



MARANA TOWN COUNCIL
STUDY SESSION
NOTICE AND AGENDA

11555 W. Civic Center Drive, Marana, Arizona 85653
Council Chambers, September 13, 2022, at or after 6:00 PM

Ed Honea, Mayor
Jon Post, Vice Mayor
Patti Comerford, Council Member
Jackie Craig, Council Member
Herb Kai, Council Member
John Officer, Council Member
Roxanne Ziegler, Council Member

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the Marana Town Council and to the general public that the Town Council will hold a meeting open to the public on September 13, 2022, at or after 6:00 PM located in the Council Chambers of the Marana Municipal Complex, 11555 W. Civic Center Drive, Marana, Arizona.

ACTION MAY BE TAKEN BY THE COUNCIL ON ANY ITEM LISTED ON THIS AGENDA. Revisions to the agenda can occur up to 24 hours prior to the meeting. Revised agenda items appear in *italics*.

The Council Chambers are wheelchair and handicapped accessible. Persons with a disability may request a reasonable accommodation, such as a sign language interpreter, by contacting the Town Clerk at (520) 382-1999. Requests should be made as early as possible to arrange the accommodation.

This Notice and Agenda posted no later than 24 hours prior to the meeting at the Marana Municipal Complex, 11555 W. Civic Center Drive, the Marana Operations Center, 5100 W. Ina Road, and at www.maranaaz.gov under Agendas and Minutes.

CALL TO ORDER AND ROLL CALL

PLEDGE OF ALLEGIANCE/INVOCATION/MOMENT OF SILENCE

APPROVAL OF AGENDA

DISCUSSION/DIRECTION/POSSIBLE ACTION

- D1 Relating to Development; discussion and feedback concerning the possible annexation of approximately 218 acres along Twin Peaks Road west of Continental Ranch and Rattlesnake Pass (Jason Angell)

EXECUTIVE SESSIONS

Pursuant to A.R.S. § 38-431.03, the Town Council may vote to go into executive session, which will not be open to the public, to discuss certain matters.

- E1 Executive Session pursuant to A.R.S. §38-431.03 (A), Council may ask for discussion or consideration, or consultation with designated Town representatives, or consultation for legal advice with the Town Attorney, concerning any matter listed on this agenda for any of the reasons listed in A.R.S. §38-431.03 (A).

FUTURE AGENDA ITEMS

Notwithstanding the Mayor's discretion regarding the items to be placed on the agenda, if three or more Council members request that an item be placed on the agenda, it must be placed on the agenda for the second regular Town Council meeting after the date of the request, pursuant to Marana Town Code Section 2-4-2(B).

ADJOURNMENT



Council-Study Session

D1

Meeting Date: 09/13/2022

To: Mayor and Council

Submitted For: Jason Angell, Development Services Director

From: Jason Angell, Development Services Director

Date: September 13, 2022

Strategic Plan Focus Area:

Not Applicable

Subject: Relating to Development; discussion and feedback concerning the possible annexation of approximately 218 acres along Twin Peaks Road west of Continental Ranch and Rattlesnake Pass (Jason Angell)

Discussion:

Saunders & Amos LLC recently submitted a pre-annexation application to the Town for the proposed annexation of approximately 218 acres along Twin Peaks Road, west of Continental Ranch and Rattlesnake Pass and adjacent to the White Stallion Ranch. Staff has met with the applicant and provided preliminary feedback on the proposal. However, before the applicant considers moving forward with an official annexation request they have requested the opportunity to present the proposed project to the Town Council.

The materials included with their pre-annexation application are attached for your consideration. As part of the meeting, the applicant wishes to present a more detailed description of the proposed project and the reason(s) for requesting annexation. Staff will also be available to discuss any identified development challenges within the area.

Should the Council decide that it is open to considering the annexation request, staff will work with the applicant to move forward with the regular annexation process.

Staff Recommendation:

Council's pleasure.

Suggested Motion:

Council's pleasure; staff requests direction from the Council as to whether the Council wishes to proceed with this request.

Attachments

WSR annexation

White Stallion Annexation, Minor General Plan Amendment, & Specific Plan

A. Project Overview

On behalf of Saunders & Amos LLC and the current property owners, Russell and Michael True, we are proud to present this proposal for an approximately 218-acre project known as White Stallion Specific Plan (WSSP). The project entails three concurrent processes: [1](#)) annexation into the Town of Marana, [2](#)) a minor general plan amendment to Master Plan Area (MPA), and [3](#)) a rezoning to the Specific Plan (SP) zone. The WSSP represents a portion of the White Stallion Ranch that could positively impact Marana and the rest of the region in a big way. It provides an opportunity for the True's to celebrate and give back to Marana while otherwise keeping the remainder of the Ranch in unincorporated Pima County and positioning it for continued success. The WSSP proposes a mix of housing styles, open space, and commercial opportunities, including a western heritage center, commercial activity area, a conservation subdivision, an equestrian-oriented single-family community, detached multi-family residential, resort casitas, and dedicated open space for a wildlife corridor.

B. Project Location

The subject property is in West Marana on Twin Peaks Road, west of Continental Ranch and Rattlesnake Pass in Sections 19 and 20 of Township 12 South, Range 12 East. The 218-acre property comprises three parcels (APNs: 221-01-0080, 221-02-006C, and a portion of 221-01-001A).

The 43.1 acres of APN 221-02-006C located north of Twin Peaks Road are bordered by Saguaro Bloom to the west and north and conservation land surrounding the ridgeline of the Tucson Mountains to the east. The remainder of this project sits to the south across Twin Peaks Road.

The other 174.7 acres of the project are bordered by Twin Peaks Road to the north, the Tucson Mountains and Rattlesnake Pass to the east, and unsubdivided single-family residences to the west. The remainder of the White Stallion Ranch, including the guest ranch, occupies the land to the south and is not a part of this request. See [Exhibit 1: Subject Property](#).

C. Background

The White Stallion Ranch intends to continue its cultural significance by providing guests and visitors an enhanced and unique western ranching experience while maintaining its environmental importance to the region. With a dwindling number of guest ranches in the Tucson metro area, the Ranch is attempting to honor its past while acknowledging the need to provide additional attractions and amenities so that it and the Town of Marana can thrive well into the future. This specific plan request is the key to continuing and building upon that shared success.

The ranching tradition has been a part of the rural economy of the Santa Cruz Valley for more than 300 years and plays a critical role in Marana's heritage. The historic White Stallion Ranch has been operating in the Marana area since it was first built in the early 1900s as a cattle ranch. The property's history as a ranch has persisted through several property owners, renovations, and name changes. The True Family has owned and operated the Ranch since 1965.

In addition to its heritage, the Ranch also plays a critical conservation role for the region. One of the most significant wildlife corridors in southern Arizona crosses through the eastern portion of the property. This corridor is essential to maintaining healthy and genetically diverse wildlife throughout the Tucson region.

D. Plan Proposal

This plan proposes annexing the entire 218-acre property into the Town of Marana and concurrently rezoning it. A minor general plan amendment will accompany the concurrent annexation and rezoning processes. The minor amendment will change the future land use designation for the 174.7-acre portion of the project south of Twin Peaks Road from *Rural Residential* to *Master Plan Area*. The northern 43.1 acres will be amended from *Traditional Neighborhood* to *Master Plan Area*, bringing the entire property under one General Plan designation.

The WSSP provides ample space for several new developments that complement the Ranch. As shown in [Exhibit 2: Concept Land Use Plan](#), the property is divided into a mixture of uses that support one another and further the Ranch's goals of diversifying its offerings, enhancing cultural heritage, and maintaining wildlife connections.

A western heritage center will have multiple components to entertain, enhance, and enrich the lives of Ranch guests and existing and future residents of Marana and the entire region. Potential uses include a rodeo arena to act as a draw for equestrian and cowboy-oriented activities such as bull riding and barrel racing that could provide opportunities for the Town of Marana to host national events. A separate arena polo facility will add another equestrian draw to the region. An event venue will host weddings and other gatherings while showcasing the True Family's memorabilia collection—displaying items used throughout the Ranch's working history and as a filming location for multiple movies. These exhibits will educate guests and visitors about ranching life and the Ranch's history (see [Exhibit 3: Western Heritage Center & Equestrian-Oriented Residential Community Illustrative](#)).

An equestrian-oriented residential community located east of the heritage center provides homeowners with convenient access to common boarding stables and a riding area allowing equine owners to enjoy their horses without the need to maintain these facilities on larger individual properties. An equestrian trail network meanders through the interior and around the community's border, connecting riders to the shared facilities and the more extensive White Stallion Ranch trail network (see [Exhibit 3: Western Heritage Center & Equestrian-Oriented Residential Community Illustrative](#)).

To the west of the heritage center is a commercial area intended to provide convenient access to goods and services. The illustrative concept contemplates a complete build-out of this area with a preschool, strip commercial with a drive-thru end cap, and a fuel station and convenience store. This development area will have a design aesthetic that complements the White Stallion Guest Ranch, generate sales tax revenues for the Town, and support the existing and proposed communities with neighborhood-scale commercial offerings, enhancing the area's livability (see [Exhibit 4: Commercial Illustrative](#)).

In addition to single-family homes, a multi-family casita development will be located along the western portion of the property. This development increases the variety of housing options in an area dominated by single-family homes. The Ranch's heritage is represented in the architectural design of

the buildings and other community elements such as entry monuments, walls, and fencing. Each casita unit will be designed with elements representing a 'modern ranch farmhouse' architectural style to complement the Ranch (see [Exhibit 5: Casita Village Illustrative](#)). Within the casita development, twenty casitas will be built for the exclusive use of the White Stallion guest ranch. They are located in the southwest corner of the casita development and have been provided with ample room to create resort-quality landscape and amenity areas similar to the existing guest ranch. These twenty resort units will provide White Stallion Ranch with additional lodging capacity and will benefit the Town through increased bed-tax revenues and a unique lodging type that is not otherwise found in the Tucson-metro region.

A conservation subdivision with a more compact housing design provides additional residential options in the northeast portion of the project. This subdivision incorporates the Coalition for Sonoran Desert Protection's input for promoting wildlife movement, thereby formalizing and protecting the wildlife corridor along the property's eastern boundary and supporting the adjacent conservation land held by Pima County and the Archaeological Conservancy (see [Exhibit 6: Conservation Subdivision Illustrative](#)). Preliminary conditions that foster the protection of wildlife corridors through visual screening, physical barriers (both the installation of new and removal of existing), and revegetation efforts with native species have been provided (see [Exhibit 7: Preliminary Conditions for White Stallion Specific Plan Conservation Subdivision](#)).

E. Existing and Proposed Zoning

The property is currently in unincorporated Pima County and is subject to the County's zoning code. The existing Pima County zoning is a mix of RH (Rural Homestead Zone), SH (Suburban Homestead Zone), GR-1 (Rural Residential Zone), and SR (Suburban Ranch). Upon annexation, these zones will be initially translated to the equivalent Marana zones, and ultimately rezoned to SP.

F. Make Marana 2040 General Plan Compliance

The WSSP is consistent with the overall General Plan and supports the following goals and policies:

Goal PC-28. Marana embraces and celebrates its rich cultural heritage.

- Policy PC 28-4. Encourage future developments to embrace cultural heritage in Marana through themed developments that incorporate the history of human settlement.
- Policy PC-28-6. Continue to expand and market Marana's rich culture and history through heritage tourism and other culturally focused activities.

Goal BE-12. Natural resources are considered and integrated into land use planning, resulting in the conservation of the environment.

- Policy BE 12-2. Evaluate and consider adopting appropriate zoning standards related to sensitive environmental resources, such as steep hillsides, riparian areas, native plants, sensitive habitats, and primary wildlife corridors.

Goal BE-27. Marana maintains a diverse housing stock that accommodates the various housing needs of all residents.

- Policy BE 27-2: Encourage a range of housing types, housing sizes, and lot sizes that foster a variety of options, such as detached single-family homes, attached single-family homes, and multi-family units that increase choices throughout the community.

Goal RS-13. Marana fosters wildlife movement across the community, connecting wildlife to surrounding natural areas.

- Policy RS 13-1. Through an Open Space and Wildlife Conservation Master Plan, identify wildlife habitats and linkages.

G. Pertinent Questions for Staff Comment

None.

H. Applicant Name and Contact Information

Chris Laria, The Planning Center, 520-623-6146
2 East Congress Street, Suite 600
Tucson, AZ, 85701

Exhibit 1: Subject Property

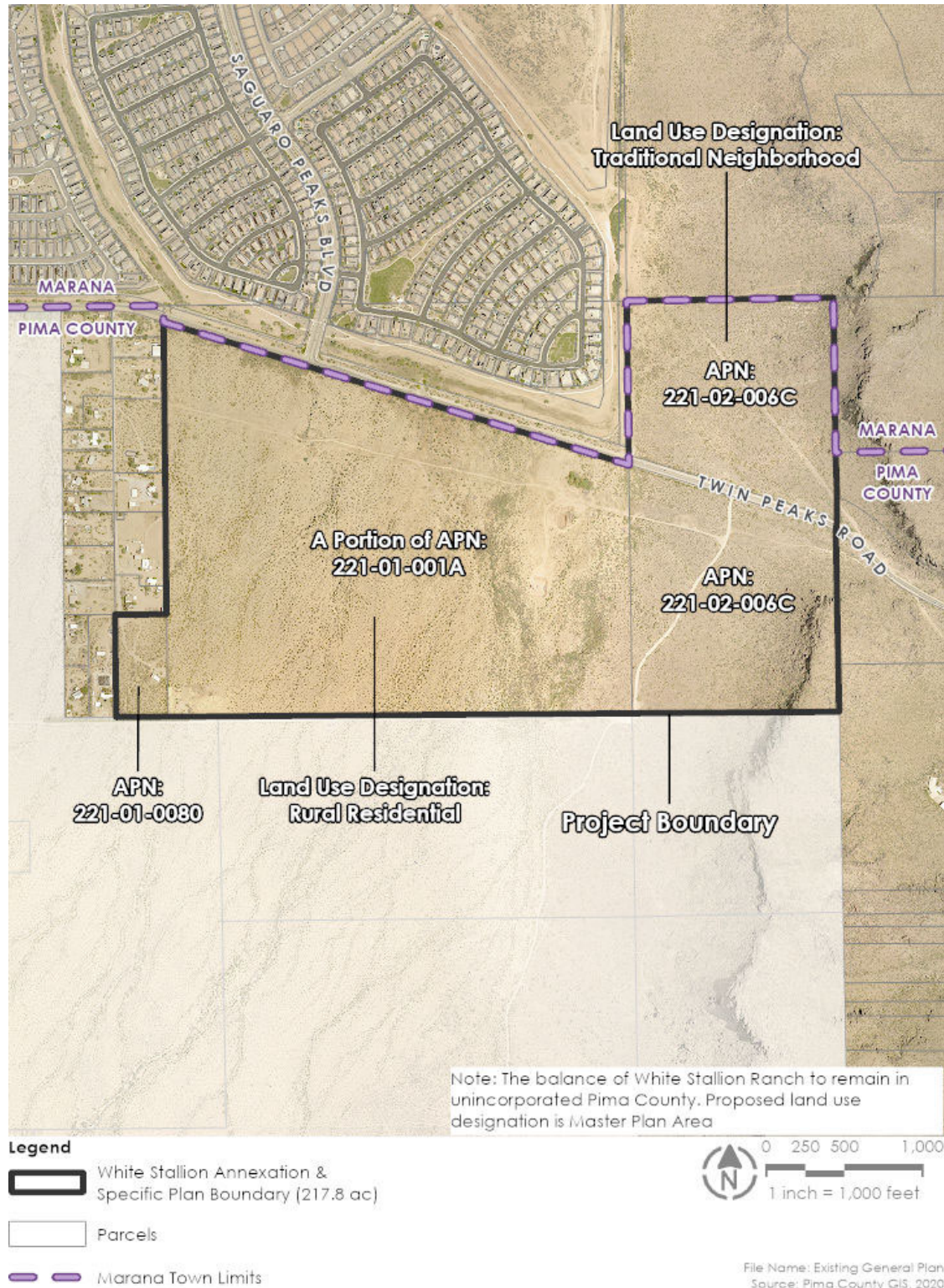
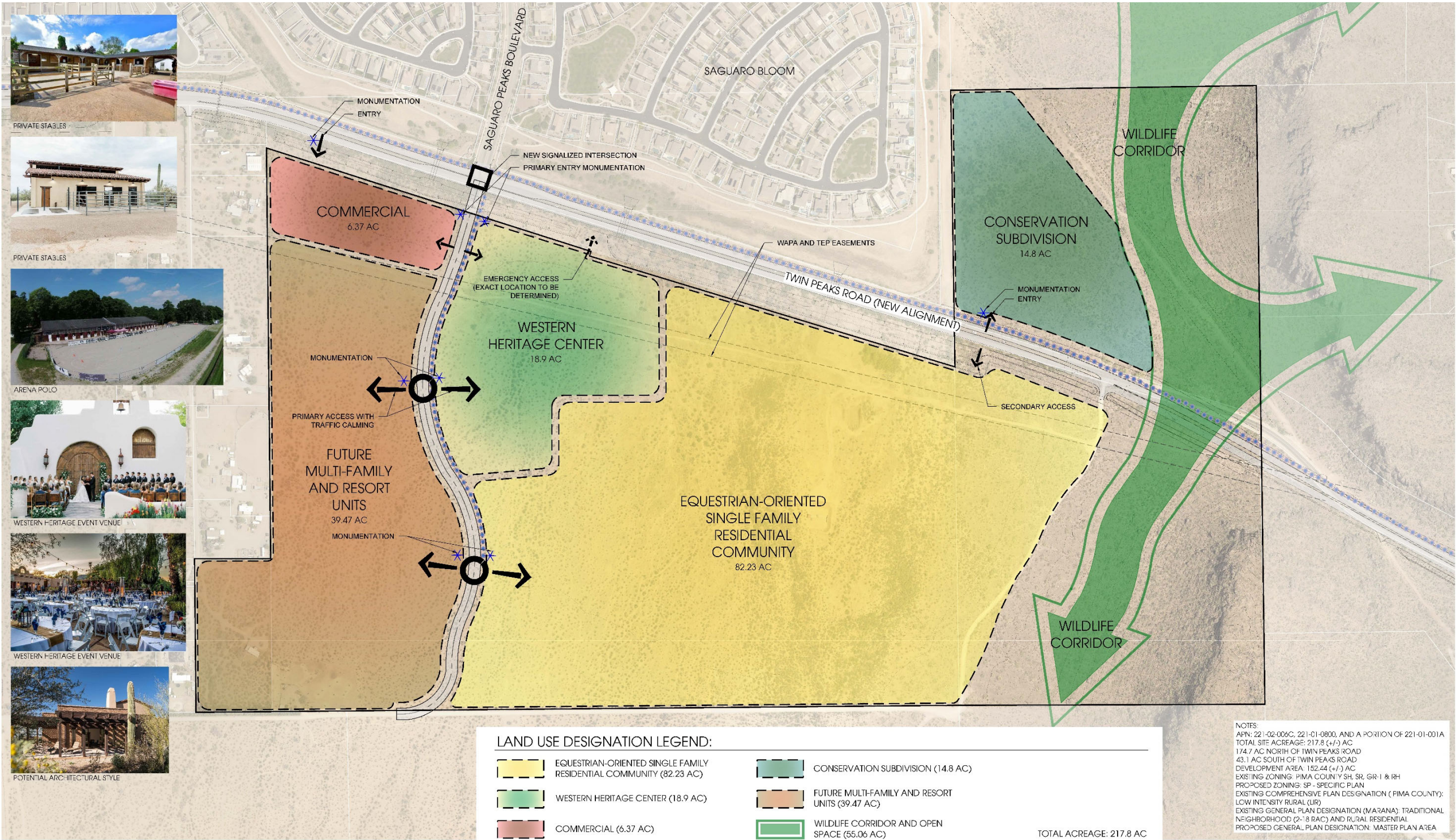


Exhibit 2: Concept Land Use Plan



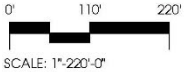
W. S. SPECIFIC PLAN

Exhibit 3: Western Heritage Center & Equestrian-Oriented Residential Community Illustrative



W.S. SPECIFIC PLAN

THIS CONCEPT WAS CREATED USING PUBLICLY AVAILABLE DATA AVAILABLE THROUGH PIMA COUNTY GIS AND IS FOR PLANNING PURPOSES ONLY. FINAL UNIT AND AREA TOTALS BASED ON ENGINEERED DATA MAY VARY FROM THOSE SHOWN ON THIS PRELIMINARY CONCEPT.



SCALE: 1"=220'-0"
PROJECT: AMO-13 DATE: 7.27.22
FILE NAME: AMO-13 WSR ILLUSTRATIVES 7.28.22.DWG



Exhibit 4: Commercial Illustrative



W.S. SPECIFIC PLAN

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0' 40' 80' NORTH
SCALE: 1"=80'-0"
PROJECT: AMO-13 DATE: 7.27.22
FILE NAME: AMO-13 WSR ILLUSTRATIVES 7.28.22.DWG



Exhibit 5: Casita Village Illustrative



W.S. SPECIFIC PLAN

Exhibit 6: Conservation Subdivision Illustrative



PROPERTY NOTES:
TOTAL AREA: 43.1 ACRES
(PORTION OF PARCEL NORTH OF TWIN PEAKS ROAD)
CONSERVATION SUBDIVISION AREA: 14.8 ACRES (35%)
TOTAL NATURAL OPEN SPACE: 28.3 ACRES (65%)
RECREATION REQUIREMENT: 22,000 SF (400 SF PER UNIT)
RECREATION PROVIDED: 23,100 SF

REZONING NOTES:
A PORTION OF PARCEL: 221-02-006C (43.1 AC)
EXISTING JURISDICTION: PIMA COUNTY
PROPOSED JURISDICTION: TOWN OF MARANA
EXISTING ZONING: PIMA COUNTY SH
PROPOSED ZONING: SP 'WHITE STALLION SPECIFIC PLAN'
NUMBER OF LOTS: 55
CONSERVATION SUBDIVISION AREA: 14.8 ACRES
PROPOSED NET DENSITY: 3.7 RAC
PROPOSED GROSS DENSITY: 1.27 RAC

W.S. SPECIFIC PLAN

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0' 80' 160'

SCALE: 1"=160'-0"

PROJECT: AMO-13 DATE: 7.27.22
FILE NAME: AMO-13 WSR ILLUSTRATIVES 7.28.22.DWG

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200 Congress Street, Suite 100, Tucson, AZ 85701

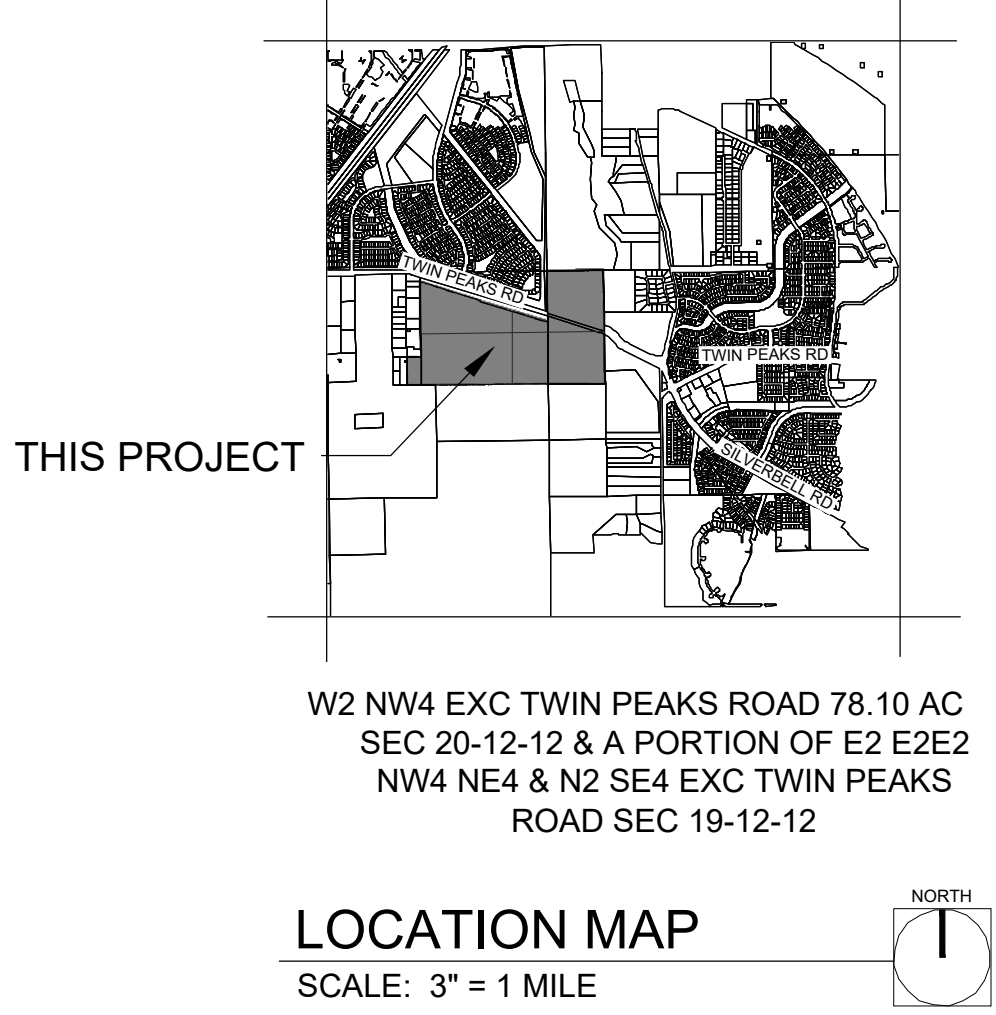
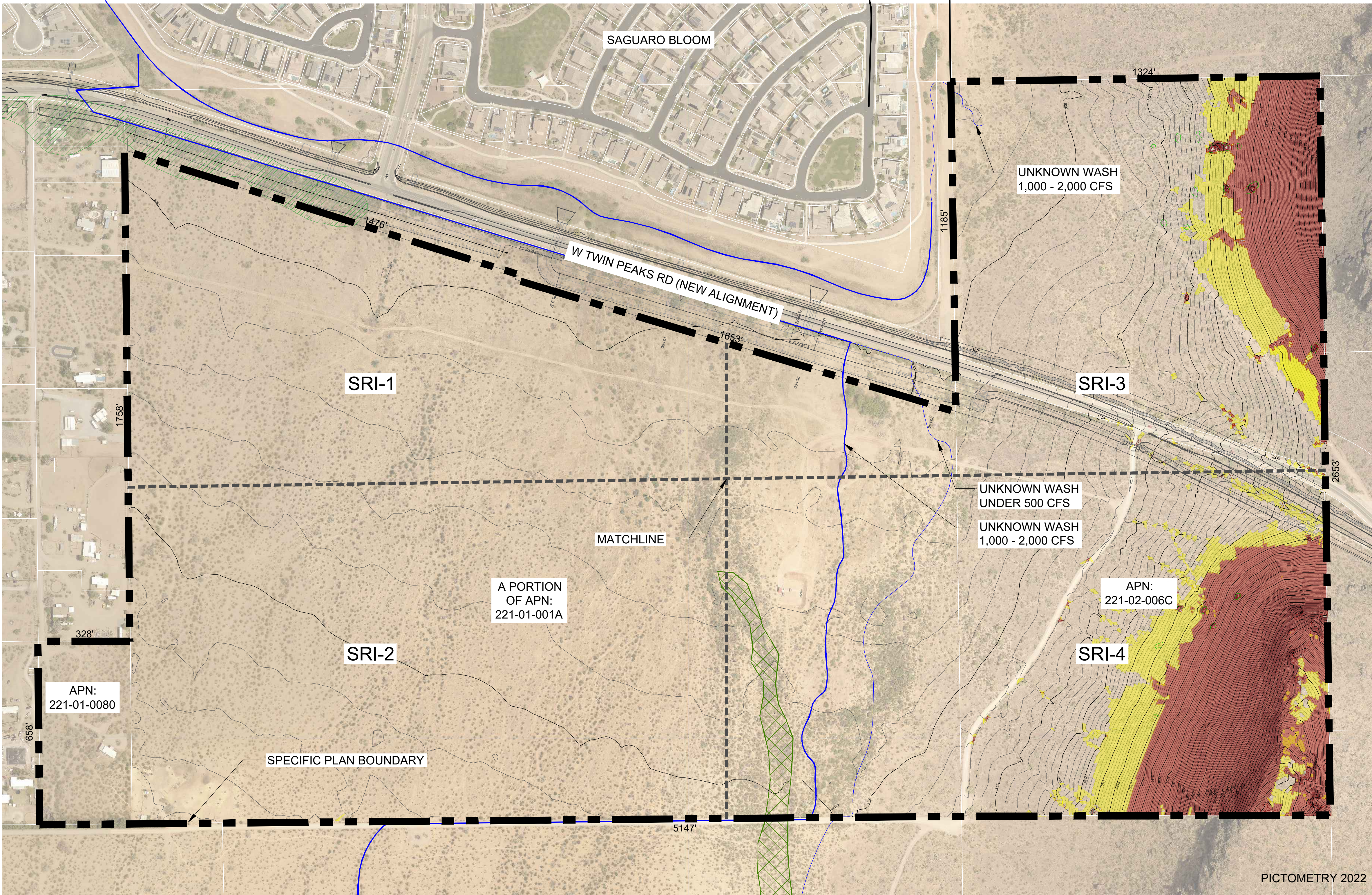
Exhibit 7: Preliminary Conditions for White Stallion Specific Plan Conservation Subdivision

1. All open space easements and wildlife corridors shall be left entirely undisturbed and in their natural desert state, except for necessary utility installations, which shall be revegetated. All such easements and corridors shall be dedicated to the appropriate entity.
2. The minimum width of the wildlife corridor shall be 200 feet and, where possible, revegetation shall occur in disturbed areas beyond the 200-foot minimum width. Reseeding with a native Mohave, Chihuahua and/or Sonoran arid/adapted mix of groundcovers, midstory shrubs and canopy trees is preferable for areas where it is impossible to reliably deliver water.
3. All Natural Undisturbed Open Space set-asides shall be protected in perpetuity, by either a Restrictive Covenant or Conservation Easement and such language shall be placed in the Conditions, Covenants and Restrictions. Prior to or upon requesting a building permit for any lot in the White Stallion Specific Plan Conservation Subdivision, the Property Owners shall record a covenant, to run with the land, memorializing the terms of this condition.
4. Free-ranging domestic animals shall be prohibited in the subdivision and such language shall be placed in the Conditions, Covenants and Restrictions.
5. No side or backyard gates shall be constructed leading directly into the wildlife corridor and such language shall be placed in the Conditions, Covenants and Restrictions.
6. Upon the effective date of the WSSP Rezoning Ordinance, the Property Owners shall have a continuing responsibility to remove from the Conservation Subdivision portion of the Rezoning Area invasive non-native species, including those listed in Invasive non-Native Plant Species Subject to Control (attached). Acceptable methods of removal include chemical treatment, physical removal, or other known effective means of removal. Property Owners and future owners of individual lots in the Conservation Subdivision shall keep private lots including enclosed yards free of invasive non-native plant species detailed in Exhibit C. Prior to or upon requesting a building permit for any lot in the Conservation Subdivision, the Property Owners shall record a covenant, to run with the land, memorializing the terms of this condition.
7. The Property Owners shall landscape the side of the emergency access roads and ends of cul-de-sacs adjacent to the wildlife corridor with a continuous row of shrubs.
8. The Property Owners shall restrict view fencing and construct a 6' decorative masonry wall along the back and side of lots immediately adjacent to the wildlife corridor to reduce noise and light impacts on wildlife.
9. The Property Owners shall install wildlife-friendly fencing adjacent to the wildlife corridor.
10. The Property Owners shall remove the existing fence that crosses the wildlife corridor along the northern boundary of the Conservation Subdivision parcel (APN: 221-02-006C).

Invasive Non-Native Plant Species Subject to Control

Scientific Name	Common Name
<i>Ailanthus altissima</i>	<i>Tree of Heaven</i>
<i>Alhagi pseudalhagi</i>	<i>Camelthorn</i>
<i>Arundo donax</i>	<i>Giant reed</i>
<i>Brassica tournefortii</i>	<i>Sahara mustard</i>
<i>Bromus rubens</i>	<i>Red brome</i>
<i>Bromus tectorum</i>	<i>Cheatgrass</i>
<i>Centaurea melitensis</i>	<i>Malta starthistle</i>
<i>Centaurea solstitialis</i>	<i>Yellow starthistle</i>
<i>Cynodon dactylon</i>	<i>Bermuda grass (exclude sod hybrid)</i>
<i>Digitaria spp.</i>	<i>Crabgrass</i>
<i>Elaeagnus angustifolia</i>	<i>Russian olive</i>
<i>Eragrostis spp.</i>	<i>Lovegrass (exclude E. intermedia, plains lovegrass)</i>
<i>Melinis repens</i>	<i>Natal grass</i>
<i>Mesembryanthemum spp.</i>	<i>Iceplant</i>
<i>Peganum harmala</i>	<i>African rue</i>
<i>Pennisetum ciliare</i>	<i>Buffelgrass</i>
<i>Pennisetum setaceum</i>	<i>Fountain grass</i>
<i>Rhus lancea</i>	<i>African sumac</i>
<i>Salsola spp.</i>	<i>Russian thistle</i>
<i>Schinus spp.</i>	<i>Pepper tree</i>
<i>Schismus arabicus</i>	<i>Arabian grass</i>
<i>Schismus barbatus</i>	<i>Mediterranean grass</i>
<i>Sorghum halepense</i>	<i>Johnson grass</i>
<i>Tamarix spp.</i>	<i>Tamarisk</i>

SITE RESOURCE INVENTORY
WHITE STALLION SPECIFIC PLAN



- NOTES
1. This aerial photo is less than two years old.
 2. This site has unique rock outcroppings.
 3. The majority of the site is undisturbed.
 4. There are three mapped washes on site. All three are unknown, two have a CFS from 1,000 - 2,000 and the third has a CFS under 500.
 5. There is Pima County identified Xeroriparian 'C' and IRA 'C' on site south of Twin Peaks Road
 6. The site features Saguaros (*Carnegiea gigantea*), Ironwood Trees (*Olneya tesota*), Mesquite Trees (*Prosopis velutina*), Foothills Palo Verde Trees (*Parkinsonia microphylla*), Creosote (*Larrea tridentata*), barrel cactus (*Ferocactus wislizeni*), and various cholla species (*Cylindropuntia*).
 7. Significant vegetation was identified as being Saguaro spears greater than 20' and multi-armed specimen greater than 16'. No trees were identified as significant.
 8. Approximately 100 Saguaro were identified as significant. A majority of the identified Saguaro are located on the eastern portion of the property.
 9. See sheet SRI-5 for table of inventoried significant vegetation.

- LEGEND
- SPECIFIC PLAN BOUNDARY
 - UNKNOWN WASH 1,000 - 2,000 CFS
 - UNKNOWN WASH UNDER 500 CFS
 - PARCELS
 - SLOPES 15% - 20%
 - SLOPES GREATER THAN 20%
 - PIMA COUNTY IDENTIFIED IRA 'C'
 - PIMA COUNTY IDENTIFIED XERORIPARIAN 'C'
 - 2' CONTOURS
 - SIGNIFICANT VEGETATION
 - ROCK OUTCROPPING

THIS EXHIBIT WAS CREATED USING PUBLICLY AVAILABLE DATA AVAILABLE THROUGH PIMA COUNTY GIS AND IS FOR PLANNING PURPOSES ONLY. FINAL UNIT AND AREA TOTALS BASED ON ENGINEERED DATA MAY VARY FROM THOSE SHOWN ON THIS PRELIMINARY CONCEPT.

THE TWIN PEAKS ROAD NEW ALIGNMENT AS SHOWN WAS PROVIDED BY THE TOWN OF MARANA ENGINEERS IN APRIL OF 2022 AND MAY NOT BE THE MOST CURRENT LAYOUT OR REFLECT AN ACCURATE PORTRAYAL OF THE CURRENT DESIGN FOR TWIN PEAKS.



PROJECT: AMO-13
DATE: 8/3/22
DRAWN BY: CJL
CHECKED BY: DB

CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT (OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

ENGINEER:
EEC, Inc.
Attn: Bill Carroll
Email: Bcarroll@eecorp.com
TEL: 520.321.4625

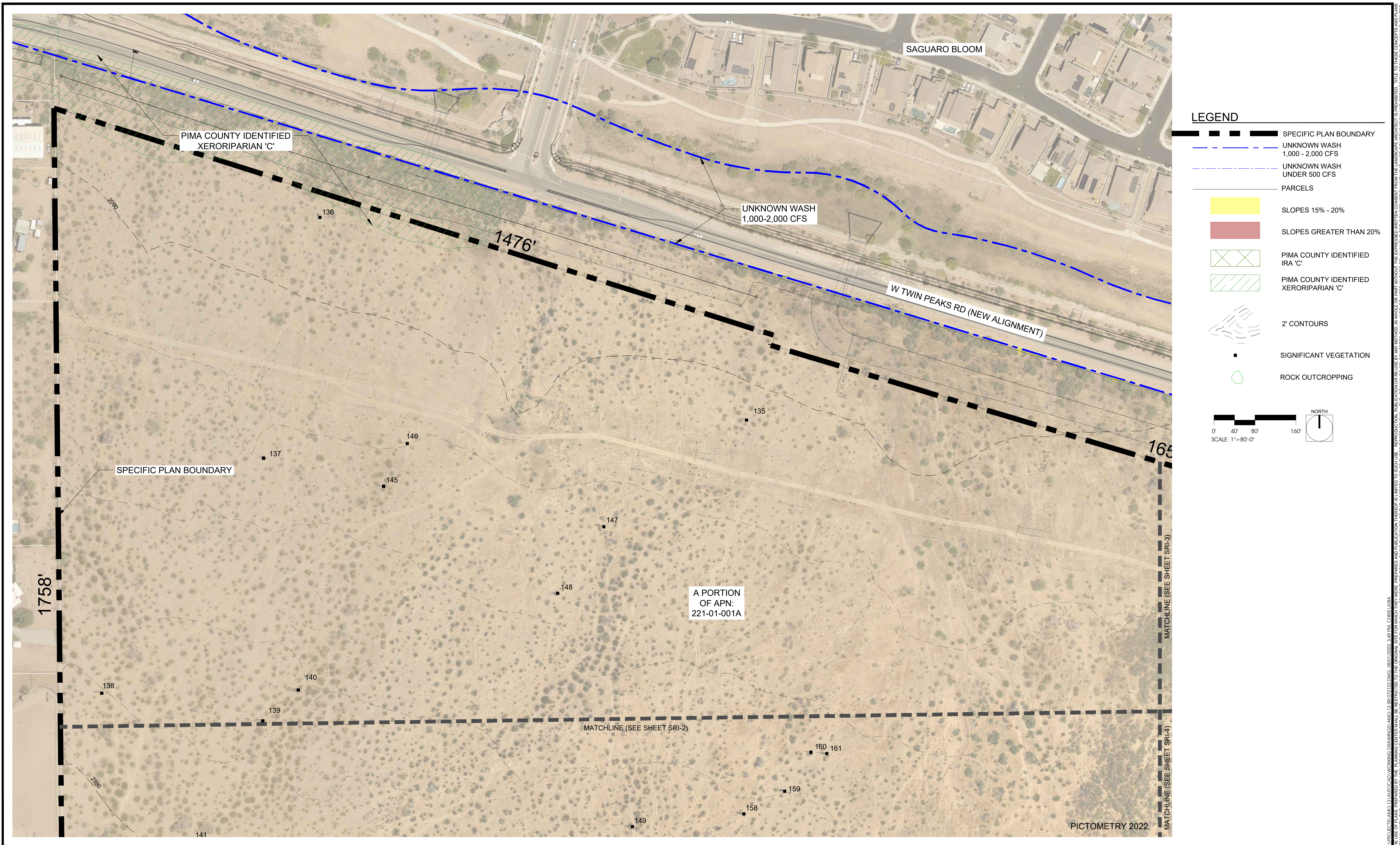
OWNER/DEVELOPER:
Saunders Amos, LLC
Attn: Philip Aries
Email: Paries@saundersamos.com
FAX: 858.539.3340



SITE RESOURCE INVENTORY
WHITE STALLION SPECIFIC PLAN

W2 NW4 EXC TWIN PEAKS ROAD 78.10 AC SEC 20-12-12 & A PORTION OF E2 E2E2 NW4 NE4 & N2 SE4

CASE NO: -
REFERENCE: -
COVER 1 OF 6

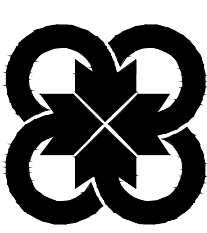


LEGEND

- SPECIFIC PLAN BOUNDARY
- UNKNOWN WASH 1,000 - 2,000 CFS
- UNKNOWN WASH UNDER 500 CFS
- PARCELS
- SLOPES 15% - 20%
- SLOPES GREATER THAN 20%
- PIMA COUNTY IDENTIFIED IRA 'C'
- PIMA COUNTY IDENTIFIED XERORIPARIAN 'C'
- 2' CONTOURS
- SIGNIFICANT VEGETATION
- ROCK OUTCROPPING

0' 40' 80' 160'
SCALE: 1"=80'-0"

NORTH

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2 e congress ste 600 tucson az 85701 520.623.6146 520.622.1950 azplanningcenter.com

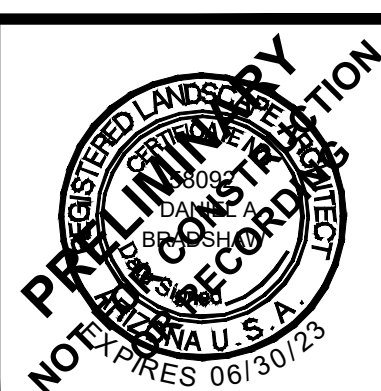
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1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

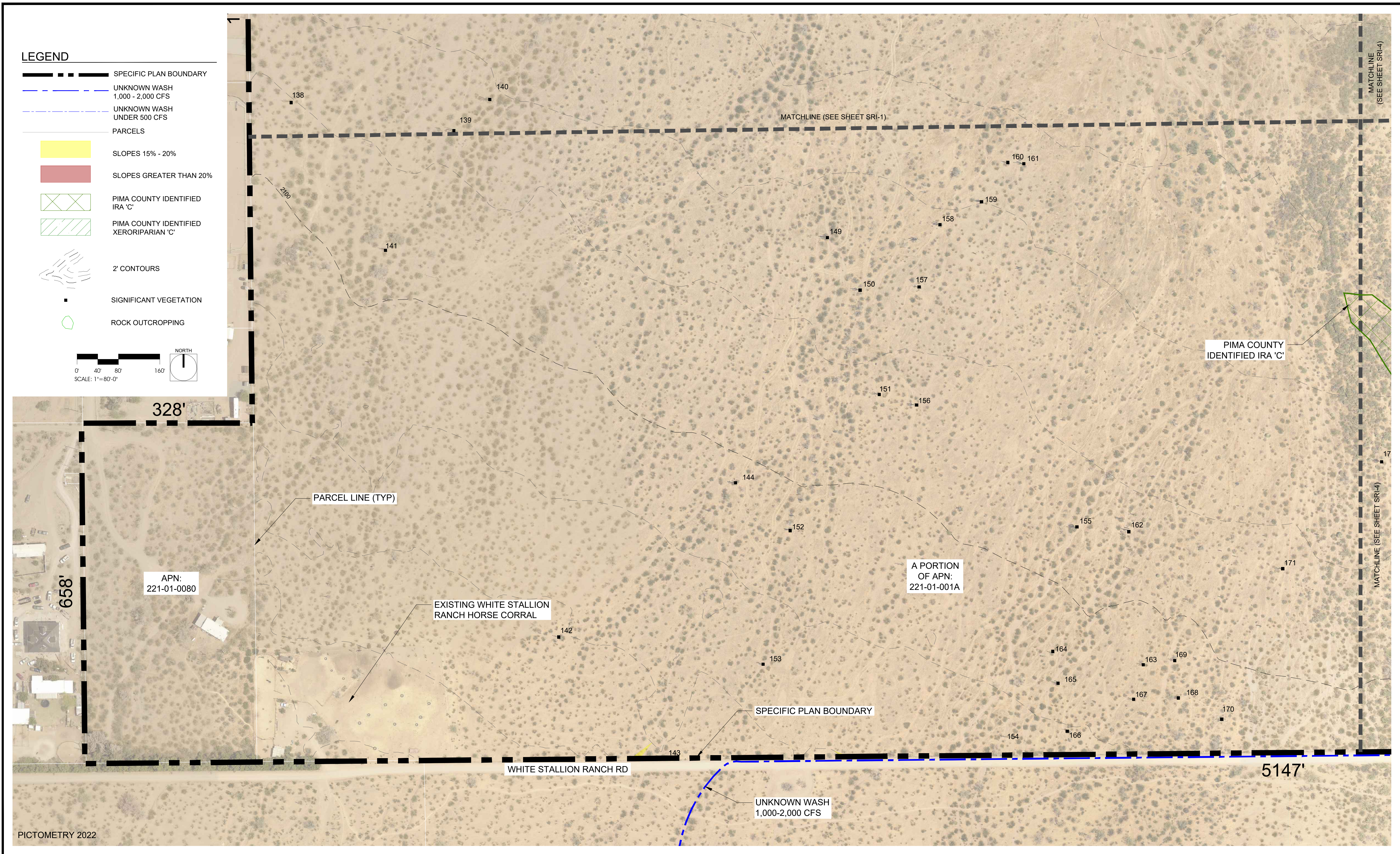
SITE RESOURCE INVENTORY

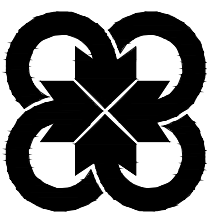
FOR AGENCY REVIEW AND APPROVAL ONLY. NOT FOR CONSTRUCTION. NOT FOR BIDDING



SITE RESOURCE INVENTORY WHITE STALLION SPECIFIC PLAN	CASE NO: -
	REFERENCE: ----
	SRI-1 2 OF 6

W2 NW4 EXC TWIN PEAKS ROAD 78.10
AC SEC 20-12-12 & A PORTION OF E2
E2E2 NW4 NE4 & N2 SE4





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DATE: ####
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(OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

SITE RESOURCE INVENTORY

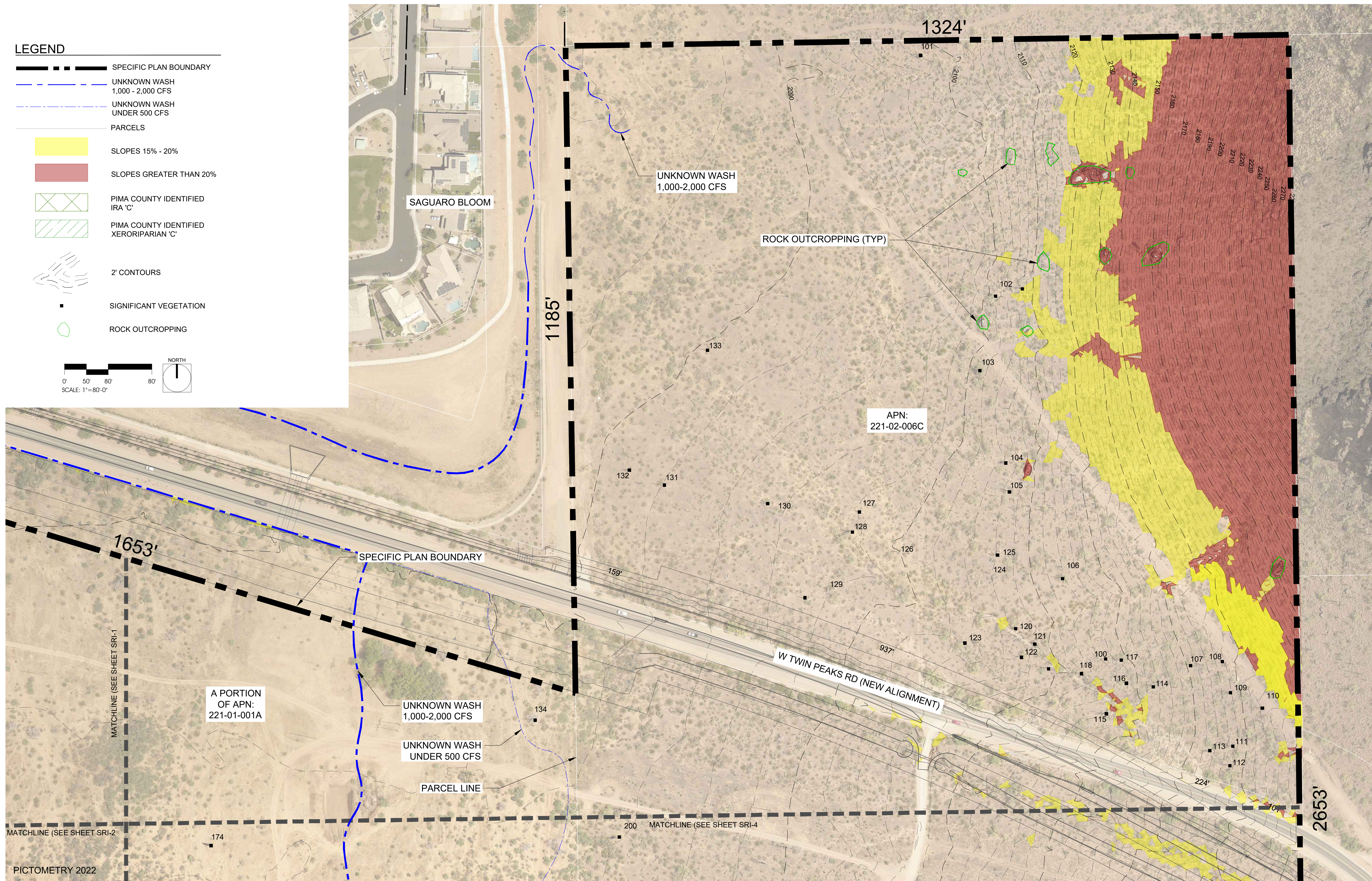
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**SITE RESOURCE INVENTORY
WHITE STALLION SPECIFIC PLAN**

W2 NW4 EXC TWIN PEAKS ROAD 78.10
AC SEC 20-12-12 & A PORTION OF E2
E2E2 NW4 NE4 & N2 SE4

CASE NO: -
REFERENCE: -
SRI-2
3 OF 6



1-1. PROJECT (AMO-13) AUTOCAD WORKING DRAWINGS, AMO-13 391 072122 DWG, 08/01/2022, 3:49 PM, CHRIS LABIA
THE USE OF PLANS PREPARED BY THE PLANNING CENTER SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREOF IS LIMITED TO SUCH USE. REPRODUCTION, PUBLICATION OR RE-USE BY ANY METHOD, IN WHOLE OR IN PART WITHOUT THE EXPRESSED WRITTEN CONSENT FROM THE LANDSCAPE ARCHITECT IS PROHIBITED. TITLE TO THESE CONCEPTS AND PLANS



PROJECT: AMO-13
DATE: ####
DRAWN BY: CJL
CHECKED BY: DB

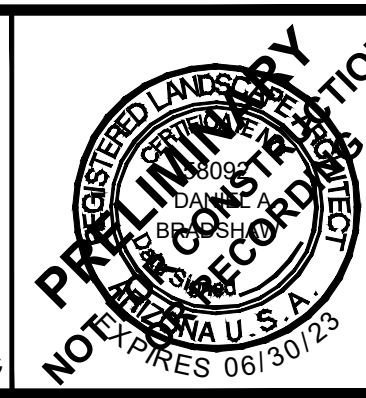


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1-800-STAKE-IT
(OUTSIDE
MARICOPA COUNTY)

[illegible]

SITE RESOURCE INVENTORY

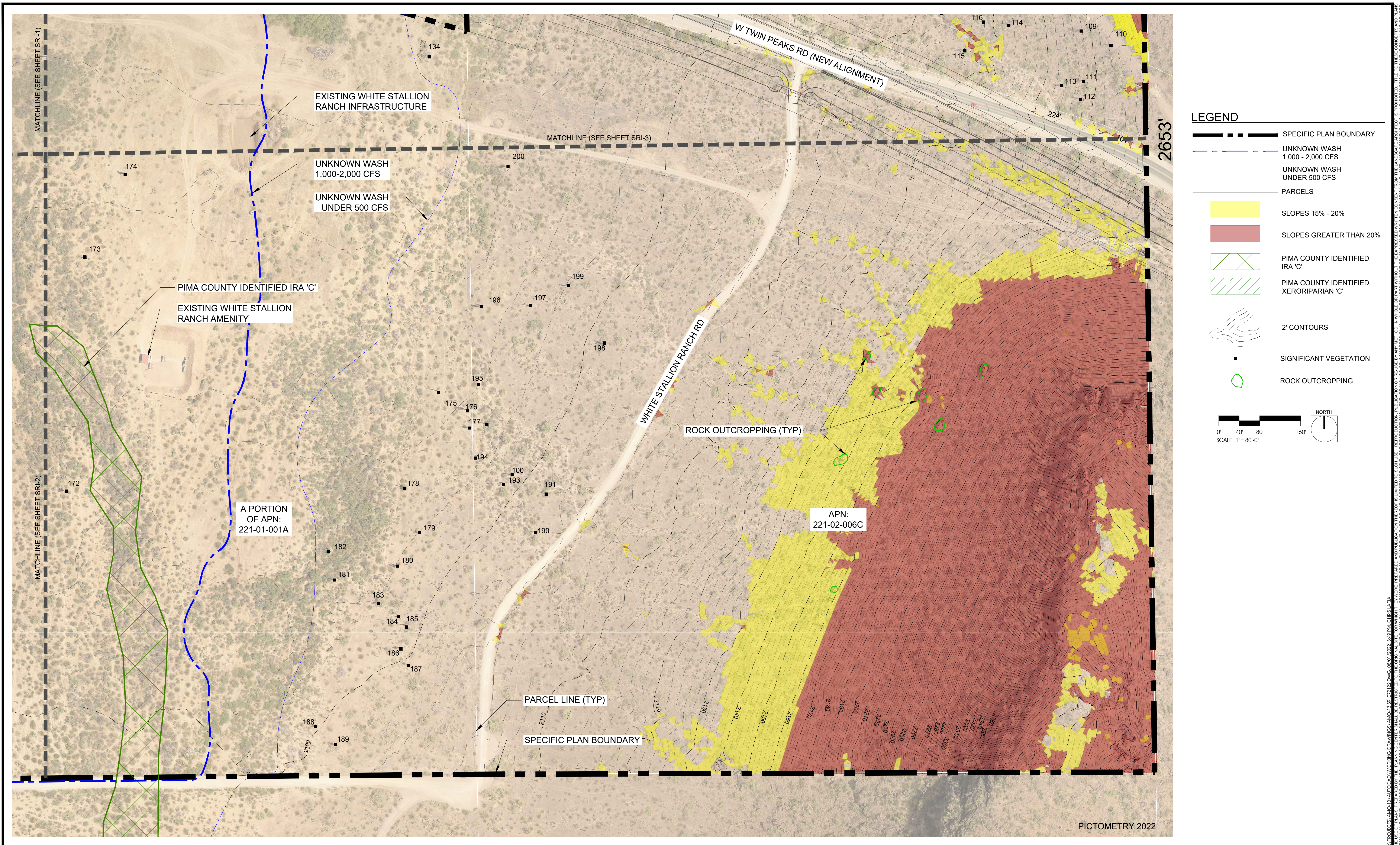
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SITE RESOURCE INVENTORY WHITE STALLION SPECIFIC PLAN

W2 NW4 EXC TWIN PEAKS ROAD 78.10
AC SEC 20-12-12 & A PORTION OF E2
E2E2 NW4 NE4 & N2 SE4

CASE NO:
-
REFERENCE:
SRI-3
4 OF 6

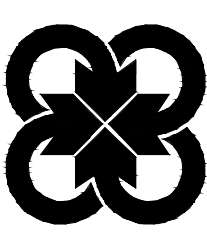


LEGEND

- SPECIFIC PLAN BOUNDARY
- UNKNOWN WASH 1,000 - 2,000 CFS
- UNKNOWN WASH UNDER 500 CFS
- PARCELS
- SLOPES 15% - 20%
- SLOPES GREATER THAN 20%
- PIMA COUNTY IDENTIFIED IRA 'C'
- PIMA COUNTY IDENTIFIED XERORIPARIAN 'C'
- 2' CONTOURS
- SIGNIFICANT VEGETATION
- ROCK OUTCROPPING

0' 40' 80' 160'
SCALE: 1" = 80'-0"

NORTH

 **THE PLANNING CENTER**
a division of TPC Group, Inc.
2 e congress ste 600 tucson az 85701 520.623.6146 520.622.1950 azplanningcenter.com

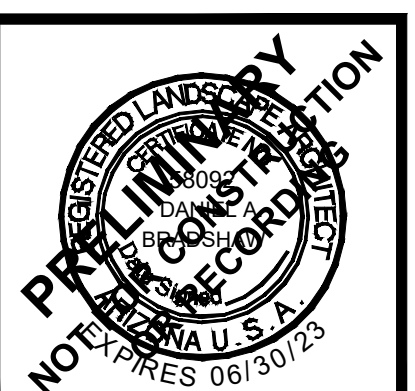
PROJECT: AMO-13
DATE: ####
DRAWN BY: CJL
CHECKED BY: DB

 CALL TWO WORKING DAYS BEFORE YOU DIG
602-263-1100
1-800-STAKE-IT
(OUTSIDE MARICOPA COUNTY)

#	REVISIONS/SUBMITTALS	DATE

SITE RESOURCE INVENTORY

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SITE RESOURCE INVENTORY
WHITE STALLION SPECIFIC PLAN

W2 NW4 EXC TWIN PEAKS ROAD 78.10
AC SEC 20-12-12 & A PORTION OF E2
E2E2 NW4 NE4 & N2 SE4

CASE NO: -
REFERENCE: -
SRI-4
5 OF 6

SIGNIFICANT SPECIES INVENTORY LIST

NUMBER	SPECIES	HEIGHT	CALIPER	TRUNK	VIABILITY	TRANSPLANTABILITY	DISPOSITION	ARMS	NOTE1	NOTE2	NOTE3
101	CARNEGIEA GIGANTEA	16	0	SINGLE	HIGH	LOW	PIP	3	.	.	soils
102	CARNEGIEA GIGANTEA	23	0	MULTI	MEDIUM	LOW	PIP	4	.	OLD	rocky
103	CARNEGIEA GIGANTEA	27	0	SINGLE	MEDIUM	LOW	PIP	2	OLD	SLOPE	rocky soil
104	CARNEGIEA GIGANTEA	19	0	MULTI	LOW	LOW	NV	5	DAMAGED	SLOPE	double, broken top
105	CARNEGIEA GIGANTEA	26	0	SINGLE	MEDIUM	LOW	PIP	5	OLD	DIEBACK	.
106	CARNEGIEA GIGANTEA	23	0	SINGLE	MEDIUM	LOW	PIP	2	SLOPE	OLD	.
107	CARNEGIEA GIGANTEA	25	0	SINGLE	MEDIUM	LOW	PIP	7	SLOPE	.	.
108	CARNEGIEA GIGANTEA	17	0	SINGLE	HIGH	LOW	PIP	3	SLOPE	.	.
109	CARNEGIEA GIGANTEA	27	0	SINGLE	HIGH	LOW	PIP	3	SLOPE	.	.
110	CARNEGIEA GIGANTEA	17	0	SINGLE	HIGH	LOW	PIP	1	SLOPE	.	.
111	CARNEGIEA GIGANTEA	35	0	SINGLE	LOW	LOW	PIP	4	SLOPE	OLD	leaning
112	CARNEGIEA GIGANTEA	28	0	SINGLE	MEDIUM	LOW	PIP	3	OLD	SLOPE	.
113	CARNEGIEA GIGANTEA	22	0	MULTI	MEDIUM	LOW	PIP	3	SLOPE	.	.
114	CARNEGIEA GIGANTEA	23	0	MULTI	HIGH	LOW	PIP	3	.	SLOPE	.
115	CARNEGIEA GIGANTEA	33	0	SINGLE	MEDIUM	LOW	PIP	0	.	.	.
116	CARNEGIEA GIGANTEA	25	0	SINGLE	MEDIUM	LOW	PIP	0	.	.	.
117	CARNEGIEA GIGANTEA	21	0	SINGLE	MEDIUM	LOW	PIP	2	.	.	.
118	CARNEGIEA GIGANTEA	18	0	SINGLE	MEDIUM	LOW	PIP	3	SLOPE	.	.
100	CARNEGIEA GIGANTEA	19	0	SINGLE	HIGH	LOW	PIP	3	.	.	.
120	CARNEGIEA GIGANTEA	23	0	SINGLE	MEDIUM	LOW	PIP	1	.	.	.
121	CARNEGIEA GIGANTEA	17	0	SINGLE	HIGH	LOW	PIP	0	.	.	.
122	CARNEGIEA GIGANTEA	23	0	SINGLE	LOW	LOW	PIP	2	TERMITES	.	.
123	CARNEGIEA GIGANTEA	18	0	SINGLE	HIGH	LOW	PIP	2	.	.	2 buttons
124	CARNEGIEA GIGANTEA	17	0	SINGLE	HIGH	LOW	PIP	0	.	.	.
125	CARNEGIEA GIGANTEA	26	0	SINGLE	MEDIUM	LOW	PIP	3	.	.	.
126	CARNEGIEA GIGANTEA	17	0	SINGLE	HIGH	MEDIUM	PIP	0	.	.	spear
127	CARNEGIEA GIGANTEA	19	0	SINGLE	HIGH	LOW	PIP	0	.	.	spear
128	CARNEGIEA GIGANTEA	26	0	SINGLE	MEDIUM	LOW	PIP	11	OLD	.	.
129	CARNEGIEA GIGANTEA	18	0	MULTI	HIGH	MEDIUM	PIP	1	.	.	.
130	CARNEGIEA GIGANTEA	19	0	MULTI	MEDIUM	LOW	PIP	7	.	.	.
131	CARNEGIEA GIGANTEA	27	0	SINGLE	MEDIUM	LOW	PIP	5	TERMITES	OLD	.
132	CARNEGIEA GIGANTEA	18	0	SINGLE	HIGH	MEDIUM	PIP	0	.	.	spear
133	CARNEGIEA GIGANTEA	18	0	SINGLE	HIGH	MEDIUM	PIP	0	.	.	spear
134	CARNEGIEA GIGANTEA	26	0	SINGLE	LOW	LOW	NV	8	.	.	.
135	CARNEGIEA GIGANTEA	16	0	SINGLE	LOW	LOW	NV	4	OLD	.	.
136	CARNEGIEA GIGANTEA	26	0	SINGLE	LOW	LOW	PIP	0	.	.	.
137	CARNEGIEA GIGANTEA	16	0	MULTI	LOW	LOW	PIP	12	BROKEN LIMB	DAMAGED	two saguaro
138	CARNEGIEA GIGANTEA	29	0	SINGLE	LOW	LOW	PIP	4	OLD	.	.
139	CARNEGIEA GIGANTEA	20	0	SINGLE	LOW	LOW	PIP	10	DAMAGED	OLD	.
140	CARNEGIEA GIGANTEA	22	0	SINGLE	LOW	LOW	PIP	8	DAMAGED	DIEBACK	.
141	CARNEGIEA GIGANTEA	20	0	MULTI	MEDIUM	LOW	PIP	2	OLD	.	double
142	CARNEGIEA GIGANTEA	19	0	SINGLE	LOW	LOW	PIP	2	.	.	.
143	CARNEGIEA GIGANTEA	24	0	MULTI	MEDIUM	LOW	PIP	2	.	.	.
144	CARNEGIEA GIGANTEA	29	0	SINGLE	MEDIUM	LOW	PIP	6	OLD	.	.
145	CARNEGIEA GIGANTEA	19	0	SINGLE	LOW	LOW	PIP	7	DAMAGED	DIEBACK	.
146	CARNEGIEA GIGANTEA	20	0	SINGLE	LOW	LOW	PIP	16	DAMAGED	DIEBACK	.
147	CARNEGIEA GIGANTEA	27	0	SINGLE	MEDIUM	LOW	PIP	10	OLD	.	.
148	CARNEGIEA GIGANTEA	19	0	SINGLE	MEDIUM	LOW	PIP	2	.	.	leaning
149	CARNEGIEA GIGANTEA	21	0	SINGLE	MEDIUM	LOW	PIP	1	OLD	.	.
150	CARNEGIEA GIGANTEA	26	0	SINGLE	MEDIUM	LOW	PIP	3	.	.	.

SIGNIFICANT SPECIES INVENTORY LIST (CONTINUED)

NUMBER	SPECIES	HEIGHT	CALIPER	TRUNK	VIABILITY	TRANSPLANTABILITY	DISPOSITION	ARMS	NOTE1	NOTE2	NOTE3
151	CARNEGIEA GIGANTEA	26	0	SINGLE	MEDIUM	LOW	PIP	2	.	.	.
152	CARNEGIEA GIGANTEA	21	0	SINGLE	MEDIUM	LOW	PIP	4	.	.	.
153	CARNEGIEA GIGANTEA	19	0	SINGLE	MEDIUM	LOW	PIP	2	.	.	.
154	CARNEGIEA GIGANTEA	18	0	SINGLE	MEDIUM	LOW	PIP	5	.	.	.
155	CARNEGIEA GIGANTEA	20	0	SINGLE	LOW	LOW	NV	5	DIEBACK	DAMAGED	really dead
156	CARNEGIEA GIGANTEA	26	0	MULTI	MEDIUM	LOW	PIP	5	.	.	.
157	CARNEGIEA GIGANTEA	16	0	SINGLE	MEDIUM	LOW	PIP	5	.	.	.
158	CARNEGIEA GIGANTEA	26	0	SINGLE	MEDIUM	LOW	PIP	10	.	.	.
159	CARNEGIEA GIGANTEA	26	0	SINGLE	LOW	LOW	PIP	8	.	.	.
160	CARNEGIEA GIGANTEA	21	0	SINGLE	LOW	LOW	PIP	3	.	.	.
161	CARNEGIEA GIGANTEA	28	0	SINGLE	LOW	LOW	PIP	3	.	.	.
162	CARNEGIEA GIGANTEA	20	0	MULTI	MEDIUM	LOW	PIP	5	.	.	.
163	CARNEGIEA GIGANTEA	25	0	MULTI	MEDIUM	LOW	PIP	4	.	.	.
164	CARNEGIEA GIGANTEA	17	0	SINGLE	MEDIUM	LOW	PIP	8	.	.	.
165	CARNEGIEA GIGANTEA	28	0	SINGLE	LOW	LOW	PIP	5	.	.	.
166	CARNEGIEA GIGANTEA	25	0	SINGLE	MEDIUM	LOW	PIP	4	.	.	.
167	CARNEGIEA GIGANTEA	26	0	SINGLE	MEDIUM	LOW	PIP	6	.	.	.
168	CARNEGIEA GIGANTEA	26	0	SINGLE	MEDIUM	LOW	PIP	11	.	.	.
169	CARNEGIEA GIGANTEA	22	0	SINGLE	MEDIUM	LOW	PIP	7	.	.	.
170	CARNEGIEA GIGANTEA	19	0	SINGLE	LOW	LOW	NV	7	.	.	broken top
171	CARNEGIEA GIGANTEA	20	0	SINGLE	MEDIUM	LOW	PIP	3	.	.	.
172	CARNEGIEA GIGANTEA	29	0	SINGLE	MEDIUM	LOW	PIP	7	.	.	.
173	CARNEGIEA GIGANTEA	21	0	SINGLE	MEDIUM	LOW	PIP	3	.	.	.
174	CARNEGIEA GIGANTEA	23	0	MULTI	MEDIUM	LOW	PIP	5	.	.	very unique
175	CARNEGIEA GIGANTEA	20	0	SINGLE	LOW	LOW	PIP	0	.	.	2 buttons
176	CARNEGIEA GIGANTEA	24	0	SINGLE	LOW	LOW	PIP	7	.	.	.
177	CARNEGIEA GIGANTEA	26	0	MULTI	LOW	LOW	PIP	4	.	.	.
178	CARNEGIEA GIGANTEA	29	0	SINGLE	LOW	LOW	PIP	5	.	.	.
179	CARNEGIEA GIGANTEA	24	0	SINGLE	LOW	LOW	PIP	0	.	.	.
180	CARNEGIEA GIGANTEA	34	0	SINGLE	LOW	LOW	PIP	5	.	.	.
181	CARNEGIEA GIGANTEA	19	0	SINGLE	LOW	LOW	PIP	5	.	.	.
182	CARNEGIEA GIGANTEA	26	0	SINGLE	LOW	LOW	PIP	5	.	.	.
183	CARNEGIEA GIGANTEA	20	0	MULTI	LOW	LOW	PIP	3	.	.	.
100	CARNEGIEA GIGANTEA	16	0	MULTI	LOW	LOW	PIP	3	.	.	.
185	CARNEGIEA GIGANTEA	19	0	MULTI	LOW	LOW	PIP	0	.	.	double
186	CARNEGIEA GIGANTEA	25	0	MULTI	LOW	LOW	PIP	9	.	.	.
187	CARNEGIEA GIGANTEA	24	0	SINGLE	LOW	LOW	PIP	4	.	.	.
188	CARNEGIEA GIGANTEA	26	0	SINGLE	LOW	LOW	PIP	13	.	.	.
189	CARNEGIEA GIGANTEA	26	0	MULTI	LOW	LOW	PIP	5	.	.	.
190	CARNEGIEA GIGANTEA	21	0	MULTI	LOW	LOW	PIP	5	.	.	.
191	CARNEGIEA GIGANTEA	19	0	MULTI	LOW	LOW	PIP	0	.	.	.
100	CARNEGIEA GIGANTEA	22	0	MULTI	LOW	LOW	PIP	3	.	.	.
193	CARNEGIEA GIGANTEA	24	0	MULTI	LOW	LOW	PIP	1	.	.	.
194	CARNEGIEA GIGANTEA	21	0	MULTI	LOW	LOW	PIP	1	.	.	.
195	CARNEGIEA GIGANTEA	27	0	MULTI	LOW	LOW	PIP	5	.	.	.
196	CARNEGIEA GIGANTEA	19	0	MULTI	LOW	LOW	PIP	2	.	.	.
197	CARNEGIEA GIGANTEA	23	0	MULTI	LOW	LOW	PIP	5	.	.	.
198	CARNEGIEA GIGANTEA	24	0	MULTI	LOW	LOW	NV	5	.	.	damaged
199	CARNEGIEA GIGANTEA	19	0	MULTI	LOW	LOW	PIP	3	.	.	.
200	CARNEGIEA GIGANTEA	21	0	MULTI	LOW	LOW	PIP	6	.	.	.



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CASE NO: -
REFERENCE: ----
SRI-5
6 OF 6