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

Regular Meeting
9:00 a.m.
Thursday, January 21, 2021
PINAL COUNTY ADMINISTRATIVE COMPLEX
Emergency Operations Center, Bldg. F.
135 N. PINAL STREET
FLORENCE, AZ 85132

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

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
( ) DEL COTTO, Member ( ) LIZARRAGA, Member
( ) POLLARD, Member ( ) FLISS, Member
( ) MENNENGA, Member ( ) SCHNEPF, Member
( ) PLY, Member ( ) AULT, Member (Absent)

AGENDA

1. CALL TO ORDER & ROLL CALL:

2. DISCUSSION OF ACTION ITEM REPORT AND BOARD OF SUPERVISORS ACTION ON PLANNING
COMMISSION CASES:
CONTINUED CASES

3. **SUP-002-20** - PUBLIC HEARING/ACTION: Leonard Grewing, owner, Pinnacle Consulting applicant/lessee (Sunstate/Verizon), requesting approval of a Special Use Permit to operate a 100 foot tall wireless communication monopole, on a 192 square foot lease area of a five acre parcel in the GR (General Rural) Zone, situated in a portion of Section 25, Township 5 South, Range 03 East, of the G.R.S.B.&M., Pinal County, Arizona, Tax Parcels 51053001 (legal on file), located approximately .5 miles north of the intersection of Teel Rd. and White and Parker Rd. on the west side south of the Ak-Chin Community in the Maricopa area. *(Due to a notice deficiency this case will be heard at a later date.)*

NEW CASES

4. **PZ-004-20** - PUBLIC HEARING/ACTION: Michael Buschbacher, Hunter Engineering, Inc., agent, on behalf of Kevin Petersen, applicant/landowner requesting a zone change from General Rural (GR) Zone to RU-43, Single Residence Zoning District to allow a residential subdivision on approximately 89.2± acres, situated in portion of Section 10, T02S, R08E, Tax parcels 505-02-008A, 505-02-006D located at the north-east corner of Randolph Road and Manchester Road approximately four miles east of I-10 in the eastern Casa Grande within the unincorporated area of Pinal County.

CALL TO THE COMMISSION

5. **CALL TO THE COMMISSION CURRENT EVENTS ONLY:** 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. Action taken as a result of comment will be limited to directing staff to study the matter or rescheduling the matter for further consideration and decision at a later date.

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](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 PLANNING AND ZONING COMMISSION
MEETING ACTION REPORT OF December 17, 2020

PRESENT
RIGGINS, Chairman  LIZARRAGA, Member (telephonic)
HARTMAN, Vice Chairman  AULT, Member (telephonic)
FLISS, Member (telephonic)  POLLARD, Member (telephonic)
DEL COTTO, Member (telephonic)  MENNENGA, Member
PLY, Member (telephonic)  SCHNEPF, Member

PINAL COUNTY ATTORNEY STAFF PRESENT
Deputy County Attorney Kevin Costello

COMMUNITY DEVELOPMENT STAFF PRESENT
Mr. Steve Abraham, Planning Manager
Ms. Susan Baker, Planning Technician

The meeting was called to order at 9:05 am, this date by Chairman Riggins, in the Emergency Operations Center, Bldg. F., 31 N. Pinal St., Florence, AZ 85132.

DISCUSSION OF MEETING MINUTES/ Action Item Report
November 19, 2020

REPORT ON BOARD OF SUPERVISORS ACTION ON P & Z CASES
PZ-006-20 Rose Law Group, Rezone, Approved, 1 Stipulation
PZ-PD-006-20 Rose Law Group Edgewood, Planned Area Development, Approved, 16 Stipulations
PZ-PA-006-19 Wales Ranches LLLP, Non-Major Comprehensive Plan Amendment, Approved
PZ-003-19 Wales Ranches LLLP, Rezone, Approved, 1 Stipulation
PZ-PD-003-19 Wales Ranches LLLP, Planned Area Development, Approved, 20 Stipulations

TENTATIVE PLATS

NEW CASES
SUP-002-20 – PUBLIC HEARING/ACTION: Leonard Grewing, owner, Pinnacle Consulting Applicant/lessee (Sunstate/Verizon), requesting approval of a Special Use Permit to operate a 100 foot tall wireless communication monopole, on a 192 square foot lease area of five acre parcel in the GR (General Rural) Zone, situated in a portion of Section 25, Township 05 South, Range 03 East, of the G.R.S.B.&M., Pinal County, Arizona, Tax Parcels 510053001 (legal on file), located approximately .5 miles north of the intersection of Teel Rd. and White and Parker Rd. on the west side south of Ak-Achin Community in the Maricopa area.

COMMUNITY DEVELOPMENT
Planning Division
31 North Pinal Street, Building F, PO Box 2973, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530 www.pinalcountyaz.gov
MOTION:
Vice-Chairman Hartman made a motion for continuance, to be heard on 1/21/21, Commissioner Mennenga seconds the motion. Motion passed unanimous 10-0.

MOTION TO ADJOURN

Commissioner Mennenga made a motion to adjourn.
Commissioner Pollard seconded it.

Meeting Adjourned 9:49 am.


__________________________________________
Steve Abraham, Planning Manager
MEETING DATE: January 21, 2021 (Continued from December 17, 2020)

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: SUP-002-20 (“Godzilla” Monopole Wireless Com.)

CASE COORDINATOR: Steve Abraham, AICP

Executive Summary:
Leonard Grewing, owner, Pinnacle Consulting applicant/lessee, (Sunstate/Verizon) requesting approval of a Special Use Permit to operate a 100 foot tall wireless communication monopole, in the GR zone. The Tower is proposed with no stealth or camouflage and is located on a property that is currently utilized for residential purposes. The Property location is north of the intersection of Teel Rd. and White and Parker Rd. in the Maricopa area north westerly of the Nissan Test track.

Due to a notice deficiency this case will be renoticed for a later date, no additional action is necessary
MEETING DATE: JANUARY 21, 2021

TO: PINAL COUNTY PLANNING & ZONING COMMISSION

CASE NO.: PZ-004-20 (Saguaro Flats)

CASE COORDINATOR: Sangeeta Deokar, Planner

**Executive Summary:**
This project is a rezone request that will allow a residential subdivision on approximately 89.2± acres with a minimum of 1.0 acres lots. In order to allow the construction of single family homes, the parcel would have to be rezoned to Single Family Residence Zoning District (RU-43) to meet the minimum lot area specification proposed for the new homes.

**If This Request is Approved:**
The applicant will apply for a building permits under the RU-43 – Single Residence Zoning District.

**Staff Recommendation/Issues for Consideration/Concern:**
Staff recommends denial of the Zone Change application with attached stipulations.

**LEGAL DESCRIPTION:**
89.2± acres situated in portion of Section 10, T02S, R08E, Tax parcels 505-02-008A, 505-02-006D located at the north-east corner of Randolph Road and Manchester Road approximately four miles east of I-10 in the eastern Casa Grande within the unincorporated area of Pinal County.

**REQUESTED ACTION & PURPOSE:**

**PZ-002-19 – PUBLIC HEARING/ACTION:** Michael Buschbacher, Hunter Engineering, Inc., agent, on behalf of Kevin Petersen, applicant/landowner requesting a zone change from General Rural (GR) Zone to RU-43, Single Residence Zoning District to allow a residential subdivision on approximately 89.2± acres, situated in portion of Section 10, T02S, R08E, Tax parcels 505-02-008A, 505-02-006D located at the north-east corner of Randolph Road and Manchester Road approximately four miles east of I-10 in the eastern Casa Grande within the unincorporated area of Pinal County.

LOCATION: The subject site is located at the north-east corner of Randolph Road and Manchester Road approximately four miles east of I-10 in the eastern Casa Grande.

SIZE: 89.2± acres.

COMPREHENSIVE PLAN: The Comprehensive Plan designates the land use of this area as Moderate Low Density Residential (1-3.5 du/acre).

EXISTING ZONING AND LAND USE: The site is currently zoned General Rural (GR) Zoning District.
Community Development

Legal Description:
Situated in portion of Section 10, T02S, R08E, Tax parcels 505-02-008A, 505-02-006D located at the north-east corner of Randolph Road and Manchester Road approximately four miles east of I-10 in the eastern Casa Grande within the unincorporated area of Pinal County.
PZ-004-20 – PUBLIC HEARING/ACTION: Michael Buschbacher, Hunter Engineering, Inc., agent, on behalf of Kevin Petersen, applicant/landowner requesting a zone change from General Rural (GR) Zone to RU-43, Single Residence Zoning District to allow a residential subdivision on approximately 89.2± acres, situated in portion of Section 10, T02S, R08E, Tax parcels 505-02-008A, 505-02-006D located at the north-east corner of Randolph Road and Manchester Road approximately four miles east of I-10 in the eastern Casa Grande within the unincorporated area of Pinal County.
SURROUNDING ZONING AND LAND USE:
   North: General Rural Zoning District (GR) - Residence
   South: General Rural Zoning District (GR) - Residence
   East: General Rural Zoning District (GR). Single Residence (CR-1A) Zone- Residence
   West: General Rural Zoning District (GR) - Residence

PUBLIC PARTICIPATION:
   Neighborhood Meeting: October 8, 2019
   Property Mail out: December 23, 2020
   Newspaper Advertising: December 23, 2020
   Site posting, Applicant: December 23, 2020
   Site posting, County: December 23, 2020

FINDINGS/SITE DATA:
Access: Randolph Road is the access to the south of the property and a primary point of access to the four 89.2 acre property. This road is not developed and ends at the south-west corner of the larger parcel. The two parcels are accessed by the undeveloped N Manchester road running north and connecting a utility easement owned by Kinder Morgan.

HISTORY: The parcels are zoned General Rural and remain largely undeveloped as of today. They are currently surrounded by vacant land on the north, east, and west and with farmland cultivated by property owners to the south. Current zoning allows for single family residence that is consistent with the surrounding land use and single family residential development. A zone change to RU-43 zoning would continue to allow for single-family home that is consistent with development of the nearby area.

ANALYSIS:
Comprehensive Plan
The Comprehensive Plan designates the land use of this area as Moderate Low Density (1-3.5 du/acre). A zone change to RU-43 would continue to conform to the Comprehensive Plan’s land use goals through the following:
   • The intended land use goal for the rezone will be single-family dwelling – the same land use that the lot already serves.
   • The rezone will preserve rural character of the lots while meeting residential zoning guidelines.

Zone Change
A zone change to RU-43 zoning would continue to allow for single-family home that is consistent with development of the nearby area. The proposal changes the lots sizes from 1.25 acres to 1.00 acre in size per proposed zoning. Number of buildable lots increases from approximately 60 to 70 lots due to reduction in the lot sizes. Staff notes the propose zone change will have minimal impact to the surrounding properties and proposed homes would be compatible with the surrounding housing stock.

Access:
The two parcels proposed for a zone changes are currently surrounded by vacant land or farmland cultivated by property owners to the south. Access roads to the subject sites proposed for rezone are undeveloped and the only access is at the south-west corner along west-Randolph road that stops at the junction of the N Manchester road. Randolph road does not exist on site at this time and the southern portion along the Randolph beyond Manchester is fenced with a barbed wire and no access to the east of the property. North Manchester is a north-south road that is undeveloped and connects to the Kinder Morgan Utility easement to the north of the property.
Traffic Analysis:
Proposed 70 lot division would increase traffic when compared to the existing general rural zone. Traffic along Weaver Road/Randolph road would need to comply with Pinal County Access Management Manual for access as they are minor arterials.

Flood Zone Analysis:
The FEMA Flood zone map determines the subject parcels falling under the ‘X’ zone. However the Pinal County Flood Control District determines the south-eastern quarter of the parcel 505-02-008A falls under “Local Floodplain” designation. This was determined based on a 2016 drainage report called ‘Lake in the Desert Preliminary Flood Mitigation Assessment’ prepared by PSOMAS for Pinal County which shows that a ponding area near the southeast portion of the subject property has flood depths that exceed 4 ft. With the local floodplain conditions, the current site plan would may need to be substantially modified in terms of the number of lots, location of the retention basins and the layout. At a minimum, the developer would need to have their engineer evaluate the impacts of the local floodplain and determine whether the lots are buildable given the flood depths shown in on the Pinal County maps.

Drainage:
Further the applicant wishes to propose on-lot retention basins for the storm water management. Each lot owner in the subdivision would be required to have the on-lot retention. This would need to be addressed at a plat level that defines development and design guidelines mitigating on-lot retention. Each lot in this subdivision may require a site specific drainage design to address the storm water run-off generated from the development. Typically this would be addressed on a lot-by lot basis as building permits are issued for the future homes. With the current layout, storm water run-off generated from the roadways would be stored in the future on-lot retention basins to be constructed with the homes. No interim retention solution has been provided with the proposal. Community retention basins provided in the current layout do not seem to resolve the problem that the site currently has. The design concept is not sensitive to the local conditions the site has to offer. In addition, the on-lot retention basin concept presents a challenge for community maintenance of these facilities. Drainage Easements may be required to protect the on-lot basins from alteration and to ensure the long-term control of storm water runoff generated from the development. In addition, drainage easements may be required to ensure that off-site drainage passes through the property adequately.

After review of the submitted site plan, staff has determined that two waivers to the subdivision would be needed to complete the development as submitted by the applicant. Staff has repeatedly communicated taking a realistic development plan is essential to good land-use planning. The applicant was insistent on having the meeting and discussing requirements with the commission, which cannot be waived by the commission. This is the primary reason staff is recommending denial for the rezone.

SCHOOLS:
The proposed rezone will not have any impact to the nearby school within proximity.

UTILITIES AND SERVICES:
   Water: Arizona Water Company Western Group- Casa Grande Division
   Sewer: Septic Tank
   Electric: APS
   Natural Gas: Southwest Gas
   Telephone Service: Century Link
   Cable Service: Century Link and Cox Communications.
   Fire: Regional Fire and rescue Department
   Police: Pinal County Sheriff Department

To date, one letter in opposition has been received from adjacent property owners.
The Pinal County Department of Public Works reviewed the proposal and had no comments.

Pinal County Flood division reviewed the proposal and have attached their comments.

The proposal is located adjacent to the Casa Grande municipal planning boundary. As of the writing of this report, no response has been received.

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 this rezone application request under Planning Cases PZ-004-20. Furthermore, the Commission must determine that this zone change 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 rezone request.

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 BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF SUMMARY: The property owner, Kevin Peterson/Nuttal 89 LLC, have 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 approval of a Rezone application.
2. To date, no letters in opposition or support have been received.
3. The property has legal access.
4. The subject property will be located within the “Rural Living” designation.
5. Granting of the proposed ordinance 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 (PZ-002-19): After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), staff recommends denial of this request, subject to the stipulations listed in the recommended motion.

STAFF RECOMMEND MOTION (PZ-002-19): I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with its eight (8) stipulations as listed in the staff report:

1. Approval of this zone change (PZ-004-20) will require, at the time of application for development, 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;

2. The Saguaro Flats Rezone application (PZ-004-20) is to be developed as shown by the site plan/development plan revised December 2020, along with the applicants other supplementary documentation in accordance with the applicable criteria set forth in Chapter 2.240 of the Pinal County Development Services Code;
3. No future lot divisions shall be permitted.

4. A Traffic Impact Analysis (TIA) will be required to be submitted to the County Engineer at the time of Tentative Plat submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer’s cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Tentative Plat going before the Planning and Zoning Commission;

5. Half street right-of-way dedications and half street improvements will be required for Weaver Rd. (eastern boundary) and Randolph Rd (southern boundary). All right-of-way dedication shall be free and unencumbered;

6. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;

7. Per the Subdivision & Infrastructure Design Manual, Section 6.14 cul-de-sacs shall not exceed 500 ft. in length. A Waiver Request shall be submitted to the County Engineer for review and shall be approved prior to the Tentative Plat going before the Planning & Zoning Commission;

8. A drainage report will be required to be submitted to the County Engineer at the time of Tentative Plat submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the first Final Plat approval. The approved drainage plan shall provide retention for storm waters in a common retention area or as approved by the County Engineer;

9. A waiver request for the use of on-lot retention is required to be submitted to the County Engineer for review and approval. The waiver request must demonstrate why the use of on-lot retention is warranted and explain why it is the only feasible solution to handle runoff generated from the site itself. In addition, a plan for implementing the proposed on-lot retention must accompany the waiver request. This plan shall explain when the basins will be constructed, who will maintain them, the size and dimensions of the basins, and how much runoff they will retain.

10. Any roadway sections, alignments, access locations and access movements shown in the application are conceptual only and have not been approved by the Pinal County Engineer;

11. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;

12. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;

13. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;

14. The proposed Site Plan should have a paved road arterial access to the project, paved road access within the project and paved parking lots.

Date Prepared: 1/8/2021 SD
APPLICATION FOR CHANGE OF ZONING REGULATIONS
IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

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

1. Pinal County Staff Coordinator: Sangeeta Deokar

2. Date of Concept Review: 6 / 28 / 2019
   Concept Review No.: CR - 5040 - 06

3. The Legal Description of the Property:
   BEG AT W 1/4 CR OF SEC 1-68-6E TH E-2004.11'' TO CENTER OF SAID SEC 1
   THE E 150' TH E-100' TO POB TH E-1226.20" TH S-651.98' TH W-1227.62" TH N-640.53' TO POB SE C 1-6S-6E 18.2 AC.
   E 1/2 SE SXC N-305' OF SEC 1-6S-6E 71.00 AC.

4. Tax Assessor Parcel No(s.): 50502008A, 50502008D

5. Current Zoning (Please provide Acreage Breakdown): GEN RESIDENTIAL (GR)
   Requested Zoning (Please provide Acreage Breakdown): R-43, 89.2 AC

6. Parcel Size(s): 18.2 AC, 71 AC = 89.2 AC

7. The existing use of the property is as follows: THE PROPERTY IS PRESENTLY UNDEVELOPED.

8. The exact use proposed under this request: AN 89.2 AC DEVELOPMENT WITH 70 1-AC SINGLE FAMILY RESIDENTIAL
   LOTS. R-43 ZONING.

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. THE SURROUNDING AREA
    IS SLOWLY BEING DEVELOPED INTO RESIDENTIAL SUBDIVISION PARCELS.

13. Explain why the proposed development is needed and necessary at this time. 1-AC SINGLE FAMILY
    LOTS ARE PRESENTLY IN DEMAND IN THE SURROUNDING COMMUNITY.

RECEIPT #: AMT: DATE: CASE:

REvised OCTOBER 2014
SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of
   services that would be paid for by the public:
   ALL SERVICES ARE AVAILABLE TO THE SUBJECT PROPERTY EXCEPT FOR ROADS WITHIN THE PUBLIC ROW AND WATER
   SERVICE WHICH COULD BE A PUBLIC INVESTMENT (SEPTIC & STORM WATER TO BE RETAINED ON EACH LOT)

2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show
   ingress/egress on the site plan:
   750 AVERAGE DAILY PROJECTED INBOUND TRIPS WILL BE GENERATED BASED ON THE ITE LAND USE CODE 210 (LUC210)
   SINGLE FAMILY HOUSING AS SHOWN IN TABLE 1 OF THE TRAFFIC IMPACT STATEMENT DATED DECEMBER 11, 2019

3. How many parking spaces are to be provided (employees and customers)? Indicate
   these parking spaces on the site plan:
   THERE ARE NO ADDITIONAL PARKING SPACES PROVIDED IN THIS R-43 PROJECT. NO SEPARATE PARKING IS REQUIRED.

4. Is there a potential for excessive noise (i.e.; children, machinery) or the production
   of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate
   these problems for your neighbors?
   THIS IS NOT APPLICABLE. SINCE NO EXCESSING NOISE, OR PRODUCTION OF SMOKE, FUMES, DUST OR GLARE WILL
   BE GENERATED.

5. What type of landscaping are you proposing to screen this use from your neighbors?
   N/A

6. What type of signage are you proposing for the activity? Where will the signs be
   located?
   MONUMENT SIGNS AT MAIN ENTRIES - TWO LOCATIONS ON RANDOLPH & WAVER

7. If the proposed land use involves any type of manufacturing or production process,
   provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short
   narrative:
   NOT APPLICABLE. MANUFACTURING OF PRODUCTION PROCESSES ARE NOT ALLOWED IN SINGLE FAMILY R-43
   RESIDENTIAL ZONING.

8. Explain how the appearance and operation of the proposed land use will maintain the
   integrity and character of the zone in which the use is requested:
   ONE-ACRE RESIDENTIAL LOTS WILL MAINTAIN THE RURAL RESIDENTIAL CHARACTER OF THE IMMEDIATE COMMUNITY

9. Have you discussed possible conditions that may be placed on the approval with the
    Planning Department?         □ YES        □ NO

10. Do you understand that if a condition is violated, that there is a public process by which
    your zoning may be reverted?   □ YES        □ NO
PROPERTY OWNERSHIP LIST
(required for filing all applications)

**Instructions:** Print name, address, city, state, zip code and tax parcel number for each property owner within 600 feet of the subject parcel boundary.

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I hereby verify that the name list above was obtained on the **30th** day of **January** 2020, at the office of **ONE AZ**, and is accurate and complete to the best of my knowledge.

**Signature** ____________________________ **Date** ____________________________

Acknowledged before me by ____________________________ on this **30th**
Day off **January** __________, 2020

**Signature of Notary Public** ____________________________

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

**REVISED OCTOBER 2014**
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.

Nuttal 89, LLC - Kevin Petersen
3369 E Queen Creek Rd. #1 Gilbert, AZ 85297 (602) 540-8151

Name of Landowner (Applicant) | Address | Phone
---|---|---

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

kevin@ppmmland.com

Hunter Engineering, Inc - Michael Buschbacher II, AICP
10450 N. 74th St. #200 Scts., AZ 85258 (480) 991-3985

Name of Agent | Address | Phone
---|---|---

Signature of Agent | E-Mail
---|---

mbuschbacher@hunterengineeringpc.com

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

NUTTAL 89, LLC AN ARIZONA LIMITED LIABILITY CORPORATION
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]
hereinafter referred to as "Owner," is/are the owner(s) of 89.2 acres located at

[Insert Address of Property]
and further identified as assessor parcel number 50502008A & 50502008D _________ 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
HUNTER ENGINEERING, INC.
[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: _________________

STATE OF ______________________
COUNTY OF ______________________ ss.

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. ]

NUTTALL 89 LLC

[Insert Company or Trustee's Name]

By:  

[Signature of Authorized Officer or Trustee]

Its:  

[Insert Title]

Dated:    

STATE OF Arizona ) ss.  

COUNTY OF Maricopa )

The foregoing instrument was acknowledged before me, this 3rd day of January, 2020 by Kevin Petersen  

[Insert Signor's Name]  

NUTTALL 89 LLC             an  

[Insert Name of Company or Trust]   ARIZONA LLC  

[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.

Cassandra Danyl  
Notary Public

My commission expires: 5-29-2023

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

STATE OF __________________________  

COUNTY OF __________________________  

On this ____ day of ____________, ______, before me, the undersigned, personally appeared  

____________________________________ Who acknowledged himself/herself to be ____________________________ of ____________________________  

[Title of Office Held]  [Second Company]  

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: ____________________________

REVISED OCTOBER 2014
PART ONE - Consistency with Pinal County’s Vision Components

Sense of Community

☑ This proposal is consistent with the Sense of Community vision component.

This proposal seeks to maintain the sense of community for Pinal County by offering one-acre lots that typically include ample open space within the lot itself, based on the average typical home built on an acre lot. The larger lot sizes encourage diversity in home styles, sizes and shape because of the flexibility typically allowed on rural one-acres residential lot communities. Larger lots have a very low density and therefore tend to have more wildlife, less destruction of habitats and better air & water quality. Low density developments have less impact on the land and preserve more open space in general compared to quarter acre or eight acre lots that are packed tightly together.

Mobility and Connectivity

☑ This proposal is consistent with the Mobility and Connectivity vision component.

Designated paved roadways will be used to access lots within and surrounding the subdivision. These roadways will provide connectivity to collector and arterial roads in the area. This will improve mobility and connectivity while improving air quality by eliminating the existing dust produced from the current dirt road system in the area. The project location was selected to have close proximity to the Interstate 10 corridor and is within 2 miles of the closest freeway interchange.

Economic Stability

☑ This proposal is consistent with the Economic Stability vision component.

This project expands opportunities for residents to live in rural Pinal County, which helps promote long-term economic viability by added more beds and residents which will use services and seek employment in the County. While acre lots are large, the proposed subdivision encourages lots smaller than the previously approved plan and zoning on this site, which will bring more residents to the area.
PART ONE (cont.) - Consistency with Pinal County’s Vision Components

Open Spaces and Places

✔ This proposal is consistent with the Open Spaces and Places vision component.

We feel that enjoyment of and respect for the natural surroundings is a BIG part of why our residents would choose homesites in our project that offers the large one acre lots to provide that rural lifestyle. The project is located within two miles of the proposed regional trail along the McCartney Road alignment and the North Branch of the Santa Cruz Wash Corridor is within a half mile of the site. The project site is within a low-quality designation for habitat value in the Open Space and Trails Master Plan.

Environmental Stewardship

✔ This proposal is consistent with the Environmental Stewardship vision component.

The quality of the natural environment is of value to the developer and to the project as a whole. The natural environment is a primary resource to the purchasers of one-acre lots. Homes are typically limited to a small building envelope with the balance of the site left in its natural condition. The development will have a very low impact on the surrounding desert compared with more intensive development such as those that seek to place 3-5 dwelling units on an acre. This type of development typically uses 1/3 to 1/4 of the water for in a typical development that has common open space rather than private (lot based) open space. The project avoids environmentally sensitive areas and requires very little site drainage mitigations. A septic system eliminates the need for a complex system of sewer pipes and the disturbance of the land required to build the sewer. The individual septic systems treat wastewater onsite reducing the need for pump stations and collection systems. The project is not within a wetlands or riparian area and will not encroach on these types of sensitive environments. Steep slopes have been avoided and there are no critical habitat areas within the project.
PART ONE (cont.) - Consistency with Pinal County’s Vision Components

Healthy, Happy Residents
☑ The project in not consistent with the Healthy, Happy Residents vision component.

The project does not support a mix of lot sizes and is not located near existing transit. By nature of its remote rural character this project does not have the density or proximity to more urbanized areas and does not provide places for residents to walk or ride to uses outside of the development. The project is mostly car dependent. While not consistent with this vision component, the site is located adjacent to a future planned open space in the North Branch of the Santa Cruz Wash corridor & the future trail alignment along McCartney Road. The closest mixed-use activity center is planned for the intersection of Interstate 10 and McCartney Road.

Quality Educational Opportunities
☑ This proposal is consistent with the Quality Educational Opportunities vision component.

The project is located in greater Pinal County and is closest to Casa Grande School District #4 and Vista Grande High School. The Coolidge Elementary School District is also nearby. Adult residents are served by Central Arizona College, which provides affordable high-quality educational opportunities to its students. The College is ranked #7 in affordable online colleges, #2 in the list of Best Trade and Vocational Schools in Arizona and #4 in Best online Health and Nutrition Certificate Programs.

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

Consistency with the Land Use Designation shown on the Land Use Map
☑ The projected land uses are shown on the Land Use and Economic Development graphic.

The project land use is Moderate Low Density Residential (MLDR) with a density of one dwelling units/acre to three and half dwelling units/acre according to the Land Use Map. Comprehensive Plan Land Use Map. The project Economic Development graphic shows the area only as unincorporated. Our proposed used as a residential subdivision will improve the economic conditions for this project.
PART TWO (cont.) - Consistency with the Plan’s Key Concepts illustrated on Land Use, Economic, and Circulation Graphics

Consistency with the Mixed-Use Activity Center Concept

☑ The project land uses are not shown within a Mixed-Use Activity Center

The project site is two miles from the closest mixed-use activity center, which is located at the intersection of Interstate 10 and McCartney Road. The closest mixed-use activity center is classified as a mid-intensity activity center.

The land use proposal does not include a Mixed-Use project and will be a residential project only.

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.

The project provides for a larger lot development pattern with options for suburban residential patterns. The site is uniquely suitable based on its proximity to Interstate 10 and the Mid-Intensity Activity Center located at McCartney & Interstate 10.

Quality Employment Opportunities County-wide

☑ The proposal is not consistent with the Economic Development element

☑ The proposal does not include additional information about how the development addresses the Economic Development Vision embodied in the Comprehensive Plan.

This project does not locate any jobs but rather provides a place for new workforce pool of upwardly mobile residents in the region to serve the Cities of Casa Grande, Coolidge and Eloy.

Viable Agriculture, Equestrian and Rural Lifestyle

☑ The proposal does not cluster development to protect open space and agriculture.

☑ The proposal includes additional information about how the development addresses Viable Agriculture, Equestrian, and Rural Lifestyle.
PART TWO (cont.) - Consistency with the Plan’s Key Concepts illustrated on Land Use, Economic, and Circulation Graphics

**Viable Agriculture, Equestrian and Rural Lifestyle (cont.)**

The nature of large lot residential encourages personal agriculture through the use of large personal gardens in backyards. In some locations, local agriculture could provide opportunities for some homeowners to grow produce that could be shared or sold to others within the community. One-acre lots are conducive to equestrian boarding, hay barns, training facilities and other equestrian activities that need additional land. This ability to use the land not used for housing to help promote a rural lifestyle, especially in a neighborhood of one-acre lots.

**System of Connected Trails and Preservation of Open Space**

☑ The proposal is consistent with Pinal County Trails and Open Space Master Plan and Comprehensive Plan Open Space and Places Chapter.

☑ The proposal includes additional information about how the development addresses the open space vision and goals.

The project is within a mile of the planned North Fork of the Santa Cruz Wash Corridor Open Space and to a planned regional parkway along McCartney, which is within two miles of the site. A planned multi-use trail corridor occurs 2 miles west along Interstate 10 and 2 miles north of the site.

**Natural and Cultural Resource Conservation**

☑ The proposal addresses environmentally sensitive areas it may impact.

☑ The proposal includes additional information about how the development addresses the natural and cultural resource conservation.

Maps from the Open Space and Trails Master Plan show no environmentally sensitive areas on or near the proposed subdivision. The site flat and has no major wash flows and consists mostly of creosote flats desert landform. There are no riparian areas, mountains, foothills or bajadas on the site. The closest natural resource is the planned North Fork of the Santa Cruz Wash which is within a mile to the west.
Water Resources, Public Facilities/Services, and Infrastructure

☑ The proposal ensures that adequate public facilities are in place or planned for within a reasonable time of the start of the new development.

Water will be provided by Arizona Water Company as per the domestic water will serve letter provided on January 15th, 2020. A letter of assured supply will be obtained as the project moves forward as per the requirements of regulatory agencies having jurisdiction of Arizona subdivision and of applicable Arizona statutes as set forth in the Arizona Groundwater Management Act ARS 45-576.

Roadway half streets will be improved along Randolph Road and Weaver Road by the developer of the project. The sewer is planned to be a system of separate individual septic systems that will occur on each lot.
September 23, 2019

Dear Neighbor,

We are applying for a zoning change for the property located at the Northwest corner of Randolph Road and Hacienda Road in Pinal County, Arizona. This request is for development of single-family residential neighborhood with approximately 70 one-acre lots.

This letter is being sent to all property owners within 1,200 feet of the property at the request of the Pinal County Community Development Department. A copy of the proposed subdivision site is enclosed for your review.

A public meeting is required for all zoning changes and is scheduled for October 8th, 2019.

**Location:** Central AZ College Campus, 8470 N Overfield Road, Coolidge, AZ.
**Room:** Building H, room H101
**Time:** 5:00pm – 6:00pm

You are invited to attend this meeting and provide any input you may have regarding this proposal.

If you have any questions regarding this proposal, please call me at 480-991-3985. Pinal County has assigned this case to Sangeeta Deokar of their Planning and Development Department. She can be reached at 520-866-6530 should you have any questions regarding the neighborhood meeting process. If you have sold this property in the interim, please forward this correspondence to the new owner.

Sincerely,

**Audie Hennington**
Principal Landscape Architect
Hunter Engineering
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October 9, 2019

Mr. Kevin Peterson
Peterson Properties & Management, Inc.
3369 E. Queen Creek Road, Suite 101
Gilbert, Arizona 85297

Re: NUTTALL 89, LLC – Meeting Minutes

Location: Central Arizona College Campus, 8470 N Overfield Road, Coolidge, AZ
Building H, Room H101
Mtg. date: October 8, 2019, 5:00pm – 6:00pm

Attendees:
Hunter Eng.: Audie Hennington, Grant Hirneise
Prop. Owners: Michael Lee, Jay Stevens, Patti Lee, Stili Lee (White)

Kevin,

Meeting Minutes:
1. What is the development schedule of the subject property? A development schedule of 18 months to 2 years was mentioned. A neighbor is worried that this development may adversely affect his property. It was mentioned that the development of the subject property will not negatively affect his property, or his business; but planned half-street improvements would benefit his property. He own a heavy equipment apprenticeship and training school called Arizona Operating Engineers; which is South of the subject property. The homeowner also requested that Hunter Engineering provide two Property Assessors if possible, for his use, after reviewing his information on the Pinal Co. Assessors site with Grant Hirneise. (Property owner: Jay Stevens; Parcel Number 50512002A)

2. What type of fencing/perimeter walls is the developer envisioning on the perimeter of the subject property? It was mentioned that no decision had been made on walls and fencing yet but the ownership will provide the information in the upcoming formal public meeting. (Property owner: Patti Lee; Parcel Number 505020090)

3. The easement at the end of the cul-de-sac (NWC of the property) should not cross the adjacent property because a wash adjacent to the easement handles a great deal of storm water runoff and should not be blocked. It was mentioned that the storm water design of the subject property has not started yet but Hunter Engineering thanked her for her concern. (Property owner: Patti Lee; Parcel Number 505020090)
4. Are two-story homes allowed and what are the proposed building setbacks? It was mentioned that Hunter Engineering would get back to this property owner regarding these questions. (Property owner: Patti Lee; Parcel Number 505020090)

5. The property boundary of Lot 9 appears to cross into a very deep existing desert wash. It was noted that the development of the subject property would not affect off-site drainage (Property owner: Patti Lee; Parcel Number 505020090)

6. An electrical easement was not identified on the subject property; which provides power to Parcel 505020090. It was mentioned that the utilities design for the subject property would not negatively affect the property owner and thanked her for her concern. She believed it was an access easement for vehicles as well, but it appears to be just an electrical easement. According to the ALTA, her access easement comes from the south side of her property. (Property owner: Patti Lee; Parcel Number 505020090).

27 separate letters were mailed two weeks prior to this meeting to all property owners within 600’ of the subject property. There are only 8 separate property owners to the 27 parcels. The mail to the property owner of the subdivision Northeast of Nuttal 89 was returned because the mailing address provided on the Pinal County web site was not deliverable; although none of the 13 lots owned by Arroyo Arizona, LLC within the 600’ have been sold yet.

Please review the above meeting notes and let me know if you have any clarifications or changes you would like make to the notes. If nothing is received within 48 hours of the date of these notes, the notes will become the record.

Thank you,

Audie Hennington, RLA
Hunter Engineering
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### Property Ownership List within 600' of subject parcel (Nuttal 8')

Submit a list to Pinal Co. of all property owners within 600' of subject property
(Required for filling all applications)

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Name: Robertson Patricia Jo Rev Trust
Property Address: 
City, State, Zip: 
Mailing Address: PO Box 68
City, State, Zip: Coolidge, AZ 85128

26 Parcel: 50512002A
Name: Arizona Operating Engineers
Property Address: 10797 W Randolph Road
City, State, Zip: Casa Grande, AZ 85194
Mailing Address: 10797 W Randolph Road
City, State, Zip: Casa Grande, AZ 85194
Project Narrative
For
Saguaro Flats
NWC Randolph Road & Hacienda Road
Pinal County, Arizona

Prepared for:
NUTTALL 89, LLC
3369 E Queen Creek Road, Suite 101
Gilbert, AZ 85297

Prepared by:
Hunter Engineering, Inc.
10450 N. 74th Street, Suite 200
Scottsdale, AZ 85258
(480) 991-3985

January 27th, 2020

Zoning Case Number: Z-PA-009-19
H.E. Project No. LASP001
**Purpose of Request**

The purpose of this request is to change the current zoning from General Residential (GR) to Single Residence District (R-43). This change will provide the flexibility necessary for Saguaro Flats to develop and mature with changing demographic and market trends. This request further defines the design philosophy and vision for the Saguaro Flats community.

This document provides development guidance for the nature of project and includes information on the following elements: proposed land use, conformance to the adopted Comprehensive Plan, general location and circulation, site utilities, neighborhood meeting information, preliminary drainage and development schedule. If approved, this rezone will completely supplant and replace the current zoning designation.

This rezone is intended to preserve and build upon the local character of the area and improve the overall layout of the site. The proposed Saguaro Flats community will create the flexibility to respond to future market demands. The new site plan offers a lot size that is preferred by home builders in the area. The proposed Saguaro Flats subdivision plan creates synergy between land uses, reinforces the neighborhood concept, and sets up the framework to allow for flexibility in the product types for one-acre lots through the development.

**Description of Proposal**

Saguaro Flats, encompassing approximately 90 acres held by Nuttall 89, LLC is being rezoned to offer up to 70 traditional single-family residential units, in the form of one-acre lots, associated roadways and entry signage. The revised road network assists in creating the type of walkable neighborhood sought after by purchasers of larger one-acre lots and gives the community a rural local feeling typically associated with this type of development. Amenities are minimal and not typically the focus of one-acre lots subdivisions where buyers look for the opportunity and land to create their own site improvements including pools, RV garages, equestrian corrals and accessory structures. A quick summary of the proposal is included below.
Description of Proposal (cont.)

- **Land Use:** The Pinal County General Plan designation for the site is Moderate Low Density Residential (MLDR), which allows density from 1 to 3.5 DU/A. The proposed subdivision is compatible with the existing general plan designation.

- **Zoning:** The site is currently zoned General Rural (GR), which allows lot size of 54,450 S.F. We propose rezoning from GR to R-43 Single Residence Zone, which allows 1-acre lots.

- **Circulation:** Randolph and Hacienda Roads will have vehicular entries and will include half-street improvements along the property Right of Way. Improvement on Hacienda Road will also extend an additional 400’ to the North for access.

- **Drainage:** Each residential lot includes on-lot retention so there is no need for separate retention basins. Street curbs will be vertical where needed and ribbon curb will occur where appropriate.

- **Design Guidelines:** We will explore the possibility of establishing design guidelines to assure quality control of this development.

**Nature of the Project** - This type of development crafts a strong community identity, while maintaining uniqueness and diversity in product types that can be accommodated on one-acre lots. Buyers looking for one-acre lots prefer larger distances between home sites that afford higher levels of privacy.

**Proposed Land Use** - The proposed land uses includes a more defined lot size associated with traditional single-family residential developments as opposed to the current zoning designation of General Residential. These lots will use individual septic systems that will be approved on a lot by lot basis as new homeowners purchase their lots and begin to improve their property. In addition, each lot will self-contain site drainage for each lot.

**Conformance to the Comprehensive Plan** – The County Comprehensive Plan Map for the Land Use element designates the property as Moderate Low Density Residential (MLDR) with a density of 1-3.5 DU/A. This application is requesting to rezone from General Residential to Moderate Low Density Residential which would conform with the general plan and meet the intent of
providing a gradual change in land use intensity to ensure compatibility.

Supporting Information – All services are available to the site. Improvements for public rights-of-way and water supply will be paid for by the public. All other improvements will be provided by private service providers.

The number of vehicle trips produced by the project will equal 750 new daily trips based on the ITE LUC 210 for approximately 70 single family housing units that will be added to the area. Ingress and egress points shown on the site plan occur at both Randolph Road and Weaver Road.

There will be no additional parking spaces provided since the proposal is for single family residential uses there will be no employees or customers associated with this project. In addition, since this will be a single-family residential subdivision no excess noises, production of smoke, fumes, dust or glare will be generated for this project.

Landscape will be provided to meet the minimum standards for the county along public rights-of-way on the project’s perimeter streets. A small entry tract will feature some additional enhanced landscaping associated with the project monument signs to be located at the primary entrance on Randolph Road.

The proposed single-family residential project will not involve any manufacturing or production processes, these uses are not allowed in single family zoning within the county.

One-acre residential lots will maintain the rural character of the area and surrounding community. There have been no conditions placed on the approval of the project by the planning department. It is understood that if a condition were placed on the zoning and it was violated there is a public process where the zoning may be reverted.
Location and Accessibility

Saguaro Flats encompasses approximately 90 acres and is located 2 miles east of Interstate 10 and 3 miles north of the Casa Grande municipal boundary in Pinal County, Arizona. Its position, nearly two (2) miles east of Interstate 10 allows for easy and direct access from one of Arizona’s major interstates. Saguaro Flats is generally bound on the north by the Lake Powell Drive alignment, on the south by Randolph Road, on the west by Weaver Road and on the east by Manchester Road. Most of the nearby subdivisions are large-lot communities and Saguaro Flats will provide for a larger lot development pattern with options for suburban residential pattern.

Surrounding properties are generally vacant or being used as farmland and are zoned General Rural under Pinal County’s jurisdiction. Developed properties are located to the east and west of Saguaro Flats. Northwest of McCartney Road is the Arroyo Verde subdivision, a platted large lot community located within unincorporated Pinal County. There are no other subdivisions in the immediate area. Kinder Morgan owns a strip of lands to the north for a utility easement.

Circulation, Utilities and Services

Roadways

Saguaro Flats is planned to be constructed in phases. A traffic impact assessment (TIA) will be submitted with the preliminary plat for the initial phase of development. The TIA will analyze the impacts of future phases which will include initial build conditions, interim conditions, and final build out.

Analysis results will be used to make recommendations to improve traffic circulation, reduce potential congestion, and improve safety at the adjacent roadways and intersections. A traffic impact statements has been completed that reviewed circulation within and around the project. This study recommended appropriate roadway design and intersections, to provide adequate mobility, while maintaining the residential nature of the site. The traffic impact analysis will help identify safe routes to school to encourage children walking or biking to school and complete street...
concepts will be designed to provide access for multimodal traffic including transit, pedestrian and bicycle facilities surround the site.

Existing Conditions
The Saguaro Flats project will be located on an undeveloped parcel of land on the northwest corner of Randolph Road/Weaver Road, one mile south of the intersection of Weaver Road/McCartney Road.

McCartney Road is an east/west aligned roadway with one through lane in each direction. The roadway provides access to Interstate 10 (I-10) approximately two miles west of Weaver Road and ‘dead ends’ approximately three (3) miles to the east. There is a posted speed limit of 40 miles per hour (mph) on McCartney Road.

Weaver Road is a two-lane roadway that provides access to single-family residential homes north and south of McCartney Road. Weaver Road is paved for approximately one-half (1/2) mile south of McCartney Road. At the end of this paved section, barriers have been placed to prevent vehicles from traveling further south; however, vehicle tracks are present south of the barriers along the Weaver Road alignment. The posted speed limit of Weaver Road is 25 mph.

Randolph Road is an east/west aligned roadway. While the Randolph Road alignment is one mile south of McCartney Road, it has not been constructed in the project area.

Access
The project will be served by two proposed access points; Lake Erie Drive will be located on the west side of Weaver Road and South Access will be located on the north side of Randolph Road.

The Saguaro Flats project will include the extension of Weaver Road along the eastern edge of the project site before connecting with the Randolph Road alignment. Randolph Road will be paved along the southern edge of the site. The intersection of Randolph Road/Weaver Road will form an ‘L’ intersection at the southeast corner of the project site.

Lake Erie Drive is a proposed roadway that will provide access to the middle of the site from Weaver Road, approximately 1,560 feet south of Sandstone Mountain Drive. The intersection of Lake Erie Drive/Weaver Road will form a three leg un-signalized intersection. Eastbound vehicles exiting the site will be provided a shared left/right turn lane. Northbound traffic on Weaver Road will be offered a shared left turn/through lane.
while the southbound approach to the intersection makes use of a shared through/right turn lane. Traffic will be free flow on Weaver Road while eastbound traffic approaching at Lake Erie Drive/Weaver Road will be STOP controlled.

South Access will be located approximately 600 feet west of Weaver Road and will form a three leg un-signalized intersection with Randolph Road. Eastbound traffic will be provided with a shared left turn/through lane, while westbound vehicles are offered a shared through/right turn lane. Southbound vehicles exiting the site will be STOP controlled and offered a shared left/right turn lane.

**Preliminary Drainage**

The Saguaro Flats project will incorporate a system of run-on diversion berms, channels, storm drains and retention basins to collect and convey on-site and offsite flows in and around the proposed development.

In its current condition, offsite flows naturally drain to the south/southeast and release onto existing vacant land and farmland. These offsite flows will be directed around the development by a series of berms and channels, all of which will be located in an on-site drainage easement. Flows along the western boundary are protected by an existing wash that diverts runoff south into an existing retention basin located on private land. This retention basin ultimately releases to the south of the project site. Flows along the northern boundary currently sheet flow across the site, ultimately releasing into existing vacant land and farmland. These flows will be diverted by a run-on diversion berm and convey the runoff to the northeast boundary of the site where it will be channelized and run down the eastern project boundary. This channel will ultimately release onto the existing farmland in a manner consistent with the existing conditions.

Onsite flows will be retained on-site in two ways. Each lot (1-acre minimum) will retain its own stormwater runoff. Runoff in the Right of Way will be captured in the proposed curb and gutter and conveyed into the proposed retention basins at the south end of the site by a combination of sheet flow and a storm drain system.
**Water Service**

Water for the Saguaro Flats project will be provided by the Arizona Water Company, Casa Grande Division.

Currently, there is a 24" ductile iron water main located in Weaver Road, approximately 700 feet north of the project site. The projects offsite improvements will connect to this existing 24" water main in Weaver Road and bring it south to W. Randolph Road along the projects eastern boundary. From here, the water main will be extended the length of the southern project boundary in W. Randolph Road.

The on-site portion of the water main extension will connect at two locations, one at the midpoint of the eastern project boundary and the other at the midpoint of the southern project boundary. Once on-site, water services will be stubbed to each lot in addition to providing fire protection for the neighborhood.

Pinal County does not set standards for projected water design flows. However, according to the City of Phoenix Design Standards Manual for Water and Wastewater Systems, the average daily flow for a single-family residential home is 360 gallons per day. For the Saguaro Flats project and proposed 70 lots, the required domestic average daily flow is 25,200 gallons per day.

**Water Supply**

Arizona Water Company’s Western Group, Casa Grande Division is the designated water provider. The site is services by the Pinal Valley Certificate of Convenience and Necessity. Arizona Water Company has completed the groundwater analysis for the Pinal Valley Management Area. The project lies within an area designated as having an assured water supply. We are currently working to obtain a will serve letter as verification of services for this project.

**Sanitary Sewer Service**

As noted above, the proposed subdivision will not be connecting to or extending any sewer mains but rather require each individual lot to provide a septic system. This is an approved practice on one-acre lots within Pinal County.
Utility Providers

Electrical Service:
The subject property is within the service area of Arizona Public Service.

Natural Gas Service:
The subject property is within the service area of Southwest Gas Corporation, Valley District.

Telephone Service:
The subject property is within the service area of Century Link.

Cable Service:
The subject property is within the service area of Century Link and Cox Communications.

Fire Protection:
The subject property is within the service area of the Regional Fire & Rescue Department.

Police:
The Pinal County Sheriff’s Department will provide law enforcement and protection services for Saguaro Flats.

Neighborhood Meeting Information

A preliminary neighborhood meeting occurred on Tuesday October 8th from 5-6pm at the Central Arizona College, Signal Peak Campus located at 8470 N Overfield Road in Coolidge, AZ 85128. The meeting was held by Hunter Engineering who was represented by Grant Himeise and Audie Hennington. 27 Letters were sent to all property owners within 600' of the project. There were only 8 separate owners to the 27 parcels that were notified. The informal meeting was attended by four local residents who received notification from Hunter Engineering about the project.

The primary issues discussed revolved around the schedule for development, the use of walls, the height of the proposed homes and the property drainage. There was also concern the project could impact a
local business being operated nearby and would adversely affect the business and surround residents. The citizens were advised that the development would not adversely affect them and would rather provide new half street improvements which would benefit all property owners in the area.

Another concern was addressed regarding the current drainage on the site. Our civil engineer advised the residents that the project would not affect off-site drainage flows. The participants asked what type of fencing or perimeter walls the development would be using for the project. It was advised that no decision had been made yet regarding on the walls or potential fencing and that information would be available at a future public meeting. Residents were informed about the potential for both single-story and two-story homes. Both housing product types would have appropriate building setbacks per Pinal County standards and these setbacks, when known, would be shared with the public as the planning process moved forward.
17 December 2019

Scott Nodes
Traffic Engineer
Pinal County Public Works Department
31 N Pinal Street, Building F
Florence, Arizona 85132

SUBJECT: NUTTAL 89
RANDOLPH ROAD/WEAVER ROAD
TRAFFIC IMPACT STATEMENT

Dear Mr. Nodes,

Please find enclosed a brief traffic impact statement (TIS) regarding the Nuttal 89 project located on the northwest corner of Randolph Road/Weaver Road (also known as Hacienda Road), south of the intersection of Weaver Road/McCartney Road, in Pinal County, Arizona. The vicinity of the project is shown in Figure 1. The project will consist of seventy (70) single-family homes as shown in Figure 2.

The purpose of this TIS is to estimate the traffic generation associated with the proposed project and to identify the possible impacts of the site on the immediate project area.

Existing Conditions

The Nuttal 89 project will be located on an undeveloped parcel of land on the northwest corner of Randolph Road/Weaver Road, one mile south of the intersection of Weaver Road/McCartney Road.

McCartney Road is an east/west aligned roadway with one through lane in each direction. The roadway provides access to Interstate 10 (I-10) approximately two miles west of Weaver Road and ‘dead ends’ approximately three (3) miles to the east. There is a posted speed limit of 40 miles per hour (mph) on McCartney Road.

Weaver Road is a two-lane roadway that provides access to single-family residential homes north and south of McCartney Road. Weaver Road is paved for approximately one-half (1/2) mile south of McCartney Road. At the end of this paved section, barriers have been placed to prevent vehicles from traveling further south; however, vehicle tracks are present south of the barriers along the Weaver Road alignment. The posted speed limit of Weaver Road is 25 mph.

Randolph Road is an east/west aligned roadway. While the Randolph Road alignment is one mile south of McCartney Road, it has not been constructed in the project area.
Access

The project will be served by two proposed access points; Lake Erie Drive will be located on the west side of Weaver Road and South Access will be located on the north side of Randolph Road.

The Nuttal 89 project will include the extension of Weaver Road along the eastern edge of the project site before connecting with the Randolph Road alignment. Randolph Road will be paved along the southern edge of the site. The intersection of Randolph Road/Weaver Road will form an ‘L’ intersection at the southeast corner of the project site.

Lake Erie Drive is a proposed roadway that will provide access to the middle of the site from Weaver Road, approximately 1,560 feet south of Sandstone Mountain Drive. The intersection of Lake Erie Drive/Weaver Road will form a three leg un-signalized intersection. Eastbound vehicles exiting the site will be provided a shared left/right turn lane. Northbound traffic on Weaver Road will be offered a shared left turn/through lane, while the southbound approach to the intersection makes use of a shared through/right turn lane. Traffic will be free flow on Weaver Road while eastbound traffic approaching at Lake Erie Drive/Weaver Road will be STOP controlled.

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Trip Generation

The Institute of Transportation Engineers (ITE) publication *Trip Generation, 10th Edition, 2017* provides nationally agreed upon data based on land use type to estimate trip generation rates for future developments. Trip generation for the proposed seventy (70) single-family home development was performed based on ITE Land Use Code 210 (LUC 210), Single-Family Housing. The results of the weekday trip generation calculations are shown in Table 1. Complete trip generation calculations can be found attached to this traffic impact statement.

Table 1 – Weekday Project Site Generated Trips

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<tr>
<td><strong>Total PM Peak</strong></td>
<td><strong>73</strong></td>
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vtpd - vehicle trips per day, vtph - vehicle trips per hour
Conclusion

The project is predicted to generate an additional 56 weekday AM peak hour trips and 73 weekday PM peak hour trips to the surrounding roadway network. This number of trips is not expected to have a significant impact on the surrounding roadway system.

Thank you again for your time and review of this TIS. If you have any questions regarding the TIS, please feel free to contact me at 602.266.7983.

Respectfully Submitted,

Andrew Smigielski, PE, PTOE, PTP
Southwest Traffic Engineering, LLC
Senior Traffic Engineer

cc: Michael Buschbacher II, Hunter Engineering (by email)

Attachments:

Figure 1 – Vicinity Map
Figure 2 – Site Plan
Trip Generation Calculation
Figure 1 – Vicinity Map

LEGEND:
- Existing Road
- Dirt Road
- New Access
- Project Site

PROJECT

Lake Erie Drive

Randolph Road

McCartney Road

Weaver Road
SITE DATA

- SITE AREA (GROSS): 90.0 AC (+/-)
- SITE AREA (NET): 84.6 AC (+/-)
- CURRENT ZONING: GEN. RESIDENTIAL
- GENERAL PLAN: MLDR 1-3.5 DU/AC
- PROPOSED # OF LOTS: 70
- MINIMUM LOT AREA: 43,560 SQ. FT.
- INTERNAL ROADS: 7,992 L.F.

This plan is for conceptual purposes only
Not to be used for construction

NUTTAL 89
Conceptual Lotting Plan
Single Family Detached Housing (LUC 210)

TRIP GENERATION CALCULATIONS ARE BASED ON THE INSTITUTE OF TRANSPORTATION ENGINEERS' TRIP GENERATION, 10TH EDITION.

THE ITE LAND USE CODE IS Single Family Detached Housing (210), General Urban/Suburban

**Weekday**

Fitted Curve \( \ln(T) = 0.92 \ln(X) + 2.71 \)

Where \( X = 70 \) Dwelling Units

\[ T = 750 \text{ VTPD} \]

ENTER: \( (0.5) \times (750) = 375 \text{ VTPD} \)

EXIT: \( (0.5) \times (750) = 375 \text{ VTPD} \)

**AM Peak Hour (One Hour Between 7 and 9 AM)**

Fitted Curve \( T = 0.71(X) + 4.80 \)

Where \( X = 70 \) Dwelling Units

\[ T = 56 \text{ VPH} \]

ENTER: \( (0.25) \times (56) = 14 \text{ VPH} \)

EXIT: \( (0.75) \times (56) = 42 \text{ VPH} \)

**PM Peak Hour (One Hour Between 4 and 6 PM)**

Fitted Curve \( \ln(T) = 0.96 \ln(X) + 0.2 \)

Where \( X = 70 \) Dwelling Units

\[ T = 73 \text{ VPH} \]

ENTER: \( (0.63) \times (73) = 46 \text{ VPH} \)

EXIT: \( (0.37) \times (73) = 27 \text{ VPH} \)

*where, \( T = \text{trip ends} \)

**TRIP GENERATION SUMMARY**

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ALTA/NSPS LAND TITLE SURVEY

PARCEL 1

PARCEL 2

PARCEL 3

MATCH LINE — SEE SHEET 3
HACIENDA ROAD

AERIAL EXHIBIT

NUTTALL 89

NWC HACIENDA RD AND RANDOLPH RD

PINAL COUNTY, ARIZONA

PURPOSE:

HUNTER TAZ0811

BLUE STAKE, INC

KINDER MORGAN AERIAL EXHIBIT

FOR

VICINITY MAP

G:\LASP001\Exhibits\KINDER MORGAN AERIAL EXHIBIT.dwg, 6/17/2019 9:28:11 AM, ghirneise1
# Pinal County Flood Control District Review Comment Letter

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## Section 1

**Comment #**

The proposed development intends to use on-lot retention to meet the stormwater retention requirements of the Pinal County Drainage Ordinance. In accordance with section 6.2.2 of the Pinal County Drainage Ordinance, on-lot retention is typically not allowed without prior approval from the County Engineer. To obtain this approval, please provide a letter to County Engineer requesting the use of on-lot retention for this subdivision. Your letter needs to explain how the concept will work and why it is a better alternative than having community basins. Questions that you will need to answer in your letter, based on the County Engineer’s response to previous requests for the allowance of on-lot retention, include:

1. When will the basins be built? At the time of building permit or at the time the subdivision infrastructure is built?
2. How will the basins be made permanent via a drainage easement? Will easements be recorded at the time of plat recordation?
3. How will the future lot owners be informed that they would need to construct a retention basin with their home?
4. Will a minimum retention volume be specified for each lot or will each lot need to have a site specific design?

## Section 2

Sections 3.2 mentions that a "berm" will be used to divert offsite runoff to the eastern part of the property. The use of berms or other above-grade structures to control offsite drainage is not allowed. Please use a channel instead.

## Section 3

A 2016 drainage report called "Lake in the Desert Preliminary Flood Mitigation Assessment" prepared by PSOMAS for Pinal County, indicates that there is a significant ponding area at the southeast corner of the site. According to the FLO-2D model for the 100yr event, flood depths at this ponding area exceed 4ft deep. The map on the following page shows the limits of the ponding area.
<table>
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<th>Standard Comment</th>
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<td>Please resubmit a revised report, accompanying figures/exhibits and supporting calculations, along with written responses to the comments. If applicable, please provide electronic copies of any Hydrologic and Hydraulic Models (i.e. HEC-RAS, HEC-2, HEC-1, HEC-HMS) for verification and review purposes. Please format HEC-1 printout to avoid text wrapping of rows. Provide only the models used in the report and clearly label all models.</td>
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</table>
Flood Hazard Area Zone Definitions

Zone A: An area inundated by 100-year flooding, for which no Base Flood Elevations (BFEs) have been determined.

Zone AE: An area inundated by 100-year flooding, for which (BFEs) have been determined.

Zone AH: An area inundated by 100-year flooding (usually an area of ponding), for which (BFEs) have been determined; flood depths range from 1 to 3 feet.

Zone AO: An area inundated by 100-year flooding (usually sheet flow on sloping terrain), for which average depths have been determined; flood depths range from 1 to 3 feet.

Zone X (Shaded): An area inundated by 500-year flooding; an area inundated by 100-year flooding with average depths less than 1 foot or with drainage areas less than 1 square mile; or an area protected by levees from 100-year flooding.

Zone X: An area determined to be outside the 100- and 500-year floodplains.

Zone D: An area of undetermined but possible flood hazards.

It is the user and/or creators responsibility to verify the truth, lack of truth, validity, invalidity, accuracy, and/or inaccuracy of any data and information shown on this map. This map and represented data is not intended to be used as a survey product or for navigation. The creator accepts responsibility for the unauthorized use, transmission, or distribution of this map in its actual or altered form. Pinal County assumes no responsibility for any errors and is not liable for any damages of any kind resulting from the use of, or reliance on, the information contained herein. The flood zone data is based on the most current Flood Insurance Rate Maps of Pinal County and is believed to be accurate and reliable. The FEMA maps are updated regularly and a parcel’s zone designation or flood depth can change at any time. This information does not imply that the referenced property will or will not be free from flooding or damage. A property not in a Special Flood Hazard Area may be damaged by a flood greater than that delineated on the FEMA FIRMs or from a local drainage problem not shown on the map. Hazard information shown on this map is of an approximate nature. It is intended to serve as a representative planning level map illustrating some of the possible hazards that may be present in the area.
LEGAL DESCRIPTION FOR REZONING CASE#: Z-PA-009-19

1) BASIS OF BEARING FOR THIS SURVEY IS A BEARING OF NORTH 00°05'35" EAST, ALONG THE EAST LINE OF THE NORTH EAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEARINGS ARE GEODETIC NORTH BASED ON GPS, WGS84 OBSERVATIONS.

2) THE PROJECT BENCHMARK IS TTRR140(#606140) PINAL COUNTY CONTROL NETWORK 1" BRASS CAP STEM ONLY LS TAG #4294 EAST QUARTER CORNER SECTION 12, T. 6 S. R. 6 E. OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY ARIZONA TBM EL = 1408.99 (NAVD 88 DATUM)

3) THE LAND REFERRED TO HEREIN BELOW IS SITUATED CASA GRANDE, IN THE COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE NORTH 305 FEET THEREOF.

PARCEL NO. 2:

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR A TIE AT THE 3/4 INCH IRON PIPE WHICH IS THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, FROM WHENCE THE NORTHWEST CORNER BEARS NORTH 0 DEGREES 46 MINUTES 18 SECONDS EAST, A DISTANCE OF 2664.11 FEET;

THENCE FROM THE WEST QUARTER CORNER OF SECTION 1, SOUTH 89 DEGREES 48 MINUTES 57 SECONDS EAST, A DISTANCE OF 2651.00 FEET TO A 3/4 INCH IRON PIPE WHICH IS THE CENTER OF SECTION 1;

THENCE SOUTH 89 DEGREES 50 MINUTES 23 SECONDS EAST ALONG THE MID-SECTION LINE, A DISTANCE OF 100.00 FEET TO A POINT;

THENCE SOUTH 0 DEGREES 30 MINUTES 10 SECONDS WEST 150.00 FEET TO A REBAR WHICH IS THE POINT OF BEGINNING;

THENCE SOUTH 89 DEGREES 50 MINUTES 23 SECONDS EAST, A DISTANCE OF 1226.20 FEET TO A REBAR;

THENCE SOUTH 0 DEGREES 22 MINUTES 34 SECONDS WEST, A DISTANCE OF 651.93 FEET TO A REBAR;

THENCE NORTH 89 DEGREES 18 MINUTES 26 SECONDS WEST, A DISTANCE OF 1227.62 FEET TO A REBAR;

THENCE NORTH 0 DEGREES 30 MINUTES 10 SECONDS EAST, A DISTANCE OF 640.53 FEET TO THE POINT OF BEGINNING.
PARCEL NO. 3:

AN EASEMENT FOR INGRESS AND EGRESS OVER THE EAST 25 FEET OF THE FOLLOWING DESCRIBED PROPERTY:

A PARCEL OF LAND SITUATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING FOR A TIE AT THE 3/4 INCH IRON PIPE WHICH IS THE WEST QUARTER CORNER OF SECTION 1, TOWNSHIP 6 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, FROM WHENCE THE NORTHWEST CORNER BEARS NORTH 0 DEGREES 46 MINUTES 18 SECONDS EAST, A DISTANCE OF 2664.11 FEET;

THENCE FROM THE WEST QUARTER CORNER OF SECTION 1, SOUTH 89 DEGREES 48 MINUTES 57 SECONDS EAST, A DISTANCE OF 2651.00 FEET TO A 3/4 INCH IRON PIPE WHICH IS THE CENTER OF SECTION 1;
THENCE SOUTH 89 DEGREES 50 MINUTES 23 SECONDS EAST ALONG THE MID-SECTION LINE, A DISTANCE OF 100.00 FEET TO A POINT;

THENCE SOUTH 0 DEGREES 30 MINUTES 10 SECONDS WEST 150.00 FEET TO A REBAR WHICH IS THE POINT OF BEGINNING;

THENCE SOUTH 0 DEGREES 30 MINUTES 30 SECONDS WEST, A DISTANCE OF 640.52 FEET TO A REBAR;

THENCE SOUTH 89 DEGREES 18 MINUTES 26 SECONDS EAST, A DISTANCE OF 1227.62 FEET TO A REBAR;

THENCE SOUTH 0 DEGREES 22 MINUTES 34 SECONDS WEST, A DISTANCE OF 524.542 FEET TO AN ALUMINUM CAP;

THENCE NORTH 89 DEGREES 27 MINUTES 28 SECONDS WEST, A DISTANCE OF 1328.77 FEET TO A REBAR;

THENCE NORTH 0 DEGREES 30 MINUTES 10 SECONDS EAST, A DISTANCE OF 1168.40 FEET TO A REBAR;

THENCE SOUTH 89 DEGREES 50 MINUTES 23 SECONDS EAST, A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.
NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 21st DAY OF JANUARY, 2021, IN THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC), BUILDING F, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A REZONING TO AMEND THE ZONING ORDINANCE AND/OR MAPS FOR THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

PZ-004-20 – PUBLIC HEARING/ACTION: Michael Buschbacher, Hunter Engineering, Inc., agent, on behalf of Kevin Petersen, applicant/landowner requesting a zone change from General Rural (GR) Zone to RU-43, Single Residence Zoning District to allow a residential subdivision on approximately 89.2± acres, situated in portion of Section 10, T02S, R08E, Tax parcels 505-02-008A, 505-02-006D located at the north-east corner of Randolph Road and Manchester Road approximately four miles east of I-10 in the eastern Casa Grande within the unincorporated area of Pinal County.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE.

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT: http://pinalcountyaz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx#

DATED this 7th day of December 2020, Pinal County Community Development Dept.

By:_____________________________________

Lester Chow, Community Development Director

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

1) Planning Case Number (see above)
2) Your name, address, telephone number and property tax parcel number (Print or type)
3) A brief statement of reasons for supporting or opposing the request
4) Whether or not you wish to appear and be heard at the hearing

PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.

WRITTEN STATEMENTS MUST BE FILED WITH:
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 2973 (31 N. PINAL, BLDG. F)
FLORENCE, AZ 85132
NO LATER THAN 4:00 PM ON January 12, 2021.

Contact for this matter: Sangeeta Deokar, Planner
E-mail Address: Sangeeta.Deokar@pinalcountyaz.gov
Phone #: (520) 866-6641Fax: (520) 866-6045

[Anything below this line is not for publication.]

PUBLISHED ONCE:
Florence Reminder & Blade Tribune
Casa Grande Dispatch
Coolidge Examiner
Hello, my name is Rose Robertson included in this email is my mother Pat Robertson both owner and operator of Alligator Farms. We are located at 5105 N. Hacienda Rd Casa Grande Az 85194. Closest intersection is Weaver and McCartney. Parcel Number 40104004B. Cell (520)251-2755

We are not in favor at this time for zone change, we would like attention drawn to the area regarding water run off and retention areas. Homes are being built without thought of where the water from the washes are going. Issues with flooding to the East our property has yet to be addressed and homes are still being constructed. Homes have been abandoned on Randolph because of flooding. This needs to be addressed with the, already being built areas, before moving forward.

We do not wish to appear in person, if necessary zoom is acceptable. Thank you very much for your time.

Rose Robertson
Pat Robertson
Dust Boll Farms
Alligator Farms
STATE OF ARIZONA
COUNTY OF PINAL

NOTICE OF PUBLIC HEARING
BY THE PINAL COUNTY
PLANNING AND ZONING
COMMISSION AT 9:00 A.M. ON
THE 21ST DAY OF JANUARY,
2021, IN THE PINAL COUNTY
EMERGENCY OPERATIONS
CENTER (EOC), BUILDING
F, FLORENCE, ARIZONA, TO
CONSIDER THE APPLICATION
FOR A REZONING TO AMEND
THE ZONING ORDINANCE
AND/OR MAPS FOR THE
UNINCORPORATED AREA OF
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PZ-004-20 – PUBLIC HEARING/
ACTION: Michael Buschbacher,
Hunter Engineering, Inc., agent,
on behalf of Kevin Petersen,
applicant/landowner requesting
a zone change from General
Rural (GR) Zone to RU-43,
Single Residence Zoning District
to allow a residential subdivision
on approximately 89.2 acres,
situated in portion of Section 10,
T2S, R0E, Tax parcels 505-02-
008A, 505-02-008D located at
the north east corner of Rancho
Road and Manchester Road
approximately four miles east of
I-10 in the eastern Casa Grande
within the unincorporated area of
Pinal County.

ALL PERSONS INTERESTED
IN THIS MATTER MAY APPEAR
AND SPEAK AT THE PUBLIC
HEARING AT THE DATE, TIME
AND PLACE DESIGNATED
ABOVE;

DOCUMENTS PERTAINING
TO THIS CASE CAN BE
FOUND ON THE NOTICE OF
HEARING PAGE FOR THE P&Z
COMMISSION AT:
http://pinalcountyaz.gov/
CommunityDevelopment/
Planning/Pages/
NoticeofHearing.aspx#

DATED this 7th day of December
2020, Pinal County Community
Development Dept.

By: /s/Lester Chow
Lester Chow, Community
Development Director

TO QUALIFY FOR FURTHER
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AFFIRMATIVE VOTE OF
THREE-FOURTHS OF ALL
MEMBERS OF THE BOARD OF
SUPERVISORS FOR
APPROVAL.

WRITTEN STATEMENTS MUST
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PINAL COUNTY COMMUNITY
DEVELOPMENT DEPARTMENT,
PO BOX 2973 (31 N. PINAL,
BLDG. F), FLORENCE, AZ 85132
NO LATER THAN 4:00 PM ON
January 12, 2021.

Contact for this matter: Sangeeta
Deokar, Plannner.

Email Address: Sangeeta.Deokar@
pinalcountyaz.gov, Phone #:
(520) 866-6641, Fax: (520) 866-
6045.

Affidavit of Publication

Ruth A. Kramer, first being duly sworn deposes and says:
That he/she is a native born citizen of the United States
of America, over 21 years of age, that I am an agent and/or
publisher of the Florence Reminder & Blade-Tribune, a
weekly newspaper published at Florence, Pinal County,
Arizona, Thursday of each week; that a notice, a full,
true and complete printed copy of which is hereunto
attached, was printed in the regular edition of said
newspaper, and not in a supplement thereto, for ONE issues.
The publications thereof having been on the following dates:

12/24/2020

FLORENCE REMINDER & BLADE-TRIBUNE

By

agent and/or publisher of the Florence Reminder & Blade-Tribune

Sworn to before me this 30th day of December A.D., 2020

Notary Public in and for the County of Pinal, State of Arizona

Catherine Ortiz
Notary Public
Pinal County, Arizona
My Comm. Expires 07-13-22
Commission No. 549730
STATE OF ARIZONA
COUNTY OF PINAL

NOTICE OF PUBLIC HEARING
BY THE PINAL COUNTY
PLANNING AND ZONING
COMMISSION AT 9:00 A.M.
ON THE 21st DAY OF JANUARY,
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EMERGENCY OPERATIONS
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PZ COMMISSION AT:
http://pinalcountyaz.gov/
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DATED this 7th day of December
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Development Dept.
By: /s/Lester Chow

Lester Chow, Community
Development Director
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BLDG F), FLORENCE, AZ 85132
NO LATER THAN 4:00 PM ON
JANUARY 21, 2021.

By:

Ruth A. Kramer, first being duly sworn depoes and says:
That he/she is a native born citizen of the United States
of America, over 21 years of age, that I am an agent and/or
publisher of the Casa Grande Dispatch, a newspaper
published at Casa Grande, Pinal County, Arizona, Tuesday,
Thursday and Saturday of each week, that a notice, a full,
true and complete printed copy of which is hereunto
attached, was printed in the regular edition of said
newspaper, and not in a supplement thereto, for ONE issues.
The publications thereof having been on the following dates:

12/24/2020

CAS A GRANDE DISPATCH

By

agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this day of December A.D., 2020

Notary Public in and for the County
of Pinal, State of Arizona

Catherine Ortiz
Notary Public
Pinal County, Arizona
My Comm. Expires 07-13-22
Commission No. 549730

Casa Grande Dispatch

No. of publications: 1; date of publication: Dec. 24, 2020.
NOTICE OF PUBLIC HEARING
BY THE PINAL COUNTY
PLANNING AND ZONING
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THE 21st DAY OF JANUARY,
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DATED this 7th day of December
2020, Pinal County Community
Development Dept.
By: /s/Lester Chow

Lester Chow, Community
Development Director

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NO LATER THAN 4:00 PM ON
January 12, 2021.

Contact for this matter: Sangeeta
Deoker, Planner, E-mail
Address: Sangeeta.Deoker@
pinalcountyaz.gov, Phone #:
(520) 866-6641, Fax: (520) 866-
6045
No. of publications: 1; date of

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12/23/2020

COOLIDGE EXAMINER

By ___________________________________________
agent and/or publisher of the Coolidge Examiner

Sworn to before me this __________________________

day of __________________________, A.D., 2020

________________________
Catherine Ortiz
Notary Public in and for the County
of Pinal, State of Arizona

Catherine Ortiz
Notary Public
Pinal County, Arizona
My Comm. Expires 07-13-22
Commission No. 549730
CERTIFICATION OF POSTING

I hereby certify that the notice(s) shown below was/were posted on the property described in the notice on 05/04 & 05/05/2020.

COMMUNITY DEVELOPMENT DEPARTMENT

BY: ___________________________ Sangeeta Deokar, Planner ___________________________ DATED: 12/23/2020

[signature] [print name and title]

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By: ___________________________

Lester Chow, Community Development Director

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