres of land from Moderate Low Density Residential to General Public Facilities/Services.

LOCATION: Located adjacent to the south side of State Route Highway 287 approximately 1 mile east of Eleven Mile Corner Road.

Date Prepared: 8/5/2016
Revised:

COMMUNITY DEVELOPMENT
PLANNING DIVISION

Pinal Central Power

**Application for a
Major Comprehensive Plan Amendment
to Allow a Power Generation Facility**

PZ-PA-002-16

Prepared for
Pinal County

Submitted by
Boulevard Associates, LLC

Prepared by
EPG, LLC.

June 2016

**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: Refer to ALTA Survey, attached to
accompanying narrative report as Appendix A.

2. Parcel Number(s): 401430050, 40144001H, 40144001P, Total Acreage: 257.12
401440060, 401440100
3. Current Land Use Designation: Moderate Low Density Residential
4. Requested Land Use Designation: General Public Facilities/Services
5. Date of Concept Review: May 10, 2016 Concept Review Number: PZ-PA-002-16
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.): Refer to attachment.

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

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

RECEIPT #: _____ AMT: _____ DATE: _____ CASE: _____

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.):

Boulevard Associates, LLC is requesting this amendment in order to construct and operate a power generating facility on the subject parcels. The proposed Project is expected to include a combined-cycle, gas-fired electrical generation facility with an output of up to approximately 600 megawatts (MW). Additionally, a photovoltaic solar field with an expected electrical output up to approximately 50 MW may also be developed on the site with the proposed combined-cycle generation facility, or as a stand-alone project. An energy storage facility with an expected electrical output of up to 50 MW may also be developed with the proposed combined-cycle generation facility or the proposed photovoltaic solar field. The Project will also require generation intertie (gen-tie) transmission lines and additional project infrastructure.

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

Immediately west of the Project site is the newly-constructed (2013) Pinal Central 500kV electrical substation, owned and operated by Salt River Project (SRP). Western Area Power Administration (WAPA) owns and operates the ED2 115kV electrical substation, which is located immediately west of the Pinal Central Substation. The SRP Pinal Central to Browning 500kV transmission line and the Tucson Electric Power Pinal Central to Tortolita 500kV transmission line were constructed in 2014 and 2015, respectively. Both of these high-voltage transmission lines connect into the Pinal Central Substation from the east, and pass near and through portions of the Project parcels.

SRP's Palo Verde to Pinal Central 500kV transmission line, which connects into the Pinal Central Substation from the west, was constructed in 2010. WAPA's two parallel ED2 to Coolidge 115kV transmission lines and two parallel ED2 to Saguaro 115kV line are located within 0.5 miles to the west of the Project parcels. In addition, in early 2016, the ACC approved a Certificate of Environmental Compatibility for the proposed SunZia Southwest Transmission Project, which would include two parallel 500kV transmission lines located along the southern boundary of the Project parcels, connecting from the east into the Pinal Central Substation.

The land use designation changes proposed under the requested Comprehensive Plan amendment are consistent with the existing and planned industrial/utility land uses on and adjacent to the Project parcels.

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

Boulevard Associates has identified the Project site as an optimal location for an electrical generation facility based on the existence of compatible adjacent and nearby land uses; and the proximity to existing electrical infrastructure, major transportation corridors (highway and rail), utility corridors (electric and natural gas), and electrical load centers. The amendment is needed in order to facilitate development of the proposed electrical generation facility, in turn allowing the contribution of clean, safe, affordable, and efficient energy to the regional transmission grid. Demand for this type of electrical generation facility at this location, interconnecting to the Pinal Central Substation, will occur as early as the year 2020, and 3 to 4 years are likely required for planning, design, and construction of the facility.

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.

Inland Farms Inc 520-723
2487 E. Hwy 287 Casa Grande, Az 85194 4432

Name of Landowner (Applicant) Address Phone Number

Marvin Wertz, President marvinwertz@gmail.com

Signature of Landowner (Applicant) E-Mail Address

Mark Kornhaus 700 Universe Blvd., Juno Beach, FL (561)304-6133

Name of Agent Address Phone Number

Mark Kornhaus Mark.Kornhaus@NEE.com

Signature of Agent E-Mail Address

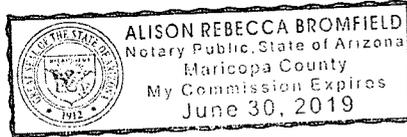
The Agent has the authority to act on behalf of the landowner. The Agent will be the contact person for Planning staff and must be present at all hearings. Please use the attached Agency Authorization form, if applicable.

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

Inland Farms, Inc.
[Insert Company or Trustee's Name]
By: Marvin Wuertz
[Signature of Authorized Officer or Trustee]
Its: President
[Insert Title]

Dated: _____

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)



The foregoing instrument was acknowledged before me, this 1st day of JUNE, 2016, by Marvin Wuertz, President of Inland Farms, Inc., an Arizona Corporation
[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.

Alison Rebecca Bromfield
Notary Public

My commission expires: JUNE 30, 2019

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

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared _____ Who acknowledged himself/herself to be
[Insert Signor's Name] of _____
[Title of Office Held] [Second Company]

As _____ for _____, and who being
[i.e. member, manager, etc.] [Owner's Name]
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

Notary Public

My commission expires: _____

EXHIBIT A

LEGAL DESCRIPTION: INLAND FARMS, INC

APN: 401-43-0050

The west half of the east half of the northwest quarter, and the west half of the northwest quarter of Section 29, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

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.

Wuertz Farm Land LLC 520723
4432
 2487 E. Hwy 287, Caracol Grand AZ 85191

Name of Landowner (Applicant) Address Phone Number

Marvin Wuertz, manager *marvinwuertz@gmail.com*

Signature of Landowner (Applicant) E-Mail Address

Mark Kornhaus 700 Universe Blvd.
Juno Beach FL 33408 (561)304-6133

Name of Agent Address Phone Number

Mark Kornhaus *Mark.Kornhaus@NEE.com*

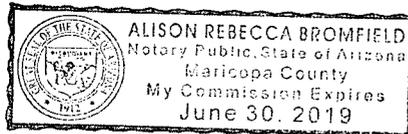
Signature of Agent E-Mail Address

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.

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

Wuertz Farm Land LLC
[Insert Company or Trustee's Name]
By: Marvin Wuertz
[Signature of Authorized Officer or Trustee]
Its: Manager
[Insert Title]
Dated: 6-1-16

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)



The foregoing instrument was acknowledged before me, this 1st day of JUNE, 2016, by Marvin Wuertz, Manager of Wuertz Farm Land LLC, an Arizona Corporation
[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.

Alison Rebecca Bromfield
Notary Public

My commission expires: JUNE 30, 2019

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

STATE OF _____)
) ss.
COUNTY OF _____)

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

[Insert Signor's Name] Who acknowledged himself/herself to be _____ of _____
[Title of Office Held] [Second Company]

As _____ for _____, and who being
[i.e, member, manager, etc.] [Owner's Name]
authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

Notary Public

My commission expires: _____

EXHIBIT A

LEGAL DESCRIPTION: WUERTZ FARM LAND, LLC

APN: 401-44-001H

That portion of the southeast quarter (SE 1/4) of Section Thirty (30), Township Six (6) South, Range Eight (8) East of the Gila and Salt River Base and Meridian, lying north of Florence-Casa Grande Canal;

Except five (5) acres in the southeast corner of the above described tract bordering 330 feet on the Florence Canal and 660 feet bordering the lateral Canal running north and south.

More particularly described as follows:

Beginning at the northwest corner of said southeast quarter; thence south 0 degrees 15 minutes east along the west line of said southeast quarter, a distance of 1,062.00 feet to the true point of beginning;

Thence continuing south 0 degrees 15 minutes east along the west line of said southeast quarter a distance of 660.00 feet to the corner of the Florence Canal;

Thence south 77 degrees 15 minutes east along the centerline of the Florence Canal a distance of 330.00 feet to a point;

Thence north 15 degrees 15 minutes west parallel to the west line of said southeast quarter a distance of 694.73 feet to a point;

Thence north 83 degrees 15 minutes west a distance of 323.95 feet more or less to the point of beginning.

Except any portion lying within property described in warranty deed recorded as 2013-018115

Excepting and reserving one half (1/2) of all gas, oil, and other minerals, as reserved in Docket 742, page 51, Records of Pinal County, Arizona.

APN: 401-44-0060

That portion of the southeast quarter of the southwest quarter of Section 30, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, lying north of the old Florence-Casa Grande Canal.

Excepting and reserving one-half of all gas, oil, and other minerals, as Docket 742, page 51, Records of Pinal County, Arizona.

APN: 401-44-0100

A parcel of land located in the west half of the southeast quarter of Section 30, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the center of said Section 30;

Thence south 00 degrees 15 minutes 00 seconds east along the north-south midsection line, a distance of 1062.00 feet to the true point of beginning;

Thence south 83 degrees 15 minutes 00 seconds east, a distance of 323.95 feet;

Thence south 00 degrees 15 minutes 00 seconds east, a distance of 694.73 feet to a point on the San Carlos Irrigation Canal;

Thence north 77 degrees 15 minutes 00 seconds west, a distance of 330.00 feet to a point of intersection of the north-south mid-section line and the San Carlos Irrigation Canal;

Thence north 00 degrees 15 minutes 00 seconds west along the north-south mid-section line, a distance of 660.00 feet to the true point of beginning.

Excepting and reserving one-half of all gas, oil, and other minerals, as reserved in Docket 742, page 51, Records of Pinal County, Arizona.

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.

MARVIN + Kathleen Wuerz Trust
 2487 E. Hwy 287 Casa Grande, AZ 85194
 520 723 4432

Name of Landowner (Applicant)

Address

Phone Number

Marvin Wuerz, Trustee

marvinwuerz@
hotmail.com

Signature of Landowner (Applicant)

E-Mail Address

Mark Kornhaus 700 Universe Blvd., Juno Beach, FL (561) 304-6133
 33408

Name of Agent

Address

33408

Phone Number

Mark Kornhaus

Mark.Kornhaus@NEE.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.

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

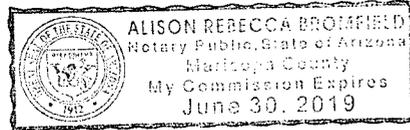
Marvin and Kathleen Wuertz Trust
[Insert Company or Trustee's Name]

By: Marvin Wuertz
[Signature of Authorized Officer or Trustee]

Its: Trustee
[Insert Title]

Dated: 6-1-16

STATE OF ARIZONA)
) ss.
COUNTY OF MARICOPA)



The foregoing instrument was acknowledged before me, this 1st day of JUNE, 2016, by Marvin Wuertz, Trustee of Marvin and Kathleen Wuertz Trust, an Arizona Trust

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

Alison Rebecca Bromfield
Notary Public

My commission expires: JUNE 30, 2019

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

STATE OF _____)
) ss.
COUNTY OF _____)

On this ____ day of _____, _____, before me, the undersigned, personally appeared _____ Who acknowledged himself/herself to be _____ of _____

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

Notary Public

My commission expires: _____

EXHIBIT A

LEGAL DESCRIPTION: MARVIN AND KATHLEEN WUERTZ TRUST

APN: 401-44-001P

The east half of the northeast quarter of Section 30, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Except one half of all gas, oil, and other minerals as reserved in deed recorded in Docket 742, page 51, Records of Pinal County, Arizona; and except any portion thereof lying south and east of the following described line:

Commencing at the east quarter corner of said Section 30, from which the northeast corner of said Section bears north 00 degrees 00 minutes 52 seconds east, a distance of 2645.16 feet;

Thence north 00 minutes 52 seconds east, along the east line of said northeast quarter, a distance of 47.60 feet;

Thence continuing north 00 degrees 00 minutes 52 seconds east, along said east line of the northeast quarter, a distance of 174.20 feet to the true point of beginning;

Thence south 87 degrees 55 minutes 20 seconds west along the north line of property described in instrument no. 2005-37665, records of Pinal County, Arizona, a distance of 850.85 feet to the northwest corner thereof;

Thence south 00 degrees 40 minutes 23 seconds west, along the west line of said property, a distance of 38.90 feet;

Thence south 04 degrees 15 minutes 00 seconds west, along the west line of that second parcel of land as described in instrument recorded in Docket 1011, page 297, to a point on the south line of said northeast quarter and the point of terminus;

Also except the following described parcel:

That portion of the northeast quarter of Section 30, Township 6 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at a found rebar with tag, R.L.S. No. 5713, said rebar being the east quarter corner of said Section 30, from which the northeast corner of said section bears north 00 degrees 00 minutes 52 seconds east (basis of bearings), a distance of 2642.05 feet (measured), 2645.16 feet (record) to the point of beginning;

Thence north 00 degrees 00 minutes 52 seconds east, along line of said northeast quarter, a distance of 218.69 feet (calculated), 221.80 feet (record) to the true point of beginning;

Thence south 87 degrees 55 minutes 20 seconds west, a distance of 850.85 feet;

Thence south 00 degrees 40 minutes 23 seconds west, a distance of 38.90 feet;

Thence south 04 degrees 15 minutes 00 seconds west, a distance of 143.15 feet;

Thence north 89 degrees 35 minutes 18 seconds west, a distance of 457.42 feet;

Thence north 00 degrees 00 minutes 29 seconds west, a distance of 50.00 feet;

Thence south 89 degrees 35 minutes 18 seconds east, a distance of 421.05 feet;

Thence north 04 degrees 15 minutes 00 seconds east, a distance of 94.47 feet;

Thence north 00 degrees 40 minutes 23 seconds east, a distance of 75.78 feet;

Thence north 87 degrees 55 minutes 20 seconds east, a distance of 890.44 feet;

Thence south 00 degrees 00 minutes 52 seconds west, a distance of 40.03 feet to the true point of beginning.

Pinal Central Power

**Application Narrative for a
Major Comprehensive Plan Amendment
to Allow a Power Generation Facility**

PZ-PA-002-16

Prepared for
Pinal County

Submitted by
Boulevard Associates, LLC

Prepared by
EPG, LLC.

June 2016

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1.0 EXECUTIVE SUMMARY

Boulevard Associates, LLC (Boulevard Associates) is requesting an amendment to the 2009 Pinal County Comprehensive Plan (Comprehensive Plan) in order to construct and operate a power generating facility on five parcels comprising the proposed Pinal Central Power Project site (Project). Table 1 below lists the Project parcels, including Assessor's Parcel Numbers (APN), individual and total parcel acreage, and Public Land Survey System (PLSS) locations.

APN	Acreage	PLSS Location
401-43-0050	120.0	Section 29, Township 6S, Range 8E
401-44-001H	48.01	Section 30, Township 6S, Range 8E
401-44-001P	76.11	Section 30, Township 6S, Range 8E
401-44-0060	8.0	Section 30, Township 6S, Range 8E
401-44-0100	5.0	Section 30, Township 6S, Range 8E
	Total Acreage: 257.12	

The proposed Project is expected to include a combined-cycle, gas-fired electrical generation facility with an output of up to approximately 600 megawatts (MW). Additionally, a photovoltaic solar field with an expected electrical output up to approximately 50 MW may also be developed on the site with the proposed combined-cycle generation facility, or as a stand-alone project. An energy storage facility with an expected electrical output of up to 50 MW may also be developed with the proposed combined-cycle generation facility or the proposed photovoltaic solar field. The Project will also require generation intertie (gen-tie) transmission lines and additional project infrastructure.

Paved and unpaved rural roads provide access to the site and adjacent properties. South Sunshine Boulevard runs north to south through the northern portion of the site, and East Laughlin Road is located in the central portion of the site. State Highway (SR) 287 bounds the site on the north.

The amendment is needed in order to facilitate development of the proposed electrical generation facility, in turn allowing the contribution of clean, safe, affordable, and efficient energy to the regional transmission grid. Demand for this type of electrical generation facility at this location, interconnecting to the Pinal Central Substation, will occur as early as the year 2020, and 3 to 4 years are likely required for planning, design, and construction of the facility.

1.1 PROPOSED LAND USE

The Comprehensive Plan land use designation proposed for the site is General Public Facilities/Services, with the specific proposed land use consisting of power generation.

The Project parcels are currently designated as a Moderate Low Density Residential land use.

1.2 LOCATION & ACCESSIBILITY

The Project site is located within unincorporated Pinal County, approximately 0.75 miles east-southeast of the intersection of 11-Mile Corner Road and SR287. The site is accessible via S. Sunshine Boulevard and E. Laughlin Road, both of which bisect portions of the site. The northernmost portion of the Project site fronts, and is also accessible via, SR287.

Interstate 10 (I-10), Interstate 8 (I-8), and the Union Pacific Railroad, all major transportation and freight corridors, are located less than 8 miles west of the Project site.

1.3 SITE SUITABILITY

The Project site is well suited for the proposed changes to the Comprehensive Plan. Boulevard Associates has identified the Project site as an optimal location for an electrical generation facility based on the existence of compatible adjacent and nearby land uses; and the proximity to existing electrical infrastructure, major transportation corridors (highway and rail), utility corridors (electric and natural gas), and electrical load centers.

The Project site is generally level, is in proximity to existing transmission lines and substations for potential interconnection, and does not contain any recreation areas or residences. The Project site is designated as Moderate Low Density Residential by the Comprehensive Plan. There are no perennial surface waters or wetlands on or near the property; however, a canal owned and operated by the San Carlos Irrigation and Drainage District (SCIDD) runs east/west directly adjacent to a portion of the southern boundary of the project site with canal laterals running north/south through and adjacent to the Project site. No Special Flood Hazard Areas (100-year floodplains) have been identified by the Federal Emergency Management Agency (FEMA) or the Flood Control District of Pinal County on the Project site.

1.4 PUBLIC SERVICES/UTILITIES

Existing utilities within the vicinity of the Project site include the Pinal Central Substation, a 115-kilovolt (kV) substation, three 500kV transmission lines, and four 115kV transmission lines. Two additional, parallel 500kV transmission lines are proposed to be constructed near the site and were recently permitted by the Arizona Corporation Commission (ACC) (Case No. 171, SunZia Southwest Transmission Project). There are also numerous electrical distribution lines, communications cables, and irrigation canals, laterals, and ditches within and in the vicinity of the site.

Immediately west of the Project site is the newly-constructed (2013) Pinal Central 500kV electrical substation, owned and operated by Salt River Project (SRP). Western Area Power Administration (WAPA) owns and operates the ED2 115kV electrical substation, which is located immediately west of the Pinal Central Substation. The SRP Pinal Central to Browning 500kV transmission line and the Tucson Electric Power Pinal Central to Tortolita 500kV transmission line were constructed in 2014 and 2015, respectively. Both of these high-voltage transmission lines connect into the Pinal Central Substation from the east, and pass near and through portions of the Project parcels.

SRP's Palo Verde to Pinal Central 500kV transmission line, which connects into the Pinal Central Substation from the west, was constructed in 2010. WAPA's two parallel ED2 to Coolidge 115kV transmission lines and two parallel ED2 to Saguaro 115kV line are located within 0.5 miles to the west of the Project parcels. In addition, in early 2016, the ACC approved a Certificate of Environmental Compatibility (CEC) for the proposed SunZia Southwest Transmission Project, which would include two parallel 500kV transmission lines located along the southern boundary of the Project parcels, connecting from the east into the Pinal Central Substation.

The land use designation changes proposed under the requested Comprehensive Plan amendment are consistent with the existing and planned industrial/utility land uses on and adjacent to the Project parcels.

Planned utilities and services on the site include water, electric, and natural gas.

The Pinal County Sheriff's Office provides law enforcement services to the Project vicinity. The Regional Fire and Rescue Department provides subscription-based fire and emergency medical services to the area. New or additional public services anticipated as a result of the proposed amendment are not anticipated.

2.0 PROJECT NARRATIVE

2.1 INTRODUCTION

This narrative report addresses the required information to support the request for a Major Comprehensive Plan Amendment (MCPA) for the Pinal Central Power Project (Project) on land in central Pinal County.

Boulevard Associates is requesting this amendment in order to construct and operate a power generating facility on the Project site. The proposed Project is expected to include a combined-cycle, gas-fired electrical generation facility with an output of up to approximately 600 megawatts (MW). Additionally, a photovoltaic solar field with an expected electrical output up to approximately 50 MW may also be developed on the site with the proposed combined-cycle generation facility, or as a stand-alone project. An energy storage facility with an expected electrical output of up to 50 MW may also be developed with the proposed combined-cycle generation facility or the proposed photovoltaic solar field. The Project will also require gen-tie transmission lines and additional project infrastructure.

Should the MCPA receive approval from Pinal County, Boulevard Associates intends to subsequently pursue and apply to Pinal County for a zoning change from General Rural (GR) to Industrial Zoning District (I-3) in order to allow for the development and operation of gas-fueled and solar power generation facility activities.

Boulevard Associates also intends to submit a Temporary Use Permit (TUP) application to Pinal County to allow for the installation and operation of a Meteorological Tower on one of the five Project parcels. The intent of the Meteorological Tower is to aid in understanding the climatological, weather, and air quality makeup in the region, and the data gathered through the use of the Meteorological Tower will help to inform and determine the specific technologies and arrangements Boulevard Associates would use in the proposed combined-cycle and solar generation facilities. Pre-construction and post-construction air monitoring is required under Pinal County Air Quality Control District Rule 3-3-260 in order to apply for and maintain an air permit for the proposed combined-cycle generation facility. Boulevard Associates expects to submit the TUP application to Pinal County in late second quarter, or early third quarter 2016.

A CEC will be required from the ACC to allow construction of the Project because the proposed combined-cycle generation facility is planned for an output capacity greater than 100MW, and because the gen-tie transmission lines connecting the generation facility to the existing power grid will likely be greater than 115kV. All requisite environmental studies and public participation activity results for the proposed Project will be compiled, formatted, and incorporated into a CEC application pursuant to the requirements of ARS 40-360 et seq. and ACC Rules of Practice and Procedure R14-3-219. The land use plan is one of the factors considered by the ACC in their review of a CEC application; consistency with Pinal County's Comprehensive Plan would be necessary in order to grant a CEC. Completing Pinal County's Comprehensive Plan Amendment process ensures the County's authority and opportunity for review prior to the State siting process (CEC). The public information process to be conducted

for the Pinal County zone change application process will supplement the Arizona CEC public involvement requirements.

Changing the Comprehensive Plan land use designation from Moderate Low Density Residential to General Public Facilities/Services for the Project site and subsequently granting a zoning change from GR to I-3 would allow development of this facility in a prime power generation area, which could increase the production of energy for delivery to the Phoenix metropolitan area and central Arizona where there is an increasing electrical demand. Additionally, a positive economic effect is expected to result from the proposed energy facility development by providing short and long-term job opportunities in the area, tax benefits to Pinal County, and local economic activity from Project workers' transactions with local businesses. Boulevard Associates will use local labor and local contractors/materials as much as possible for the Project.

Both the Project site and the region are well suited for the proposed changes to the Comprehensive Plan. The primary criteria for determining the location of power generation facilities include the existence of compatible adjacent and nearby land uses; minimal topographic variability; and the proximity to existing electrical infrastructure, major transportation corridors (highway and rail), utility corridors (electric and natural gas), and electrical load centers.

The Project site is displayed in Figure 1, Figure 2, and Figure 3, below. The site is generally level and in proximity to existing transmission lines, substations, highway and rail facilities, and large electrical load centers.

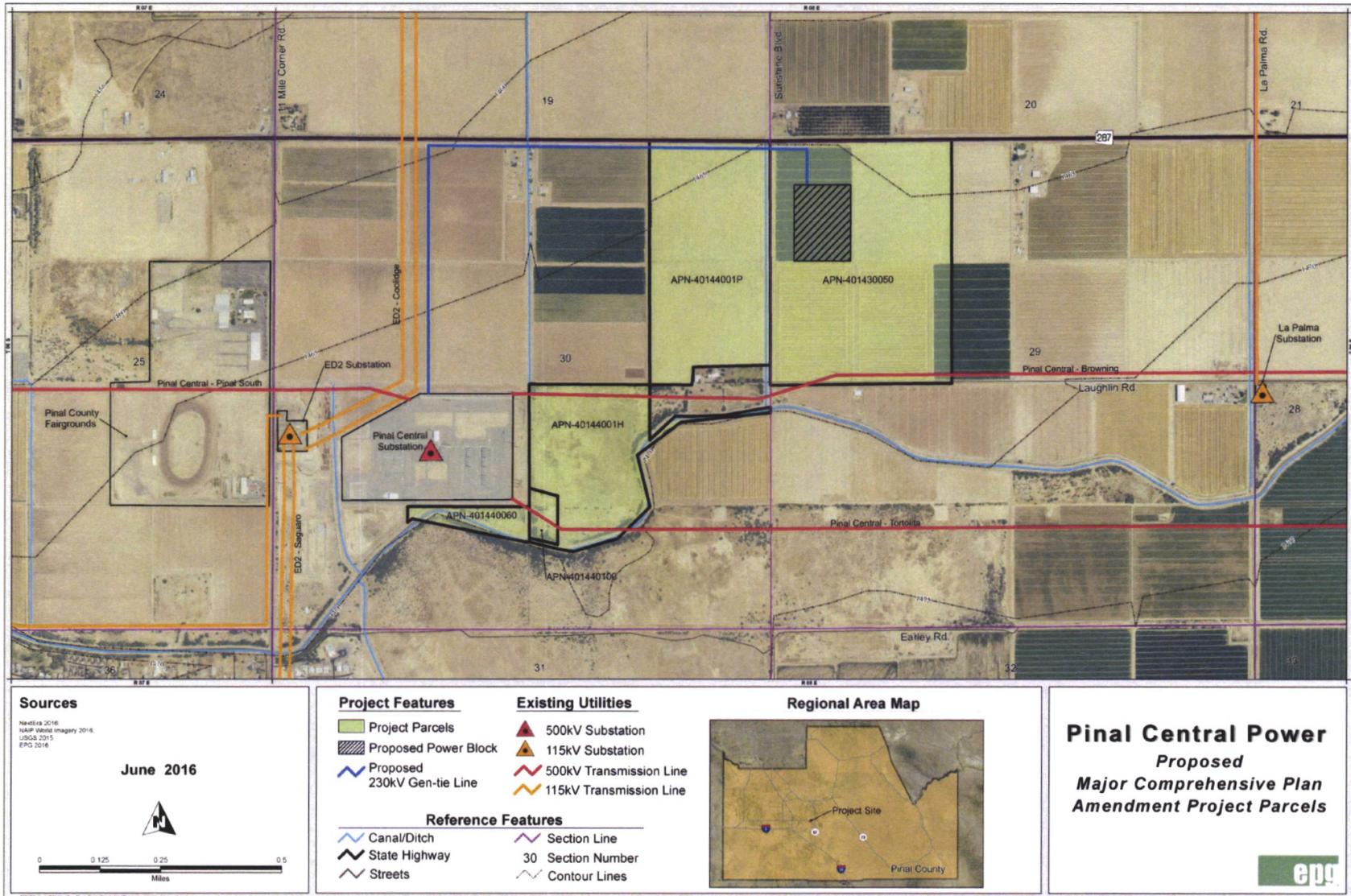


Figure 1. Project Parcels

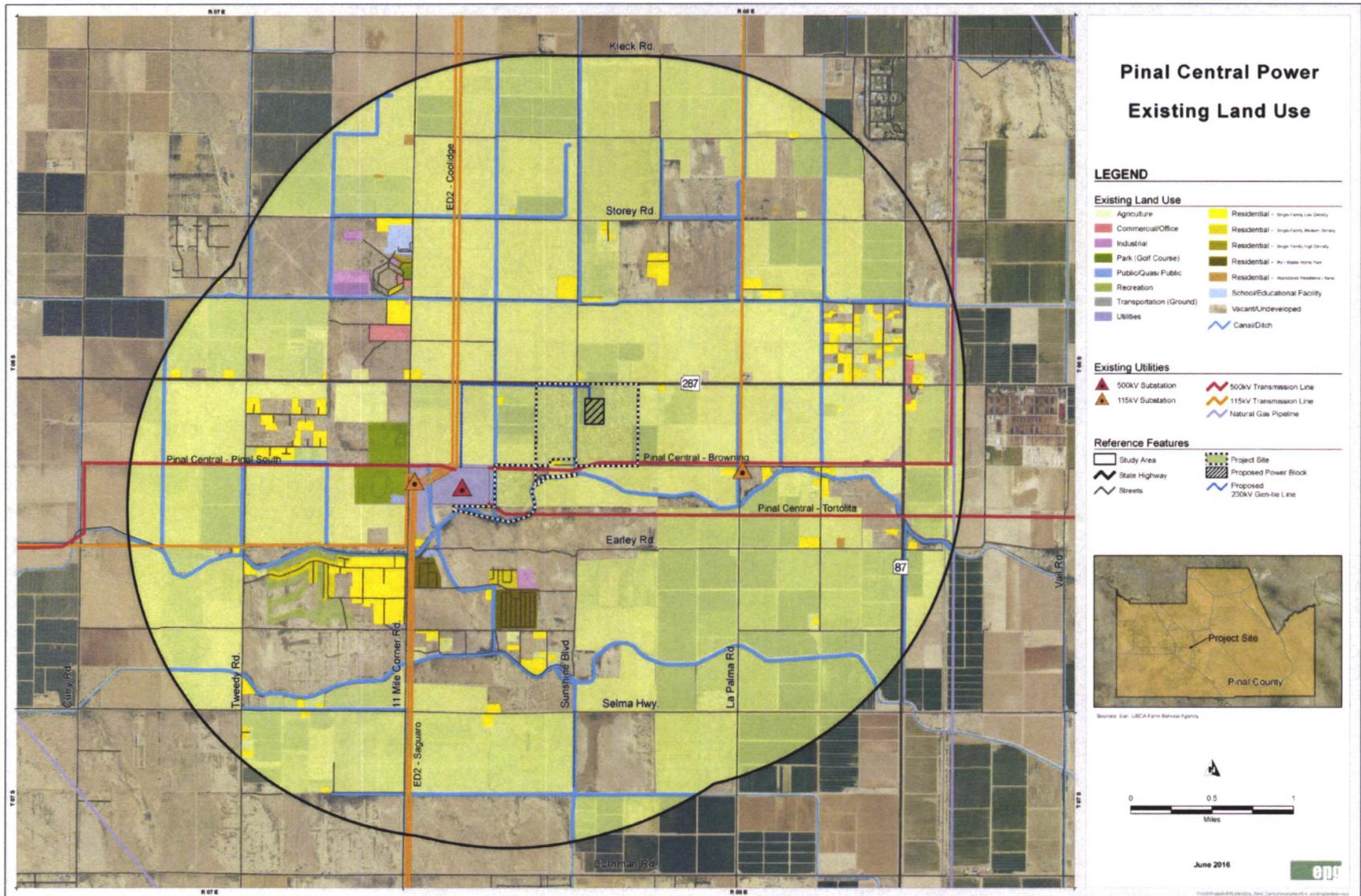


Figure 2 Existing Land Use

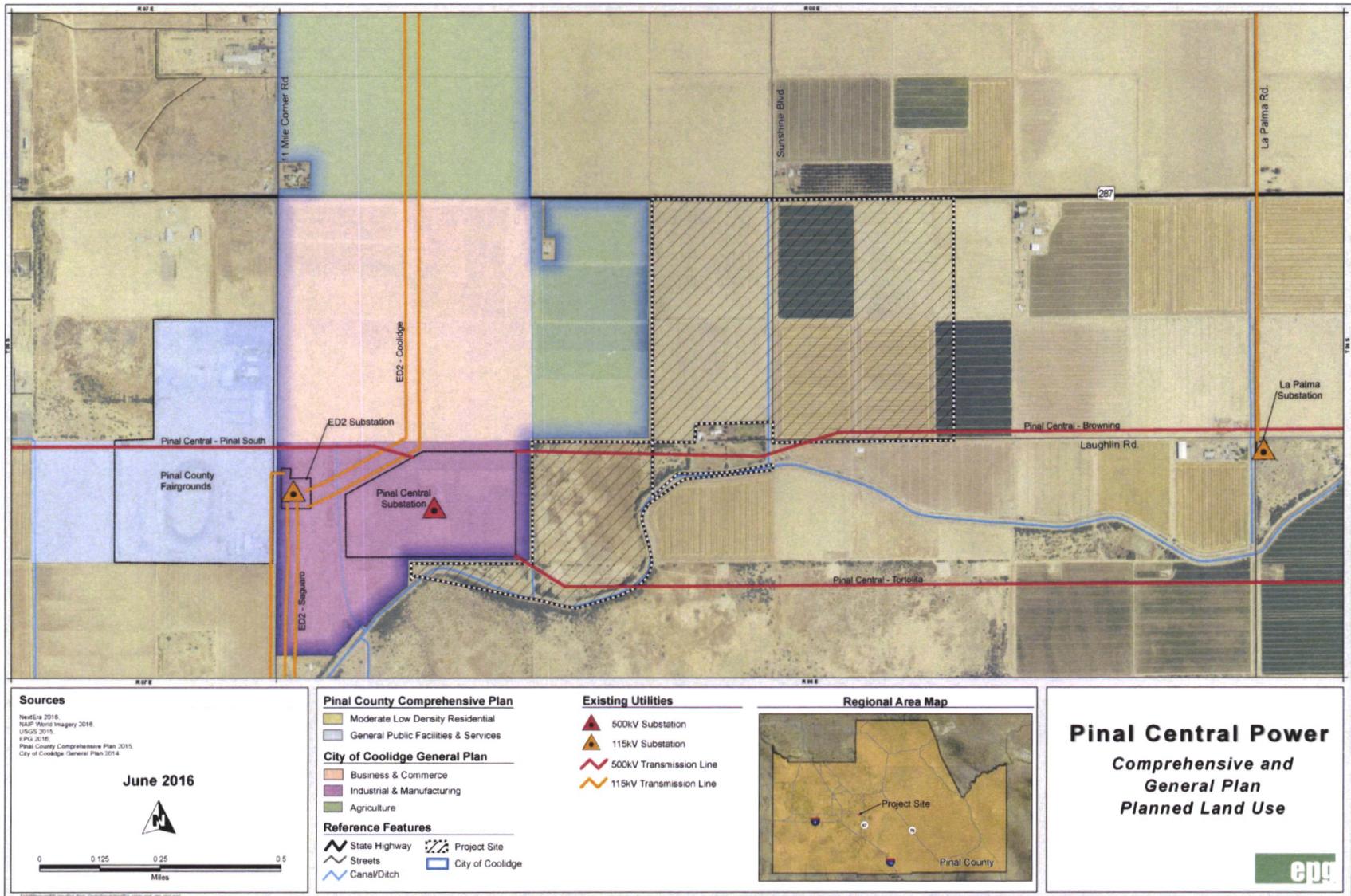


Figure 3 Planned Land Use

2.2 PHYSICAL SETTING, EXISTING USES, AND RELATIONSHIP TO SURROUNDING LAND USES

Existing land uses within approximately two miles of the Project site (study area) are described below, and displayed in Figure 2, above. As shown previously in Figure 3, a newly annexed portion of the City of Coolidge is located immediately west of and adjacent to the Project site (Pinal Central Substation). The boundary of the City of Eloy is located approximately 1.8 miles west of the Project site. Existing land uses within the study area include transportation, agriculture, utilities, residential, recreation, commercial, public services, education, and vacant land. The closest residence is located immediately south of the Project parcels, while another is located north of the Project parcels, separated by SR287. Scattered single-family residences are located throughout the Project study area, and a mobile home park is located approximately 0.4 miles south of the subject property. There are no areas designated as Open Space within the Project site.

The Project site is located adjacent (east) to the Pinal Central Substation with two (Pinal Central – Tortolita, and Pinal Central – Browning) 500kV transmission lines crossing the property from east to west.

Transportation and travel routes in the Project vicinity include SR287, which travels east to west, north of and adjacent to the Project site, Eleven Mile Corner Road, which travels north to south, approximately one mile west of the Project site, and several unpaved roads surrounding the site.

Land adjacent to the Project site is privately owned and largely used for agricultural production. There are no areas designated as Open Space within the proposed Project site. The proposed Project would not impact known planned recreational uses.

The area in which the proposed Project would be located is addressed in the Comprehensive Plan. The plan designates the proposed site and adjacent land as Moderate Low Density Residential. This designation intends to “provide for a larger lot development pattern with options for [a] suburban residential pattern. Suitability is determined by location, access, existing land use patterns and natural and man-made constraints” (Pinal County 2009). Areas designated as Moderate Low Density Residential are intended suburban residential areas with an expected 1 to 3.5 dwelling units per acre (du/ac).

The Project site is zoned as GR and the land uses entail a combination of active farmland, fallow farmland, and vacant lands. The property is privately owned, and contains no residences or buildings.

3.0 COMPREHENSIVE PLAN AMENDMENT CRITERIA

The overall intent of the Comprehensive Plan is to act as a tool that will serve to “steer the County on a positive course of action to manage growth, preserve the quality of life, and promote sustainability. It is a long-term vision that promotes effective economic vitality while ensuring environmental stewardship. The Plan articulates the vision and outlines the strategic direction to position Pinal as a vibrant, healthy, and economically sustainable region within the state of Arizona.” (Pinal County 2009).

The proposed amendment is consistent with the vision components of the Comprehensive Plan, as discussed in the next section of this application. These include: Sense of Community; Mobility and Connectivity; Economic Sustainability; Open Spaces and Places; Environmental Stewardship; Healthy, Happy Residents; and Quality Educational Opportunities.

To ensure conformity with the Comprehensive Plan, all development proposals must meet the criteria outlined in the Plan’s compliance checklist. The following sections are written in response to the criteria listed in the Comprehensive Plan compliance checklist, focused on two major components:

- Consistency with Pinal County’s Vision Components, and
- Consistency with the Plan’s Key Concepts illustrated on Land Use, Economic, and Circulation graphics.

3.1 CONSISTENCY WITH PINAL COUNTY’S VISION COMPONENTS

The proposed land use associated with this amendment would be consistent with the goals, objectives, and policies of the current Comprehensive Plan

The chapters of the Comprehensive Plan include: Sense of Community; Mobility and Connectivity; Economic Sustainability; Open Spaces and Places; Environmental Stewardship; Healthy, Happy Residents; and Quality Educational Opportunities vision components and are discussed below with specific responses to the applicable questions included in the Comprehensive Plan compliance checklist.

Sense of Community

Is the proposal consistent with the Sense of Community vision component?

The proposed amendment is consistent with the Sense of Community vision component. Sense of Community is largely achieved by paying close attention to residential and commercial land uses in the area. Densities of development either encourage or discourage a sense of community based on the land uses described the Comprehensive Plan. According to the Land Use Plan described in *Chapter 3*, the Project site is located within the Moderate Low Density Residential land use. This designation allows medium and high density residential, commercial, and employment (office and light industrial) land uses. Adjacent parcels to the Project site are

generally vacant land under this designation, but also include existing and planned utility uses. The proposed amendment would be consistent with the Sense of Community vision as described in the Comprehensive Plan by consolidating energy facilities in an area that contains similar and compatible land uses, as well as vacant land.

Mobility and Connectivity

Is the proposal consistent with Mobility and Connectivity vision component?

The proposed amendment is consistent with the Mobility and Connectivity vision component. *Chapter 4: Mobility and Connectivity* of the Comprehensive Plan explains Pinal County's vision to strive to serve persons with multimodal transportation options in transportation corridors at appropriate locations. Under the goals, objectives and policies in this chapter, *Policy 4.1.1.4* states that the County will evaluate the transportation impacts of all proposed Comprehensive Plan amendments and rezonings on Pinal County's regional transportation system. Power generation facilities on the Project site would have minimal impact on planned land uses from traffic and the goals that address this vision.

There would be a temporary increase in traffic volume during the construction period for the delivery of equipment and supplies and due to commuting workers. Existing roads and railroads are sufficient to accommodate the anticipated construction traffic. During the operational phase, traffic on area roads is not expected to increase due to the small operation and maintenance crew that would travel to and from the Project site.

Economic Sustainability

Is the proposal consistent with the Economic Sustainability vision component?

The proposed amendment is consistent with the Economic Sustainability vision component. Balancing residential growth with job creation is the central theme of the Economic Development element. The Economic Development element concentrates on the County's ability to provide quality employment opportunities for its residents by setting specific goals, objectives and policies. Two main goals that address this vision are to:

1. Encourage a full range of quality jobs for residents of Pinal County and increase the jobs per capita ratio.
2. Encourage sustainable development consistent with Pinal County's environmental preservation philosophy.

The proposed amendment would further promote economic diversity and employment opportunities in the area by providing direct and indirect employment during the construction and operational life of the proposed facility. Additionally, power generated by the proposed facility could potentially support residential growth and job creation by providing clean, safe, affordable, and efficient electricity to local communities and the region. The proposed

amendment would be compatible with the vision outlined in *Chapter 5: Economic Stability* as described in the Comprehensive Plan.

Open Spaces and Places

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

The proposed amendment is consistent with the Open Spaces and Places vision component. According to the Comprehensive Plan, siting of specific proposed open space and trails is based on the “suitability of activities, surrounding land uses, ecological factors, topography, viewsheds, and cultural resources” (Pinal County 2009).

There are no existing dedicated open space areas or trails within the Project study area. However, the Comprehensive Plan and the final Open Space and Trails Master Plan for Pinal County identify a proposed designated trail corridor that would run parallel to SR287 on the north side, and north of the Project site. The proposed amendment is not expected to conflict with this proposed trail, and would not be in conflict with the planned land use.

Environmental Stewardship

Is the proposal consistent with the Environmental Stewardship vision component?

The proposed amendment is consistent with the Environmental Stewardship vision component. Throughout initial Project planning, Boulevard Associates has considered potential environmental impacts in their Project plans, and is committed to minimizing impacts to the human, natural, and cultural environment resulting from the proposed development. The Project will comply with any and all applicable state and federal laws, regulations, and guidelines, as required.

Current Project design includes the use of dry-cooled combined-cycle gas-fired generators, which minimize water use. Solar generation conserves natural resources, and battery energy storage facilitates the integration of renewable resources into the power grid. Minimization of water use and the use of renewable energy sources are both stated elements of the Environmental Stewardship vision of the Comprehensive Plan.

Happy, Healthy Residents

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

The proposed amendment is consistent with the Happy, Healthy Residents vision component. Factors that contribute to Happy, Healthy Residents include well designed neighborhoods, the cost of housing, and public services, and the availability of healthy foods. *Chapter 8: Happy, Healthy Residents* of the Comprehensive Plan states the following goals for example:

Goal 8.1: Pinal County has a mix of housing types and is well positioned to respond to emerging housing industry trends and markets

Goal 8.2: Maximize residential development opportunities where existing infrastructure and services are provided or planned.

Goal 8.3: Promote a philosophy that new growth pays for its share of financial impacts in an equitable manner.

Goal 8.4: Maintain long-term financial sustainability for Pinal County.

Goal 8.5: Pinal County and its residents have access to healthy foods.

The proposed amendment would be consistent with this vision and would contribute toward maintaining long-term financial stability (Goal 8.4) by generating revenues and contributing to the tax base for Pinal County, and by allowing the contribution of clean, safe, affordable, and efficient energy to the regional transmission grid.

3.2 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

Land uses in the area surrounding the subject site are designated Rural Residential, Low Density Residential, and Moderate Low Density Residential as indicated on the Land Use and Economic Development graphic. This application for a proposed Major Comprehensive Plan Amendment is requested to change the land use designation from Moderate Low Density Residential to General Public Facilities/Services. The land use change would be consistent with supporting public utility infrastructure and energy facility uses including the Pinal Central Substation, west of the subject site, and the major high-voltage transmission lines that surround and pass through portions of the subject site.

Consistency with the Mixed Use Activity Center Concept

The Project site is not located within a Mixed Use Activity Center. Three of the High Intensity Activity Centers are located in Coolidge, Eloy, and Casa Grande and a planned Mid-Intensity Activity Center is located approximately 6 miles east of the Project site.

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.

Medium and high density residential, commercial, and employment (office and light industrial) land uses are allowed in the Moderate Low Density Residential designation. Parcels adjacent to

the Project site under this designation are generally vacant. Also in close proximity to the proposed site are transmission lines and structures that cross the site and terminate at the nearby Pinal Central Substation. Two additional, parallel 500kV transmission lines are proposed to be constructed near the Project parcels and were recently permitted by the Arizona Corporation Commission. There are also numerous electrical distribution lines, communications cables, and irrigation canals, laterals, and ditches within and in the vicinity of the Project parcels.

The Project site is located within the West Pinal Growth Area, which is described in the Pinal County Comprehensive Plan as the “heart of the Sun Corridor Megapolitan Area”, planned for urbanization bordering Native American communities with expansion of new housing and commercial development. The site is also located within the City of Coolidge Planning Area containing about 12,000 acres surrounding the city to the east and south, designated Growth Area 2, which is projected to support a population of up to 148,000 (City of Coolidge 2014).

The proposed amendment would be a step toward allowing additional power generation and battery energy storage facilities and infrastructure within this Growth Area, which would contribute toward meeting regional electrical needs.

Quality Employment Opportunities County-Wide

The proposal is consistent with the Economic Development element.

The proposed amendment would further promote economic diversity and employment opportunities in the area by providing quality jobs during the construction and operational life of the facility. The proposed amendment will be compatible with the vision outlined in *Chapter 5: Economic Stability* of the Comprehensive Plan.

Viable Agriculture, Equestrian and Rural Lifestyle

The proposed amendment would cluster industrial (utility) development into an area that now supports many existing and planned utility uses, thus limiting dispersed impacts to open space and agriculture, or sprawl. A large portion of the Project site contains vacant or abandoned agricultural land.

System of Connected Trails and Preservation of Open Space

The proposed amendment is consistent with the Trails and Open Space Master Plan and Comprehensive Plan Open Space and Places Chapter.

The Open Spaces and Places chapter of the Comprehensive Plan’s vision is to site specific proposed open space and trails based on the “suitability of activities, surrounding land uses, ecological factors, topography, viewsheds, and cultural resources” (Pinal County 2009).

Pinal County’s Open Space and Trails Master Plan promotes the quality of life of the region by providing areas of passive and active recreational opportunities, while conserving existing

resources, such as natural scenic beauty, view corridors, wildlife habitat, agricultural resources designated at risk, and cultural heritage for the benefit of present and future generations.

There are no existing dedicated open space areas, designated scenic resources, or designated view corridors within the study area. However, the Comprehensive Plan and the final Open Space and Trails Master Plan for Pinal County identify a proposed multi-use trail corridor that would run north of and parallel to SR287, which is north of the Project site. The proposed amendment would not interfere with the proposed trail corridor, or other designated open spaces, nor is it expected to impact any designated scenic resources. As part of the Project design, Boulevard Associates would include visual screening features to minimize visual impacts to residents and other viewers in the Project vicinity. The proposed amendment would be compatible with Pinal County's vision concerning open space and trails.

Natural Resource Conservation

The proposal addresses environmentally sensitive areas it may impact, as described below.

Boulevard Associates has considered potential environmental impacts of the proposed Project, and will mitigate impacts to the natural and cultural environment by minimizing ground disturbance where possible. Development of the Project will comply with any and all applicable state and federal environmental laws, regulations, and guidelines, as required.

Based on preliminary review, the Project site is located in an area with minimal sensitive environmental resources present. Detailed environmental studies, including pedestrian biological and cultural/archaeological surveys will be completed for the site, and documented as part of the Arizona CEC application process. Results of a preliminary environmental review of the Project site are described below.

Biological Resources

Sensitive species lists from the Arizona Game and Fish Department (AGFD) and Arizona Department of Agriculture (ADA) were reviewed with regard to species with the potential to occur in Pinal County. Current habitat characteristics on the Project site do not appear to provide significant suitable habitat for the presence of the majority of the identified federal and state sensitive species, as the site is composed principally of cultivated cropland, and the majority of the identified species with potential to occur are associated with significant riparian habitats, aquatic habitats, rocky slopes, or other habitat types not present on the site. Because nearly all of the Project site has been subject to ground disturbance in the past, no sensitive plants are likely to be present.

Sensitive species reported on these lists that may be present in the vicinity of the site include the Great Egret, Western Yellow Bat, Lesser Long-nosed Bat, California Leaf-nosed Bat, Greater Western Bonneted Bat, and Tucson Shovel-nosed Snake. The Yuma Clapper Rail, Southwestern Willow Flycatcher, and Western Yellow-billed Cuckoo have been recorded at the nearby Picacho Reservoir but no suitable habitat is present on the Project site.

The Great Egret is a wading bird associated with aquatic habitats such as lakes, streams, marshes, and ponds. This species has been documented from the general vicinity of the site, and is often observed foraging in human-modified landscapes, including irrigation canals and flooded fields. However, project development is unlikely to result in significant impacts to this species, as it is unlikely to nest on the site, and similar foraging habitats are common in the vicinity of the site.

Lesser Long-nosed Bats and California Leaf-nosed Bats roost in mines, caves, or similar crevices, and are unlikely to roost on the site due to a lack of suitable habitats. The Western Yellow Bat roosts primarily in deciduous trees and fan palms, and the site generally lacks suitable roosting habitat for this species. The Greater Western Bonneted Bat roosts in cliffs and crevices, and no suitable roost habitat for this species is present. However, all of these bat species have the potential to forage on the site or traverse the site during foraging activities. As these species are unlikely to roost on the site, and habitats composing the site are common to the area, project development is unlikely to result in significant impacts to these bat species.

The Tucson Shovel-nosed Snake is generally associated with creosote and mesquite floodplains on valley floors, and typically inhabits soft, sandy loams. Although the majority of the site is unlikely to provide suitable habitat as a result of its utilization for agricultural crop production, limited areas may provide suitable habitat. The undeveloped desert areas dominated by mesquite and wolfberry along the adjacent canal have the potential to provide suitable habitat for this species. Nevertheless, the site does not appear likely to provide significant suitable habitat for this species, and the patches of potential habitat are surrounded by farmland and isolated from remaining habitat in the region. Project development is unlikely to result in significant impacts to this species.

The site provides suitable habitat for the Burrowing Owl, which is present throughout the region. This species occurs in a variety of habitats and can often be found in agricultural landscapes, where soft soils along field margins and canal banks are suitable for burrowing rodents. Although the Burrowing Owl is not designated as a sensitive species, it is a species of general conservation concern, which is closely monitored in Arizona and is protected under the Migratory Bird Treaty Act (MBTA). Boulevard Associates will follow the current AGFD survey protocol for this species in order to minimize potential impacts, and to comply with MBTA regulations.

Cultural Resources

The official database of cultural resources records (AZSITE) administered by the Arizona State Museum was reviewed to determine if cultural resources were located within the proposed site. Review of AZSITE indicated the presence of three historic period sites within or adjacent to the proposed site. These sites include the historic roadway alignments of SR287 and Sunshine Road, and the historic Casa Grande Canal.

The historic roadway alignment of SR287 is located adjacent to the northern boundary of the Project site. The original roadway of the segment adjacent to the site appears to have been obliterated by modern construction. Therefore, the historical integrity of this segment of roadway

has been compromised and would not be likely to contribute to the National Register of Historic Places (NRHP) eligibility of the overall historic roadway alignment.

Sunshine Road (or Sunshine Boulevard) traverses the center of the site in a north to south orientation. The portion of the roadway located within the Project site is a dirt road that is currently in use and shows signs of regular maintenance. Therefore, the historic integrity of the segment of roadway traversing the Project site has been compromised by modern use and maintenance and would not be likely to contribute to the NRHP eligibility of the overall historic roadway alignment.

The Casa Grande Canal traverses the site from roughly east to west. The portion of the canal that is located adjacent to the Project site is in use and show signs of regular maintenance. Due to the modern use and maintenance of the canal, the historic integrity of this segment of the canal has been affected.

Following the completion and documentation of Class III cultural surveys of the Project site, consultation with the State Historic Preservation Office, irrigation district, and relevant federal agencies will occur as part of the CEC process. Consultation with these agencies will be completed in order to determine the NRHP eligibility of the previously known and newly discovered sensitive cultural resources, and to determine if there would be impacts to these historic resources from project development.

Water Resources, Public Facilities/Services, and Infrastructure Support

The proposal has accounted for adequate services being in place or planned for within a reasonable time of the start of the new development.

The Pinal County Sheriff's Office provides law enforcement services to the Project vicinity. The Regional Fire and Rescue Department provides subscription-based fire and emergency medical services to the area. New or additional public services resulting from the proposed amendment are not anticipated.

Planned utilities and services on the site include water, electric, and natural gas. The Project is anticipated to use substantially less water than typical farmlands within the region. Boulevard Associates intends to obtain water primarily from private water providers in the Project vicinity, and has initiated preliminary discussions to that end.

Development of the Project would not impact existing water quality. The site would be designed to pass offsite stormwater through or around the site and release it in a manner similar to the existing condition. Based on a final hydrologic analysis of the site, onsite drainage will be routed as necessary to retention basins as per Pinal County Public Works regulations. This drainage design concept would allow the site to be developed, while not increasing stormwater runoff or creating an adverse impact on adjacent properties. Site design that is sensitive to existing topography and drainage patterns would also function to protect water quality.

In areas where there is any potential for contamination, all stormwater would be retained onsite to comply with Arizona Department of Environmental Quality requirements. The Project would

comply with the Arizona Pollutant Discharge Elimination System Construction General Permit. In addition, the proposed Project will adhere to the Arizona Department of Environmental Quality Aquifer Protection Program and bi-annual Water Quality Assessment Report, as required by the Clean Water Act.

4.0 REFERENCES

City of Coolidge 2014. City of Coolidge 2025 General Plan. Adopted June 23, 2014

Pinal County 2009. Pinal County Comprehensive Plan. Adopted November 18, 2009, updated January 20, 2014.

Appendix A: ALTA Survey

ATWELL, L.L.C. HAS REFUSED TO SIGN THIS MAP OR PLAN AND THE SURVEYOR HAS NOT RECORDED THIS MAP OR PLAN. THE REASON IS THAT THE SURVEYOR HAS NOT RECEIVED FROM ATWELL, L.L.C. THE NECESSARY INFORMATION TO COMPLETE THIS MAP OR PLAN. THE SURVEYOR HAS NOT RECEIVED FROM ATWELL, L.L.C. THE NECESSARY INFORMATION TO COMPLETE THIS MAP OR PLAN.

TITLE REFERENCE

THIS SURVEY IS BASED UPON THE FIRST AMENDED COMMITMENT FOR TITLE INSURANCE, PREPARED BY FIRST AMERICAN TITLE COMPANY NATIONAL COMMERCIAL SERVICES ORDER NO. WCS-664323-DN1, AMENDED DATE AUGUST 28, 2014.

ATWELL, L.L.C. HAS RELIED SOLELY UPON THE INFORMATION CONTAINED WITHIN THE TITLE COMMITMENT AND SCHEDULE B DOCUMENTS PROVIDED BY FIRST AMERICAN TITLE COMPANY NATIONAL COMMERCIAL SERVICES ATWELL, L.L.C. AND EDWIN M. BALLEW, JR. (R/S) MAKE NO STATEMENT AS TO THE ACCURACY OR COMPLETENESS OF THE TITLE COMMITMENT.

LEGAL DESCRIPTION PARCEL 1

PARCEL NO. 1:
THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER AND THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 6 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

LEGAL DESCRIPTION PARCEL 2

PARCEL NO. 2:
THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER, LYING SOUTH OF THE OLD FLORENCE-CASA GRANDE CANAL, IN SECTION 29, TOWNSHIP 6 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

LEGAL DESCRIPTION PARCEL 3

PARCEL NO. 3:
THAT PART OF THE NORTH HALF OF THE SOUTHWEST QUARTER, LYING NORTH OF THE OLD FLORENCE-CASA GRANDE CANAL IN SECTION 29, TOWNSHIP 6 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

LEGAL DESCRIPTION PARCEL 4

PARCEL NO. 4:
THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, LYING NORTH OF THE OLD FLORENCE-CASA GRANDE CANAL.

LEGAL DESCRIPTION PARCEL 5

PARCEL NO. 5:
A PARCEL OF LAND LOCATED IN THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 30;
THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST ALONG THE NORTH-SOUTH WIDESECTION LINE, A DISTANCE OF 1082.00 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 83 DEGREES 15 MINUTES 00 SECONDS EAST, A DISTANCE OF 323.93 FEET;

THENCE SOUTH 00 DEGREES 15 MINUTES 00 SECONDS EAST, A DISTANCE OF 694.73 FEET TO A POINT ON THE SAN CARLOS IRRIGATION CANAL;

THENCE NORTH 77 DEGREES 15 MINUTES 00 SECONDS WEST, A DISTANCE OF 330.00 FEET TO A POINT OF INTERSECTION OF THE NORTH-SOUTH MID-SECTION LINE AND THE SAN CARLOS IRRIGATION CANAL;

THENCE NORTH 00 DEGREES 15 MINUTES 00 SECONDS WEST ALONG THE NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 660.00 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPTING AND RESERVING ONE-HALF OF ALL GAS, OIL AND OTHER MINERALS, AS RESERVED IN DOCKET 742, PAGE 51, RECORDS OF PINAL COUNTY, ARIZONA.

LEGAL DESCRIPTION PARCEL 6

PARCEL NO. 6:
ALL THAT PART OF THE SOUTHWEST QUARTER (SEE 1/4) OF SECTION THIRTY (30), TOWNSHIP SIX (6) SOUTH, RANGE EIGHT (8) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, LYING SOUTH OF THE OLD FLORENCE CANAL.

EXCEPT A PARCEL OF LAND SITUATE IN SECTION THIRTY (30), TOWNSHIP SIX (6) SOUTH, RANGE EIGHT (8) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE EAST QUARTER (E 1/4) CORNER OF SAID SECTION THIRTY (30);
THENCE NORTH 00 DEGREES 08 MINUTES 00 SECONDS EAST, 47.80 FEET;

THENCE SOUTH 89 DEGREES 36 MINUTES 40 SECONDS WEST, 500.43 FEET;

THENCE NORTH 00 DEGREES 30 MINUTES 20 SECONDS WEST, 121.69 FEET;

THENCE SOUTH 88 DEGREES 03 MINUTES 00 SECONDS WEST, 337.57 FEET;

THENCE SOUTH 04 DEGREES 15 MINUTES 00 SECONDS WEST, 427.24 FEET;

THENCE SOUTH 88 DEGREES 25 MINUTES 00 SECONDS EAST, 328.51 FEET;

THENCE NORTH 78 DEGREES 09 MINUTES 00 SECONDS EAST, 553.42 FEET;

THENCE NORTH 00 DEGREES 08 MINUTES 00 SECONDS EAST, 167.00 FEET TO THE POINT OF BEGINNING.

**PINAL CENTRAL SOLAR PROJECT
ALTA/ACSM LAND TITLE SURVEY**
LOCATED IN A PORTION OF SECTIONS 29 AND 30, TOWNSHIP 6 SOUTH, RANGE 8 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

LEGAL DESCRIPTION PARCEL 6 CONTINUED

ALSO EXCEPTING A PARCEL OF LAND BEING THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, LYING SOUTH OF THE FLORENCE-CASA GRANDE CANAL, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 1" PIPE MARKING THE SOUTHWEST CORNER OF SAID SECTION 30 AND THE POINT OF BEGINNING FROM WHICH A 1/2" PIPE MARKING THE EAST QUARTER CORNER OF SAID SECTION 30 BEARS NORTH 00 DEGREES, 00 MINUTES, 24 SECONDS EAST, A DISTANCE OF 2837.78 FEET;

THENCE NORTH 89 DEGREES, 53 MINUTES, 08 SECONDS WEST ALONG THE SOUTH BOUNDARY OF SECTION 30, A DISTANCE OF 2636.85 FEET TO THE SOUTH QUARTER CORNER OF SECTION 30;

THENCE NORTH 00 DEGREES, 01 MINUTES, 07 SECONDS WEST ALONG THE NORTH-SOUTH WIDESECTION LINE, A DISTANCE OF 894.74 FEET TO A POINT ON THE SOUTHERLY TOE OF THE "FLORENCE-CASA GRANDE CANAL";

THENCE SOUTH 78 DEGREES, 18 MINUTES, 43 SECONDS EAST ALONG THE SOUTHERLY TOE OF THE "FLORENCE-CASA GRANDE CANAL", A DISTANCE OF 92.59 FEET TO A POINT;

THENCE SOUTH 76 DEGREES, 05 MINUTES, 09 SECONDS EAST ALONG THE SOUTHERLY TOE OF THE "FLORENCE-CASA GRANDE CANAL", A DISTANCE OF 235.94 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTH AND HAVING A RADIUS OF 439.16 FEET;

THENCE ALONG SAID ARC OF THE SOUTHERLY TOE OF THE "FLORENCE-CASA GRANDE CANAL", A DISTANCE OF 238.00 FEET TO A POINT OF TANGENCY;

THENCE NORTH 72 DEGREES, 51 MINUTES, 46 SECONDS EAST ALONG THE SOUTHERLY TOE OF THE "FLORENCE-CASA GRANDE CANAL", A DISTANCE OF 380.29 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 385.72 FEET;

THENCE ALONG SAID ARC OF THE SOUTHERLY TOE OF THE "FLORENCE-CASA GRANDE CANAL", A DISTANCE OF 155.12 FEET TO A POINT OF TANGENCY;

THENCE NORTH 58 DEGREES, 33 MINUTES 34 SECONDS EAST ALONG THE SOUTHERLY TOE OF THE "FLORENCE-CASA GRANDE CANAL", A DISTANCE OF 135.27 FEET TO A POINT ON A TANGENT CURVE CONCAVE TO THE NORTHWEST AND HAVING A RADIUS OF 380.11 FEET;

THENCE ALONG SAID ARC OF THE SOUTHERLY TOE OF THE "FLORENCE-CASA GRANDE CANAL", A DISTANCE OF 310.47 FEET TO A NON-TANGENT POINT ON THE EAST-WEST 1/16 SECTION LINE;

THENCE SOUTH 89 DEGREES, 43 MINUTES, 48 SECONDS EAST ALONG THE EAST-WEST 1/16 SECTION LINE AND THE SOUTHERLY TOE OF THE "FLORENCE-CASA GRANDE CANAL", A DISTANCE OF 1288.38 FEET TO THE SOUTH 1/16 CORNER OF SECTION 30 & 29;

THENCE SOUTH 00 DEGREES, 00 MINUTES, 24 SECONDS WEST ALONG THE SECTION LINE, A DISTANCE OF 1318.89 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPTING AND RESERVING ONE HALF (1/2) OF ALL GAS, OIL, AND OTHER MINERALS, AS RESERVED IN DOCKET 742, PAGE 51, RECORDS OF PINAL COUNTY, ARIZONA.

LEGAL DESCRIPTION PARCEL 7

PARCEL NO. 7:
THAT PORTION OF THE SOUTHWEST QUARTER (SEE 1/4) OF SECTION THIRTY (30), TOWNSHIP SIX (6) SOUTH, RANGE EIGHT (8) EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, LYING NORTH OF THE FLORENCE-CASA GRANDE CANAL;

EXCEPT FIVE (5) ACRES IN THE SOUTHWEST CORNER OF THE ABOVE DESCRIBED TRACT BORDERING 330 FEET ON THE FLORENCE CANAL AND 650 FEET BORDERING THE LATERAL CANAL RUNNING NORTH AND SOUTH

MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE SOUTH 02 DEGREES 15 MINUTES EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 680.00 FEET TO THE CENTER OF THE FLORENCE CANAL;

THENCE SOUTH 77 DEGREES 15 MINUTES EAST ALONG THE CENTERLINE OF THE FLORENCE CANAL A DISTANCE OF 330.00 FEET TO A POINT;

THENCE NORTH 88 DEGREES 15 MINUTES WEST PARALLEL TO THE WEST LINE OF SAID SOUTHWEST QUARTER A DISTANCE OF 694.73 FEET TO A POINT;

THENCE NORTH 83 DEGREES 15 MINUTES WEST A DISTANCE OF 323.95 FEET MORE OR LESS TO THE POINT OF BEGINNING.

EXCEPT ANY PORTION LYING WITHIN PROPERTY DESCRIBED IN WARRANTY DEED RECORDED AS 2013-018115

EXCEPTING AND RESERVING ONE HALF (1/2) OF ALL GAS, OIL, AND OTHER MINERALS, AS RESERVED IN DOCKET 742, PAGE 51, RECORDS OF PINAL COUNTY, ARIZONA.

LEGAL DESCRIPTION PARCEL 8

PARCEL NO. 8:
THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPT ONE HALF OF ALL GAS, OIL, AND OTHER MINERALS AS RESERVED IN DEED RECORDED IN DOCKET 742, PAGE 51, RECORDS OF PINAL COUNTY, ARIZONA; AND EXCEPT ANY PORTION THEREOF LYING SOUTH AND EAST OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 30, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION BEARS NORTH 00 DEGREES 00 MINUTES 52 SECONDS EAST, A DISTANCE OF 27845.16 FEET;

THENCE NORTH 00 DEGREES 00 MINUTES 52 SECONDS EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 47.80 FEET;

THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 52 SECONDS EAST, ALONG SAID EAST LINE OF THE NORTHEAST QUARTER, A DISTANCE OF 174.29 FEET TO THE TRUE POINT OF BEGINNING;

THENCE SOUTH 87 DEGREES 55 MINUTES 20 SECONDS WEST ALONG THE NORTH LINE OF PROPERTY DESCRIBED IN INSTRUMENT NO. 2005-37665, RECORDS OF PINAL COUNTY, ARIZONA, A DISTANCE OF 850.85 FEET TO THE NORTHWEST CORNER THEREOF;

THENCE SOUTH 00 DEGREES 40 MINUTES 23 SECONDS WEST, ALONG THE WEST LINE OF SAID PROPERTY, A DISTANCE OF 38.80 FEET;

THENCE SOUTH 04 DEGREES 15 MINUTES 00 SECONDS WEST, ALONG THE WEST LINE OF THAT SECOND PARCEL OF LAND AS DESCRIBED IN INSTRUMENT NO. DOCKET 1011, PAGE 297, TO A POINT ON THE SOUTH LINE OF SAID NORTHEAST QUARTER AND THE POINT OF TERMINUS;

THENCE SOUTH 00 DEGREES 40 MINUTES 23 SECONDS WEST, ALONG THE WEST LINE OF SAID PROPERTY, A DISTANCE OF 143.15 FEET;

THENCE SOUTH 89 DEGREES 35 MINUTES 18 SECONDS WEST, A DISTANCE OF 457.42 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 29 SECONDS WEST, A DISTANCE OF 30.00 FEET;

THENCE SOUTH 89 DEGREES 35 MINUTES 18 SECONDS EAST, A DISTANCE OF 421.05 FEET;

THENCE NORTH 04 DEGREES 15 MINUTES 00 SECONDS EAST, A DISTANCE OF 94.47 FEET;

THENCE NORTH 00 DEGREES 40 MINUTES 23 SECONDS EAST, A DISTANCE OF 75.78 FEET;

THENCE NORTH 87 DEGREES 55 MINUTES 20 SECONDS EAST, A DISTANCE OF 890.44 FEET;

THENCE SOUTH 00 DEGREES 00 MINUTES 52 SECONDS WEST, A DISTANCE OF 4093 FEET TO THE TRUE POINT OF BEGINNING.

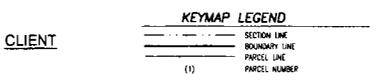
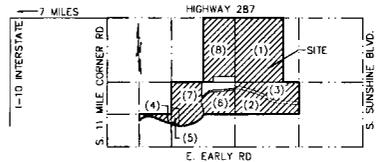
BASIS OF BEARING

THE BASIS OF BEARINGS IS S59°13'02" E ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 6 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

BENCHMARK

ARIZONA DEPARTMENT OF TRANSPORTATION BRASS CAP IN HANDHOLE NORTH QUARTER CORNER SECTION 30, TOWNSHIP 6 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

PINAL COUNTY CONTROL NETWORK ELEVATION=1464.34 (MWD08)



CLIENT
ATWELL, L.L.C.
4705 EAST SOUTHERN AVENUE
MESA, ARIZONA 85208
ATTENTION: RYAN ANDERSON
PHONE: 480.216.8631
FAX: 480.830.4888

CONSULTANT
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MESA, ARIZONA 85208
ATTENTION: RYAN ANDERSON
PHONE: 480.216.8631
FAX: 480.830.4888

NOTES
DATE OF SURVEY: OCTOBER 2014.
THIS SURVEY IS BASED ON FIELD WORK PERFORMED BY ATWELL DURING OCTOBER 2014.

SITE CONDITIONS THAT MAY HAVE CHANGED SUBSEQUENT TO FIELD WORK WILL NOT BE SHOWN HEREON.
THIS SURVEY REFLECTS ABOVE GROUND INDICATIONS OF UTILITIES ONLY.

THE GROSS AREAS FOR PARCELS 1 AND 5 ARE SHOWN HEREON. PARCELS 2, 3, 4, 6, 7, AND 8 ARE SUBJECT TO A DECLARATION BASED ON DRIFT OF WAY FOR THE SAN CARLOS IRRIGATION CANAL CURRENTLY BEING REVIEWED BY THE BUREAU OF INDIAN AFFAIRS AND OR THE BUREAU OF RECLAMATION TO DETERMINE SAID RIGHT OF WAY.

DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF SURVEY, IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS WITHOUT WRITTEN PERMISSION OF THE SURVEYOR.

THIS SURVEY IS VALID ONLY WHEN BEARING SEAL AND SIGNATURE OF SURVEYOR.
THE INTENT OF THIS SURVEY IS NOT TO CREATE AN ILLEGAL LAND SPLIT PER THE APPLICABLE ARIZONA LAW AND/OR STATUTES.

THIS SURVEY IS FOR PROPERTY WITHIN A LEASE AGREEMENT, SINCE THE SUBJECT PROPERTY IS NOT A PERMANENT DIVISION OF LAND, NO LOT CORNERS WERE SET FOR THE LEASED AREA.

SURVEYOR CERTIFICATION

- 1. INLAND FARMS, INC., AN ARIZONA CORPORATION
- 2. MELBVILLE, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.
- 3. QUACK DRAW FARM, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.
- 4. WUERZT FARM LAND, LLC, AN ARIZONA LIMITED LIABILITY COMPANY.
- 5. MARVIN & KATHLEEN WUERZT, TRUSTEES OF THE MARVIN & KATHLEEN WUERZT TRUST.
- 6. FIRST AMERICAN TITLE COMPANY NATIONAL COMMERCIAL SERVICES

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, IDENTIFIED AND ADOPTED BY ALTA AND NSPS, AND INCLUDE TABLE "A" ITEMS 1, 2, 3, 4, 6, 7(A), 8, 10, 11(A) AND OBSERVED FROM VISUAL INSPECTION 13, 16, 17, AND 18 THE FIELD WORK WAS COMPLETED IN OCTOBER 2014.

EDWIN M. BALLEW, RLS, 31587
ATWELL, L.L.C.
4705 E. SOUTHERN AVENUE
MESA, AZ 85208



Land Development & Real Estate
Planning & Design
Construction Management & Construction Administration & Field Services
Surveying & Related Services

ATWELL
LAND DEVELOPMENT & REAL ESTATE
PLANNING & DESIGN
CONSTRUCTION MANAGEMENT & CONSTRUCTION ADMINISTRATION & FIELD SERVICES
SURVEYING & RELATED SERVICES

PINAL CENTRAL
CITY OF CASH GRANDE, ARIZONA

ALTA/ACSM LAND TITLE SURVEY
PROJECT:
COUNTY: PINAL
SECTION: 29 & 30
TOWNSHIP: 6 SOUTH
RANGE: 8 EAST

DATE:
OCTOBER 2014

REVISIONS:

ATWELL
N.T.S.

DR. RC. CH. EB.
P.M. E. BALLEW
CAD FILE:
M:\P\Map\Pin_Central_Altacsm
JOB #:
14001340
SHEET NO:
1 OF 4

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PINAL CENTRAL SOLAR PROJECT ALTA/ACSM LAND TITLE SURVEY

LOCATED IN A PORTION OF SECTIONS 29 AND 30, TOWNSHIP 6 SOUTH, RANGE 8 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

SCHEDULE B DOCUMENTS

1. TAXES FOR THE FULL YEAR OF 2014
(THE FIRST HALF IS DUE OCTOBER 1, 2014 AND IS DELINQUENT NOVEMBER 1, 2014. THE SECOND HALF IS DUE MARCH 1, 2015 AND IS DELINQUENT MAY 1, 2015.)
2. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN CENTRAL ARIZONA WATER CONSERVATION DISTRICT.
(ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)
3. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN SAN CARLOS IRRIGATION AND DRAINAGE DISTRICT.
(ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)
4. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN CENTRAL ARIZONA GROUNDWATER REPLENISHMENT DISTRICT.
(ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)
5. ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN HONOKAM IRRIGATION AND DRAINAGE DISTRICT.
(ALL ASSESSMENTS DUE AND PAYABLE ARE PAID.)
6. RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
7. THE RIGHT TO ENTER UPON SAID LAND TO PROSPECT AND REMOVE ALL URANIUM, THORIUM AND OTHER MINERALS AS SET FORTH IN SAID PATENT FROM THE UNITED STATE OF AMERICA
8. ALL MATTERS AS SET FORTH IN DECLARATION OF ROAD, RECORDED AS DOCKET 375, PAGE 372.
(AFFECTS PARCEL NO. 1, 2, 3, 6, 7 AND 8)
(BLANKET IN NATURE NOT PLOTTABLE.)
9. ALL MATTERS SET FORTH IN RESULTS OF SURVEY RECORDED AS BOOK 5 OF SURVEYS, PAGE 228.
(PLOTTED HEREON)
10. THE EFFECT OF RESOLUTIONS ADOPTING STATE ROUTE PLAN FOR THE CASA GRANDE-LA PALMA HIGHWAY AND ANY AMENDMENTS THEREOF FOR THE PURPOSE OF CONTROLLING ACCESS AND ACQUIRING LANDS IN ADVANCE FOR RIGHTS-OF-WAY, RECORDED IN DOCKET 990, PAGE 981.
(AFFECTS PARCEL NO. 1 AND 8)
(PLOTTED HEREON)
11. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF EXERCISE OF RESERVED RIGHT OF WAY" RECORDED MAY 17, 1989 AS DOCKET 1604, PAGE 976 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NO. 1)
(PLOTTED HEREON)
12. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF EXERCISE OF RESERVED RIGHT OF WAY" RECORDED MAY 16, 1990 AS DOCKET 1607, PAGE 393 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NO. 2 AND 3)
(PLOTTED HEREON)
13. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT RELATING TO EXERCISE OF RESERVED RIGHT OF WAY" RECORDED MAY 15, 1990 AS DOCKET 1676, PAGE 388 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NO. 1)
(PLOTTED HEREON)
14. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT RELATING TO EXERCISE OF RESERVED RIGHT OF WAY" RECORDED JUNE 12, 1990 AS DOCKET 1681, PAGE 444 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NO. 2 AND 3)
(PLOTTED HEREON)
15. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "EASEMENT AND RIGHT OF FIRST REFUSAL AGREEMENT" RECORDED FEBRUARY 21, 2007 AS 2007-022164 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NO. 4, 7, 8)
(BLANKET IN NATURE NOT PLOTTABLE)
16. AN EASEMENT FOR TELEPHONE AND TELEGRAPH LINES AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 22 OF MISCELLANEOUS, PAGE 414.
(AFFECTS PARCEL NO. 5 & 7)
(PLOTTED HEREON)

SCHEDULE B DOCUMENTS CONTINUED

17. AN EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS BOOK 38 OF DEEDS, PAGE 452.
(AFFECTS PARCEL NO. 1)
(PLOTTED HEREON)
18. AN EASEMENT FOR ELECTRICAL TRANSMISSION LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 740, PAGE 520.
(AFFECTS PARCEL NO. 2 AND 3)
(BLANKET IN NATURE NOT PLOTTABLE)
19. AN EASEMENT FOR ELECTRICAL TRANSMISSION LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 757, PAGE 435.
(AFFECTS PARCEL NO. 2, 3 AND 8)
(BLANKET IN NATURE NOT PLOTTABLE)
20. AN EASEMENT FOR ELECTRICAL TRANSMISSION LINE AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS DOCKET 823, PAGE 647.
(AFFECTS PARCEL NO. 2, 3, 6, 7 AND 8)
(BLANKET IN NATURE NOT PLOTTABLE)
21. AN EASEMENT FOR TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND COMMUNICATION SIGNALS, ALONG WITH INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2008-050879 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NO. 1)
(PLOTTED HEREON)
22. AN EASEMENT FOR HIGH VOLTAGE LINES, ALONG WITH INGRESS AND EGRESS AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2008-050879 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NO. 3 AND 7)
(PLOTTED HEREON)
23. RIGHT OF WAY FOR THE FLORENCE CASA-GRANDE CANAL.
(AFFECTS PARCEL NO. 2, 3, 4, 5 AND 7)
24. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT MAY EXIST OR ARISE BY REASON OF THE FOLLOWING MATTERS
DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY ATWELL, LLC ON OCTOBER 2014, DESIGNATED JOB NUMBER 14001340:
25. THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH TO MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY.
NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DETAILED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT(S) SET FORTH HEREIN.
26. THE PUBLIC RECORDS DO NOT SHOW ANY LEGAL RIGHT OF ACCESS TO OR FROM THE LAND, AND, BY REASON THEREOF, THE COMPANY DOES NOT INSURE ANY RIGHT OF ACCESS TO AND FROM THE INSURED PROPERTY.
(AFFECTS PARCEL NO. 4, 5 AND 7)
27. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
28. AN EASEMENT FOR ELECTRIC TRANSMISSION AND DISTRIBUTION RIGHT OF WAY AND INCIDENTAL PURPOSES IN THE DOCUMENT RECORDED AS 2014-026218 OF OFFICIAL RECORDS.
(AFFECTS PARCEL NO. 5, 6 AND 7)
(PLOTTED HEREON)



Lead Development & Job Sites
Project & Survey
Administration & Construction
Management & Field Work
Measure & Record



COUNTY: PINAL
SECTION: 29 & 30
TOWNSHIP: 6 SOUTH
RANGE: 8 EAST

ALTA/ACSM LAND TITLE SURVEY
PROJECT:
PINAL CENTRAL
CITY OF CASA GRANDE, ARIZONA

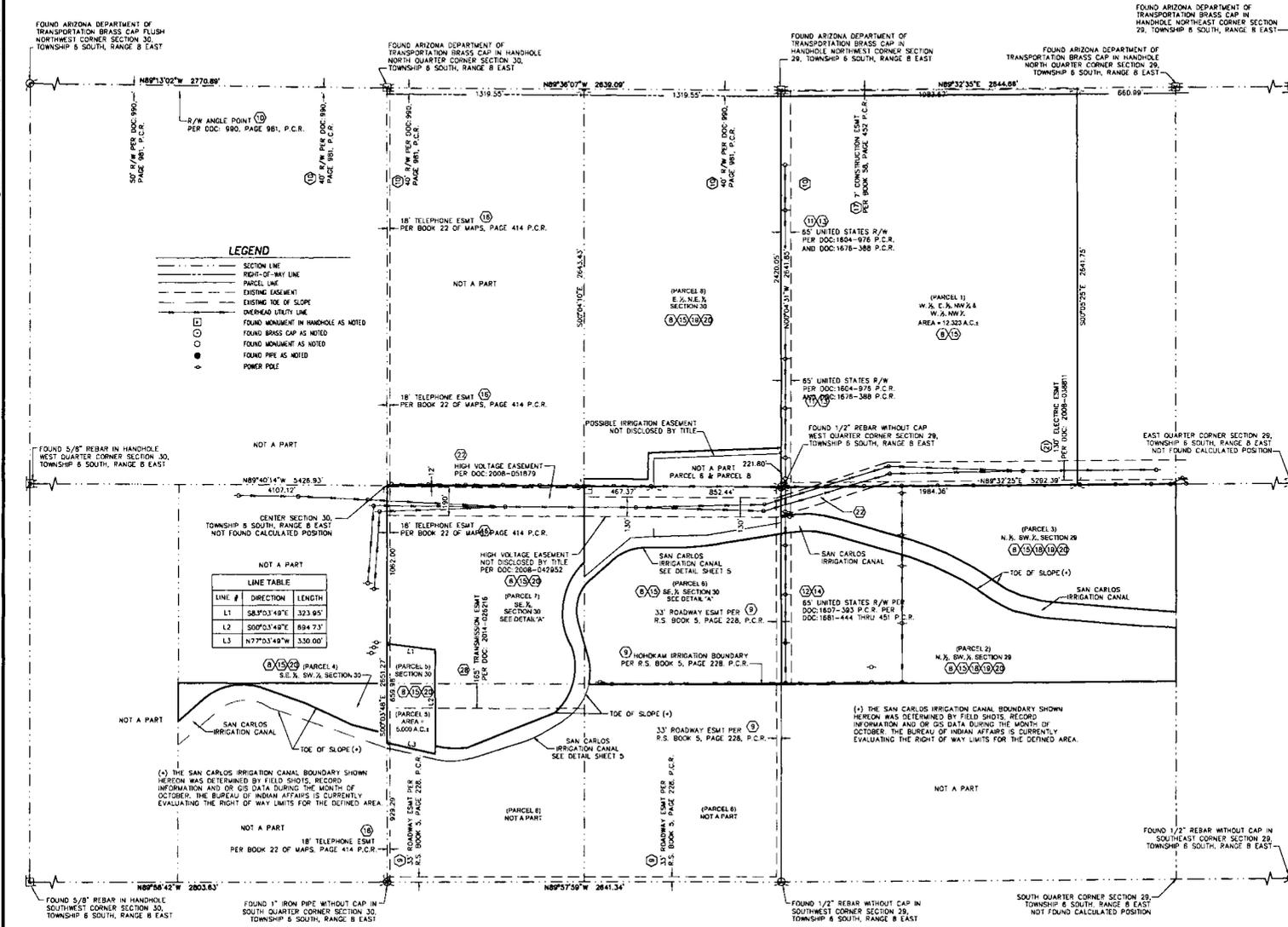
DATE: OCTOBER 2014



DR. RC. CL. EB
P.M. C. BALLEW
CAD FILE
REVISED 02/08/2014
JOB # 14001340
SHEET NO.
2 OF 4

PINAL CENTRAL SOLAR PROJECT ALTA/ACSM LAND TITLE SURVEY

LOCATED IN A PORTION OF SECTIONS 29 AND 30, TOWNSHIP 6 SOUTH, RANGE 8 EAST,
OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA



Land Development & Survey
 Planning & Mapping
 Environmental & GIS
 Infrastructure & Civil Works
 Water & Natural Resources



COUNTY: PINAL
 SECTION: 29 & 30
 TOWNSHIP: 6 SOUTH
 RANGE: 8 EAST

ALTA/ACSM LAND TITLE SURVEY
 PROJECT:
 PINAL CENTRAL
 CITY OF CASA GRANDE, ARIZONA

DATE:
 OCTOBER 2014

REVISIONS:

 SCALE: 1" = 100 FEET
 DR: RC
 P.M. E. BALLEW
 CAD FILE: H0001340
 JOB: 14001340
 SHEET NO:
 3 OF 4



