

**P&D Zoning Cover Sheet – PZ, PZ-PD Case**

PZ Case# \_\_\_\_\_

PZ-PD Case# PZ-PD-046-03

PAD Name \_\_\_\_\_  
(Example Name of Developer Sugar Fields PAD)

**APPLICANT INFORMATION**

PZ-PD # \_\_\_\_\_

First Name \_\_\_\_\_

Last Name \_\_\_\_\_

Middle Initial \_\_\_\_\_

Business Name HAYDEN VENTURES  
(Example Rose Law Group United Engineering Group)

**CASE STATUS (Circle One)**

OPEN

CLOSED

PENDING

WITHDRAWN

PZ Case # \_\_\_\_\_

File Prepped by DF

Files Prepped Date 9/25/06

9/26/06

\*\*\*\*\*

# LEGAL ADVERTISING ORDER

TYPE OF LEGAL NOTICE OF HEARING

NUMBER OF INSERTIONS (1) ONE TIME ONLY

DATE TO START January 8, 2004

SEND INVOICE AND AFFIDAVIT TO PZ-PD-046-03

- FLORENCE REMINDER & BLADE TRIBUNE
- CASA GRANDE DISPATCH
- ELOY ENTERPRISE
- COOLIDGE EXAMINER
- COPPER BASIN NEWS
- SUPERIOR SUN
- SAN MANUEL MINER
- MESA TRIBUNE

Pinal County Planning & Zoning Commission

PO BOX 2973

FLORENCE, AZ 85232

LISTED BY: VERONICA CUBBAGE - 866-6464

# LEGAL ADVERTISING ORDER

TYPE OF LEGAL NOTICE OF HEARING

NUMBER OF INSERTIONS (1) ONE TIME ONLY

DATE TO START February 19, 2004

SEND INVOICE AND AFFIDAVIT TO PZ-PD-046-03

- FLORENCE REMINDER & BLADE TRIBUNE
- CASA GRANDE DISPATCH
- ELOY ENTERPRISE
- COOLIDGE EXAMINER
- COPPER BASIN NEWS
- SUPERIOR SUN
- SAN MANUEL MINER
- MESA TRIBUNE

Pinal County Board of Supervisors

PO BOX 2973

FLORENCE, AZ 85232

LISTED BY: Ronnie Cabbage - 866-6464

CASE INFORMATION

CASE NUMBER	PZ-PD-46-03
INSPECTOR	
P & Z HEARING DATE	
BOS HEARING DATE	
CROSS REFERENCE	

CONTACT	Hayden Ventures
ADDRESS	1950 E Claremont St Phoenix AZ 85016
PHONE/FAX	602 228 5703

REZONE	FROM	TO	COUNTY ASSESSOR S PARCEL NUMBER
PARCEL NO 1	CR-3	CR-3	PAD
PARCEL NO 2			PAD
PARCEL NO 3			

APPLICATION PROCESSING

D	APPLICATION RECEIVED
I	AMOUNT OF FEE PAID
I	RECEIPT NUMBER
D	FOLDER MADE/LOGGED IN
D	MAIL LIST/CERT CARDS RCD
D	ENVELOPES PREPARED
X	SKETCH PLAN RECEIVED

D	APPLICATION COMPLETE
I	AREA IN ACRES
I	% / %
X	TITLE INFORMATION RECEIVED
X	LEGAL CORRECT
X	OWNERSHIP LIST CORRECT
X	OWNERSHIP MAP RECEIVED

CASE PREPARATION

D	STAFF REPORT PREPARED
X	POSTING AFFIDAVIT PREPARED
X	MAP
D	NOTICE TO APPLICANT
D	NOTICE TO NEWSPAPER
D	NOTICE TO 300 OWNERS

D	PROPERTY POSTED/LOGGED
D	HEARING NOTICE PUBLISHED
X	P&Z PACKET PREPARED
D	ORD /RES PREPARED
D	BOS HEARING NOTICE
X	BOS STAFF REPORT PREPARED

HEARING RESULTS

P & Z	
D	PASSED
D	DENIED
D	POSTPONED TO
X	STIPULATIONS
I	ZONING CHANGED FROM REQUEST
I	TIME FRAME

B O S	
D	PASSED
D	DENIED
D	POSTPONED TO
X	STIPULATIONS
I	ZONING CHANGED FROM REQUEST
I	TIME FRAME

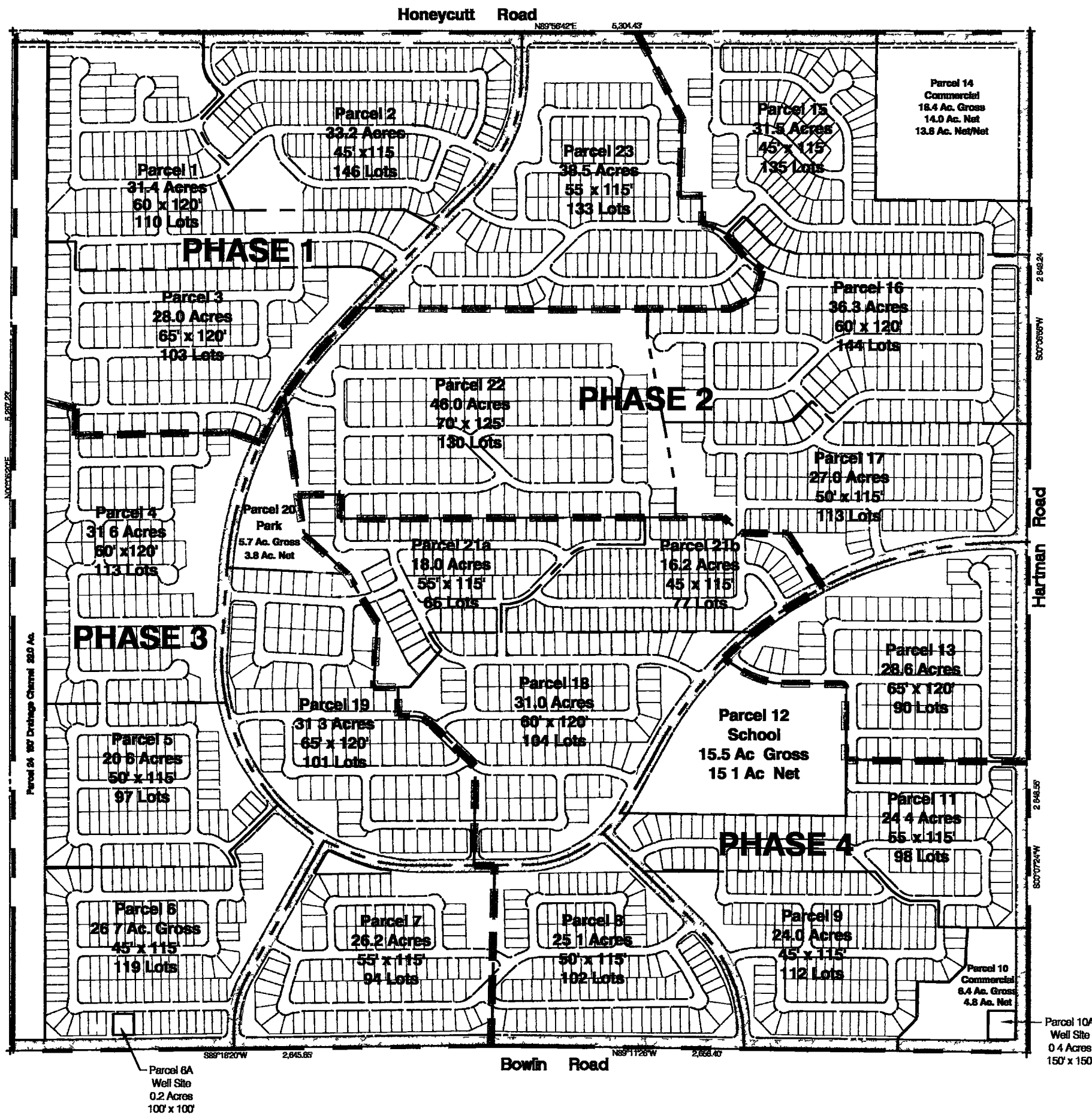
POST CASE ACTION	
D	OCD TO RECORDER
D	APPL LETTER/ACTION TRANS
X	ZONING MAP AMENDED
X	RECORDER OCD DISTRIBUTED
I	DOCKET & PAGE

P A D INFORMATION	
D	P A D TO PLANNING DEPT
D	INTER DEPARTMENTAL REVIEW
D	PAD APPROVED/DENIED/AMENDED (PZ)
D	FINAL PAD APPROVED (B O S)
D	COPY FINAL PAD RECEIVED

D = DATE I = INFORMATION X = ACTION COMPLETED

# Rancho Mirage Estates

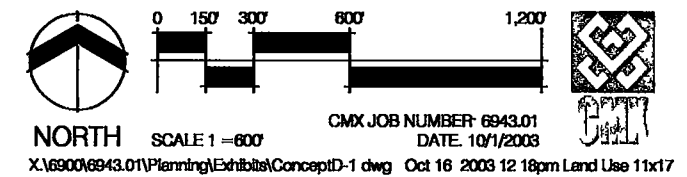
## Land Use Plan



Rancho Mirage Estates Concept Plan D-1				
Parcel	Lot Size	Acreage	Proposed Yield	Dwelling Units Per Acre
<b>Phase 1</b>				
1	60' 120'	31.4	110	3.5
2	45' 115'	33.2	146	4.4
3	65' 120'	28.0	103	3.7
23	55' 115'	38.5	133	3.5
24	Drainage	22.0		
<b>Subtotal</b>		<b>183.1</b>	<b>492</b>	<b>3.2</b>
<b>Phase 2</b>				
13	65' 120'	28.6	90	3.1
15	45' 115'	31.5	135	4.3
16	60' 120'	36.3	144	4.0
17	50' 115'	27.8	113	4.2
22	70' 125'	46.0	130	2.8
<b>Subtotal</b>		<b>169.4</b>	<b>612</b>	<b>3.6</b>
<b>Phase 3</b>				
4	60' 120'	31.6	113	3.6
5	50' 115'	20.8	97	4.7
6	45' 115'	26.7	119	4.5
8A	Well Site	0.2		
7	55' 115'	26.2	94	3.6
19	65' 120'	31.3	101	3.2
20	Park	5.7		
<b>Subtotal</b>		<b>142.3</b>	<b>624</b>	<b>3.7</b>
<b>Phase 4</b>				
8	50' 115'	25.1	102	4.1
9	45' 115'	24.0	112	4.7
10A	Well Site	0.4		
11	55' 115'	24.4	98	4.0
12	School	15.5		
18	60' 120'	31.0	104	3.4
21A	55' 115'	16.0	66	3.7
21B	45' 115'	16.2	77	4.8
<b>Subtotal</b>		<b>154.6</b>	<b>669</b>	<b>3.8</b>
<b>Total Residential</b>		<b>619.4</b>	<b>2,197</b>	<b>3.5</b>
10	Commercial	8.4		
14	Commercial	16.4		
<b>Subtotal</b>		<b>24.8</b>		
<b>Total Commercial</b>		<b>24.8</b>		
<b>GROSS ACREAGE</b>		<b>942.2</b>	<b>2,197</b>	<b>3.4</b>

Product Size Percentage		
Lot Size	No. of Lots	Percentage
45' 115'	589	27.0%
50' 115'	312	14.3%
55' 115'	391	17.8%
60' 120'	471	21.5%
65' 120'	294	13.4%
70' 125'	130	5.9%
<b>Total</b>	<b>2,197</b>	<b>100.0%</b>

Open Space Table		
Lot Size	Acreage	Percentage
Open Space	93.5	14.6%
Park	5.7	0.9%
Drainage Channel	22.0	3.4%
School	15.5	2.4%
<b>Total</b>	<b>136.7</b>	<b>21.3%</b>



NAME OF APPLICANT/OWNER Anthony J Maggio landowner Hayden Ventures applicant/developer CMX representative/engineer CASE NO PZ PD-46 03

APPLICATION FOR approval of a Planned Area Development (PAD) Overlay District on a 640± acre parcel to plan and develop the 2 187 lot Rancho Mirage Estates Master Planned Community

DATE FILED \_\_\_\_\_ CHECKED BY Staaley PLAN SUBMITTED \_\_\_\_\_

DISTRIBUTION OF APPLICATION PLANS MAPS ETC			
DEPARTMENT	TRANSMITTED	REPORT REC'D	RECOMMENDATIONS
COUNTY PUBLIC WORKS			LETTER ___ COMMENT ___
COUNTY HEALTH DEPT			LETTER ___ COMMENT ___
COUNTY AIR QUALITY			LETTER ___ COMMENT ___
COUNTY BLDG SAFETY			LETTER ___ COMMENT ___
ENVIRO INVESTIGATIONS			LETTER ___ COMMENT ___
FLOODPLAIN ADMNSTR			LETTER ___ COMMENT ___
			LETTER ___ COMMENT ___
			LETTER ___ COMMENT ___
			LETTER ___ COMMENT ___
			LETTER ___ COMMENT ___

PLANNING COMMISSION

COMMISSION INITIATIVE REQUEST \_\_\_\_\_ APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_

PUBLISH COMMISSION HEARING \_\_\_\_\_ CERTIFICATION RETURNED \_\_\_\_\_

HEARING DATE 1/29/04 POST PROPERTY \_\_\_\_\_ TABLED \_\_\_\_\_

ACTION & STPLTNS MOTION Hartman SECOND Kerry APPROVED  DENIED \_\_\_\_\_

ROLL CALL ACOSTA  AGUIRRE-VOGLER  DUGAN  HARLAN

HARTMAN  JOHNSTON  FAUCETTE  KENYON  WALES

2ND HEARING DATE \_\_\_\_\_ POST PROPERTY \_\_\_\_\_ TABLED \_\_\_\_\_

ACTION & STPLTNS MOTION \_\_\_\_\_ SECOND \_\_\_\_\_ APPROVED \_\_\_\_\_ DENIED \_\_\_\_\_

ROLL CALL ACOSTA \_\_\_\_\_ AGUIRRE VOGLER \_\_\_\_\_ DUGAN \_\_\_\_\_ HARLAN \_\_\_\_\_

HARTMAN \_\_\_\_\_ JOHNSTON \_\_\_\_\_ FAUCETTE \_\_\_\_\_ KENYON \_\_\_\_\_ WALES \_\_\_\_\_

NOTES \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

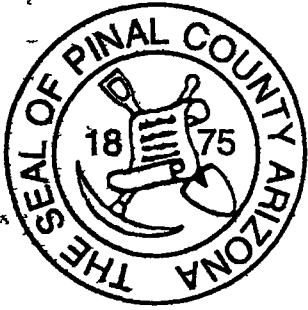
BOARD OF SUPERVISORS

HEARING DATE 4/21/04 PUBLISH BOARD HEARING \_\_\_\_\_ CERT RETURNED \_\_\_\_\_

APPLICANT NTFY \_\_\_\_\_ POST PROPERTY \_\_\_\_\_ TABLED \_\_\_\_\_ REMANDED \_\_\_\_\_

ACTION & STPLTNS MOTION Kerr SECOND Smith APPROVED  DENIED \_\_\_\_\_

KERR  RUIZ  SMITH



**PLANNING & DEVELOPMENT SERVICES**  
PLANNING-ZONING-ADDRESSING-ENFORCEMENT

DAVID KUHL, A.I.C.P.  
Planning Director

July 1 2004

CARL BLOOMFIELD/GARRY JAGGERS  
CMX LLC  
1035 N. McQUEEN STE 123  
GILBERT AZ 85233

Dear Mr Bloomfield/Mr Jaggars

Planning Case **PZ-PD-046-03**

Tax Parcel(s) **502-03-011**

This letter is to inform you that the above referenced matter has been **TENTATIVELY APPROVED WITH STIPULATIONS** by the Pinal County Board of Supervisors on **APRIL 21, 2004**.

Enclosed is a copy of the **RESOLUTION**, signed by the Board of Supervisors, as recorded by Fee No **2004-037472**, in the Pinal County Recorder's Office

The **STIPULATIONS** (Fee No **2004-037 472**), must be complied with in order for **PZ-PD-046-03** to be considered **APPROVED** by the Board of Supervisors

Upon receipt of this letter please contact the Pinal County Planning & Development Services Department to confirm validation of **PZ-PD-046-03** or obtain further approval(s) or permits as may be required **BY THE STIPULATIONS**

Thank you for your cooperation in this matter

Sincerely,

D R Rittenback Deputy Director

Enclosure

xc Steve Brown  
Bob Davis  
A Kile  
Hayden Ventures  
A J Maggio  
City of Maricopa

(5) wk  
303



DATE/TIME 05/20/04 1639  
FEE \$0 00  
PAGES 5  
FEE NUMBER 2004-037472

**CASE NO PZ-PD-046-03**  
**PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT**  
**RESOLUTION**

WHEREAS THE PINAL COUNTY PLANNING AND ZONING COMMISSION HAS RECOMMENDED TO THE BOARD OF SUPERVISORS OF PINAL COUNTY ARIZONA THAT CERTAIN PROPERTY DESCRIBED BELOW ~~(BE)~~(NOT BE) RECLASSIFIED FROM **(CR-3) SINGLE RESIDENCE ZONE AND (CB-1) LOCAL BUSINESS ZONE TO (CR-3/PAD AND CB-1/PAD) PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICTS AND**

WHEREAS AFTER A PUBLIC HEARING AS PROVIDED BY LAW THE BOARD OF SUPERVISORS OF PINAL COUNTY ARIZONA IS OF THE OPINION THAT THE ADOPTION OF SUCH RECOMMENDATION AND THE RECLASSIFICATION OF THE PROPERTY DESCRIBED BELOW FROM **(CR-3) SINGLE RESIDENCE ZONE AND (CB-1) LOCAL BUSINESS ZONE TO (CR-3/PAD AND CB-1/PAD) PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICTS** ~~(WOULD BE)~~(WOULD NOT BE) IN THE BEST INTEREST AND WELFARE OF PINAL COUNTY.

NOW THEREFORE IT IS HEREBY RESOLVED BY THE BOARD OF SUPERVISORS OF PINAL COUNTY ARIZONA THAT THE FOLLOWING DESCRIBED LANDS TO-WIT

A 640± acre parcel described as Section 29 T4S R4E G&SRB&M

~~(BE)~~ (NOT BE) CHANGED FROM **(CR-3) SINGLE RESIDENCE ZONE AND (CB-1) LOCAL BUSINESS ZONE TO (CR-3/PAD AND CB-1/PAD) PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICTS** WITH THE ATTACHED STIPULATIONS FOR ZONING AND DEVELOPMENT PURPOSES

DATED THIS 21ST DAY OF APRIL, 2004

PINAL COUNTY BOARD OF SUPERVISORS

Chairman

ATTEST

Clerk

**Stipulations**  
**PZ-PD-046-03**

- 1) Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-046-03
- 2) the applicant/owner at the time of development application (Rancho Mirage Estates subdivision(s)) shall submit and secure all required applications plans supporting document submittals approvals and permits from the applicable and appropriate Federal State County & Local regulatory agencies
- 3) the property is to be developed with an approved Planned Area Development (PAD) (PZ-PD-046-03) in accordance with the applicable criteria set forth in Article 33 of the Pinal County Zoning Ordinance and the applicant s submittal documents
- 4) submit three copies of an independent current Traffic Impact Analysis to the Pinal County Engineer for review and approval All peripheral road and infrastructure improvements shall be per the approved traffic study or as approved by the County Engineer to include construction of acceleration/deceleration lanes and left turn pockets on all peripheral roadways
- 5) provide a master grading and drainage plan for the site for review and approval The plan shall provide retention for the 100-year 1-hour storm water in a common retention area Individual grading and drainage plan for each parcel to be submitted to the County Engineer for review and approval
- 6) an association including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as tracts or easements (including landscaped areas street lights and drainage facilities) in accordance with approved plans
- 7) all roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer
  - a Provide curb gutter sidewalk (recommend sidewalk on both sides) paving and incidentals on all interior local and collector streets
  - b Provide a 33 x 33 right-of-way sight visibility triangle easement at all streets which intersect with the peripheral streets
  - c The minimum paving widths for all local public streets within this development to be 32 (back of curb to back-of-curb) constructed within 50 of right-of-way All minor collector streets to be constructed 40 (back-of-curb to back-of-curb) within 60 of right-of-way All major collector streets to be 48 (back-of-curb to back-of-curb) within 80 of right-of-way as approved by the County Engineer Pavement structure shall be per Pinal County

Subdivision Standard and as recommended by the Geotechnical Report and as approved by the County Engineer

- d The minimum half street paving width for all section line roads to be 37 5 (center line to back-of-curb) with a structural section of 10 of Class 1 aggregate base and 4 of asphalt concrete within 55 of half street of right-of-way along the entire subdivision boundary including commercial parcel Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer
- 8) the final plats shall include a statement to the effect that the stormwater retention volumes required by the drainage ordinance have been met and that the overall gross retention/detention volumes will not be changed without prior County approval
- 9) prior to recordation of the final plats the developer shall name in a letter to the Department of Public Works a civil engineer licensed in the State of Arizona who will assume the responsibilities of engineer of record
- 10) existing private irrigation supply ditches or irrigation tailwater ditches on this site or in the right-of-way adjacent to this site must be replaced with an underground pipeline outside of County right-of-way
- 11) provide conduit and junction boxes at all road intersections where traffic signals are required by the approved traffic study Funds in escrow to be posted with Pinal County in an amount and manner satisfactory to both parties prior to final plat approval to guarantee the installation of the required traffic signals
- 12) A 1 vehicular non-access easement shall be dedicated on all lots adjacent to or backing up to any tract drainage feature and arterial or collector street as required by the County Engineer
- 13) The well sites along Bowlin Road should be exempt for final plat or not a part of this subdivision
- 14) at the time of the final plat approval by the Board of Supervisors the applicant/owner shall contribute \$172 00 per lot for the proposed 2 187 residential lots (and \$861 00 per lot prorated at building permit) to the Maricopa Subregional Transportation Fund
- 15) this subdivision shall be tied into two section corners as designated by the Pinal County Engineer
- 16) prior to final plat approval the applicant/owner shall provide written verification from the Maricopa Fire District that applicable fire service concerns/issues have been resolved to the satisfaction of the Fire District
- 17) prior to final plat approval the applicant/owner shall provide written verification from the Maricopa Unified School District #20 that applicable school concerns/issues have been resolved to the satisfaction of the School District

Stipulations cont d

PZ-PD-046-03

Page 3

- 18) the applicant/owner shall ensure a minimum of fifteen percent (15%)(96 acres) of the approved Rancho Mirage Estates Master Planned Community remains in open space with a maximum overall density of 3.5 dwelling units per gross acre (2.187 lots) for detached single family dwellings
- 19) the applicant/owner grant and record an agricultural spray easement to all adjacent farm owners/operators include in the CC&R s references to the recorded agricultural spray easement and reference the agricultural spray easement on the face of the plat(s) in the **NOTES** section
- 20) prior to final subdivision approval (initial plat) the applicant/ developer/owner shall provide written verification from the wastewater / sewage disposal provider together with associated documentation that
  - a the wastewater/sewage disposal provider has adequate capacity for collection treatment and disposal of wastewater for the subdivision(s)
  - b the subdivision(s) boundaries are located within a service area designated with an approved **CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN)** and
  - c the wastewater plan for the proposed subdivision(s) is in conformance with the **CERTIFIED AREAWIDE WATER QUALITY MANAGEMENT (208) PLAN,**
- 21) no schools or day care centers to be located within (¼) one-quarter mile of land in agricultural production requiring aerial spraying (**PLACE IN NOTES SECTION ON FACE OF FINAL PLAT**),
- 22) all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District
- 23) on all lots the developer/owner shall ensure that residential dwellings can fit within the building setbacks including bay windows fireplaces porches covered patios etc as approved under the zone change /PAD
- 24) approval of this zone change/PAD request will allow the applicant/owner at time of preliminary/tentative plat approval to provide for construction trailer(s) model complex(s) sales office(s) and associated parking
- 25) the developer/owner will coordinate with the Pinal County Public Works Department in addressing circulation between this proposed PAD and adjacent PAD s both current and proposed
- 26) all power lines less than 69 KV adjacent to the property shall be buried subject to utility approval
- 27) improvements to the Santa Cruz Wash shall be performed in coordination with adjacent development to the south
- 28) keep the slope of ramp up drive ways to a minimum
- 29) landscaping walls and fencing shall meet or exceed minimum City standards

- 30) the loss of the mile of half street improvements due to the Fuqua Road and Santa Cruz Wash alignment will be compensated by
  - a 150 foot minimum widening of the wash
  - b Construction of a 10 foot concrete trail in the wash
  - c Landscaping of the wash to be approved by the City of Maricopa
  - d Relocate the interior park with parking to provide access to the wash and
- 31) should the requested Rancho Mirage Estates subdivision(s) not commence within 18 months of the Pinal County Board of Supervisors approval of this zone change the Board may schedule a public hearing to grant an extension determine compliance with the schedule of development or cause the property to revert to its former zoning classification

CASE NO PZ-PD-046-03

**PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT  
ORDINANCE**

IN PURSUANCE OF THE AUTHORITY CONFERRED BY SECTION §11 802 ARIZONA REVISED STATUTES AND FOR THE PURPOSE OF PROMOTING THE HEALTH SAFETY AND GENERAL WELFARE OF THE INHABITANTS OF PINAL COUNTY


IT IS HEREBY ORDAINED BY THE BOARD OF SUPERVISORS OF PINAL COUNTY ARIZONA THAT THE FOLLOWING DESCRIBED LANDS TO WIT

A 640± acre parcel described as Section 29 T4S R4E G&SRB&M

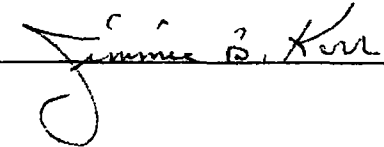
**(BE)** (NOT BE) RECLASSIFIED FOR ZONING AND DEVELOPMENT PURPOSES FROM **(CR-3) SINGLE RESIDENCE ZONE AND (CB-1) LOCAL BUSINESS ZONE TO (CR-3/PAD AND CB-1/PAD) PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICTS**, AND THAT THE LAND DESCRIBED ABOVE HAS ALL THE PRIVILEGES AND RESTRICTIONS OF THE PLANNED AREA DEVELOPMENT OVERLAY DISTRICT CLASSIFICATION AS PROVIDED IN THE PINAL COUNTY ZONING ORDINANCE NO 61862 AS AMENDED

DATED THIS 21ST DAY OF APRIL, 2004

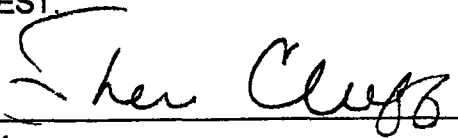
PINAL COUNTY BOARD OF SUPERVISORS

  
\_\_\_\_\_  
Chairman

  
\_\_\_\_\_

  
\_\_\_\_\_

ATTEST

  
\_\_\_\_\_  
Clerk

**Public Hearing, discussion/approval/disapproval of PZ PD-046-03, Anthony J. Maggio, requesting approval of a Planned Area Development (PAD) Overlay District on a 640± acre parcel to plan and develop the 2,187 lot Rancho Mirage Estates Master Planned Community, pending and in conjunction with the Board of Supervisors zone change approval under Planning Case (PZ-046-03), described as Section 29, T4S, R4E G&SRB&M, Tax Parcel 502 03-011 (City of Maricopa), Planning Commission voted unanimously to recommend approval of PZ PD 046-03 with twenty six (26) stipulations. (continued from 3/17/04)**

Chairman Ruiz advised that the public hearings for PZ-046-03 and PZ-PD-046-03 would be held simultaneously and then voted upon separately

Planning Director David Kuhl gave the Board a brief overview of this proposed project.

Supervisor Kerr said this case was continued twice because the City of Maricopa came forth with concerns. He said the items of concern have been addressed through additional stipulations.

Chairman Ruiz opened the public hearing and called for comments from the audience.

Kelly Anderson, 17380 N. Murphy Road, Maricopa, AZ 85239, came forward to say the City of Maricopa agrees with the stipulations as they do address the concerns that the city had.

Wynn Paoletti, 1950 E. Claremont Street, Phoenix, AZ 85016, Hayden Ventures Inc, representing the applicant A. J. Maggio, said they worked on the stipulations with the City of Maricopa and they do agree with them.

With no further comments, the public hearing was closed.

**PZ-046-03**

Motion was made by Supervisor Kerr and seconded by Supervisor Smith to approve PZ-046-03 with the nine (9) stipulations of understanding as recommended by the Planning Commission:

- 1) The applicant/owner at the time of development application (Rancho Mirage Estates subdivision(s)) shall submit and secure all required applications, plans, supporting documents, submittals, approvals, and permits from the applicable and appropriate Federal, State, County & Local regulatory agencies.
- 2) The property is to be developed with an approved Planned Area Development (PAD) (PZ PD-046-03) in accordance with the applicable criteria set forth in Article 33 of the Pinal County Zoning Ordinance and the applicant's submittal documents.
- 3) submit three copies of an independent current Traffic Impact Analysis to the Pinal County Engineer for review and approval.
- 4) provide two copies of a grading and drainage plan for the site. The plan shall provide retention for the 100-year 1-hour storm water in a common retention area to be maintained by the homeowner's association.
- 5) all roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer.
- 6) Provide a minimum of 55' of public right-of-way for the South side of Honeycutt Road, West side of Hartman Road, North side of Bowlin Road, and East side of Fuqua Road.
- 7) submit an A.L.T.A. type survey with Preliminary/Tentative Plat application.
- 8) at the time of the final zone change/Planned Area Development (PAD) approval by the Board of Supervisors, the applicant/owner shall contribute \$57,000 per lot for the proposed 2,187 residential lots based upon the Maricopa Subregional Transportation Study, and
- 9) should the requested Rancho Mirage Estates subdivision(s) not commence within 18 months of the

Pinal County Board of Supervisors approval of this zone change the Board may schedule a public hearing to grant an extension determine compliance with the schedule of development or cause the property to revert to its former zoning classification

Motion carried by unanimous vote

**PZ PD-046-03**

Motion was made by Supervisor Kerr and seconded by Supervisor Smith to approve PZ PD-046-03 with a total of thirty-one (31) stipulations (1 25 & 31 recommended by the Commission and #26-30 requested by the City of Maricopa and added by the Board of Supervisors)

- 1) Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-046-03
- 2) the applicant/owner at the time of development application (Rancho Mirage Estates subdivision(s)) shall submit and secure all required applications plans supporting document submittals approvals and permits from the applicable and appropriate Federal State County & Local regulatory agencies
- 3) the property is to be developed with an approved Planned Area Development (PAD) (PZ PD-046-03) in accordance with the applicable criteria set forth in Article 33 of the Pinal County Zoning Ordinance and the applicant's submittal documents
- 4) submit three copies of an independent current Traffic Impact Analysis to the Pinal County Engineer for review and approval All peripheral road and infrastructure improvements shall be per the approved traffic study or as approved by the County Engineer to include construction of acceleration/deceleration lanes and left turn pockets on all peripheral roadways
- 5) provide a master grading and drainage plan for the site for review and approval The plan shall provide retention for the 100-year 1 hour storm water in a common retention area Individual grading and drainage plan for each parcel to be submitted to the County Engineer for review and approval
- 6) an association including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts or easements (including landscaped areas street lights and drainage facilities) in accordance with approved plans
- 7) all roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer
  - a. Provide curb gutter sidewalk (recommend sidewalk on both sides) paving and incidentals on all interior local and collector streets
  - b. Provide a 33 x 33 right-of way sight visibility triangle easement at all streets which intersect with the peripheral streets
  - c. The minimum paving widths for all local public streets within this development to be 32 (back of curb to back-of-curb) constructed within 50 of right-of-way All minor collector streets to be constructed 40 (back-of-curb to back-of-curb) within 60 of right-of-way All major collector streets to be 48 (back-of-curb to back-of-curb) within 80 of right-of-way as approved by the County Engineer Pavement structure shall be per Pinal County Subdivision Standard and as recommended by the Geotechnical Report and as approved by the County Engineer
  - d. The minimum half street paving width for all section line roads to be 37 5 (center line to back-of curb) with a structural section of 10 of Class 1 aggregate base and 4 of asphalt concrete within 55 of half street of right-of-way along the entire subdivision boundary including commercial parcel Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer
- 8) the final plats shall include a statement to the effect that the stormwater retention volumes required by the drainage ordinance have been met and that the overall gross retention/detention volumes will not be changed without prior County approval
- 9) prior to recordation of the final plats the developer shall name in a letter to the Department of Public

- Works a civil engineer licensed in the State of Arizona who will assume the responsibilities of engineer of record
- 10) existing private irrigation supply ditches or irrigation tailwater ditches on this site or in the right-of way adjacent to this site must be replaced with an underground pipeline outside of County right-of way
  - 11) provide conduit and junction boxes at all road intersections where traffic signals are required by the approved traffic study Funds in escrow to be posted with Pinal County in an amount and manner satisfactory to both parties prior to final plat approval to guarantee the installation of the required traffic signals
  - 12) A 1 vehicular non-access easement shall be dedicated on all lots adjacent to or backing up to any tract drainage feature and arterial or collector street as required by the County Engineer
  - 13) The well sites along Bowlin Road should be exempt for final plat or not a part of this subdivision
  - 14) at the time of the final plat approval by the Board of Supervisors the applicant/owner shall contribute \$172 00 per lot for the proposed 2 187 residential lots (and \$861 00 per lot prorated at building permit) to the Maricopa Subregional Transportation Fund
  - 15) this subdivision shall be tied into two section corners as designated by the Pinal County Engineer
  - 16) prior to final plat approval the applicant/owner shall provide written verification from the Maricopa Fire District that applicable fire service concerns/issues have been resolved to the satisfaction of the Fire District
  - 17) prior to final plat approval the applicant/owner shall provide written verification from the Maricopa Unified School District #20 that applicable school concerns/issues have been resolved to the satisfaction of the School District,
  - 18) the applicant/owner shall ensure a minimum of fifteen percent (15%)(96 acres) of the approved Rancho Mirage Estates Master Planned Community remains in open space with a maximum overall density of 3.5 dwelling units per gross acre (2 187 lots) for detached single family dwellings
  - 19) the applicant/owner grant and record an agricultural spray easement to all adjacent farm owners/operators include in the CC&R's references to the recorded agricultural spray easement and reference the agricultural spray easement on the face of the plat(s) in the **NOTES** section
  - 20) prior to final subdivision approval (Initial plat) the applicant/ developer/owner shall provide written verification from the wastewater / sewage disposal provider together with associated documentation that
    - a the wastewater/sewage disposal provider has adequate capacity for collection treatment and disposal of wastewater for the subdivision(s)
    - b the subdivision(s) boundaries are located within a service area designated with an approved **CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN)** and
    - c the wastewater plan for the proposed subdivision(s) is in conformance with the **CERTIFIED AREAWIDE WATER QUALITY MANAGEMENT (208) PLAN**
  - 21) no schools or day care centers to be located within (¼) one-quarter mile of land in agricultural production requiring aerial spraying (**PLACE IN NOTES SECTION ON FACE OF FINAL PLAT**)
  - 22) all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
  - 23) on all lots the developer/owner shall ensure that residential dwellings can fit within the building setbacks including bay windows fireplaces porches covered patios etc as approved under the zone change /PAD
  - 24) approval of this zone change/PAD request will allow the applicant/owner at time of preliminary/tentative plat approval to provide for construction trailer(s) model complex(s) sales office(s) and associated parking
  - 25) the developer/owner will coordinate with the Pinal County Public Works Department in addressing circulation between this proposed PAD and adjacent PAD's both current and proposed
  - 26) all power lines less than 69 KV adjacent to the property shall be buried subject to utility approval
  - 27) improvements to the Santa Cruz Wash shall be performed in coordination with adjacent development to the south

- 28) keep the slope of ramp up drive ways to a minimum
- 29) landscaping walls and fencing shall meet or exceed minimum City standards
- 30) the loss of the mile of half street improvements due to the Fuqua Road and Santa Cruz Wash alignment will be compensated by
  - a 150 foot minimum widening of the wash
  - b Construction of a 10 foot concrete trail in the wash
  - c Landscaping of the wash to be approved by the City of Maricopa
  - d Relocate the interior park with parking to provide access to the wash and
- 31) should the requested Rancho Mirage Estates subdivision(s) not commence within 18 months of the Pinal County Board of Supervisors approval of this zone change the Board may schedule a public hearing to grant an extension determine compliance with the schedule of development or cause the property to revert to its former zoning classification

Motion carried by unanimous vote

#### Zoning Cases.

PZ-001-04, Craig Emmerson, requesting approval of a zone change from (GR) General Rural zone to (CR 3) Single Residence zone (607.97 acres), and (CB-1) Local Business zone (34.61 acres) on a 642.58± acre parcel to plan and develop the 2,127 lot, Sorrento Master Planned Community; described as Section 32, T4S, R4E, G&SRB&M, Tax Parcels 502-03-014B, 502-03-014D, 502-03-014F, 502-03-014G and 502-03-014H (City of Maricopa). Planning Commission voted unanimously to recommend approval of PZ-001-04 with eight (8) stipulations of understanding.

PZ PD-001-04 Craig Emmerson, requesting approval of a Planned Area Development (PAD) Overlay District on a 642.58± acre parcel to plan and develop the 2,127 lot Sorrento Master Planned Community, pending and in conjunction with the board of Supervisors zone change approval under Planning Case (PZ-001-04), described as Section 32, T4S, R4E, G&SRB&M, Tax Parcels 502-03-014B, 502-03-014D, 502-03-014F, 502-03-014G and 502-03-014H (City of Maricopa) Planning Commission voted unanimously to recommend approval of PZ PD-001-04 with thirty three (33) stipulations.

PZ-003-04, Mesquite 640, LLC, Harold Christ, requesting approval of an amendment to the Planned Area Development (PAD) Overlay District, (PZ-PD-002 99), by requesting a zone change from CR 1 PAD, CR 2 PAD, CR 3 PAD, Single Residence Zones, SR PAD, Suburban Ranch Zone and CB-1 PAD, Local Business Zone to CR-3, Single Residence Zone (622.2± acres) and CB-1, Local Business Zone (15± acres) on a 637.2± acre parcel to plan & develop the 2,178 lot, mixed use, Mesquite Grove Master Planned Community, described as Section 8, T4S, R9E, G&SRB&M Tax Parcel 200-69-001A (Arizona Farms Area) Planning Commission voted unanimously to recommend approval of PZ-003-04 with nine (9) stipulations of understanding.

PZ PD-003-04 Mesquite 640, LLC, Harold Christ, requesting approval of an amendment to the Planned Area Development (PAD) Overlay District, (PZ-PD-002 99), by requesting a Planned Area Development (PAD) Overlay District on a 637.2± acre parcel to plan and develop the 2,178 lot, mixed use, Mesquite Grove Master Planned Community; pending and in conjunction with Board of supervisors zone change approval under Planning Case (PZ-003-04), described as Section 8, T4S, R9E, G&SRB&M Tax Parcel 200-69-001A (Arizona Farms Area). Planning Commission voted unanimously to recommend approval of PZ PD-003-04 with twenty four (24) stipulations.

Chairman Ruiz announced that the above listed cases would be heard without additional input from the applicant or public unless prior to the time the case was publically heard the applicant a staff member or the member of the public requested that a case be considered separately She advised that in the event that no such request for a hearing was made the Board would vote to approve the recommendation of the Commission

Chairman Ruiz asked if there were any requests from the public staff or the Board to have a zoning case pulled from the consent agenda for a public hearing

Supervisor Kerr requested that PZ 001-04 and PZ-PD-001-04 be removed from the consent agenda for

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Kathy Esposito 472 E Pima Rd Queen Creek Road asked to speak again She gave the history of what alternatives the residents had first offered and asked for but were always denied by Continental Homes

Ms Guthrie told the Board that they worked hard to respond to the concerns of the residents within the bounds of what they felt the County would feel was acceptable

There were no further comments The public hearing was closed

Supervisor Smith made closing comments

PZ-034-03

Motion was made by Supervisor Smith and seconded by Supervisor Kerr to deny PZ-034-03 Motion carried by unanimous vote

PZ PD-034-03

Motion was made by Supervisor Smith and seconded by Supervisor Kerr to deny PZ PD-034-03 Motion carried by unanimous vote

Zoning Cases

SUP 022-03, Randy Largent, requesting approval of a Special Use Permit to establish paintball fields and an indoor amusement center on a 20.0± acre parcel in the (GR) General Rural zone, described as the S½ NW¼ NW¼ Section 11, T6S, R7E, G&SRB&M, Tax Parcel 401-01-028A (2 miles southeast of Central Arizona College), Planning Commission voted unanimously to recommend approval of SUP-022-03 with Sixteen (16) stipulations.

SUP 023-03 Red Rock Ventures LLC, requesting approval of a Special Use Permit to establish a regional wastewater treatment facility on a 34± acre parcel in the (CR 3/PAD) Single Family/Planned Area Development zone (PZ PD-006-02), situated in a portion of Section 8, T10S, R10E, G&SRB&M, Tax Parcel 410-11 001C (legal on file) (Red Rock area), Planning Commission voted unanimously to recommend approval of SUP-023-03 with Eleven (11) stipulations.

SUP 24-03, Dori Suzan Tamagni, requesting approval of a Special Use Permit to establish a foster care group home and youth day care on a 10.0± acre parcel in the (GR) General Rural zone, described as the S½ S¼ NW¼ NW¼ Section 33, T10S, R11E, G&SRB&M, Tax Parcel 410-26-005B (Missile Base Road area), Planning Commission voted unanimously to recommend approval of SUP-024-03 with Twelve (12) stipulations.

PZ-046-03, Anthony J. Magglo, requesting approval of a zone change from (GR) General Rural zone to (CR 3) Single Residence zone (617 2± acres), and (CB-1) Local Business zone (22 8± acres), on a 640± acre parcel to plan and develop the 2,187 lot Rancho Mirage Estates Master Planned Community, described as Section 29, T4S, R4E G&SRB&M, Tax Parcel 502-03-011 (City of Maricopa), Planning Commission voted unanimously to recommend approval of PZ 046-03 with Nine (9) stipulations of understanding.

PZ PD-046-03 Anthony J. Magglo, requesting approval of a Planned Area Development (PAD) Overlay District on a 640± acre parcel to plan and develop the 2,187 lot Rancho Mirage Estates Master Planned Community, pending and in conjunction with the Board of Supervisors zone change approval under Planning Case (PZ-046-03), described as Section 29, T4S, R4E G&SRB&M, Tax Parcel 502-03-011 (City of Maricopa), Planning Commission voted unanimously to recommend approval of PZ PD-046-03 with Twenty Six (26) stipulations.

PZ 047-03, Nielson Family Revocable Trust, requesting approval of a zone change from (SR) Suburban Ranch zone to (CR 3) Single Family zone on a 37.29± acre parcel to plan and develop the 130 lot Westbrooke Subdivision,

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described as Lot 6 of Sun Valley Farms Unit 2, Section 17, T2S, R8E, G&SRB&M, Tax Parcel 104-24-008, (East Queen Creek area). Planning Commission voted unanimously to recommend approval of PZ 047 03 with Sixteen (16) stipulations of understanding.

PZ-043-03 Pentad Dev, LLC, requesting approval of a zone change from (CR 5/PAD) Multiple Residence Zone for Assisted Living to (CR 3) Single Residence Zone, for an additional 37 dwelling units on a 10.5± acre parcel to amend a portion of the existing Pecan Creek Master Planned Community (PZ PD-054-00), situated in a portion of the S½, Section 29, T2S, R8E, G&SRB&M (Tax Parcel No. 104-22-008E in part) (legal on file) (J O Combs School Area). Planning Commission voted unanimously to recommend approval of PZ 043-03 with Ten (10) stipulations of understanding.

PZ PD-043 03 Pentad Dev LLC, requesting approval of a Planned Area Development (PAD) Overlay District on a 10.5± acre parcel for an additional 37 dwelling units to amend a portion of the existing Pecan Creek Master Planned Community (PZ PD-054-00), pending and in conjunction with Board of Supervisors zone change approval under Planning Case (PZ 043-03), situated in a portion of the S½, Section 29, T2S, R8E, G&SRB&M (Tax Parcel No. 104-22 008E in part) (Legal on file) (J O Combs School Area). Planning Commission voted unanimously to recommend approval of PZ PD-043-03 with Twenty Four (24) stipulations.

Chairman Ruiz announced that the above listed cases would be heard without additional input from the applicant or public unless prior to the time the case was publically heard the applicant a staff member or the member of the public requested that a case be considered separately She advised that in the event that no such request for a hearing was made the Board would vote to approve the recommendation of the Commission

Chairman Ruiz asked if there were any requests from the public staff or the Board to have a zoning case pulled from the consent agenda for a public hearing

It was requested that the Board pull the following cases from the consent agenda to be heard separately SUP 022-03 PZ-046-03 and PZ PD-046-03

Motion was made by Supervisor Smith and seconded by Supervisor Kerr to approve the following consent zoning cases with stipulations as recommended by the Planning Commission

SUP-023-03 Red Rock Ventures LLC approved with eleven (11) stipulations

- 1) This Special Use Permit is granted to the land for the development and operation of the Red Rock Village Regional Wastewater Treatment Facility as shown and set forth in the application submittal documents
- 2) the applicant/landowner shall adhere to all Federal State County and Local regulations and shall submit all required development plans and obtain all required approvals permits and inspections
- 3) prior to final development approval (site plan) the applicant/developer/owner shall provide written verification from the wastewater/sewage disposal provider together with associated documentation that
  - a the wastewater/sewage disposal provider has adequate capacity for collection treatment and disposal of wastewater for the development,
  - b the development boundaries are located within a service area designated with an approved **CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN)** and
  - c the wastewater plan for the proposed subdivision/development is in conformance with the **CERTIFIED AREAWIDE WATER QUALITY MANAGEMENT (208) PLAN**
- 4) provide paved access from nearest paved road (Sasco Road) to the site and provide paved parking area
- 5) provide two copies of a grading and drainage plan for the site The plan shall provide retention for the 100-year 1 hour storm waters in a common retention area to be maintained by the homeowner's

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action on SUP 022-03 until March 31 2003 9 30 a m Motion carried by unanimous vote

PZ 046 03 Anthony J. Maggio, requesting approval of a zone change from (GR) General Rural zone to (CR 3) Single Residence zone (617 2± acres), and (CB 1) Local Business zone (22 8± acres), on a 640± acre parcel to plan and develop the 2,187 lot Rancho Mirage Estates Master Planned Community, described as Section 29, T4S, R4E G&SRB&M, Tax Parcel 502 03 011 (City of Maricopa) Planning Commission voted unanimously to recommend approval of PZ-046-03 with Nine (9) stipulations of understanding

PZ PD-046-03 Anthony J. Maggio, requesting approval of a Planned Area Development (PAD) Overlay District on a 640± acre parcel to plan and develop the 2,187 lot Rancho Mirage Estates Master Planned Community, pending and in conjunction with the Board of Supervisors zone change approval under Planning Case (PZ-046 03), described as Section 29, T4S, R4E G&SRB&M, Tax Parcel 502 03 011 (City of Maricopa). Planning Commission voted unanimously to recommend approval of PZ PD 046-03 with Twenty Six (26) stipulations

Mr Stabley advised that these two cases are in the City of Maricopa and the Planning Commission did vote unanimously to approve these cases however just this morning staff received four requested stipulations from the City of Maricopa

Mr Stabley summarized the requested stipulations 1 the paving that would have occurred at Cooper road be transferred to somewhere else 2 the power lines along Hartman be buried 3 coordinate the widening of Santa Cruz Wash with the Master Planned Community proposed immediately south of this project 4 participation in the Santa Cruz Wash regional flood project

Mr Stabley said staff has had no time to review these potential stipulations to make sure they meet legal requirements and that they work from a planning point of view He requested a continuance

Public Hearing was opened There were no comments from the public

Motion was made by Supervisor Kerr and seconded by Supervisor Smith to continue PZ 046-03 and PZ PD-043-03 be continued until March 17 2003 9 30 a m Motion carried by unanimous vote

Board of Supervisors hearing and action on an appeal by David K. Kochsmeler, Notice of Violation of Pinal County Ordinance No. 111099 RTO on Tax Parcel #511 02 001D. (Art Carlton) (continued from 11/26/03).

Deputy County Attorney Glenn Johnson advised that there was been a great deal of clean up but staff inspected the property yesterday and there are still some minor things to clean up

Supervisor Kerr said he called the Planning Director for the City of Casa Grande Rick Miller who is involved with the football boosters who have taken this on as a project in return for being paid \$10 000 for the clean up He said he understands that it is about 90% cleaned up and that he relayed that to Mr Miller He said Mr Miller gave his assurances that they will get those remaining things cleaned up Supervisor Kerr requested that based on the assurances from Mr Miller that it would be cleaned up staff send a letter to Mr Miller asking that it be cleaned up within the next thirty days

Motion was made by Supervisor Kerr and seconded by Supervisor Smith to reverse the Notice of Violation with the understanding that Mr Miller be sent a letter reminding him of his verbal agreement to finish cleaning this

**PZ-046-03 - PUBLIC HEARING / ACTION** Anthony J Maggio landowner Hayden Ventures applicant/developer CMX representative/engineer requesting approval of a zone change from (GR) General Rural zone to (CR-3) Single Residence zone (617 2± acres) and (CB-1) Local Business zone (22 8± acres) on a 640± acre parcel to plan and develop the 2,187 lot Rancho Mirage Estates Master Planned Community described as Section 29 T4S R4E G&SRB&M Tax Parcel 502-03-011 (City of Maricopa)

**PZ-PD-046-03 - PUBLIC HEARING / ACTION** Anthony J Maggio landowner Hayden Ventures applicant/developer CMX representative/engineer requesting approval of a Planned Area Development (PAD) Overlay District on a 640± acre parcel to plan and develop the 2 187 lot Rancho Mirage Estates Master Planned Community pending and in conjunction with the Board of Supervisors zone change approval under Planning Case **(PZ-046-03)** described as Section 29 T4S R4E G&SRB&M Tax Parcel 502-03-011 (City of Maricopa)

Mr Stabley read a portion of the staff report

Dennis Mann showed video of the subject property and surrounding area

Carl Bloomfield 1035 N McQueen Ste 123 Gilbert Arizona representative came forward to present his case

Mr Bloomfield stated Shea Homes would be the builder in this development This project will have 2 187 homes with 5 000 sq ft being the smallest lot size There is 19% open space throughout the project

Mr Bloomfield stated he will be meeting with the developer of the Tortosa and Sorrento projects to work out road issues and costs

Commissioner Kenyon asked where Murphy Road was in conjunction with this development

Mr Bloomfield stated Murphy Road was 1 mile to the east

Mr Bloomfield also stated Shea Homes would like to increase the lot sizes which most likely would reduce the number of units for the development

Commissioner Faucette asked about open space and if there would be parks big enough to play soccer and football

Mr Bloomfield stated 5 7± acres has been set aside for a park The park will be just smaller than a football field

Commissioner Faucette asked about parking for the parks

Mr Bloomfield stated that issue had not been worked out yet but it would be taken care of by Tentative Plat

Chairman opened the public hearing

Kelly Anderson 17380 N Murphy Maricopa Arizona came forward representing the City of Maricopa Mr Anderson stated the City of Maricopa would like to see more of the large parks

Chairman Johnston closed the public hearing

Vice Chairman made a motion to forward **PZ-046-03** to the Board of Supervisors with a favorable recommendation with staff's 9 stipulations Commissioner Kenyon seconded the motion

Motion carried unanimously

Vice Chairman made a motion to forward **PZ-PD-046-03** to the Board of Supervisors with a favorable recommendation with staff's 26 stipulations Commissioner Kenyon seconded the motion

Motion carried unanimously

Commissioner Acosta left at 4 43 p m

STAFF REPORT SUMMARY - BOS

MEETING DATE February 18 2004

CASE NO **PZ-PD-046-03**

APPLICANT/DEVELOPER Hayden Ventures c/o Wynn Paoletti 1950 E Claremont Street Phoenix Arizona 85016

REPRESENTATIVE/ENGINEER CMX c/o Carl Bloomfield 1035 N McQueen Suite 123 Gilbert Arizona 85233

LANDOWNER Anthony J Maggio PO Box 50909 Phoenix Arizona 85076

LOCATION The subject property is located west of Hartman Road and south of Honeycutt Road in the eastern portion of the City of Maricopa

REQUESTED ACTION & PURPOSE (**PZ-PD-046-03**) Anthony J Maggio landowner Hayden Ventures applicant/developer CMX representative/engineer, requesting approval of a Planned Area Development (PAD) Overlay District on a 640± acre parcel to plan and develop the 2 187 lot Rancho Mirage Estates Master Planned Community pending and in conjunction with Board of Supervisors zone change approval under Planning case (**PZ-046-03**)

STAFF SUMMARY AND RECOMMENDATION TO THE COMMISSION

All submittals evidence presented written documentation public testimony and staff report(s) are considered part of the record in this planning case Based upon the Planning Director's review of the application exhibits received in evidence a staff visit to the subject property and the **ATTACHED STAFF REPORT** staff recommends that the Commission forward **PZ-PD-046-03** to the Board of Supervisors with a favorable recommendation with stipulations

COMMISSION ACTION/RECOMMENDATION

The Commission voted **UNANIMOUSLY** to recommend **APPROVAL** of **PZ-PD-046-03** based upon the record as presented with the **TWENTY SIX (26) STIPULATIONS ATTACHED**

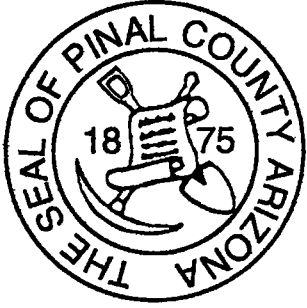
**Case No PZ-PD-046-03**  
**Stipulations**

- 1) Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-046-03
- 2) the applicant/owner at the time of development application (Rancho Mirage Estates subdivision(s)) shall submit and secure all required applications plans supporting document submittals approvals and permits from the applicable and appropriate Federal State County & Local regulatory agencies
- 3) the property is to be developed with an approved Planned Area Development (PAD) (PZ-PD-046-03) in accordance with the applicable criteria set forth in Article 33 of the Pinal County Zoning Ordinance and the applicant s submittal documents
- 4) submit three copies of an independent current Traffic Impact Analysis to the Pinal County Engineer for review and approval All peripheral road and infrastructure improvements shall be per the approved traffic study or as approved by the County Engineer to include construction of acceleration/deceleration lanes and left turn pockets on all peripheral roadways
- 5) provide a master grading and drainage plan for the site for review and approval The plan shall provide retention for the 100-year 1-hour storm water in a common retention area Individual grading and drainage plan for each parcel to be submitted to the County Engineer for review and approval
- 6) an association including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as tracts or easements (including landscaped areas street lights and drainage facilities) in accordance with approved plans,
- 7) all roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer
  - a Provide curb gutter sidewalk (recommend sidewalk on both sides) paving and incidentals on all interior local and collector streets
  - b Provide a 33' x 33' right-of-way sight visibility triangle easement at all streets which intersect with the peripheral streets
  - c The minimum paving widths for all local public streets within this development to be 32 (back of curb to back-of-curb) constructed within 50 of right-of-way All minor collector streets, to be constructed 40 (back-of-curb to back-of-curb) within 60 of right-of-way All major collector streets to be 48 (back-of-curb to back-of-curb) within 80 of right-of-way as approved by the County Engineer Pavement structure shall be per Pinal County Subdivision Standard and as recommended by the Geotechnical Report and as approved

- by the County Engineer
- d The minimum half street paving width for all section line roads to be 37.5 (center line to back-of-curb) with a structural section of 10 of Class 1 aggregate base and 4 of asphalt concrete within 55 of half street of right-of-way along the entire subdivision boundary including commercial parcel. Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer
- 8) the final plats shall include a statement to the effect that the stormwater retention volumes required by the drainage ordinance have been met and that the overall gross retention/detention volumes will not be changed without prior County approval
  - 9) prior to recordation of the final plats the developer shall name in a letter to the Department of Public Works a civil engineer licensed in the State of Arizona who will assume the responsibilities of engineer of record
  - 10) existing private irrigation supply ditches or irrigation tailwater ditches on this site or in the right-of-way adjacent to this site must be replaced with an underground pipeline outside of County right-of-way
  - 11) provide conduit and junction boxes at all road intersections where traffic signals are required by the approved traffic study. Funds in escrow to be posted with Pinal County in an amount and manner satisfactory to both parties prior to final plat approval to guarantee the installation of the required traffic signals
  - 12) A 1 vehicular non-access easement shall be dedicated on all lots adjacent to or backing up to any tract drainage feature and arterial or collector street as required by the County Engineer
  - 13) The "well sites" along Bowlin Road should be exempt for final plat or "not a part of this subdivision"
  - 14) at the time of the final plat approval by the Board of Supervisors the applicant/owner shall contribute \$172,000 per lot for the proposed 2,187 residential lots (and \$861,000 per lot prorated at building permit) to the Maricopa Subregional Transportation Fund
  - 15) this subdivision shall be tied into two section corners as designated by the Pinal County Engineer
  - 16) prior to final plat approval the applicant/owner shall provide written verification from the Maricopa Fire District that applicable fire service concerns/issues have been resolved to the satisfaction of the Fire District
  - 17) prior to final plat approval the applicant/owner shall provide written verification from the Maricopa Unified School District #20 that applicable school concerns/issues have been resolved to the satisfaction of the School District
  - 18) the applicant/owner shall ensure a minimum of fifteen percent (15%)(96 acres) of the approved Rancho Mirage Estates Master Planned Community remains in open space with a maximum overall density of 3.5 dwelling units per gross acre (2,187 lots) for detached single family dwellings
  - 19) the applicant/owner grant and record an agricultural spray easement to all

- adjacent farm owners/operators include in the CC&R s references to the recorded agricultural spray easement and reference the agricultural spray easement on the face of the plat(s) in the **NOTES** section
- 20) prior to final subdivision approval (initial plat) the applicant/ developer/owner shall provide written verification from the wastewater / sewage disposal provider, together with associated documentation that
    - a the wastewater/sewage disposal provider has adequate capacity for collection treatment and disposal of wastewater for the subdivision(s)
    - b the subdivision(s) boundaries are located within a service area designated with an approved **CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN)** and
    - c the wastewater plan for the proposed subdivision(s) is in conformance with the **CERTIFIED AREAWIDE WATER QUALITY MANAGEMENT (208) PLAN,**
  - 21) no schools or day care centers to be located within ( $\frac{1}{4}$ ) one-quarter mile of land in agricultural production requiring aerial spraying (**PLACE IN NOTES SECTION ON FACE OF FINAL PLAT**),
  - 22) all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District
  - 23) on all lots the developer/owner shall ensure that residential dwellings can fit within the building setbacks including bay windows fireplaces porches covered patios etc as approved under the zone change /PAD
  - 24) approval of this zone change/PAD request will allow the applicant/owner at time of preliminary/tentative plat approval to provide for construction trailer(s), model complex(s) sales office(s) and associated parking
  - 25) the developer/owner will coordinate with the Pinal County Public Works Department in addressing circulation between this proposed PAD and adjacent PAD s both current and proposed
  - 26) all power lines less than 69 KV adjacent to the property shall be buried subject to utility approval
  - 27) improvements to the Santa Cruz Wash shall be performed in coordination with adjacent development to the south
  - 28) keep the slope of ramp up drive ways to a minimum
  - 29) landscaping walls and fencing shall meet or exceed minimum City standards
  - 30) the loss of the mile of half street improvements due to the Fuqua Road and Santa Cruz Wash alignment will be compensated by
    - a 150 foot minimum widening of the wash
    - b Construction of a 10 foot concrete trail in the wash
    - c Landscaping of the wash to be approved by the City of Maricopa
    - d Relocate the interior park with parking to provide access to the wash and
  - 31) should the requested Rancho Mirage Estates subdivision(s) not commence within 18 months of the Pinal County Board of Supervisors approval of this zone change the Board may schedule a public hearing to grant an

extension, determine compliance with the schedule of development, or cause the property to revert to its former zoning classification.



**PLANNING & DEVELOPMENT SERVICES**  
PLANNING ZONING ADDRESSING ENFORCEMENT

DAVID KUHL, A I C.P.  
Planning Director

February 25 2004

CARL BLOOMFIELD  
CMX LLC  
1035 N MCQUEEN SUITE 123  
GILBERT ARIZONA 85233

Dear Mr Bloomfield

Planning Case **PZ-046-03 & PZ PD-046-03** Tax Parcel(s) **502-03-011**

Enclosed is a copy of the Planning Department Staff Report to the Pinal County Board of Supervisors on the above referenced matter Also enclosed is a copy of the Notice to Applicant of a Public Hearing before the Board of Supervisors Please be present (or represented) at the hearing otherwise this matter may be tabled/continued/remanded

Thank you for your consideration and cooperation in this matter

Sincerely

Dennis R Rittenback Deputy Director

Enclosures (2)  
(1) Staff Report  
(2) Notice to Applicant

xc B Davis  
Hayden Ventures  
A J Maggio

TO PINAL COUNTY BOARD OF SUPERVISORS

MEETING DATE March 10 2004

CASE NOS **PZ-046-03 & PZ-PD-046-03**

LEGAL DESCRIPTION A 640± acre parcel described as Section 29 T4S R4E  
G&SRB&M (City of Maricopa)

TAX PARCEL # 502-03-011

APPLICANT/DEVELOPER Hayden Ventures c/o Wynn Paoletti 1950 E Claremont  
Street Phoenix Arizona 85016

REPRESENTATIVE/ENGINEER CMX c/o Carl Bloomfield 1035 N McQueen Suite 123  
Gilbert Arizona 85233

LANDOWNER Anthony J Maggio PO Box 50909 Phoenix, Arizona 85076

REQUESTED ACTION & PURPOSE (**PZ-046-03**) Anthony J Maggio landowner  
Hayden Ventures applicant/developer CMX representative/engineer requesting  
approval of a zone change from (GR) General Rural zone to (CR-3) Single  
Residence zone (617 2± acres) and (CB-1) Local Business zone (22 8± acres) on  
a 640± acre parcel to plan and develop the 2 187 lot Rancho Mirage Estates Master  
Planned Community

REQUESTED ACTION & PURPOSE (**PZ-PD-046-03**) Anthony J Maggio landowner  
Hayden Ventures applicant/developer CMX representative/engineer requesting  
approval of a Planned Area Development (PAD) Overlay District on a 640± acre  
parcel to plan and develop the 2 187 lot Rancho Mirage Estates Master Planned  
Community pending and in conjunction with Board of Supervisors zone change  
approval under Planning case (**PZ-046-03**)

LOCATION The subject property is located west of Hartman Road and south of Honeycutt  
Road in the eastern portion of the City of Maricopa

SIZE 640± acre parcel

EXISTING ZONING AND LAND USE GR Farmland

SURROUNDING ZONING AND LAND USE

North GR Farmland  
South GR Farmland  
East CR-3 and CB-1 Farmland  
West GR Farmland

## FINDINGS

### Site Data

Floodzone C" area of minimal flooding  
Public Schools Marcopa Unified School District  
Fire Protection Marcopa Fire District  
Sewer Palo Verde Utilities  
Water Santa Cruz Water Company  
Electricity Service ED#3  
Access The subject property is accessed from Hartman and Honeycutt Roads and both are unpaved

**HISTORY** The subject property (640± acres) has never been rezoned from its original (GR) General Rural Zone and is currently farmland. The 961.0± acre Anderson Farm Master Planned Community is located to the east of Rancho Mirage Estates. Anderson Farm was rezoned to (CR-3) Single Residence zone and (CB-1) Local Business zone in November 2003.

**ANALYSIS** The applicant/ developer is requesting approval of a zone change (PZ-046-03) from (GR) General Rural zone to (CR-3) Single Residence zone (617.2± acres) and (CB-1) General Business zone (22.8± acres) on a 640± acre parcel to plan and develop the 2,187 lot Rancho Mirage Estates Master Planned Community. In addition, the applicant/developer is requesting approval of a Planned Area Development (PAD) Overlay District (PZ-PD-046-03), pending and in conjunction with Board of Supervisors zone change approval under Planning Case PZ-046-03.

Rancho Mirage Estates is composed of approximately 640 acres located within the City of Marcopa. The applicant is proposing single family residential development at 3.5 dwelling units to the acre for the majority of the site.

The application also contains 22.8 acres of commercial development on two sites. The first site consists of 16.4 acres and is located at the southwest corner of Hartman and Honeycutt Roads across Hartman Road from a 20 acre commercial site in Anderson Farm. The second commercial site consists of 6.4 acres located at the northwest corner of Hartman and Bowlin Roads. The applicant originally proposed (CB-2) General Business zone for these sites. After further review, the applicant decided to propose (CB-1) Local Business zoning. The CB-1 category is more restrictive than CB-2 and can be a good fit within a residential area.

The zone change case will require Board of Supervisor review and decision prior to review and decision by the Board on the Planned Area Development (PAD) case.

**THE APPLICANT HAS PROVIDED INFORMATION REGARDING THIS ZONE CHANGE REQUEST AND PLANNED AREA DEVELOPMENT REQUEST, WHICH IS UNDER SEPARATE COVER**

To date no written comments in favor or in opposition have been received from those property owners notified within 300 feet of the subject property

The subject property is located within the Transitional Designation of the Pinal County Comprehensive Plan

**THE PINAL COUNTY DEPARTMENT OF PUBLIC WORKS PROVIDED COMMENTS, WHICH ARE ATTACHED TO THE CORRESPONDENCE SECTION OF THIS STAFF REPORT**

The **Pinal County Air Quality Control District** provided the following comments

Pave the arterial access road and the roads within the project

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 Planned Area Development (PAD) Overlay District pending and in conjunction with Board of Supervisor zone change approval under Planning Case PZ-046-03 for the planning and development of the 2 187 lot Rancho Mirage Estates Master Planned Community Furthermore the Commission must determine that this zone change and Planned Area Development (PAD) Overlay District 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 residential goals and policies of the Pinal County Comprehensive Plan

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

- A) LAND USE, PERIMETER WALLS, SIGNAGE, DENSITY, SETBACKS, INGRESS/EGRESS & LANDSCAPING**
- B) PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE, FIRE & POLICE PROTECTION**
- C) NEIGHBORHOOD IMPACT - LOCAL PUBLIC MEETING(S)**
- D) MARICOPA UNIFIED SCHOOL DISTRICT IMPACT**
- E) FLOOD CONTROL**
- F) OPEN SPACE/RECREATION OPPORTUNITIES**
- G) TRAFFIC IMPACT AND ADJACENT OFF-SITE IMPROVEMENTS FOR ROADS**
- H) COMPATIBLE/CONSISTENT WITH PINAL COUNTY COMPREHENSIVE PLAN**
- I) BENEFITS/DETRIMENTS TO NEIGHBORHOOD/COMMUNITY**

**J) BENEFITS/DETRIMENTS TO PINAL COUNTY**

**STAFF SUMMARY** The applicant/developer Hayden Ventures has submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance Staff provides the following findings together with the findings on page 1 of this staff report

- 1 The applicant/owner held a local neighborhood meeting (September 11 2003) concerning their proposed zone change and PAD Overlay District for the Rancho Mirage Estates Master Planned Community **(COPY OF MEETING MINUTES AND ATTENDANCE SHEET ARE ATTACHED)**
- 2 This land use request is for approval of a zone change and Planned Area Development (PAD) Overlay District to allow the property to be zoned planned and developed as the 2 187 lot Rancho Mirage Estates Master Planned Community on a 640± acre parcel
- 3 The zone change portion of this request must be approved by the Board of Supervisors in order for the Planned Area Development (PAD) portion to continue
- 4 The applicant/owner will need to provide a Preliminary Master Drainage and Stormwater Management Plan for the subject property
- 5 The existing and proposed perimeter/interior streets will be built to Pinal County pavement standards
- 6 The subject property is located within the Mancopa Subregional Transportation Study which addresses regional road improvements
- 7 The value of the adjacent property should not be adversely affected by this proposed zone change and proposed Planned Area Development (PAD)
- 8 Rancho Mirage Estates Master Planned Community will have access to public streets
- 9 Rancho Mirage Estates will be serviced by planned utility facilities and services
- 10 To date no comments in favor or in opposition have been received from those property owners notified within 300' of the subject property
- 11 The 640± acre parcel (Rancho Mirage Estates Master Planned Community) is to be developed (platted) with an approved zone change and Planned Area Development (PAD) in accordance with the applicable criteria set forth in Article 33 of the Pinal County Zoning Ordinance The proposed Rancho Mirage Estates Master Planned Community is to be compatible and consistent with the applicable residential goals and policies of the Pinal County Comprehensive Plan
- 12 Granting of the zone change and Planned Area Development (PAD) Overlay District request will require at the time of application for development (Rancho Mirage Estates plat) 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 Also include landscaping plans as applicable

**STAFF RECOMMENDATION (PZ-046-03)** Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing that this zone change request to plan and develop the 640± acre 2 187 lot Rancho Mirage Estates Master Planned Community is needed and necessary at this location and time will not negatively impact adjacent properties will promote orderly growth and development of the County and will be compatible and consistent with the applicable residential goals and policies of the Pinal County Comprehensive Plan then staff would recommend that the Commission forward **PZ-046-03** to the Board of Supervisors with a favorable recommendation with the attached stipulations If the Commission cannot find for all of the factors listed above then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial

- 1) The applicant/owner at the time of development application (Rancho Mirage Estates subdivision(s)) shall submit and secure all required applications plans supporting document submittals approvals and permits from the applicable and appropriate Federal State County & Local regulatory agencies
- 2) the property is to be developed with an approved Planned Area Development (PAD) (PZ-PD-046-03) in accordance with the applicable criteria set forth in Article 33 of the Pinal County Zoning Ordinance and the applicant s submittal documents
- 3) submit three copies of an independent current Traffic Impact Analysis to the Pinal County Engineer for review and approval
- 4) provide two copies of a grading and drainage plan for the site The plan shall provide retention for the 100-year 1-hour storm water in a common retention area to be maintained by the homeowner's association
- 5) all roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer
- 6) Provide a minimum of 55 of public right-of-way for the South side of Honeycutt Road West side of Hartman Road North side of Bowlin Road and East side of Fuqua Road
- 7) submit an A L T A - type survey with Preliminary/Tentative Plat application
- 8) at the time of the final zone change/Planned Area Development (PAD) approval by the Board of Supervisors the applicant/owner shall contribute \$57 00 per lot for the proposed 2 187 residential lots based upon the Maricopa Subregional Transportation Study and
- 9) should the requested Rancho Mirage Estates subdivision(s) not

commence within 18 months of the Pinal County Board of Supervisors approval of this zone change the Board may schedule a public hearing to grant an extension determine compliance with the schedule of development or cause the property to revert to its former zoning classification

**STAFF RECOMMENDATION (PZ-PD-046-03)** Should the Commission find after the presentation of the applicant and together with the testimony and evidence presented at the public hearing that this Planned Area Development (PAD) Overlay District request **PENDING AND IN CONJUNCTION WITH BOARD OF SUPERVISORS ZONE CHANGE APPROVAL UNDER PLANNING CASE (PZ-046-03)**, is needed and necessary at this location and time will not negatively impact adjacent properties and will promote the orderly growth and development of the County and will be consistent with the applicable residential goals and policies of the Pinal County Comprehensive Plan then staff recommends that the Commission forward **PZ-PD-046-03** to the Board of Supervisors with a favorable recommendation with the attached stipulations If the Commission cannot find for all of the factors listed above then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial

- 1) Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-046-03
- 2) the applicant/owner at the time of development application (Rancho Mirage Estates subdivision(s)) shall submit and secure all required applications plans supporting document submittals, approvals and permits from the applicable and appropriate Federal State, County & Local regulatory agencies
- 3) the property is to be developed with an approved Planned Area Development (PAD) (PZ-PD-046-03) in accordance with the applicable criteria set forth in Article 33 of the Pinal County Zoning Ordinance and the applicant s submittal documents
- 4) submit three copies of an independent current Traffic Impact Analysis to the Pinal County Engineer for review and approval All peripheral road and infrastructure improvements shall be per the approved traffic study or as approved by the County Engineer to include construction of acceleration/deceleration lanes and left turn pockets on all peripheral roadways
- 5) provide a master grading and drainage plan for the site for review and approval The plan shall provide retention for the 100-year, 1-hour storm water in a common retention area Individual grading and drainage plan for each parcel to be submitted to the County Engineer for review and approval
- 6) an association including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas street lights

- and drainage facilities) in accordance with approved plans
- 7) all roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer
    - a Provide curb gutter sidewalk (recommend sidewalk on both sides) paving and incidentals on all interior local and collector streets
    - b Provide a 33' x 33' right-of-way sight visibility triangle easement at all streets which intersect with the peripheral streets
    - c The minimum paving widths for all local public streets within this development to be 32' (back of curb to back-of-curb) constructed within 50' of right-of-way All minor collector streets to be constructed 40' (back-of-curb to back-of-curb) within 60' of right-of-way All major collector streets to be 48' (back-of-curb to back-of-curb) within 80' of right-of-way as approved by the County Engineer Pavement structure shall be per Pinal County Subdivision Standard and as recommended by the Geotechnical Report and as approved by the County Engineer
    - d The minimum half street paving width for all section line roads to be 37.5' (center line to back-of-curb) with a structural section of 10' of Class 1 aggregate base and 4' of asphalt concrete within 55' of half street of right-of-way along the entire subdivision boundary including commercial parcel Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer
  - 8) the final plats shall include a statement to the effect that the stormwater retention volumes required by the drainage ordinance have been met and that the overall gross retention/detention volumes will not be changed without prior County approval
  - 9) prior to recordation of the final plats the developer shall name in a letter to the Department of Public Works a civil engineer licensed in the State of Arizona who will assume the responsibilities of engineer of record
  - 10) existing private irrigation supply ditches or irrigation tailwater ditches on this site or in the right-of-way adjacent to this site must be replaced with an underground pipeline outside of County right-of-way
  - 11) provide conduit and junction boxes at all road intersections, where traffic signals are required by the approved traffic study Funds in escrow to be posted with Pinal County in an amount and manner satisfactory to both parties prior to final plat approval to guarantee the installation of the required traffic signals
  - 12) A 1' vehicular non-access easement shall be dedicated on all lots adjacent to or backing up to any tract drainage feature and arterial or collector street as required by the County Engineer
  - 13) The "well sites" along Bowlin Road should be exempt for final plat or not a part of this subdivision

- 14) at the time of the final plat approval by the Board of Supervisors the applicant/owner shall contribute \$172 00 per lot for the proposed 2 187 residential lots (and \$861 00 per lot prorated at building permit) to the Maricopa Subregional Transportation Fund
- 15) this subdivision shall be tied into two section corners as designated by the Pinal County Engineer
- 16) prior to final plat approval the applicant/owner shall provide written verification from the Maricopa Fire District that applicable fire service concerns/issues have been resolved to the satisfaction of the Fire District
- 17) prior to final plat approval the applicant/owner shall provide written verification from the Maricopa Unified School District #20 that applicable school concerns/issues have been resolved to the satisfaction of the School District
- 18) the applicant/owner shall ensure a minimum of fifteen percent (15%)(96 acres) of the approved Rancho Mirage Estates Master Planned Community remains in open space with a maximum overall density of 3 5 dwelling units per gross acre (2 187 lots) for detached single family dwellings
- 19) the applicant/owner grant and record an agricultural spray easement to all adjacent farm owners/operators include in the CC&R s references to the recorded agricultural spray easement and reference the agricultural spray easement on the face of the plat(s) in the **NOTES** section
- 20) prior to final subdivision approval (initial plat) the applicant/ developer/owner shall provide written verification from the wastewater / sewage disposal provider together with associated documentation that
  - a the wastewater/sewage disposal provider has adequate capacity for collection treatment and disposal of wastewater for the subdivision(s)
  - b the subdivision(s) boundaries are located within a service area designated with an approved **CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN)** and
  - c the wastewater plan for the proposed subdivision(s) is in conformance with the **CERTIFIED AREAWIDE WATER QUALITY MANAGEMENT (208) PLAN,**
- 21) no schools or day care centers to be located within (1/4) one-quarter mile of land in agricultural production requiring aerial spraying (**PLACE IN NOTES SECTION ON FACE OF FINAL PLAT**),
- 22) all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District
- 23) on all lots the developer/owner shall ensure that residential dwellings can fit within the building setbacks including bay windows fireplaces porches covered patios etc as approved under the zone change /PAD
- 24) approval of this zone change/PAD request will allow the applicant/owner at time of preliminary/tentative plat approval to provide for construction trailer(s) model complex(s) sales office(s) and associated parking

- 25) the developer/owner will coordinate with the Pinal County Public Works Department in addressing circulation between this proposed PAD and adjacent PAD s both current and proposed and
- 26) should the requested Rancho Mirage Estates subdivision(s) not commence within 18 months of the Pinal County Board of Supervisors approval of this zone change the Board may schedule a public hearing to grant an extension determine compliance with the schedule of development or cause the property to revert to its former zoning classification

**COMMISSION ACTION (PZ-046-03)** After extensive discussion with the applicant/representative staff and the Commission together with evidence and testimony from the City of Maricopa presented at the hearing the Commission voted unanimously to forward **PZ-046-03** to the Board of Supervisors with a recommendation for **APPROVAL**, with staff's nine (9) recommended stipulations of understanding

**COMMISSION ACTION (PZ-PD-046-03)** After extensive discussion with the applicant/representative staff and the Commission together with evidence and testimony from the City of Maricopa presented at the hearing the Commission voted unanimously to forward **PZ-PD-046-03** to the Board of Supervisors with a recommendation for **APPROVAL**, with staff's twenty six (26) recommended stipulations

DATE PREPARED 01/21/04 - jes  
REVISED 02/24/04 - jes

# FAX Transmission



**CMX, LLC**  
7740 North 16<sup>th</sup> Street  
Suite 100  
Phoenix, AZ 85020

p 602 567 1900  
f 602 567 1901

[www.cmxinc.com](http://www.cmxinc.com)

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**TO Jerry Stabley**

**FAX. 520-866 6530**

**FROM Carl Bloomfield**

**DATE April 20, 2004**

**PAGES 1**

**RE: County Stipulations for Rancho Mirage  
Estates PAD and Zoning**

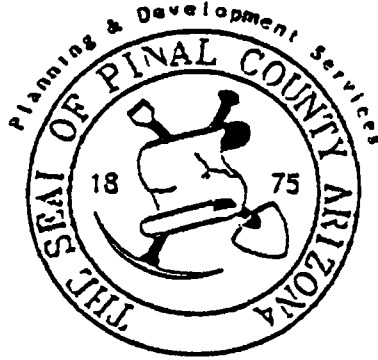
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**REMARKS**

I agree that the stipulations you faxed on the Rancho Mirage Estates project are acceptable to me and to my client

Thank You

Carl Bloomfield  
CMX LLC



31 N Pinal Street, Bldg F P O Box 2309 Florence, Arizona 85232

## FACSIMILE COVER SHEET

DATE 4/20/04

TO Carl Bloomfield

RECEIVING FAX NO 480 648 1918

FROM Jerry Stabley  
PHONE NO (520)-866-6465

FAX NO (520)-866-6530

NUMBER OF PAGES (Including this cover sheet) 5

DESCRIPTION New Rincho Mingo strips  
that include the strips from  
the City of Maricopa

### COMMENTS

Supervisor Kern asked if you  
could review and send us something  
that shows that you agree with  
these strips

Thanks Jerry

**Case No PZ-PD-046-03**  
**Stipulations**

- 1) Approval of this Planned Area Development (PAD) Overlay District is contingent upon the Board of Supervisors zone change approval as set forth in Planning Case PZ-046-03
- 2) the applicant/owner at the time of development application (Rancho Mirage Estates subdivision(s)) shall submit and secure all required applications plans supporting document submittals approvals and permits from the applicable and appropriate Federal State County & Local regulatory agencies
- 3) the property is to be developed with an approved Planned Area Development (PAD) (PZ-PD-046-03) in accordance with the applicable criteria set forth in Article 33 of the Pinal County Zoning Ordinance and the applicant s submittal documents
- 4) submit three copies of an independent current Traffic Impact Analysis to the Pinal County Engineer for review and approval All peripheral road and infrastructure improvements shall be per the approved traffic study or as approved by the County Engineer to include construction of acceleration/deceleration lanes and left turn pockets on all peripheral roadways
- 5) provide a master grading and drainage plan for the site for review and approval The plan shall provide retention for the 100-year 1-hour storm water in a common retention area Individual grading and drainage plan for each parcel to be submitted to the County Engineer for review and approval
- 6) an association including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas street lights and drainage facilities) in accordance with approved plans
- 7) all roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer
  - a Provide curb gutter sidewalk (recommend sidewalk on both sides) paving and incidentals on all interior local and collector streets
  - b Provide a 33' x 33' right-of-way sight visibility triangle easement at all streets which intersect with the peripheral streets
  - c The minimum paving widths for all local public streets within this development to be 32 (back of curb to back-of-curb) constructed within 50 of right-of-way All minor collector streets to be constructed 40 (back-of-curb to back-of-curb) within 60 of right-of-way All major collector streets to be 48 (back-of-curb to back-of-curb) within 80 of right-of-way as approved by the County Engineer Pavement structure shall be per Pinal County Subdivision Standard and as recommended by the Geotechnical Report and as approved

- by the County Engineer
- d The minimum half street paving width for all section line roads to be 37 5 (center line to back-of-curb) with a structural section of 10 of Class 1 aggregate base and 4 of asphalt concrete within 55 of half street of right-of-way along the entire subdivision boundary including commercial parcel Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer
- 8) the final plats shall include a statement to the effect that the stormwater retention volumes required by the drainage ordinance have been met and that the overall gross retention/detention volumes will not be changed without prior County approval
- 9) prior to recordation of the final plats, the developer shall name in a letter to the Department of Public Works a civil engineer licensed in the State of Arizona who will assume the responsibilities of engineer of record
- 10) existing private irrigation supply ditches or irrigation tailwater ditches on this site or in the right-of-way adjacent to this site must be replaced with an underground pipeline outside of County right-of-way
- 11) provide conduit and junction boxes at all road intersections where traffic signals are required by the approved traffic study Funds in escrow to be posted with Pinal County in an amount and manner satisfactory to both parties prior to final plat approval to guarantee the installation of the required traffic signals
- 12) A 1 vehicular non-access easement shall be dedicated on all lots adjacent to or backing up to any tract drainage feature and arterial or collector street as required by the County Engineer
- 13) The "well sites along Bowlin Road should be exempt for final plat or not a part of this subdivision
- 14) at the time of the final plat approval by the Board of Supervisors the applicant/owner shall contribute \$172 00 per lot for the proposed 2 187 residential lots (and \$861 00 per lot prorated at building permit) to the Maricopa Subregional Transportation Fund
- 15) this subdivision shall be tied into two section corners as designated by the Pinal County Engineer
- 16) prior to final plat approval the applicant/owner shall provide written verification from the Maricopa Fire District that applicable fire service concerns/issues have been resolved to the satisfaction of the Fire District
- 17) prior to final plat approval the applicant/owner shall provide written verification from the Maricopa Unified School District #20 that applicable school concerns/issues have been resolved to the satisfaction of the School District
- 18) the applicant/owner shall ensure a minimum of fifteen percent (15%)(96 acres) of the approved Rancho Mirage Estates Master Planned Community remains in open space, with a maximum overall density of 3 5 dwelling units per gross acre (2 187 lots) for detached single family dwellings
- 19) the applicant/owner grant and record an agricultural spray easement to all

- adjacent farm owners/operators include in the CC&R s references to the recorded agricultural spray easement and reference the agricultural spray easement on the face of the plat(s) in the **NOTES** section
- 20) prior to final subdivision approval (initial plat) the applicant/ developer/owner shall provide written verification from the wastewater / sewage disposal provider together with associated documentation, that
    - a the wastewater/sewage disposal provider has adequate capacity for collection treatment and disposal of wastewater for the subdivision(s)
    - b the subdivision(s) boundaries are located within a service area designated with an approved **CERTIFICATE OF CONVENIENCE AND NECESSITY (CCN)** and
    - c the wastewater plan for the proposed subdivision(s) is in conformance with the **CERTIFIED AREAWIDE WATER QUALITY MANAGEMENT (208) PLAN,**
  - 21) no schools or day care centers to be located within ( $\frac{1}{4}$ ) one-quarter mile of land in agricultural production requiring aerial spraying (**PLACE IN NOTES SECTION ON FACE OF FINAL PLAT**),
  - 22) all construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District
  - 23) on all lots the developer/owner shall ensure that residential dwellings can fit within the building setbacks including bay windows, fireplaces porches covered patios etc as approved under the zone change /PAD
  - 24) approval of this zone change/PAD request will allow the applicant/owner at time of preliminary/tentative plat approval to provide for construction trailer(s) model complex(s) sales office(s) and associated parking
  - 25) the developer/owner will coordinate with the Pinal County Public Works Department in addressing circulation between this proposed PAD and adjacent PAD s both current and proposed
  - 26) all power lines less than 69 KV adjacent to the property shall be buried subject to utility approval
  - 27) improvements to the Santa Cruz Wash shall be performed in coordination with adjacent development to the south
  - 28) keep the slope of ramp up drive ways to a minimum
  - 29) landscaping walls and fencing shall meet or exceed minimum City standards
  - 30) the loss of the mile of half street improvements due to the Fuqua Road and Santa Cruz Wash alignment will be compensated by
    - a 150 foot minimum widening of the wash
    - b Construction of a 10 foot concrete trail in the wash
    - c Landscaping of the wash to be approved by the City of Maricopa
    - d Relocate the interior park with parking to provide access to the wash and
  - 31) should the requested Rancho Mirage Estates subdivision(s) not commence within 18 months of the Pinal County Board of Supervisors approval of this zone change the Board may schedule a public hearing to grant an

extension, determine compliance with the schedule of development, or cause the property to revert to its former zoning classification.



31 N Pinal Street, Bldg F P O Box 2309 Florence, Arizona 85232

## FACSIMILE COVER SHEET

DATE 4/13/04

TO Carl Bloomfield

RECEIVING FAX NO 480 648 1918

FROM Jerry Stabley  
PHONE NO (520)-866-6465

FAX NO (520)-866-6530

NUMBER OF PAGES (Including this cover sheet) 2

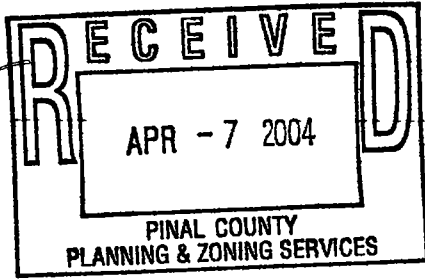
DESCRIPTION City of Maricopa stip for  
Rancho Manager

### COMMENTS

Carl,  
Please review quickly just  
to make sure we are all on  
the same page  
Thanks Jerry



Is *licent ok?* *4/7/04*  
*yes*  
*4/13*



Lionel Ruiz Chairman  
Pinal Coutry Board of Supervisors  
31 North Pinal Avenue  
Florence Anzona 85232

March 30 2004

RE Rancho Mirage Estates PZ-046-03 PZ PD 046 03

Dear Chairman Ruiz

Upon the recommendation of the Maricopa Planning Committee the City of Maricopa approves the zone change request and PAD Overlay District on the 640 acre Rancho Mirage Estates Master Planned community with the following comments

- 1 – All power lines less than 69KV adjacent to the property shall be buried
- 2 – Improvements to the Santa Cruz Wash shall be performed in coordination with development to the south
- 3 – Keep slope of ramp up drive ways to a minimum
- 4 – Landscaping walls and fencing shall meet or exceed minimum city standards
- 5 – The loss of the mile of half street improvements due to the Fuqua Road and Santa Cruz Wash alignment will be compensated by
  - A – 150 foot minimum widening of the wash
  - B – Construction of a 10 foot concrete trail in the wash
  - C – Landscaping of the wash to be approved by the city of Maricopa
  - D – Relocate the interior park with parking to provide access to the wash

Sincerely

Kelly O Anderson  
Planning Committee Chairm



Lionel Ruiz Chairman  
Pinal County Board of Supervisors  
31 North Pinal Avenue  
Florence Arizona 85232

March 30 2004

RE Rancho Mirage Estates PZ-046-03 PZ PD-046-03

Dear Chairman Ruiz

Upon the recommendation of the Mancopa Planning Committee the city of Mancopa approves the zone change request and PAD Overlay District on the 640 acre Rancho Mirage Estates Master Planned community with the following comments

- 1 – All power lines less than 69KV adjacent to the property shall be buried subject to utility approval
- 2 – Improvements to the Santa Cruz Wash shall be performed in coordination with development to the south
- 3 – Keep slope of ramp up drive ways to a minimum
- 4 – Landscaping walls and fencing shall meet or exceed minimum city standards
- 5 – The loss of the mile of half street improvements due to the Fuqua Road and Santa Cruz Wash alignment will be compensated by
  - A – 150 foot minimum widening of the wash
  - B – Construction of a 10 foot concrete trail in the wash
  - C – Landscaping of the wash to be approved by the city of Mancopa
  - D – Relocate the interior park, with parking to provide access to the wash

Sincerely

Kelly D Anderson  
Planning Committee Chairman

HAYDEN VENTURES, LLC

February 13, 2004

Mr. Dennis Rittenback  
Deputy Director  
Pinal County, Planning and Development Services  
P.O. Box 2973  
Florence, AZ 85232

Dear Dennis,

At our recent Zoning meeting Commissioner Harlan asked me to visit with Volkswagen and discuss our project located at Hartman and Honeycutt, one plus mile away from the test track. This letter confirms that I personally met with Jim Marsella and Mary Stenger to show them our site plan. We had a very congenial meeting and I was able to give them some additional information regarding other projects in the area that are in the works.

Both Jim and Mary seem accepting of our development and in fact I was able to get them an aerial map of the area to help them keep track of the developments that are planned.

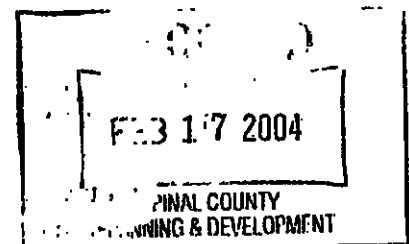
This was a useful meeting for our development as we learned more about their business and the issues they face on a daily basis. Jim and Mary seemed pleased that I took the time to inform them of our project and answer any questions that they may have.

I thought you may want to know that we did do what the commission asked and the meeting was a success.

If you have any questions regarding this event please call me at 602.228.5703.

Sincerely,

  
Wynn Paoletti  
President



1950 EAST CLAREMONT STREET • PHOENIX, AZ • 85016  
PHONE: 602.228.5703 • FAX: 602.274.2533

PZ-PD-046-03

## MEETING MINUTES



**Date** 9/11/03  
**Time** 6 30 pm  
**Location** Cafeteria of Maricopa Elementary School  
**Prepared by** Carl Bloomfield  
**Attendees** Carl Bloomfield  
Wynn Paoletti  
See List for other attendees  
**Project** Maggio Property – Section 29  
**Subject** Neighborhood Meeting  
**Distribution** Wynn Paoletti  
Pinal County Planning

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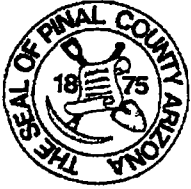
The following items were discussed

Item No	Discussion
1	Meeting called to order at 6 35 pm
2	Carl presented aerial exhibits of property and current land plan
3	Attendees saw no conflicts with the layout itself and the lot sizes/density presented
4	Carl expressed goal of keeping land plan to 3 5 units/acre and 15% open space
5	Mr Oliver Anderson presented the concept that a fire station location be added He also pointed out that Supervisor Kerr is in agreement that a fire station location could be counted as open space
6	Kelly Hall indicated that the property to the south was exploring option of causing the drainage channel to cross the section on our south from SEC to NWC and that they desired the section road on our west boundary to remain The property on the south plans for our south section line road to be a significant road that crosses the Santa Cruz
7	Mr Oliver Anderson indicated that the U of A has begun to look at the Santa Cruz through their property and what needs to be done to alleviate the back water effect on upstream properties
8	Attendees gave approval that the land plan as presented looked reasonable and agreeable to them
9	Meeting adjourned at 7 35 pm

CMX believes that the statements contained in these minutes are accurate and complete Please call CMX if you believe there are any errors or omissions within 2 business days of receipt of the minutes If no comments are received within 2 business days of receipt it will be assumed that everyone agrees that these meeting minutes are accurate and represent statements of fact to which all parties agree

END OF MINUTES





# PINAL COUNTY

## DEPARTMENT OF PUBLIC WORKS

Highway Flood Control - Fleet Services Emergency Management Waste Management

P O Box 727 31 N Pinal St. Bldg. F Florence, AZ 85232 Phone (520) 866-6411 Fax (520) 866-6511 TDD (520) 866-6523

### MEMORANDUM


**Date** January 11 2004

**To** Dennis Rittenback Deputy Director  
Planning and Development Services Department

**Through** Garry Jagers P E C P M Deputy Director / County Engineer  
Public Works Department

**From** Bruce C Varker C P M  
Engineering Development Manager

**Subject** Rancho Mirage Estates Rezoning Application Case No PZ-046-03



The Department of Public Works has reviewed Rancho Mirage Estates Rezoning Application Case No PZ-046-03 and recommends approval subject to the following conditions

- 1 Submit three copies of an independent current Traffic Impact Analysis to the Pinal County Engineer for review and approval
- 2 Provide two copies of a grading and drainage plan for the site The plan shall provide retention for the 100-year 1-hour storm waters in a common retention area to be maintained by the homeowner's association
- 3 All public roadway and infrastructure improvements shall be in accordance with the current Pinal County standards and recommended by the Traffic Impact Analysis or as approved by the County Engineer
- 4 Provide a minimum of 55 of public right-of way for the South side of Honeycutt Road West side of Hartman Road North side of Bowlin Road and East side of Fuqua Road
- 5 Submit an A L T A - type survey with Preliminary/Tentative Plat application
- 6 At the time of final zone change/Planned Area Development (PAD) approval by the Board of Supervisors the applicant/owner shall contribute \$57 00 per lot for the proposed 2187 residential lots based upon the Marcopa Subregional Transportation Study



# PINAL COUNTY

## DEPARTMENT OF PUBLIC WORKS

*Highway Flood Control Fleet Services Emergency Management Waste Management*

P O Box 727 31 N Pinal St Bldg F Florence AZ 85232 Phone (520) 866-6411 Fax (520) 866-6511 TDD (520) 866-6523

### MEMORANDUM

**Date** January 14 2004

**To** Dennis Rittenback Deputy Director  
Planning and Development Services Department

**Through** Garry Jagers P E C P M Deputy Director / County Engineer  
Public Works Department

**From** Bruce C Varker CPM  
Engineering Development Manager

**Subject** **Rancho Mirage Estates PAD (PZ PD-046-03)**

The Department of Public Works has reviewed the Rancho Mirage Estates PAD (PZ PD-046-03) and recommends that it be approved subject to the following conditions

- 1 Submit three copies of an independent current Traffic Impact Analysis to the Pinal County Engineer for review and approval All peripheral road and infrastructure improvements shall be per the approved traffic study or as approved by the County Engineer to include construction of acceleration/deceleration lanes and left turn pockets on all peripheral roadways
- 2 Provide a master grading and drainage plan for the site for review and approval The plan shall provide retention for the 100 year 1-hour storm waters in a common retention area Individual grading and drainage plan for each parcel shall be submitted to the County Engineer for review and approval
- 3 An association including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts or easements (including landscaped areas street lights and drainage facilities) in accordance with approved plans
- 4 All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer
  - a Provide curb gutter sidewalk (recommend sidewalk on both sides) paving and incidentals on all interior local and collector streets

- b Provide a 33 x 33 right-of way sight visibility triangle easement at all streets which intersect with the peripheral streets

Page 2

Planning and Zoning Commission  
 Rancho Mirage Estates PAD  
 (PZ PD-046-03)

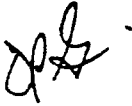
- c The minimum paving widths for all local public streets within this development to be 32 (back of curb to back-of-curb) constructed within 50 of right-of way All minor collector streets to be constructed 40 (back-of-curb to back-of-curb) within 60 of right-of way All major collector streets to be 48 (back-of curb to back-of-curb) within 80 of right-of way as approved by the County Engineer Pavement structure shall be per Pinal County Subdivision Standard and as recommended by the Geotechnical Report and as approved by the County Engineer
- d The minimum paving width for all section line roads to be 37.5 (center line to back-of-curb) with a structural section of 10 of Class 1 aggregate base and 4 of asphalt concrete within 55 of half street right-of way along the entire subdivision boundary including commercial parcels Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer
- 5 The final plats shall include a statement to the effect that the stormwater retention volumes required by the drainage ordinance have been met and that the overall gross retention/detention volumes will not be changed without prior County approval
- 6 Prior to recordation of the final plats the developer shall name in a letter to the Department of Public Works a civil engineer licensed in the State of Arizona who will assume the responsibilities of engineer of record
- 7 Existing private irrigation supply ditches or irrigation tailwater ditches on this site or in the right-of way adjacent to this site must be replaced with an underground pipeline outside of County right-of way
- 8 Provide conduit and junction boxes at all road intersections where traffic signals are required by the approved traffic study Funds in escrow to be posted with Pinal County in an amount and manner satisfactory to both parties prior to final plat approval to guarantee the installation of the required traffic signals
- 9 A 1 vehicular non access easement shall be dedicated on all lots adjacent to or backing up to any tract drainage feature and arterial or collector street as required by the County Engineer
- 10 The well sites along Bowlin Road should be exempt for final plat or not a part of this subdivision
- 11 At the time of the final plat approval by the Board of Supervisors the applicant/owner shall contribute \$172,000

per lot for the proposed 2187 residential lots (and \$861.00 per lot prorated at Building Permit) to the Maricopa Subregional Transportation Fund.

12. This subdivision shall be tied into two section corners as designated by the Pinal County Engineer.

c: (file copy)

To: Jerry Stabley ..\admin.tek\planzone\2003\pz046-.03.mmo  
Pinal County Planning & Development Services

From: Don Gabrielson  
Director  
Pinal County Air Quality 

Date: 12/29/03

Re: Rancho Mirage master planned community; PZ-046-03; PZ-PD-046-03

The application proposes a master planned community, with residential and commercial development.

From an air quality perspective, in order to minimize future emissions of particulate matter, approval should be conditioned upon requirements that the developer commit to:

1. Provide paved arterial access back to the nearest existing paved arterial roadway system;
2. Provide paved interior streets;
3. Provide paved drives and parking areas for all commercial and high-density residential development.



# GILA RIVER INDIAN COMMUNITY

SACATON, AZ 85247

**LAW OFFICE**

Post Office Box 97  
(520) 562 6200 Fax (520) 562 6233

January 20 2004

Jerry Stabley  
Senior Planner  
Planning and Development Services Department  
PO Box 2973  
Florence AZ 85232

**Re Case PZ-046-03, PZ-PD-046-03  
Section 29, T4S, R4E G&SRB&M, Tax Parcel 502-03-011**

Dear Mr Stabley

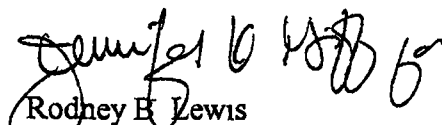
Thank you for your letter of December 29 2003 providing notice of a proposed Pinal County zoning change to the property owned by Anthony Maggio The close proximity of the property to the Gila River Indian Reservation (the Reservation ) does draw our attention to any new residential or commercial developments that may impact the Gila River Indian Community (the Community' )

The Community does not object to Pinal County re designating the Maggio property from a General Rural zone to both a Single Residence zone and a General Business zone However you must note that the area of the Reservation closest to the Maggio property presently does not have any public roads or thoroughfares or areas that the Community intends to have open to the public Murphy Road extending through the Reservation to Casablanca Road is not a public road nor does the Community intend to make it a public access road Furthermore the Community does enforce its civil trespass ordinance against any trespassers located within the Reservation boundaries

Again, the Community appreciates your notification The Community does not plan to have a representative attend the January 29 2004 meeting, unless you feel our attendance would benefit your meeting

Sincerely,

**GILA RIVER INDIAN COMMUNITY**

  
Rodney B Lewis  
General Counsel



# MARICOPA FIRE DISTRICT

**EMERGENCY 911**

**BUSINESS 520-568-3161**

January 8 2004

Mr Jerry Stablev  
Senior Planner  
Pinal County Planning and Development Services  
P O Box 2973  
31 N Pinal Street  
Florence Arizona 85232

RE Case **PZ-046-03 & PZ-PD-046-03**

Dear Mr Stabley

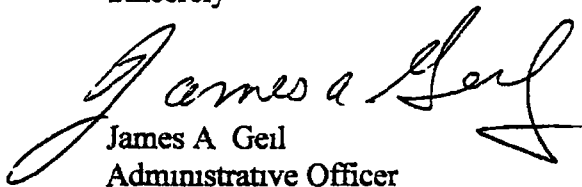
I have reviewed the proposed zoning change request for the above captioned project

The Maricopa Fire District has no objections or comments to the re zoning at this time

Please arrange to keep the Fire District informed on the progress of this project.

If you have any questions please do not hesitate to call

Sincerely

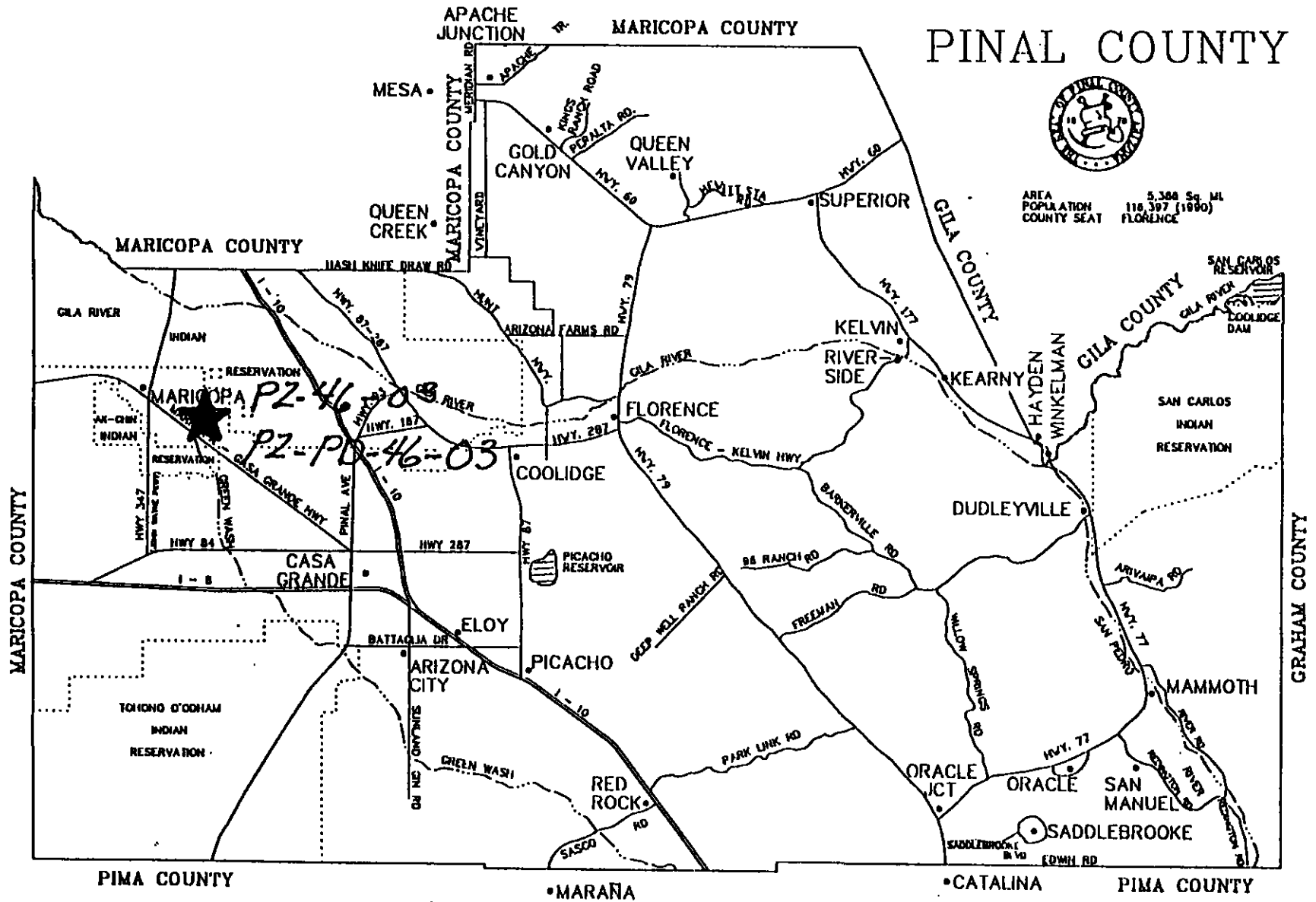
  
James A. Geil  
Administrative Officer

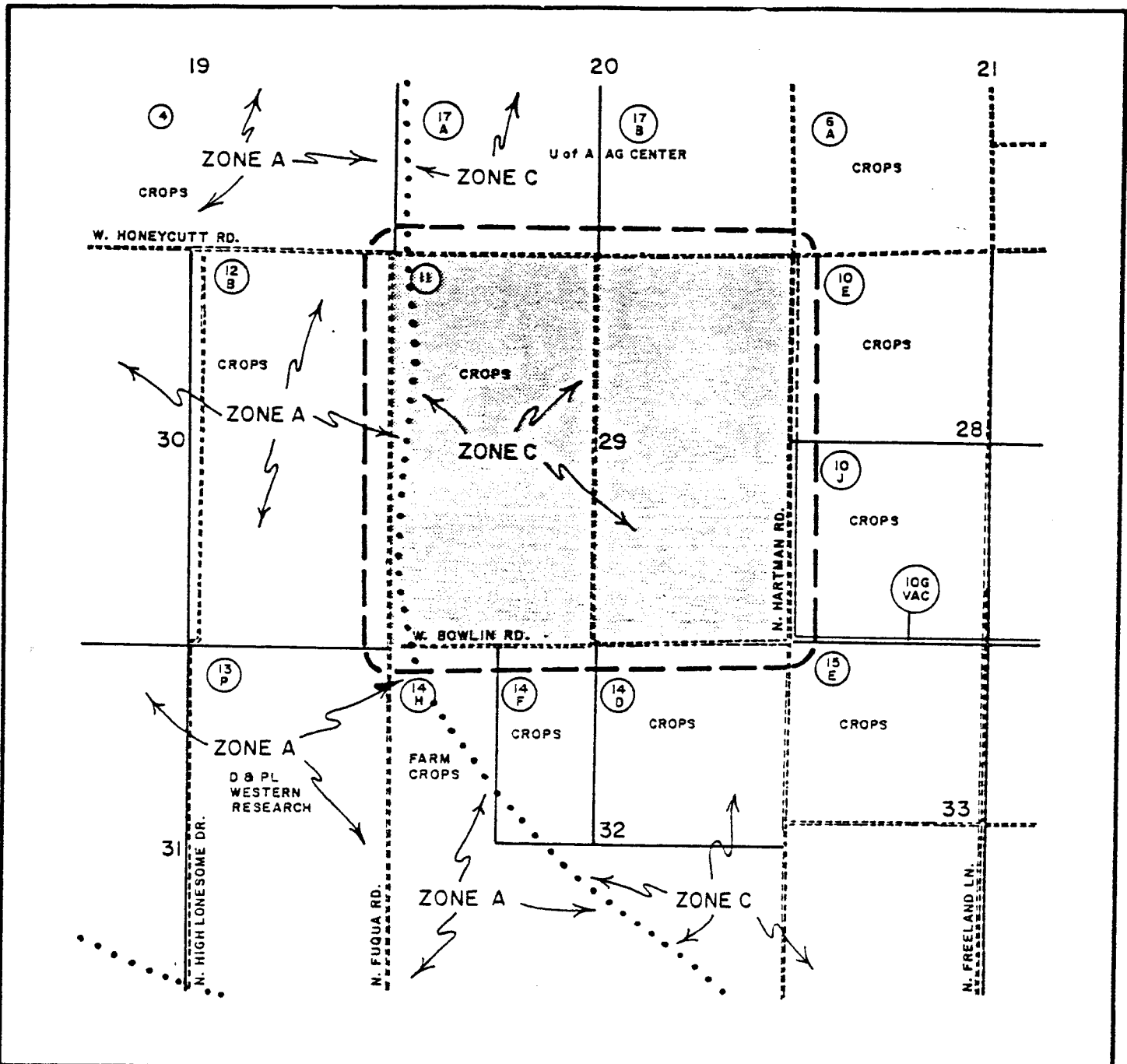
CC Chief E Rodriguez

# PINAL COUNTY



AREA 5,368 Sq. MI  
POPULATION 116,397 (1990)  
COUNTY SEAT FLORENCE



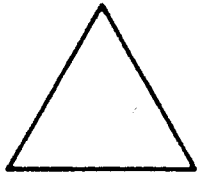


ALL PARCEL ZONED GR



SUBJECT PARCEL  
PROPOSED TO CR-3 & CB-2 w/P.A.D.s

----- 300' BOUNDARY



NORTH

FLOOD ZONE: A & C

SCALE: 1" = 2000'

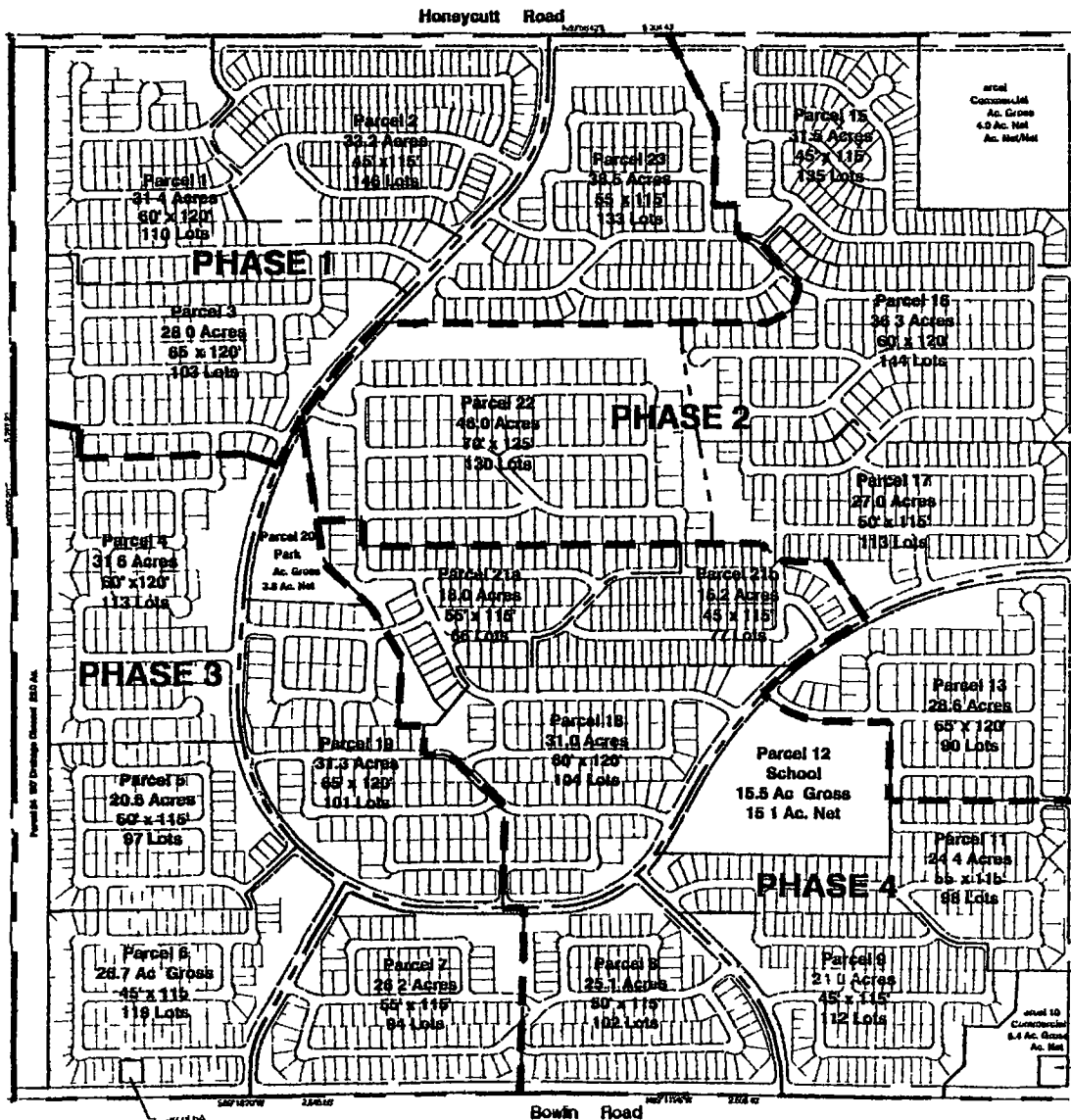
CASE NUMBER: PZ-46-03  
PZ-PD-46-03

APPLICANT: ANTHONY J. MAGGIO

LEGAL	SECTION	TOWNSHIP	RANGE
SECTION 29	29	4 S	4 E

# Rancho Mirage Estates

## Land Use Plan



Phase	Size	Average	Planned	Dwelling Units
			Units	Per Acre
Phase 1	107, 107		107	
Phase 2	107, 107	2	107	
Phase 3	107, 107	3	107	
Subtotal		107	107	3.2
Phase 4	107, 107		107	
Phase 5	107, 107		107	
Phase 6	107, 107		107	
Phase 7	107, 107		107	
Phase 8	107, 107		107	
Subtotal		107	107	3.6
Phase 9	107, 107		107	
Phase 10	107, 107		107	
Subtotal		107	107	3.7
Phase 11	107, 107		107	
Phase 12	107, 107		107	
Phase 13	107, 107		107	
Phase 14	107, 107		107	
Phase 15	107, 107		107	
Subtotal		107	107	3.8
Phase 16	107, 107		107	
Phase 17	107, 107		107	
Subtotal		107	107	3.8
Phase 18	107, 107		107	
Phase 19	107, 107		107	
Subtotal		107	107	3.8
Phase 20	107, 107		107	
Phase 21	107, 107		107	
Subtotal		107	107	3.8
Phase 22	107, 107		107	
Phase 23	107, 107		107	
Subtotal		107	107	3.8
Phase 24	107, 107		107	
Phase 25	107, 107		107	
Subtotal		107	107	3.8
Phase 26	107, 107		107	
Phase 27	107, 107		107	
Subtotal		107	107	3.8
Phase 28	107, 107		107	
Phase 29	107, 107		107	
Subtotal		107	107	3.8
Phase 30	107, 107		107	
Phase 31	107, 107		107	
Subtotal		107	107	3.8
Phase 32	107, 107		107	
Phase 33	107, 107		107	
Subtotal		107	107	3.8
Phase 34	107, 107		107	
Phase 35	107, 107		107	
Subtotal		107	107	3.8
Phase 36	107, 107		107	
Phase 37	107, 107		107	
Subtotal		107	107	3.8
Phase 38	107, 107		107	
Phase 39	107, 107		107	
Subtotal		107	107	3.8
Phase 40	107, 107		107	
Phase 41	107, 107		107	
Subtotal		107	107	3.8
Phase 42	107, 107		107	
Phase 43	107, 107		107	
Subtotal		107	107	3.8
Phase 44	107, 107		107	
Phase 45	107, 107		107	
Subtotal		107	107	3.8
Phase 46	107, 107		107	
Phase 47	107, 107		107	
Subtotal		107	107	3.8
Phase 48	107, 107		107	
Phase 49	107, 107		107	
Subtotal		107	107	3.8
Phase 50	107, 107		107	
Phase 51	107, 107		107	
Subtotal		107	107	3.8
Phase 52	107, 107		107	
Phase 53	107, 107		107	
Subtotal		107	107	3.8
Phase 54	107, 107		107	
Phase 55	107, 107		107	
Subtotal		107	107	3.8
Phase 56	107, 107		107	
Phase 57	107, 107		107	
Subtotal		107	107	3.8
Phase 58	107, 107		107	
Phase 59	107, 107		107	
Subtotal		107	107	3.8
Phase 60	107, 107		107	
Phase 61	107, 107		107	
Subtotal		107	107	3.8
Phase 62	107, 107		107	
Phase 63	107, 107		107	
Subtotal		107	107	3.8
Phase 64	107, 107		107	
Phase 65	107, 107		107	
Subtotal		107	107	3.8
Phase 66	107, 107		107	
Phase 67	107, 107		107	
Subtotal		107	107	3.8
Phase 68	107, 107		107	
Phase 69	107, 107		107	
Subtotal		107	107	3.8
Phase 70	107, 107		107	
Phase 71	107, 107		107	
Subtotal		107	107	3.8
Phase 72	107, 107		107	
Phase 73	107, 107		107	
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Phase 74	107, 107		107	
Phase 75	107, 107		107	
Subtotal		107	107	3.8
Phase 76	107, 107		107	
Phase 77	107, 107		107	
Subtotal		107	107	3.8
Phase 78	107, 107		107	
Phase 79	107, 107		107	
Subtotal		107	107	3.8
Phase 80	107, 107		107	
Phase 81	107, 107		107	
Subtotal		107	107	3.8
Phase 82	107, 107		107	
Phase 83	107, 107		107	
Subtotal		107	107	3.8
Phase 84	107, 107		107	
Phase 85	107, 107		107	
Subtotal		107	107	3.8
Phase 86	107, 107		107	
Phase 87	107, 107		107	
Subtotal		107	107	3.8
Phase 88	107, 107		107	
Phase 89	107, 107		107	
Subtotal		107	107	3.8
Phase 90	107, 107		107	
Phase 91	107, 107		107	
Subtotal		107	107	3.8
Phase 92	107, 107		107	
Phase 93	107, 107		107	
Subtotal		107	107	3.8
Phase 94	107, 107		107	
Phase 95	107, 107		107	
Subtotal		107	107	3.8
Phase 96	107, 107		107	
Phase 97	107, 107		107	
Subtotal		107	107	3.8
Phase 98	107, 107		107	
Phase 99	107, 107		107	
Subtotal		107	107	3.8
Phase 100	107, 107		107	
Phase 101	107, 107		107	
Subtotal		107	107	3.8
Phase 102	107, 107		107	
Phase 103	107, 107		107	
Subtotal		107	107	3.8
Phase 104	107, 107		107	
Phase 105	107, 107		107	
Subtotal		107	107	3.8
Phase 106	107, 107		107	
Phase 107	107, 107		107	
Subtotal		107	107	3.8
Phase 108	107, 107		107	
Phase 109	107, 107		107	
Subtotal		107	107	3.8
Phase 110	107, 107		107	
Phase 111	107, 107		107	
Subtotal		107	107	3.8
Phase 112	107, 107		107	
Phase 113	107, 107		107	
Subtotal		107	107	3.8
Phase 114	107, 107		107	
Phase 115	107, 107		107	
Subtotal		107	107	3.8
Phase 116	107, 107		107	
Phase 117	107, 107		107	
Subtotal		107	107	3.8
Phase 118	107, 107		107	
Phase 119	107, 107		107	
Subtotal		107	107	3.8
Phase 120	107, 107		107	
Phase 121	107, 107		107	
Subtotal		107	107	3.8
Phase 122	107, 107		107	
Phase 123	107, 107		107	
Subtotal		107	107	3.8
Phase 124	107, 107		107	
Phase 125	107, 107		107	
Subtotal		107	107	3.8
Phase 126	107, 107		107	
Phase 127	107, 107		107	
Subtotal		107	107	3.8
Phase 128	107, 107		107	
Phase 129	107, 107		107	
Subtotal		107	107	3.8
Phase 130	107, 107		107	
Phase 131	107, 107		107	
Subtotal		107	107	3.8
Phase 132	107, 107		107	
Phase 133	107, 107		107	
Subtotal		107	107	3.8
Phase 134	107, 107		107	
Phase 135	107, 107		107	
Subtotal		107	107	3.8
Phase 136	107, 107		107	
Phase 137	107, 107		107	
Subtotal		107	107	3.8
Phase 138	107, 107		107	
Phase 139	107, 107		107	
Subtotal		107	107	3.8
Phase 140	107, 107		107	
Phase 141	107, 107		107	
Subtotal		107	107	3.8
Phase 142	107, 107		107	
Phase 143	107, 107		107	
Subtotal		107	107	3.8
Phase 144	107, 107		107	
Phase 145	107, 107		107	
Subtotal		107	107	3.8
Phase 146	107, 107		107	
Phase 147	107, 107		107	
Subtotal		107	107	3.8
Phase 148	107, 107		107	
Phase 149	107, 107		107	
Subtotal		107	107	3.8
Phase 150	107, 107		107	
Phase 151	107, 107		107	
Subtotal		107	107	3.8
Phase 152	107, 107		107	
Phase 153	107, 107		107	
Subtotal		107	107	3.8
Phase 154	107, 107		107	
Phase 155	107, 107		107	</

**CASE NO PZ-PD-046-03**

**PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT  
RESOLUTION**

WHEREAS THE PINAL COUNTY PLANNING AND ZONING COMMISSION HAS RECOMMENDED TO THE BOARD OF SUPERVISORS OF PINAL COUNTY ARIZONA THAT CERTAIN PROPERTY DESCRIBED BELOW (BE) (NOT BE) RECLASSIFIED FROM **(CR-3) SINGLE RESIDENCE ZONE AND (CB-1) LOCAL BUSINESS ZONE TO (CR-3/PAD AND CB-1/PAD) PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICTS AND,**

WHEREAS AFTER A PUBLIC HEARING AS PROVIDED BY LAW THE BOARD OF SUPERVISORS OF PINAL COUNTY ARIZONA IS OF THE OPINION THAT THE ADOPTION OF SUCH RECOMMENDATION AND THE RECLASSIFICATION OF THE PROPERTY DESCRIBED BELOW FROM **(CR-3) SINGLE RESIDENCE ZONE AND (CB-1) LOCAL BUSINESS ZONE TO (CR-3/PAD AND CB-1/PAD) PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICTS (WOULD BE) (WOULD NOT BE)** IN THE BEST INTEREST AND WELFARE OF PINAL COUNTY

NOW, THEREFORE IT IS HEREBY RESOLVED BY THE BOARD OF SUPERVISORS OF PINAL COUNTY ARIZONA THAT THE FOLLOWING DESCRIBED LANDS TO-WIT

A 640± acre parcel described as Section 29 T4S R4E G&SRB&M

(BE) (NOT BE) CHANGED FROM **(CR-3) SINGLE RESIDENCE ZONE AND (CB-1) LOCAL BUSINESS ZONE TO (CR-3/PAD AND CB-1/PAD) PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICTS** WITH THE ATTACHED STIPULATIONS FOR ZONING AND DEVELOPMENT PURPOSES

DATED THIS **21ST** DAY OF **APRIL, 2004**

PINAL COUNTY BOARD OF SUPERVISORS

\_\_\_\_\_  
Chairman  
\_\_\_\_\_  
\_\_\_\_\_

ATTEST  
\_\_\_\_\_

Clerk

mr\STAFFRPT.BOS\FORMS\BOSPAD.RES (JAN 2000)

**CASE NO PZ-PD-046-03**

**PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT  
ORDINANCE**

IN PURSUANCE OF THE AUTHORITY CONFERRED BY SECTION §11 802 ARIZONA REVISED STATUTES AND FOR THE PURPOSE OF PROMOTING THE HEALTH SAFETY AND GENERAL WELFARE OF THE INHABITANTS OF PINAL COUNTY

IT IS HEREBY ORDAINED BY THE BOARD OF SUPERVISORS OF PINAL COUNTY ARIZONA THAT THE FOLLOWING DESCRIBED LANDS TO-WIT

A 640± acre parcel described as Section 29 T4S R4E G&SRB&M

(BE) (NOT BE) RECLASSIFIED FOR ZONING AND DEVELOPMENT PURPOSES FROM **(CR-3) SINGLE RESIDENCE ZONE AND (CB-1) LOCAL BUSINESS ZONE TO (CR-3/PAD AND CB-1/PAD) PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICTS**, AND THAT THE LAND DESCRIBED ABOVE HAS ALL THE PRIVILEGES AND RESTRICTIONS OF THE PLANNED AREA DEVELOPMENT OVERLAY DISTRICT CLASSIFICATION AS PROVIDED IN THE PINAL COUNTY ZONING ORDINANCE NO 61862 AS AMENDED

DATED THIS **21ST** DAY OF **APRIL, 2004**

PINAL COUNTY BOARD OF SUPERVISORS

\_\_\_\_\_  
Chairman

ATTEST

\_\_\_\_\_  
Clerk

# AGENDA FORM

FOR  
PINAL COUNTY BOARD of SUPERVISORS

Budgeted \_\_\_\_\_  
 Generates Revenue for County \_\_\_\_\_  
 Revenue Generated \_\_\_\_\_  
 Uses County Funds \_\_\_\_\_  
 Source of Funds \_\_\_\_\_  
 Cost to County \_\_\_\_\_  
 Reduces/Contains Expenditures for County \_\_\_\_\_  
 Expenditure Reduced./Contained \_\_\_\_\_

Competitive negotiations (PC1 347 D1) \_\_\_\_\_ N/A  
 Two step competitive negotiation (PC1 347 D2) \_\_\_\_\_ N/A  
 Review of Qualifications (PC1 347D3) \_\_\_\_\_ N/A  
 Multi step sealed bidding (PC1 326) \_\_\_\_\_ N/A  
 Intergovernmental Agreement (PC1 1003) \_\_\_\_\_ N/A  
 Competitive sealed proposals RFP (PC1 329) \_\_\_\_\_ N/A  
 Other (PC1 \_\_\_\_\_) \_\_\_\_\_ N/A

<b>1 REQUESTED BY</b>	Funds # _____	Dept # 1030	Dept. Name Planning & Development	Planning Director David Kuhl
-----------------------	---------------	-------------	-----------------------------------	------------------------------

**2. BRIEF DESCRIPTION OF AGENDA ITEM AND REQUESTED BOARD ACTION** Please place the following Planning Cases on the Board of Supervisors agenda for **MARCH 10, 2004**, for discussion/ approval/denial

A) SUP-022-03    B) SUP-023-03    C) SUP-24-03    D) PZ-046-03    E) PZ-PD-046-03  
 F) PZ-047-03    G) PZ-043-03    H) PZ-PD-043-03

--

**3 MOTION** It is moved that the Pinal County Board of Supervisors **Accept/Deny Planning Cases (LISTED ABOVE)** as recommended by the Pinal County Planning & Zoning Commission at their public hearing on **January 29 2004**

**4 DEPARTMENT. Planning & Development Services**

*DR Rittenback*  
 Action recommended by D.R. Rittenback, Deputy Director    Date 02/05/04

**7 ASSISTANT COUNTY MANAGER**

\_\_\_\_\_ Date \_\_\_\_\_

Approve  Disapprove

**5 GRANTS AND CONTRACTS ADMINISTRATOR**

\_\_\_\_\_ Date \_\_\_\_\_

Approve  Disapprove

**8 PURCHASING DEPARTMENT**

\_\_\_\_\_ Date \_\_\_\_\_

Approve  Disapprove

**6 COUNTY ATTORNEY'S OFFICE**

\_\_\_\_\_ Date \_\_\_\_\_

Approved as to form and within the powers and authority granted under the laws of the State of Arizona to the Pinal County Board of Supervisors

**9 FINANCE OFFICE**

\_\_\_\_\_ Date \_\_\_\_\_

Approve  Disapprove

**10 COUNTY MANAGER** \_\_\_\_\_ Date \_\_\_\_\_

APPROVE  DISAPPROVE

**11 BOARD OF SUPERVISORS**

Action Taken  Approve  Amend  Disapprove  Delete

CHAIRMAN \_\_\_\_\_ Date \_\_\_\_\_

CLERK OF THE BOARD \_\_\_\_\_ Date \_\_\_\_\_

DO NOT WRITE IN THESE SPACES  
 2004 FEB -5 PM 1:43  
 SUPERVISORS

**NOTICE OF PUBLIC HEARING**

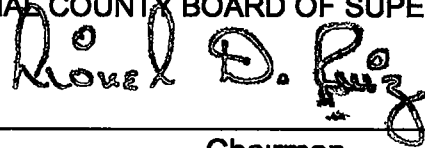
NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9 30 A M ON THE 10TH DAY OF MARCH, 2004 IN THE BOARD OF SUPERVISORS HEARING ROOM BUILDING A FLORENCE ARIZONA TO CONSIDER THE APPLICATION FOR A **PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT** TO AMEND THE ZONING ORDINANCE AND/OR MAPS FOR THE UNINCORPORATED AREA OF PINAL COUNTY ARIZONA

**PZ-PD-046-03 - PUBLIC HEARING / ACTION** Anthony J Maggio landowner Hayden Ventures applicant/developer CMX representative/engineer requesting approval of a Planned Area Development (PAD) Overlay District on a 640± acre parcel to plan and develop the 2 187 lot Rancho Mirage Estates Master Planned Community pending and in conjunction with the Board of Supervisors zone change approval under Planning Case **(PZ-046-03)** described as Section 29 T4S R4E G&SRB&M Tax Parcel 502-03-011 (City of Maricopa)

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE AND SHOW CAUSE IF ANY WHY THIS PETITION SHOULD NOT BE GRANTED

DATED THIS 5TH DAY OF FEBRUARY, 2004

PINAL COUNTY BOARD OF SUPERVISORS



Chairman

ATTEST



Clerk

PUBLISHED ONCE Florence Reminder  
Casa Grande Dispatch

PINAL COUNTY  
STATE OF ARIZONA

BEFORE THE PINAL COUNTY BOARD OF SUPERVISORS

NOTICE TO APPLICANT

CASE NO **PZ-046-03/PZ-PD-046-03**

You should be present (or be represented) at the public hearing for your application before the Pinal County Board of Supervisors. The time, date and place of the hearing are listed below. IF YOU HAVE ANY QUESTIONS PLEASE CONTACT THE BOARD OF SUPERVISORS OFFICE AT (520) 866-6211.

  
Dennis R. Rittenback, Deputy Director  
Planning & Development Services

TIME 9 30 A M  
DATE **MARCH 10, 2004**  
PLACE Board of Supervisors Hearing Room  
Building A  
Florence Arizona

A copy of the Board of Supervisors staff report is attached for your review.

**NOTICE OF PUBLIC HEARING**

**PINAL COUNTY  
BOARD OF SUPERVISORS**

**FOR MARCH 10, 2004**

**PZ-PD-046-03 - PUBLIC HEARING / ACTION** Anthony J Maggio landowner Hayden Ventures applicant/developer CMX representative/engineer requesting approval of a Planned Area Development (PAD) Overlay District on a 640± acre parcel to plan and develop the 2 187 lot Rancho Mirage Estates Master Planned Community pending and in conjunction with the Board of Supervisors zone change approval under Planning Case **(PZ-046-03)** described as Section 29 T4S R4E G&SRB&M Tax Parcel 502-03-011 (City of Mancopa)

I HEREBY CERTIFY THE ABOVE NOTICE(S) WERE POSTED ON THE DATE(S) SHOWN

DATE \_\_\_\_\_

INSPECTOR \_\_\_\_\_

PLANNING & DEVELOPMENT SERVICES DEPT

**NOTICE OF PUBLIC HEARING**

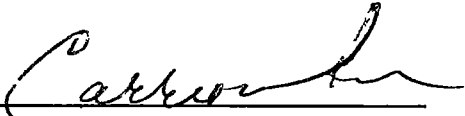
**PINAL COUNTY  
BOARD OF SUPERVISORS**

**FOR MARCH 10, 2004**

**PZ-PD-046-03 - PUBLIC HEARING / ACTION** Anthony J Maggio landowner Hayden Ventures applicant/developer CMX representative/engineer requesting approval of a Planned Area Development (PAD) Overlay District on a 640± acre parcel to plan and develop the 2 187 lot Rancho Mirage Estates Master Planned Community pending and in conjunction with the Board of Supervisors zone change approval under Planning Case **(PZ-046-03)** described as Section 29 T4S R4E G&SRB&M Tax Parcel 502-03-011 (City of Marcopa)

I HEREBY CERTIFY THE ABOVE NOTICE(S) WERE POSTED ON THE DATE(S) SHOWN

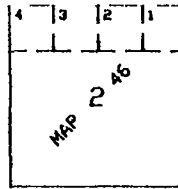
DATE 2/24/04

INSPECTOR 

PLANNING & DEVELOPMENT SERVICES DEPT

UNASSIGNED

MARICOPA COUNTY



502, 03

*ARIZONA*

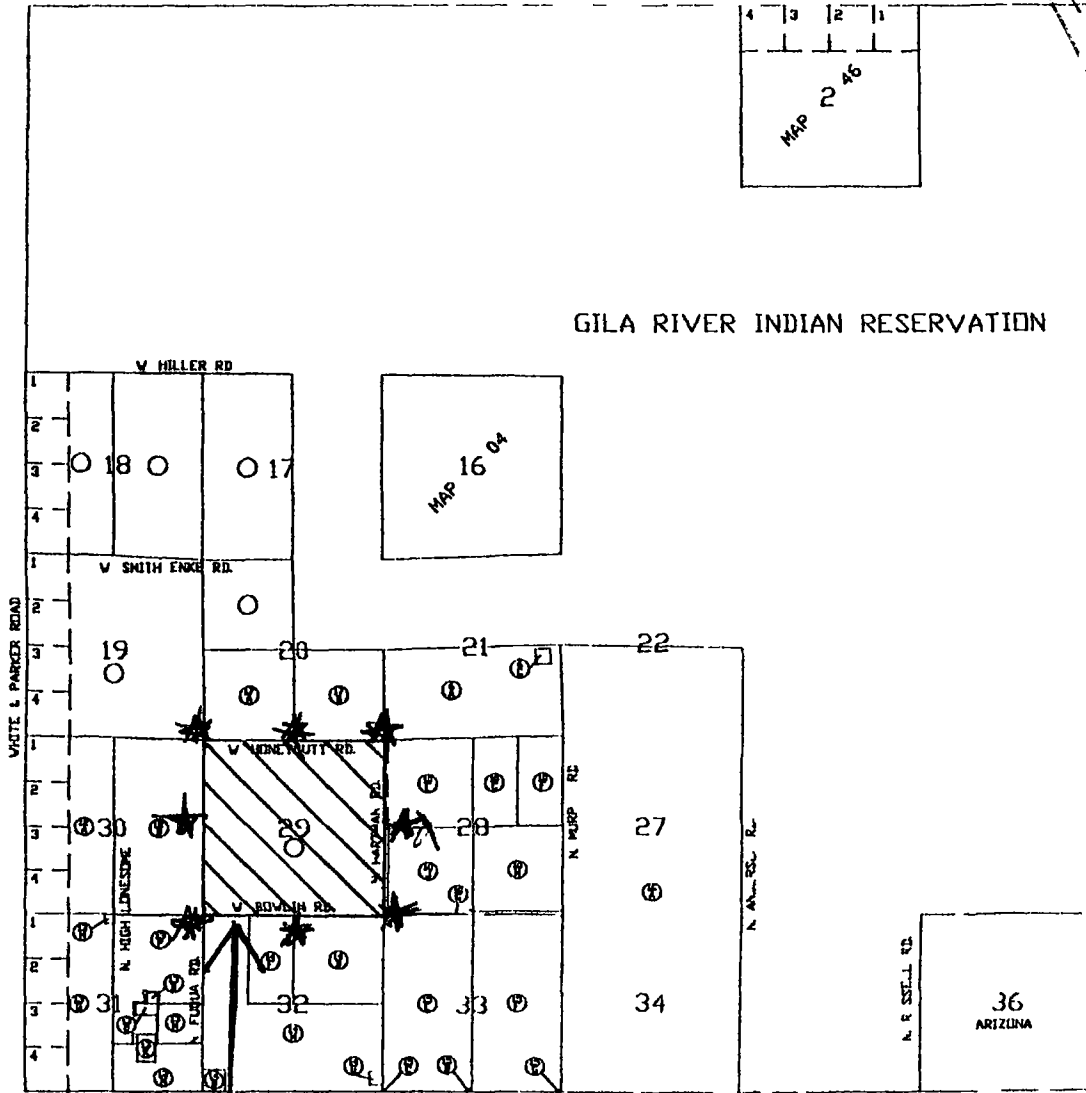
AREA CODE  
0000

SPECIAL DISTRICTS  
00000  
00000

THIS MAP IS FOR TAX PURPOSES ONLY.

THIS OFFICE WILL NOT ASSUME LIABILITY FOR REPRESENTATIONS, MISREPRESENTATIONS OR MISTAKES.

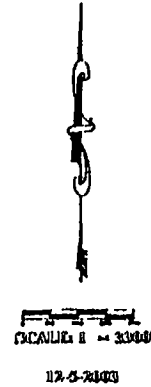
SEE BOOK 510



SEE MAP 502-06

NO MAP

N. NO AN VALLE RD



MARICOPA COUNTY ACCESSIONS MAP

Subject Property

*Zoning Inspection  
 Please post each site for  
 both cities by 2/24/04  
 Thanks*

*Terry Stables*

PZ-046-03

PZ-TO-046-02

Mailed  
2/26/04  
DTR

Mailed  
7/7/04  
DTR

**PZ-046-03/PZ-PD-046-03**



# PINAL COUNTY

## DEPARTMENT OF PUBLIC WORKS

*Highway Flood Control Fleet Services Emergency Management Waste Management*

P O Box 727 31 N Pinal St. Bldg. F Florence AZ 85232

Phone (520) 866-6411 Fax (520) 866-6511 TDD (520) 866-6523

### MEMORANDUM

**Date** January 14 2004

**To** Dennis Rittenback Deputy Director  
Planning and Development Services Department

**Through** Garry Jagers P E C P M , Deputy Director / County Engineer  
Public Works Department

**From** Bruce C Varker CPM  
Engineering Development Manager

**Subject** Rancho Mirage Estates PAD (PZ PD-046-03)

The Department of Public Works has reviewed the Rancho Mirage Estates PAD (PZ PD-046-03) and recommends that it be approved subject to the following conditions

- 1 Submit three copies of an independent current Traffic Impact Analysis to the Pinal County Engineer for review and approval All penpheral road and infrastructure improvements shall be per the approved traffic study or as approved by the County Engineer to include construction of acceleration/deceleration lanes and left turn pockets on all penpheral roadways
- 2 Provide a master grading and drainage plan for the site for review and approval The plan shall provide retention for the 100-year, 1 hour storm waters in a common retention area Individual grading and drainage plan for each parcel shall be submitted to the County Engineer for review and approval
- 3 An association including all property owners in the development will be formed and have the responsibility for maintaining all common areas to be noted as "tracts" or easements (including landscaped areas street lights and drainage facilities) in accordance with approved plans
- 4 All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer
  - a Provide curb gutter sidewalk (recommend sidewalk on both sides), paving and incidentals on all interior local and collector streets
  - b Provide a 33 x 33 right-of way sight visibility triangle easement at all streets which intersect with the penpheral streets

- c The minimum paving widths for all local public streets within this development to be 32' (back of curb to back-of-curb) constructed within 50' of right-of way All minor collector streets to be constructed 40' (back-of-curb to back-of-curb) within 60' of right-of way All major collector streets to be 48 (back-of curb to back-of-curb) within 80' of right-of way as approved by the County Engineer Pavement structure shall be per Pinal County Subdivision Standard and as recommended by the Geotechnical Report and as approved by the County Engineer
  - d The minimum paving width for all section line roads to be 37.5 (center line to back-of-curb) with a structural section of 10" of Class 1 aggregate base and 4" of asphalt concrete within 55' of half street right-of way along the entire subdivision boundary including commercial parcels Pavement structure shall be per Pinal County Subdivision Standard and recommended by the Geotechnical Report and approved by the County Engineer
- 5 The final plats shall include a statement to the effect that the stormwater retention volumes required by the drainage ordinance have been met and that the overall gross retention/detention volumes will not be changed without prior County approval
  - 6 Prior to recordation of the final plats the developer shall name in a letter to the Department of Public Works a civil engineer licensed in the State of Arizona who will assume the responsibilities of engineer of record
  - 7 Existing private irrigation supply ditches or irrigation tailwater ditches on this site or in the right-of way adjacent to this site must be replaced with an underground pipeline outside of County right-of way
  - 8 Provide conduit and junction boxes at all road intersections where traffic signals are required by the approved traffic study Funds in escrow to be posted with Pinal County in an amount and manner satisfactory to both parties, prior to final plat approval to guarantee the installation of the required traffic signals
  - 9 A 1' vehicular non-access easement shall be dedicated on all lots adjacent to or backing up to any tract drainage feature, and arterial or collector street as required by the County Engineer
  - 10 The "well sites" along Bowlin Road should be exempt for final plat or "not a part of this subdivision"
  - 11 At the time of the final plat approval by the Board of Supervisors, the applicant/owner shall contribute \$172,000 per lot for the proposed 2187 residential lots (and \$861,000 per lot prorated at Building Permit) to the Mancopa Subregional Transportation Fund
  - 12 This subdivision shall be tied into two section corners as designated by the Pinal County Engineer
- c (file copy)

**Affidavit of Publication**

STATE OF ARIZONA

COUNTY OF PINAL

} ss

**NOTICE OF PUBLIC HEARING**

Notice of Public Hearing by the Pinal County Planning and Zoning Commission at 9:00 A.M on the 29th day of January 2004 in the Pinal County Emergency Operations Center (EOC) Hearing Room Building F Florence Arizona to consider the application for a Planned Area Development (PAD) Overlay District to amend the Zoning Ordinance and/or Maps for the unincorporated area of Pinal County Arizona.

PZ PD-046 03 PUBLIC HEARING / ACTION Anthony J. Maggio landowner Hayden Ventures applicant/developer CMX representative/engineer requesting approval of a Planned Area Development (PAD) Overlay District on a 640± acre parcel to plan and develop the 2187 lot Rancho Mirage Estates Master Planned Community pending and in conjunction with the Board of Supervisors zone change approval under Planning Case (PZ 046-03) described as Section 29 T4S R4E G&SRB&M Tax Parcel 502-03-011 (City of Maricopa)

All persons interested in this matter may appear at the hearing at the time and place designated above and show cause if any why this petition should not be granted

It is difficult to notify all interested parties so if you know of anyone with an interest in this case please inform them of this Public Hearing

Dated this 22nd day of December 2003 /s/ D R. Rittenback D R Rittenback, Deputy Director

No of publications 1 date of publication Jan 8 2004

DONOVAN M. KRAMER SR. first being duly sworn deposes and says That he is a native born citizen of the United States of America over 21 years of age that he is publisher of the Florence Reminder and Blade-Tribune a weekly newspaper published at Florence Pinal County Arizona on 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 ~~XNUMBER~~ issues the first publication thereof having been on the 8TH

day of JANUARY A D 2004

Second publication \_\_\_\_\_

Third publication \_\_\_\_\_

Fourth publication \_\_\_\_\_

Fifth publication \_\_\_\_\_

Sixth publication \_\_\_\_\_

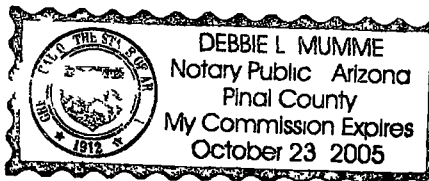
**FLORENCE REMINDER AND BLADE TRIBUNE**

By Donovan Kramer  
DONOVAN M KRAMER SR Publisher

Sworn to before me this 12th

day of January A D 2004

Debbie L. Mumme



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

**Affidavit of Publication**

STATE OF ARIZONA  
COUNTY OF PINAL

} ss.

NOTICE OF PUBLIC HEARING  
Notice of Public Hearing by the Pinal County Planning and Zoning Commission at 9:00 A.M. on the 29th day of January, 2004, in the Pinal County Emergency Operations Center (EOC) Hearing Room, Building F, Florence, Arizona, to consider the application for a Planned Area Development (PAD) Overlay District to amend the Zoning Ordinance and/or Maps for the unincorporated area of Pinal County, Arizona.

PZ-PD-046-03 - PUBLIC HEARING / ACTION: Anthony J. Maggio, landowner, Hayden Ventures, applicant/developer, CMX, representative/engineer, requesting approval of a Planned Area Development (PAD) Overlay District on a 640± acre parcel to plan and develop the 2,187 lot Rancho Mirage Estates Master Planned Community; pending and in conjunction with the Board of Supervisors zone change approval under Planning Case (PZ-046-03); described as Section 29, T4S, R4E G&SRB&M, Tax Parcel 502-03-011 (City of Maricopa)

All persons interested in this matter may appear at the hearing at the time and place designated above and show cause, if any, why this petition should not be granted.

It is difficult to notify all interested parties, so if you know of anyone with an interest in this case, please inform them of this Public Hearing.

Dated this 22nd day of December, 2003  
/s/D.R. Rittenback  
D.R. Rittenback,  
Deputy Director

No. of publications: 1; date of publication:  
Jan. 8, 2004.

**DONOVAN M. KRAMER SR.** first being duly sworn deposes and says: That he is a native born citizen of the United States of America, over 21 years of age, that he is publisher of the Casa Grande Dispatch, a daily newspaper published at Casa Grande, Pinal County, Arizona, Monday through 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~~ ~~KRAMER~~ issues the first publication thereof having been on the 8TH

day of JANUARY A.D., 2004

Second publication \_\_\_\_\_

Third publication \_\_\_\_\_

Fourth publication \_\_\_\_\_

Fifth publication \_\_\_\_\_

Sixth publication \_\_\_\_\_

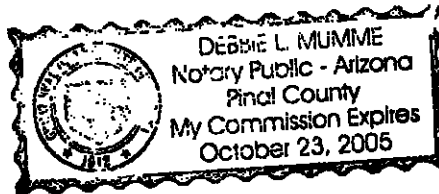
**CASA GRANDE DISPATCH**

By Don M. Kramer  
DONOVAN M. KRAMER SR., Publisher

Sworn to before me this 12th

day of January A.D., 2004  
Debbie L. Mumme

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



## NOTICE OF PUBLIC HEARING

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9 00 A M ON THE **29TH** DAY OF **JANUARY, 2004**, IN THE PINAL COUNTY EMERGENCY OPERATIONS CENTER (EOC) HEARING ROOM BUILDING F FLORENCE ARIZONA TO CONSIDER THE APPLICATION FOR A **PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT** TO AMEND THE ZONING ORDINANCE AND/OR MAPS FOR THE UNINCORPORATED AREA OF PINAL COUNTY ARIZONA

**PZ PD-046-03 - PUBLIC HEARING / ACTION** Anthony J Maggio landowner Hayden Ventures applicant/developer CMX representative/engineer requesting approval of a Planned Area Development (PAD) Overlay District on a 640± acre parcel to plan and develop the 2 187 lot Rancho Mirage Estates Master Planned Community pending and in conjunction with the Board of Supervisors zone change approval under Planning Case **(PZ-046-03)** described as Section 29 T4S R4E G&SRB&M Tax Parcel 502-03-011 (City of Maricopa)

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE AND SHOW CAUSE IF ANY WHY THIS PETITION SHOULD NOT BE GRANTED

IT IS DIFFICULT TO NOTIFY ALL INTERESTED PARTIES SO IF YOU KNOW OF ANYONE WITH AN INTEREST IN THIS CASE PLEASE INFORM THEM OF THIS PUBLIC HEARING

DATED THIS **22nd** DAY OF **DECEMBER 2003**

PUBLISHED ONCE Florence Reminder  
Casa Grande Dispatch

  
D R Rittenback Deputy 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

WRITTEN STATEMENTS MUST BE FILED WITH  
PINAL COUNTY PLANNING & DEVELOPMENT SERVICES DEPARTMENT  
PO BOX 2973 (31 N PINAL BUILDING F)  
FLORENCE ARIZONA 85232

E-MAIL ADDRESS [Planning P&D Pinal@co pinal az us](mailto:Planning P&D Pinal@co pinal az us)

NO LATER THAN 5 00 P M ON **JANUARY 21, 2004**

Planning Department representative for this matter Veronica Cubbage  
Phone # (520) 866-6464  
Fax # (520) 866-6530

PINAL COUNTY  
STATE OF ARIZONA

BEFORE THE PINAL COUNTY PLANNING & ZONING COMMISSION

**NOTICE TO APPLICANT**

**CASE NO PZ-046 03/PZ-PD-046-03**

You should be present (or be represented) at the public hearing for your application before the Pinal County Planning & Zoning Commission. The time, date and place of the hearing are listed below. PLEASE NOTE YOUR PLACEMENT ON THE ENCLOSED AGENDA. YOUR CASE WILL BE HEARD IN THE ORDER INDICATED ON THE AGENDA UNLESS CHANGED BY THE PLANNING COMMISSION CHAIRMAN AT THE PUBLIC HEARING.

PLEASE REMOVE THE POSTERS FROM SUBJECT PROPERTY AFTER THE DATE OF THE HEARING.



---

D. R. Rittenback Deputy Director

TIME 9:00 A.M.

DATE **JANUARY 29, 2004**

PLACE Pinal County Emergency Operations Center  
(EOC) Hearing Room Building F  
Florence Arizona

A copy of the Planning Commission staff report is attached for your review.

**NOTICE OF PUBLIC HEARING**

**PINAL COUNTY**

**PLANNING AND ZONING COMMISSION**

**FOR JANUARY 29, 2004**

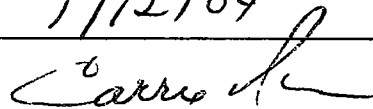
**PZ-PD-046-03 - PUBLIC HEARING / ACTION** Anthony J Maggio landowner Hayden Ventures applicant/developer CMX representative/engineer requesting approval of a Planned Area Development (PAD) Overlay District on a 640± acre parcel to plan and develop the 2 187 lot Rancho Mirage Estates Master Planned Community pending and in conjunction with the Board of Supervisors zone change approval under Planning Case **(PZ-046-03)** described as Section 29 T4S R4E G&SRB&M Tax Parcel 502-03-011 (City of Maricopa)

I HEREBY CERTIFY THE ABOVE NOTICE(S) WERE POSTED ON THE DATE(S) SHOWN

DATE

1/12/04

INSPECTOR



PLANNING & DEVELOPMENT SERVICES DEPT

PINAL COUNTY OVERLAY DISTRICT APPLICATION

Page 2

PINAL COUNTY PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

(ALL APPLICATIONS MUST BE TYPED OR WRITTEN IN INK )

- 1 THE LEGAL DESCRIPTION OF THE PROPERTY \_  
Township 4 South, Range 4 East, Section 29 of the Gila and Salt River Meridian
- 
- 2 TAX ASSESSOR PARCEL NO 502 03 011
- 3 CURRENT ZONING GR REQUESTED PAD OVERLAY DISTRICT CR 3 PAD, CB 1
- 4 PARCEL SIZE 640 Acres
- 5 THE EXISTING USE OF THE PROPERTY IS AS FOLLOWS \_  
Agricultural
- 
- 6 THE EXACT USE PROPSD UNDER THIS PAD REQUEST \_  
Single Family Residential with 22.8 acres intended for neighborhood retail and commercial uses
- 
- 7 IS THE PROPERTY LOCATED WITHIN THREE (3) MILES OF AN INCORPORATED COMMUNITY?  
YES NO
- 8 IS THERE A ZONING VIOLATION ON THE PROPERTY FOR WHICH THE OWNER HAS BEEN CITED? IF YES ZONING VIOLATION # \_  
YES NO
- 9 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) \_  
Anderson Farms to the east is being developed by Larry Miller
- 
- 
- 10 EXPLAIN WHY THE PROPOSED PAD DEVELOPMENT IS NEEDED AND NECESSARY AT THIS TIME  
The area around Maricopa has proven that it is a viable low cost housing resource for the Phoenix metro area. People continue to move to the area and require comfortable and Affordable housing.

RECEIPT #	AMT	DATE	CASE
—			

2003)

(AUG

P2-PD-046-03



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 300 FEET OF THE SUBJECT PARCEL BOUNDARY

Parcel No 502 03 014F  
Name Mace Holding, LLC  
Address 7890 E McClain Dr, #4  
City/ST/ZIP Scottsdale, AZ 85260

Parcel No 502 03 014H  
Name Marcopa 400, LLC  
Address 7890 E McClain Dr, #4  
City/ST/ZIP Scottsdale, AZ 85260

Parcel No 502 03 013J & 103B  
Name Pat & Pennee Murphree  
Address 426 N 44<sup>th</sup> Street, #100  
City/ST/ZIP Phoenix, AZ 85008

Parcel No 502-03 012B  
Name WAC Properties, LLC  
Address PO Box 10549  
City/ST/ZIP Scottsdale, AZ 85271

Parcel No 502 03 014D  
Name Marcopa 32, LLC  
Address 301 E Virginia Ave, #3300  
City/ST/ZIP Phoenix, AZ 85004

Parcel No 502 03 017B  
Name Arizona Board of Regents (U of A)  
Address 4001 N 3<sup>rd</sup> St  
City/ST/ZIP Phoenix, AZ 85283

Parcel No 502 03 006A  
Name Marzona Farms  
Address 35840 W Farrell Rd  
City/ST/ZIP Marcopa, AZ 85239

Parcel No 502 03 010E  
Name Marzona Farms  
Address 35840 W Farrell Rd  
City/ST/ZIP Marcopa, AZ 85239

Parcel No 502 03 010J & 010G  
Name Anderson Palmisano Farms  
Address 35840 W Farrell Rd  
City/ST/ZIP Marcopa, AZ 85239

Parcel No 502 03 015E  
Name Anderson Palmisano Farms  
Address 35840 W Farrell Rd  
City/ST/ZIP Marcopa, AZ 85239

Parcel No 502 03 017A  
Name Arizona Board of Regents (U of A)  
Address 4001 N 3<sup>rd</sup> St  
City/ST/ZIP Phoenix, AZ 85283

Parcel No 502 03 004  
Name Arizona Board of Regents (U of A)  
Address 4001 N 3<sup>rd</sup> St  
City/ST/ZIP Phoenix, AZ 85283

I HEREBY VERIFY THAT THE NAME LIST ABOVE WAS OBTAINED ON THE 29<sup>th</sup> DAY OF August 2003 AT THE OFFICE OF CMX, L L C AND IS ACCURATE AND COMPLETE TO THE BEST OF MY KNOWLEDGE

W J RAINES  
SIGNATURE

9 15 03  
DATE

ACKNOWLEDGED BEFORE ME BY W J RAINES ON THIS 15<sup>th</sup> DAY OF September 2003



W J RAINES  
SIGNATURE OF NOTARY PUBLIC

(IF ADDITIONAL COPIES OF THIS FORM ARE NEEDED PLEASE PHOTOCOPY)

THE FOLLOWING ITEMS SHALL BE SUBMITTED AS PART OF THE PAD OVERLAY DISTRICT REQUEST

check if complete

- X  1 COMPLETED APPLICATION FOR A PAD OVERLAY DISTRICT REQUEST
- X  2 A DETAILED DEVELOPMENT PLAN AS SET FORTH IN ITEM F OF THE PAID OVERLAY DISTRICT CHECKLIST THE MINIMUM REQUIREMENTS FOR THE DEVELOPMENT PLAN ARE SET FORTH IN THE PAD OVERLAY DISTRICT CHECKLIST OF THIS APPLICATION PACKET
- X  3 A NAME LIST VERIFIED BY THE APPLICANT MADE WITHIN 30 DAYS PRIOR TO THIS SUBMISSION WITH THE NAMES MAILING ADDRESSES AND TAX PARCEL NUMBERS OF ALL PROPERTY OWNERS WITHIN 300 FEET OF THE SUBJECT PROPERTY BOUNDARY
- X  4 A NON REFUNDABLE FILING FEE OF \$1000.00 IN ACCORDANCE WITH ARTICLE 33 SECTION 3304 OF THE PINAL COUNTY ZONING ORDINANCE
- X  5 NEIGHBORHOOD/COMMUNITY MEETING SUBMITTAL DOCUMENTS
- X  6 THE SUBMITTAL ITEMS REQUIRED AS SET FORTH IN THE PAD OVERLAY DISTRICT CHECKLIST
- X  7 A SIGNED AND NOTARIZED CONSENT/AGENCY AUTHORIZATION AS APPLICABLE

I CERTIFY THAT I HAVE SUBMITTED ALL OF THE REQUIRED INFORMATION LISTED ABOVE I ALSO UNDERSTAND THAT THIS APPLICATION FOR A PAD OVERLAY DISTRICT CANNOT BE PROCESSED UNTIL ALL REQUIRED INFORMATION IS SUBMITTED

SIGNED BY Wm H. Quist DATE Oct 16, 2003



- B NAMES(S) OF LANDOWNER(S) DEVELOPER APPLICANT AND PERSON OR FIRM PREPARING PLAN
  - C NORTH ARROW SCALES WRITTEN AND GRAPHIC PREPARATION DATE AND SUBSEQUENT REVISION DATES
  - D VICINITY MAP SHOWING PROJECT SURROUNDING DEVELOPMENT AND APPLICABLE ZONING DISTRICTS
  - E BOUNDARIES DELINEATED AND DIMENSIONED BY BEARING AND DISTANCE
  - F LOCATION OF ALL EXISTING STRUCTURES AND BUILDINGS
  - G LOCATION OF ALL EXISTING AND PROPOSED UTILITIES LOCATION AND WIDTH OF ASSOCIATED EASEMENTS
  - H ALL EXISTING AND PROPOSED PUBLIC AND/OR PRIVATE STREETS LOCATION AND WIDTH OF ASSOCIATED EASEMENTS AND RIGHTS OF WAY
  - I ALL POINTS OF INGRESS AND EGRESS
  - J INDICATE AND/OR LABEL (AS APPLICABLE)
    - 1 AREAS TO BE RESERVED FOR RESIDENTIAL COMMERCIAL INDUSTRIAL OPEN SPACE PUBLIC USE FACILITIES DRAINAGE AND RECREATION
    - 2 WHO WILL OWN CONTROL AND MAINTAIN
      - LANDSCAPING RECREATIONAL FACILITIES
      - OPEN AREAS REFUSE DISPOSAL
      - STREETS PRIVATE UTILITY SYSTEMS
    - 3 EXISTING CONTOURS BY THE FOLLOWING GRADES
      - 5% = 2
      - 5-10% = 5
      - 10% OR GREATER = 10
    - 4 PHASE LINES (IF APPLICABLE)
  - K INDICATE BY NOTES THE EXISTING DRAINAGE PATTERN AND PROPOSED DRAINAGE PLANS FOR HANDLING ON SITE AND OFF SITE STORM WATER RUNOFF (**PRELIMINARY DRAINAGE REPORT REQUIRED**)
  - L LOCATION AND TYPES OF EXISTING AND PROPOSED LANDSCAPING
  - M INDICATE LOCATION TYPE HEIGHT AND MATERIALS FOR PROPOSED
    - WALLS
    - FENCES
    - SIGNS
  - N PROVIDE LOT TYPICALS FOR (TYPICALS SHOULD SHOW BUILDING ENVELOPE SETBACKS LOT DIMENSIONS AND FENCES/WALLS) EACH TYPE OF DWELLING UNIT LOTS IN UNUSUAL LOCATIONS (I.E. CUL DE SACS CORNERS HILLSIDE LOTS WHERE CLUSTERING WILL OCCUR)
- 2 QUANTITATIVE DEVELOPMENT DATA TABLE
- A LAND USE TABLE TO INCLUDE
    - TOTAL GROSS ACREAGE OF SITE

TOTAL AREA OF STREETS (PUBLIC & PRIVATE)  
TOTAL AREA OF PUBLIC OPEN SPACE  
TOTAL NET AREA OF ALL INTENDED USES  
TOTAL DWELLING UNITS PERMITTED UNDER BASE  
ZONING DISTRICT  
TOTAL NUMBER OF EACH DWELLING TYPE  
GRAND TOTAL OF DWELLING UNITS  
AVERAGE LOT AREA PER DWELLING UNIT  
PROPOSED  
OVERALL DENSITY PROPOSED

B ZONING COMPARISON TABLE  
(INCLUDING LOT AREA/DWELLING UNIT SETBACKS MINIMUM  
LOT WIDTH MAXIMUM BUILDING HEIGHT AND PARKING)  
EXISTING ZONING DISTRICT REQUIREMENTS  
PROPOSED ZONING DISTRICT REQUIREMENTS  
VARIATIONS PROPOSED

C UTILITY AND SERVICES TABLE INDICATING TYPE AND  
SOURCE

SEWER	POLICE/SECURITY
ELECTRIC	FIRE
TELEPHONE	SCHOOLS
WATER	SOLID WASTE DISPOSAL

D STREET TYPE TABLE INDICATING PROPOSED RIGHTS OF  
WAY AND PAVEMENT WIDTHS

ARTERIALS	COLLECTORS	RESIDENTIAL
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X G A NAME LIST VERIFIED BY THE APPLICANT MADE WITHIN 30 DAYS PRIOR  
TO THIS SUBMISSION WITH THE NAMES MAILING ADDRESSES AND TAX  
PARCEL NUMBERS OF ALL PROPERTY OWNERS WITHIN 300 FEET OF THE  
SUBJECT PROPERTY BOUNDARY

\_\_\_\_\_ H ADDITIONAL MATERIALS ARE REQUIRED FOR SPECIFIC TYPES OF  
COMMERCIAL AND INDUSTRIAL USES AS FOLLOWS (AS APPLICABLE)

1 COMMERCIAL USE

A RETAIL SALES FLOOR AREA AND TOTAL AREA PROPOSED  
FOR COMMERCIAL DEVELOPMENT  
B TYPE OF USES PROPOSED

2 INDUSTRIAL USES

A TOTAL AREA PROPOSED FOR INDUSTRIAL USES  
B TYPES OF USES PROPOSED  
C ANTICIPATED EMPLOYMENT FOR DEVELOPMENT PER  
MAJOR PHASES

3 STANDARDS OF

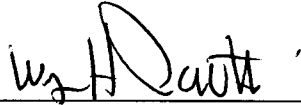
(AUG 2003)

PINAL COUNTY, ARIZONA  
PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT CHECKLIST

HEIGHT  
OPEN SPACE  
BUFFERING  
LANDSCAPING  
PEDESTRIAN AND VEHICULAR CIRCULATION  
OFF-STREET PARKING AND LOADING  
SIGNS  
NUISANCE CONTROLS

- I. NON-REFUNDABLE \$1000.00 FILING FEE FOR A PLANNED AREA DEVELOPMENT.
- J. A SIGNED PAD SUBMITTAL CHECKLIST.

I CERTIFY THAT I HAVE SUBMITTED ALL OF THE REQUIRED INFORMATION LISTED ABOVE, AND I UNDERSTAND THAT THIS APPLICATION FOR A PLANNED AREA DEVELOPMENT CANNOT BE PROCESSED UNTIL ALL REQUIRED INFORMATION IS SUBMITTED.



Oct 16, 2003

SIGNATURE

DATE