PINAL COUNTY
WIDE OPEN OPPORTUNITY

NOTICE OF PUBLIC MEETING AND EXECUTIVE SESSION
PINAL COUNTY BOARD OF SUPERVISORS
AMENDED AGENDA FOR REGULAR SESSION
Wednesday, September 17, 2025

9:30 AM - CALL TO ORDER

PINAL COUNTY ADMINISTRATIVE COMPLEX
BOARD OF SUPERVISORS HEARING ROOM
135 N. PINAL STREET
FLORENCE, AZ 85132

PLEDGE OF ALLEGIANCE - INVOCATION

BUSINESS BEFORE THE BOARD
(Discussion/approval/disapproval of the following:)

1. County Manager's Report (Information Only). (Leo Lew)

2. Presentation of Certificates of Service to employees for 20 and 30 years. (Leo Lew)

3. Supervisor District update(s) regarding notable current or upcoming events concerning the district (Information Only). (Stephen Q. Miller)

4. Updates related to the Elections Department and County Recorder, focusing on recent activities, upcoming initiatives, and essential information. (Dana Lewis)

5. Recognition of the Pinal County Medical Examiner's Office: Through the efforts of the Pinal County Medical Examiner's Office, the department was approved for full accreditation by the National Association of Medical Examiners (NAME) on June 19, 2025. Founded in 1966, NAME is a national professional organization for medical examiners and medicolegal professionals, representing the highest standards of practice in the field. Accreditation demonstrates that the office has met rigorous protocols, guidelines, and best practices, ensuring high-quality forensic death investigations. This milestone establishes Pinal County Medical Examiner's Office as the fourth fully accredited office in Arizona and one of only approximately 85 accredited medical examiner/coroner's offices nationwide, strengthening credibility and trust within both the medical and legal communities. (Andre Davis/John Hu)

6. Presentation of the Housing Plan poster contest winners. Pinal County is completing a Housing Plan. During this process, we engaged the youth to draw a picture of what housing means to them. These pictures will be included in the plan. The winners are: #1 Makinze Rodriquez, #2 Irie Morales, #3 Ryder Robira, and #4 Fred Villa. (Heather Patel/Rolanda Cephas)

7. Discussion/approval/disapproval of Resolution No. 091725-STV, San Tan Valley Incorporation -- Resolution for Order of Incorporation and Boundary Acceptance. Supervisor District #2. (AD25-004) (Joe Ortiz)

8. Discussion/approval/disapproval of the appointment of seven (7) Councilmembers to the San Tan Valley Town Council from the following candidates interviewed by the Board on September 15, 2025. (Stephen Q. Miller)

    - Andrew Pioske
    - Brian Tyler
    - Bryan Hunt
    - Calvin Cameron
    - Christopher Maddux
    - Daniel Oakes
    - Daren Schnepf
    - Diane Combes
    - Gia Jenkins
    - James Garrison
    - Lisa Boyer
    - Rupert Wolfert
    - Tyler Hudgins

9. **CONSENT ITEMS:**
   All items indicated alphabetically below will be handled by a single vote as part of the consent agenda, unless a Board Member, County Manager, or member of the public objects at the time the agenda item is called.

   CONSENT: CLERK OF THE BOARD

A. Discussion/approval/disapproval of Minutes from August 6, 2025, Regular Meeting and August 13, 2025, and August 18, 2025, Special Session Meetings of the Board of Supervisors. (Natasha Kennedy)

B. Discussion/approval/disapproval of the current billings before the Board. (Natasha Kennedy)

C. Discussion/approval/disapproval of the recommendation to the Arizona Department of Liquor License and Control for the Special Event License Application of Balaswamy Kommathoti, for the St. Helen Parish Fall Fiesta Event to be held at the St. Helen Catholic Parish, located at 66 East Maplewood Street, Oracle, AZ 85623, Arizona on Saturday, October 4, 2025, from 3:00 p.m. to 10:00 p.m. Additionally, authorizing the Clerk of the Board to execute and submit all necessary documents to the State. Supervisor District #4. (Natasha Kennedy)

D. Discussion/approval/disapproval of the recommendation to the Arizona Department of Liquor License and Control for the Special Event License Application of Dolores Murillo-Doolittle, for the Casino Night at the Paseo Event to be held at the Paseo Venue, located at 3753 N. Apache Trail, Apache Junction, AZ 85119, Arizona on Wednesday, November 5, 2025, from 5:00 p.m. to 10:30 p.m. Additionally, authorizing the Clerk of the Board to execute and submit all necessary documents to the State. Supervisor District #5. (Natasha Kennedy)

E. Discussion/approval/disapproval to authorize Rusty Riggs to continue serving on the Transportation Advisory Committee following the expiration of his term on August 27, 2025, until a replacement is appointed. (Natasha Kennedy)

   CONSENT: BUDGET & FINANCE

F. Discussion/approval/disapproval of a Fiscal Year 2025 - 2026 budget amendment to transfer budget capacity for budgetary requests submitted during the budget development process. The budget amendment will increase capacity in the identified general fund departmental budget and reduce capacity in the general fund non-departmental budget. (Angeline Woods/MaryEllen Sheppard)

CONSENT: DEVELOPMENT SERVICES | PUBLIC WORKS

G. Discussion/approval/disapproval of Resolution No. 091725-RD25-022 releasing the current financial assurance Subdivision Improvement Performance Bond No. PB03010409248, associated with Ware Farms Parcel 3, and accepting the Ten Percent Guarantee Bond No. PB03010409248-M, located in a portion of the land located in Section 33, Township 2 South, Range 8 East. Supervisor District #2. (RD25-022) (Christopher Wanamaker/Joe Ortiz)

H. Discussion/approval/disapproval of Resolution No. 091725-AD25-003 accepting Warranty Deed from Barclay Holdings XLIII, an Arizona limited liability company, Grantee to Pinal County, a political subdivision of the State of Arizona. Associated with the Hunt Highway Widening Project, Phase V. Supervisor District #4. (AD25-003) (Joe Ortiz)

I. Discussion/approval/disapproval of Cooperative Agreement between Pinal County and the San Manuel Revitalization Coalition for the management, operation, maintenance, and administration of the San Manuel Community Center, a County-owned public park located at 111 W. 5th Avenue, San Manuel, Arizona. The lease term is one (1) year, with the option to renew for up to four (4) additional one-year terms, unless terminated by either party with 60 days' notice. Supervisor District #4. (GA25-005) (Joe Ortiz)

CONSENT: ECONOMIC & WORKFORCE DEVELOPMENT

J. Discussion/approval/disapproval of Resolution No. 091725-EconD by the Pinal County Board of Supervisors expressing support for a Foreign Trade Zone designation for Lucid Motors in Coolidge, Arizona, Pinal County. Supervisor District #3. (Joel Millman)

CONSENT: COUNTY ATTORNEY

K. Discussion/approval/disapproval for Pinal County to participate in the proposed National Opioids Settlement with Secondary Manufacturers, including Alvogen, Amneal, Apotex, Hikma, Indivio, Mylan, Sun, and Zydus and to authorize the Chairman to execute all necessary documents, including the Combined Participation Form. (Anne Froedge/Ian Daranyi/Brad Miller)

CONSENT: RECORDER & ELECTIONS

L. Discussion/approval/disapproval of Resolution No. 091725-ED adopting changes to the County's voter precincts pursuant to A.R.S. 22-101 with potential map included with this item, and on file with the Clerk of the Board of Supervisors, as the final voting precinct map to attach to said Resolution and to serve as the County's new voter precinct map for election purposes effective 12:01 A.M. on January 2, 2026. (Dana Lewis)

M. Discussion/approval/disapproval of the following appointments and resignations for precinct committeemen for the Democratic and Republican Parties:

Appointments:
Democratic
Supervisor District #1:
Precinct #30 - McKenzie-Donovann Rothschild-Potterf 38057 W. Sanra Clara Ave., Maricopa, 38057
Supervisor District #2:

Precinct #68 - Andrew Pioske 3572 W. Mineral Butte Dr., San Tan Valley, 85144
Supervisor District #5:
Precinct #43 - Alan Urban 1996 W. 17th Ave., Apache Junction, 85120

Republican
Supervisor District #1:
Precinct #30 - Lisa Pfeiffer-Jack 17912 N. Nocera Rd., Maricopa, 85138
Precinct #100 - Linda Allen 16753 N. Quinto St., Maricopa, 85138
Supervisor District #3
Precinct #33 - Bryan Blunt 397 E. Melrose Dr., Casa Grande, 85122
Precinct #39 - Dennis Foulk 11113 N. Trekell Rd., Casa Grande, 85122
Supervisor District #4:
Precinct #5 - Juliana Chavez 916 W. 5th Ave., San Manuel, 85631
Precinct #5 - Debra Wagner 317 S. McNab Pkwy., San Manuel, 85631
Precinct #10 Georgia McClurg 8343 W. Coronado Dr., Arizona City 85123
Precinct #92 - Janice Strada 62715 E. Amberwood Dr., Saddlebrooke, 85739
Supervisor District #5:
Precinct #58 - Jamie Lanza 642 S. Hilton Rd., Apache Junction, 85119
Precinct #84 - John Lomacz 10045 E. Shoshone Dr., Gold Canyon, 85118

Resignations:
Republican
Supervisor District #4:
Precinct #10- Thomas Snider 9220 W. Wenden Dr., Arizona City, 85123 (Dana Lewis)

CONSENT: SCHOOL SUPERINTENDENT

N. Discussion/approval/disapproval of Award 26-FELENG-613317-66A under the FY26 Title III Consortium program between the Arizona Department of Education and the Pinal County School Superintendent Consortium, through the Pinal County Board of Supervisors, beginning July 1, 2025, ending September 30, 2026, for $18,293.54 (carryover may affect amount). This grant will be used by the Pinal County School Superintendent's Office to distribute Title III funds to school districts with an allocation less than $10,000. The following districts joined the consortium to receive the funds: Eloy Elementary, Mammoth-San Manuel Unified School District, Picacho Elementary School District, Red Rock Elementary School District, and Santa Cruz Valley Union High School. The Pinal County School Superintendent Consortium serves as the fiscal agent. Supervisor Districts #3 and #4. Acceptance amends the FY 25/26 budget and transfers reserve appropriation from Fund 213 (Grants/ Project Contingency) to Fund 308 (County School Education) to increase revenue and expenditure appropriations. There is no impact on the General Fund. (Jill Broussard)

CONSENT: SHERIFF

O. Discussion/approval/disapproval of Intergovernmental Agreement between the City of Coolidge Police Department and the Pinal County Sheriff's Office, through the Pinal County Board of Supervisors, beginning July 1, 2025, ending June 30, 2026, for participation in the Pinal County Narcotics Task Force under the ACJC Drug, Gang, and Violent Crime Control (DGVCC) grant award #DC-26-009. The award is for reimbursement of overtime and EREs. The current budget includes the funding and was appropriated to this program. (Ross Teeple)

P. Discussion/approval/disapproval to accept the FY 25/26 Senate Bill 1735 appropriation to the Pinal County Sheriff's Office through the Pinal County Board of Supervisors beginning July 1, 2025, ending June 30, 2026, for $400,000. The award will be used by the Sheriff's Office to purchase an armored vehicle for Pinal County's Special Weapons and Tactics (SWAT) team. Acceptance requires an amendment to the FY 25/26 budget to transfer appropriation from Fund 213 (Grants/Project Contingency) to Fund 203 (Sheriff's Grants) to increase revenues and expenditures. There is no impact on the General Fund. (Ross Teeple)

10. Meeting of the Pinal County Flood Control District Board of Directors. (Christopher Wanamaker/Joe Ortiz)
    Click Here for Agenda

11. Meeting of the Pinal County Library District Board of Directors. (Gloria Moreno/Cathryn Whalen)
    Click Here for Agenda

12. Meeting of the Pinal County Public Health Services District Board of Directors. (Merissa Mendoza/MaryEllen Sheppard)
    Click Here for Agenda

13. Call to the Public-- A "call to the public" is the time period for members of the public to address the Board of Supervisors to provide public input relating to subject matter within the Board of Supervisors authority or jurisdiction. Those wishing to address the Board of Supervisors need not request permission in advance. Action taken as a result of public comment will be limited to directing staff to study the matter or rescheduling it for further consideration and decision at a later date.
    Click Here for Call to the Public Guidelines

14. **Public Hearing** and discussion/approval/disapproval of the Program Year 2024 Consolidated Annual Performance and Evaluation Report. This report is submitted to the U.S. Department of Housing and Urban Development each September to demonstrate the successes of the Community Development Block Grant, HOME Investment Partnership, and Emergency Solutions Grant programs. This report covers activity completed from July 1, 2024, to June 30, 2025. (Heather Patel/Angeline Woods)

15. **Public Hearing** and discussion/approval/disapproval of Ordinance No. 091725-AD25-002 of an Ordinance establishing minimum standards for the use of microtrenching as a method for installation of fiber optic cables in the public right-of-way. (AD25-002) (Christopher Wanamaker/Joe Ortiz)

16. **Public Hearing** and discussion/approval/disapproval of Resolution No. 2025-PZ-PA-016-24, a Resolution approving case PZ-PA-016-24; The Arizona State Land Department, landowner, Alex Stedman, RVi Planning + Landscape Architecture, applicant, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 389± acres of land from Suburban Neighborhood to Special District, situated on a portion of Sections 28, 20, and, 29, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcel: 210-27-7000, located southeast of E. Hunt Highway and N. Gantzel Road, Pinal County. The Planning Commission recommended approval (7-0) of case PZ-PA-016-24 with no stipulations. Supervisor District #4. (Continued from August 27, 2025, Board Meeting with Public Hearing) (Glenn Bak/Dedrick Denton)

17. **Public Hearing** and discussion/approval/disapproval of Ordinance No. 2025-PZ-030-24, an Ordinance approving case PZ-030-24; The Arizona State Land Department, landowner, Alex Stedman RVi Planning + Landscape Architecture, applicant, requesting a rezoning of 256.1± acres from General Rural Zoning District (GR) to R-7 Single Residence Zoning District, 68.1± acres from General Rural Zoning District (GR) to MR Multiple Residence Zoning District, and 64.8± acres from General Rural Zoning District (GR) to C-3 General Commercial Zoning District, situated on a portion of Sections 28, 20, and, 29, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcel: 210-27-7000, located southeast of E. Hunt Highway and N. Gantzel Road, Pinal County. The Planning Commission recommended approval (7-0) of case PZ-030-24 with one (1) stipulation. Supervisor District #4. (Continued from August 27, 2025, Board Meeting with Public Hearing) (Glenn Bak/Dedrick Denton)

18. **Public Hearing** and discussion/approval/disapproval of Ordinance No. 2025-PZ-PD-018-24, an Ordinance approving case PZ-PD-018-24; The Arizona State Land Department, landowner, Alex Stedman, RVi Planning + Landscape Architecture, applicant, requesting a Planned Area Development (PAD) Overlay District to allow for developments standards on 389± acres to allow deviations from the R-7, MR, & C-3 development standards, Tax Parcel: 210-27-7000, situated on a portion of Sections 28, 20, and, 29, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcel: 210-27-7000, located southeast of E. Hunt Highway and N. Gantzel Road, Pinal County. The Planning Commission recommended approval (7-0) of case PZ-PD-018-24 with fifteen (15) stipulations. Supervisor District #4. (Continued from August 27, 2025, Board Meeting with Public Hearing) (Glenn Bak/Dedrick Denton)

19. **Public Hearing** and discussion/approval/disapproval of Resolution No. 2025-SUP-024-23, a Resolution approving case SUP-024-23; Cathy Roe, landowner/applicant, requesting approval of a Special Use Permit to operate a commercial kennel, on a ±2.5 acre parcel in the General Rural (GR) Zone; tax parcel 510-76-003B (legal on file) situated in a portion of Section 27, Township 04 South, Range 02 East, of the Gila and Salt River Baseline & Meridian, Pinal County, Arizona, located at 53480 W Bowlin Rd, Maricopa, AZ, in unincorporated Pinal County. The Planning and Zoning Commission recommended approval (6-0) of SUP-024-23 with twelve (12) stipulations. Supervisor District #1. (Patrick Zaia-Roberts/Dedrick Denton)

20. **Public Hearing** and discussion/approval/disapproval of Resolution No. 2025-SUP-004-25, a Resolution approving case SUP-004-25; Greg Davis, Iplan Consulting (agent), Nadeesha Nambukara Wellala (applicant), on behalf of landowner - Nirosha Senerath and Nadeesha Nambukara Wellala, requesting an approval of a Special Use Permit to operate an educational and recreational facility that focuses on the dinosaurs of the Mesozoic Era (Sky Village Dino Park) on 10.27± acres, situated in portion of Section 29, Township 06S, Range 03E, tax parcels 501-36-002X, 501-36-002Y, and 501-36-002Z, generally located directly east of the intersection of W Highway 84 & S Green Rd, in the unincorporated Pinal County. The Planning Commission recommended approval (7-0) of case SUP-004-25 with nine (9) stipulations. Supervisor District #3. (Valentyn Panchenko/Dedrick Denton)

21. ITEM ADDED: Executive Session pursuant to A.R.S. 38-431.03(A)(3)(4) for legal advice with appointed outside conflict counsel and discussion of threat of possible litigation from the County Attorney concerning the Board of Supervisors' role and authority in the appointment of a County Attorney Deputy Chief under A.R.S. 11-409. (Stephen Q. Miller/Snell & Wilmer)

22. ITEM ADDED: Discussion/approval/disapproval of a limited waiver to the attorney-client privilege concerning advice from outside conflict counsel regarding the Board of Supervisors' role and authority in the appointment of a County Attorney Deputy Chief (Chief of the Civil Division) under A.R.S. 11-409. (Stephen Q. Miller/Snell & Wilmer)

23. ITEM ADDED: Presentation by outside conflict counsel regarding the Board of Supervisors' role and authority in the appointment of a County Attorney Deputy Chief (Chief of the Civil Division) under A.R.S.11-409. (Stephen Q. Miller/Snell & Wilmer)

24. ITEM ADDED: Executive Session pursuant to A.R.S. 38-431.03(A)(3)(4) for legal advice with appointed outside conflict counsel to discuss the minimum qualifications for the position of County Attorney Deputy Chief and the legal considerations associated with approving a waiver to the pre-established minimum qualifications. (Stephen Q. Miller/Snell & Wilmer)

25. ITEM ADDED: Executive Session pursuant to A.R.S. 38-431.03(A)(1)(3) for legal advice with appointed outside conflict counsel regarding the waiver of minimum requirements and reconsideration of the Board of Supervisors' lack of consent for the appointment of the County Attorney's candidate to the position of County Attorney Deputy Chief. (Stephen Q. Miller/Snell & Wilmer)

26. ITEM ADDED: Discussion/approval/disapproval of the Pinal County Attorney's September 3, 2025, request to waive minimum qualifications and, therefore, potential reconsideration of the Board of Supervisors' lack of consent for the County Attorney's appointee to the position of County Attorney Deputy Chief. (Stephen Q. Miller)

ADJOURNMENT

(SUPPORTING DOCUMENTS ARE AVAILABLE AT THE CLERK OF THE BOARD OF SUPERVISORS' OFFICE AND AT PINAL.GOV, AGENDAS AND MINUTES)

NOTE: One or more members of the Board may participate in this meeting by telephonic conference call.

The Board may go into Executive Session for the purpose of obtaining legal advice from the County's Attorney(s) on any of the above agenda items pursuant to A.R.S. 38-431.03(A)(3).

In accordance with the requirement of Title II of the Americans with Disabilities Act (ADA), the Pinal County Board of Supervisors and Pinal County Board of Directors do not discriminate against qualified individuals with disabilities admission to public meetings. If you need accommodation for a meeting, please contact the Clerk of the Board Office at (520) 866-6068, at least (3) three business days prior to the meeting (not including weekends or holidays) so that your request may be accommodated.

Pursuant to A.R.S. 38-431.02, NOTICE IS HEREBY GIVEN, that the public will have physical access to the meeting room at 9:15 AM.

Notice of Possible Recess: The Board may take a recess for lunch at approximately 12:30 p.m. for around 30 minutes. No official Pinal County Board of Supervisors/Pinal County Board of Directors business will be conducted. No action will be taken.

Any invocation that may be offered before the official start of the meeting (i.e. Item 1) that is offered by a Chaplain serving the county or any member of a religious organization with a physical presence in the county so as to qualify for an exemption for religious property under A.R.S. 42- 11109, is expressing private thoughts as governed by his or her own conscience, to and for the benefit of the Board. The view or beliefs expressed by the invocation speaker have not been previously reviewed or approved by the Board and do not necessarily represent the religious beliefs or views of the Board in part or as a whole. No member of the community is required to attend or participate in the invocation and such decision will have no impact on their right to participate actively in the business of the Board.

Meeting Notice of Posting

General Board Meeting Rules of Order

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #:
Dept. #:
Dept. Name: Clerk of the Board
Requested By: Leo Lew

AGENDA ITEM AND REQUESTED BOARD ACTION:

County Manager's Report (Information Only). (Leo Lew)

MOTION:

Information Only

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #:
Dept. #:
Dept. Name: County Manager
Requested By:

AGENDA ITEM AND REQUESTED BOARD ACTION:

Presentation of Certificates of Service to employees for 20 and 30 years. (Leo Lew)

MOTION:

Information Only.

Attachments

Year of Service Recognition 9.17.2025

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Years of Service Recognition
August 2025
September 17, 2025

Adult Probation – John P. Fuery, Chief Adult Probation Officer

Kelly S. Bohl, Administrative Manager – 30 years

Assessor's Office – Douglas Wolf, Assessor

AnaAlicia R. Arvizu, Appraiser, Senior – 20 years

Juvenile Court Services – Jeanne K. Brandner, Director

Sally Lek, Administrative Assistant, Senior – 20 years

Sheriff & Adult Detention – Ross Teeple, Sheriff

Chad C. Nichols, Deputy Sheriff – 20 years

Martin D. Valdez, Sergeant – 20 years

Superior Court Administration – Todd Zweig, Court Administrator

John P. Fuery, Chief Adult Probation Officer – 20 years

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #:
Dept. #:
Dept. Name: Clerk of the Board
Requested By:

AGENDA ITEM AND REQUESTED BOARD ACTION:

Supervisor District update(s) regarding notable current or upcoming events concerning the district (Information Only). (Stephen Q. Miller)

MOTION:

Information Only

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #:
Dept. #:
Dept. Name: Clerk of the Board
Requested By: Natasha Kennedy

AGENDA ITEM AND REQUESTED BOARD ACTION:

Updates related to the Elections Department and County Recorder, focusing on recent activities, upcoming initiatives, and essential information. (Dana Lewis)

MOTION:

Information Only

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #:
Dept. #:
Dept. Name: County Manager
Requested By:

AGENDA ITEM AND REQUESTED BOARD ACTION:

Recognition of the Pinal County Medical Examiner's Office: Through the efforts of the Pinal County Medical Examiner's Office, the department was approved for full accreditation by the National Association of Medical Examiners (NAME) on June 19, 2025. Founded in 1966, NAME is a national professional organization for medical examiners and medicolegal professionals, representing the highest standards of practice in the field. Accreditation demonstrates that the office has met rigorous protocols, guidelines, and best practices, ensuring high-quality forensic death investigations. This milestone establishes Pinal County Medical Examiner's Office as the fourth fully accredited office in Arizona and one of only approximately 85 accredited medical examiner/coroner's offices nationwide, strengthening credibility and trust within both the medical and legal communities. (Andre Davis/John Hu)

MOTION:

Information only. Accreditation video to be played.

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #:
Dept. #: 334
Dept. Name: Office of Budget and Finance Grants
Requested By: Heather Patel

AGENDA ITEM AND REQUESTED BOARD ACTION:

Presentation of the Housing Plan poster contest winners. Pinal County is completing a Housing Plan. During this process, we engaged the youth to draw a picture of what housing means to them. These pictures will be included in the plan. The winners are: #1 Makinze Rodriquez, #2 Irie Morales, #3 Ryder Robira, and #4 Fred Villa. (Heather Patel/Rolanda Cephas)

MOTION:

Presentation only

Attachments

Poster
Poster
Poster
Poster


LOVE
PEACE
THE MEANING OF HOME
COMMUNITY

Irie Morales



My house

-Ayers



PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #: 64
Dept. #: 311
Dept. Name: Development Services Public Works
Requested By: Claudia Ibarra

AGENDA ITEM AND REQUESTED BOARD ACTION:

Discussion/approval/disapproval of Resolution No. 091725-STV, San Tan Valley Incorporation -- Resolution for Order of Incorporation and Boundary Acceptance. Supervisor District #2. (AD25-004) (Joe Ortiz)

EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:

There are no expected performance impacts associated with this agenda item.

MOTION:

Approved as presented

Fiscal Impact

Fiscal Year:
Budgeted Y/N:
Account(s):

FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA ITEM:

There aren't any expected fiscal considerations or impacts to the General Fund associated with this agenda item.

Attachments

Resolution

When Recorded Return To:
Clerk of the Board
P.O. Box 827
Florence, AZ 85132

RESOLUTION NO. 091725-STV

A RESOLUTION OF THE PINAL COUNTY BOARD OF SUPERVISORS DECLARING AND ORDERING THE INCORPORATION OF THE TOWN OF SAN TAN VALLEY, ARIZONA

WHEREAS, on April 12, 2023, the petitioners, as required by A.R.S. § 9-101(C)(1), provided written notice to the Pinal County Board of Supervisors ("Board") of their intent to publish a petition for the incorporation of San Tan Valley, and subsequently published notice for two consecutive weeks in a newspaper of general circulation in the affected area; and

WHEREAS, in accordance with A.R.S. § 9-101(C)(2), and not less than six months after providing written notice to the Board, the petition for the incorporation of a town under the name "San Tan Valley, Arizona," setting forth the metes and bounds of the proposed community, was published for two consecutive weeks in a newspaper of general circulation in the affected area; and

WHEREAS, on October 28, 2024, a copy of the incorporation petition, together with a copy of the published notice, was submitted to the Pinal County Elections Department ("Elections Department"), in compliance with A.R.S. § 9-101(C)(3); and

WHEREAS, the petition was accompanied by resolutions in support of incorporation from the Town of Gilbert and the City of Mesa, pursuant to A.R.S. § 9-101.01(D), based on the relative populations of these neighboring municipalities in relation to the area proposed for incorporation; and

WHEREAS, on October 30, 2024, the Board reviewed the petition and related attachments and, pursuant to A.R.S. § 9-101(D), authorized circulation of the incorporation petition; and

WHEREAS, on April 22, 2025, the petitioners submitted signed petition sheets to the Clerk of the Board and the County Elections Department, containing the signatures of more than ten percent of the qualified electors residing within the proposed incorporation boundaries, as required by A.R.S. § 9-101(B); and

WHEREAS, the County Elections Department completed verification of the signatures and confirmed that the petition met all legal requirements under A.R.S. § 9-101; and

WHEREAS, on May 2, 2025, the Board formally called an incorporation election to be held on August 5, 2025, in accordance with A.R.S. §§ 9-101(B) and 16-204; and

WHEREAS, on August 5, 2025, the incorporation election was held, and a majority of qualified electors voting in the election voted in favor of incorporation; and

RESOLUTION NO. 091725-STV

WHEREAS, on August 18, 2025, the Board canvassed and certified the results of the election in accordance with law; and

WHEREAS, the final legal description and corresponding map for the incorporated area, reflecting minor technical adjustments and boundary clarifications, are attached hereto as Exhibits "A" (legal description) and "B" (map), and incorporated herein, with the GIS map boundary data on file with the Clerk of the Board; and

WHEREAS, the Board finds that all applicable legal requirements set forth in A.R.S. §§ 9-101 and 9-101.01 have been fully satisfied, and that, pursuant to a validly conducted election, the qualified electors of San Tan Valley have approved incorporation; and

NOW, THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors as follows:

1. The community of San Tan Valley is hereby declared and ordered to be incorporated as a town under the name of "San Tan Valley, Arizona".
2. The metes and bounds of the newly incorporated Town shall be as described in legal description attached hereto as Exhibit "A."
3. In the event of any discrepancies between the legal description (Exhibit "A") and the map (Exhibit "B"), the legal description (Exhibit "A") shall take precedence over the map (Exhibit "B").
4. The Town of San Tan Valley shall henceforth be a body politic and corporate under the laws of the State of Arizona.

PASSED AND ADOPTED THIS 17 day of September, 2025, by the PINAL COUNTY BOARD OF SUPERVISORS.

_____
Chairman of the Board

ATTEST:

THE SEAL OF PINAL COUNTY ARIZONA 1875

_____
Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:

_____
Deputy County Attorney

EXHIBIT A

METES AND BOUNDS OF THE TOWN OF SAN TAN VALLEY, ARIZONA

Project #23-B428

September 8, 2025

LEGAL DESCRIPTION

San Tan Valley Incorporated Area

Sections 21, 22, 27, 28, 29, 33 and 34, and portions of Sections 17, 20, 31, 32 in Township 2 South, Range 8 East, Sections 2, 3, 4, 6, 7, 8, 9, 10, 13, 15, 16, 17, 18, 22, 23, and 27, Portions of Sections 11, 14, 19, 20, 21, 24, 28, 29, 30, and 32 in Township 3 South, Range 8 East, Sections 11 and Portions of Sections 1, 12, 13, and 14 in Township 3, Range 7 East, and Portions of Section 18 in Township 3 South, Range 9 East, Gila and Salt River Meridian, Pinal County, Arizona,

BEGINNING at a point 40.00 feet East of the Northwest Corner of Section 17 Township 2 South, Range 8 East marking a portion of the East boundary of Town of Queen Creek Annexation Affidavit per Fee No: 2017-081720,

Thence East along the North boundary of said Section 17, to the Northeast corner of Section 17,

Thence South along the East boundary of said Section 17, to the Southeast corner of Section 17 also being the Northwest corner of Section 21 of Township 2 South, Range 8 East,

Thence East along the North boundary of Sections 21 and 22 to the Northeast corner of Section 22 Township 2 South, Range 8 East,

Thence South along the East boundary of Sections 22, 27, and 34, to the Southeast corner of Section 34 Township 2 South, Range 8 East, and being a point of the North boundary of Section 3, Township 3 South, Range 8 East,

Thence East along the North boundary of Sections 3 and 2, Township 3 South Range 8 East, to the Northeast corner of Parcel 1 of Fee Number 2011-030474.

Thence Southerly along the Northeasterly boundary of Parcel 1 of Fee No. 2011-030474 to the intersection of the East boundary of Said Section 2.

Thence South along the East boundary of Sections 2, 11, to the East quarter corner of Section 11 Township 3 South, Range 8 East,

Thence West along the East-West mid-section line of said Section 11, to the West quarter corner of Section 11 also being East quarter corner of Section 10 Township 3 South, Range 8 East,

Thence South along the East boundary of said Section 10, to the Southeast corner of Section 10 also being the Northwest corner of Section 14 Township 3 South, Range 8 South,

Thence East along the North boundary of said Section 14, to the North quarter corner of said Section 14,

Thence South along the North-South mid-section line of said Section 14, to a point 40.00 feet North of the South quarter of said Section 14 also being the North quarter corner of Section 23, Township 3 South, Range 8 East,

Thence East parallel to and 40.00 feet North of the North boundary of said Section 23, Township 3 South, Range 8 East, to a point of intersection with West boundary of Parcel 1 of Fee Number 2010-008679,

Thence North along the West boundary of Parcel 1 of Fee No. 2010-008679 to the Northwest corner of Parcel 1 of Fee No. 2010-008679,

Thence East along the North boundary of Parcel 1 of Fee No. 2010-008679 intersection the East Boundary of Section 14 also being the West boundary of Section 13 Township 3 South Range 8 East,

Thence North along West boundary of Section 13, to the Northwest Corner of said Section 13,

Thence East along the North boundary of Section 13, to the Northeast corner of 13, also being the Northwest corner of Section 18, Township 3 South Range 9 East,

Thence South along West boundary of Section 18, intersecting the Southwestern Boundary of the Central Arizona Project (C.A.P.) Canal right of way,

Thence Southeast along the southwesterly C.A.P. Canal right of way to the intersection of C.A.P. Canal right of way and the Northwesterly boundary of that portion of Salt River Project (SRP) Right of way Parcel 11, Docket 1050, Page 409,

Thence Northeast along the Northwesterly boundary of said Salt River Project (SRP) Right of way Parcel 11, to the East boundary of Government Lot 3,

Thence South along the East Boundary of Government Lots 3 and 4, to the Southeasterly boundary of Salt River Project (SRP) Right of way Parcel 11,

Thence Southwest along the Southeasterly boundary of said Parcel 11, to the intersection of the Southeasterly boundary of Said Parcel 11 and the Southwesterly C.A.P. Canal right of way,

Thence Southeast along CAP Canal right of way, to the Northeast corner of Parcel A, Fee Number 2022-045558,

Thence South along the East boundary of said Parcel A Fee Number 2022-045558, to the South boundary of Section 18, Township 3 South, Range 9 East,

Thence West along the South boundary of Section 18, to the Southwest corner of Section 18 Township 3 South, Range 9 East, also being the Northeast corner of Section 24 Township 3 South, Range 8 East,

Thence South along the East boundary of Section 24, to the Southeast corner of that parcel described in Fee Number 2021-029103,

Thence West along the South boundaries of Said parcel described in Fee Number 2021-029103 and that parcel described in Fee Number 2009-083631, to the Southwest corner of said parcel described in Fee Numbers 2009-083631 2021-029103,

Thence North along the West alignment of said parcel described in Fee Number 2021-029103, to the North boundary of the South 50.00 feet of Section 13 Township 3 South, Range 8 East,

Thence West parallel to and 50.00 feet North of the South boundary of said Section 13, to a point along the extended alignment of the East boundary of Quail Run, Cabinet F, Slide 172, Fee Number 2006-029948,

Thence South along the East alignment of Quail Run, Cabinet F, Slide 172, to the Southeast corner of Quail Run, Cabinet F, Slide 172,

Thence West along the South alignment of said Quail Run, Cabinet F, Slide 172, intersecting the West boundary of the East 40.00 feet of Section 23, Township 3 South, Range 8 East,

Thence South parallel to and 40.00 feet West of the East boundary of said Section 23, to the South boundary of Section 23 to a point 40.00 feet West of the Southwest corner of said Section 23,

Thence West along the South boundary of Section 23, to the Southeast corner of Section 23 also being the Northeast corner of Section 27, Township 3 South, Range 8 East,

Thence South along the East boundary of said Section 27, to the Southeast corner of Section 27,

Thence West along the South boundary of Sections 27, and 28, Township 3 South, Range 8 East, to the Southwest corner of Section 28 also being the Northeast corner of Section 32, Township 3 South, Range 8 East,

Thence South along the East boundary of Section 32, to the Southeast corner of Laurel Ranch, Fee Number 2018-014623,

Thence West along the South boundary of said Laurel Ranch Fee Number 2018-014623, to the Southwest corner of said Laurel Ranch Fee Number 2018-014623,

Thence North along the West boundary of said Laurel Ranch Fee Number 2018-014623, intersecting the North boundary of said Section 32,

Thence East along the North boundary of said Section 32, to the Northeast corner of Section 32 also being the Southwest corner of said Section 28, Township 3 South, Range 8 East,

Thence North along the West boundary of Section 28, to the West quarter corner of Section 28,

Thence East along the East-West mid-section line of Section 28, to the East quarter corner of Section 28 also being the West quarter corner of Section 27, Township 3 South, Range 8 East,

Thence North along the West boundary of Sections 27, and 22, Township 3 South, Range 8 East, to the West quarter corner of Section 22, also being the East quarter corner of Section 21, Township 3 South, Range 8 East,

Thence West along the East-West mid-section lines of Sections 21, and 20, Township 3 South, Range 8 East, intersecting the Northeasterly boundary of Johnson Ranch Fee Number 2001-033920 also being the Southwest boundary of Hunt Highway,

Thence Southeast along Northeasterly boundary of said Johnson Ranch, Fee number 2001-033920 intersecting the Northwesterly boundary of New Magma Irrigation & Drainage Right of way Fee Number 2001-033920,

Thence Southwesterly along the Northwest boundary of New Magma Irrigation & Drainage Right of way Fee Number 2001-033920,

Thence Southeast along Johnson Ranch and the Southwesterly boundary of New Magma Irrigation & Drainage Right of way Fee Number 2001-033920 intersecting the Southern

boundary of Section 20 also being the Northern boundary of Section 29, Township 3 South, Range 8 East,

Thence West along the North boundary of Section 29, to North quarter corner of Section 29,

Thence South along the North-South mid-section line of Section 29 to the South quarter corner of said Section 29, and East boundary of Johnson Ranch Unit 26B located within Section 32 of Township 3 South Range 8 East, Fee Number 2007-021748, to the Southeast corner of said Johnson Ranch Unit 26B Fee Number 2007-021748,

Thence West along the South boundary of said Johnson Ranch Unit 26B Fee Number 2007-021748, to the Southwest corner of said Johnson Ranch Unit 26B Fee Number 2007-021748,

Thence North along the West boundary of said Johnson Ranch Unit 26B Fee Number 2007-021748, intersecting the North boundary of Section 32 Township 3 South, Range 8 East also being the South boundary of Section 29, Township 3 South Range 8 East,

Thence West along the South boundary of Sections 29, and 30, Township 3 South, Range 8 East, to the South quarter corner of Section 30,

Thence North along the mid-section Line of Sections 30, and 19, Township 3 South, Range 8 East to the intersection of the North Boundary of Virgil Drive of San Tan Ranches Unit 2, Book 14, Page 34, Fee Number 1978-000738,

Thence West along the Northerly boundary Virgil Drive of said San Tan Ranches Unit 2, intersecting the East boundary of Varnum RD of said San Tan Ranches Unit 2, at the Southwest corner of Tract AA of Johnson Ranch Units 19, 43, 44 and 45, Fee Number 2005-135096,

Thence North along the East boundary of Varnum Road of said San Tan Ranches Unit 2, intersecting the North boundary of Section 19 also being the South boundary of Section 18 Township 3 South, Range 8 East,

Thence West along the South boundary of Section 18 to the Southwest corner of Section 18.

Thence North along the West boundary of Section 18, to the East quarter corner of Section 13, Township 3 South, Range 7 East,

Thence West along the East-West midsection line of said Section 13, to the West quarter corner of Section 13,

Thence North along the West boundary of Section 13, to an angle point of Tract H Parcel 3A, Fee Number 2000-046147, and Fee Number 2004-076263,

Thence Northwest along the Southwesterly boundary of said Tract H Parcel 3A Fee Number 2000-046147 intersecting the North Boundary of Section 14 also being the South Boundary of Section 11, Township 3 South, Range 7 East,

Thence West along the South boundary of said Section 11, to the Southwest corner of Section 11,

Thence North along the West boundary of said Section 11, to the Northwest corner of Section 11,

Thence East along the North boundary of said Section 11, to the Northeast corner of Section 11,

Thence South along the East boundary of said Section 11 intersecting the centerline of Hunt Highway per Fee Number 2014-053534

Thence Southeast along said centerline Hunt Highway per Fee Number 2014-053534, intersecting the West Boundary of the East half of the Northwest quarter of Section 12, Township 3 South Range 7 East,

Thence North along the West boundary of the East half of the Northwest quarter of Section 12 AND the West boundary of East half of the West half of Section 1 per Fee Number 2014-053534, to a point on the North boundary of Section 1, Township 3 South, Range 7 East,

Thence East along the North boundary of Section 1, to the Northeast corner of said Section 1, also being the Southwest corner of Section 31, Township 2 South, Range 8 East,

Thence North along the West boundary of Section 31 to a point 55.00 feet West of and perpendicular to the Southernmost Boundary of Charbray Drive per Circle Cross Ranch Subdivision Unit 2B, Cabinet F, Slide 198, Fee Number 2006-055901,

Thence East to the Southernmost boundary of Charbray Drive and an angle point of Tract C of said Circle Cross Ranch Subdivision Unit 2B,

Thence Easterly along the Southerly boundary of Charbray Drive adjacent to portions of: Tract C, Parcel 18, Tract E, Parcel 20, Tract F and Tract H, Parcel 21, Tract I and Tract J, all within said Circle Cross Ranch Subdivision Unit 2B, to the intersection of the Southwesterly boundary of Charbray Drive and the North boundary of Section 6, Township 3 South, Range 8 East,

Thence East along the North boundary of said Section 6 intersecting the Southwesterly boundary of Tract D of Circle Cross Ranch Unit 3 Parcel 1, Fee No. 2017-060925,

Thence Southeast along the Southwesterly boundary of said Tract D to the Southwest corner of Circle Cross Ranch Unit 3 Parcel 1, Fee No. 2017-060925,

Thence East along the Southerly boundary of Circle Cross Ranch Unit 3 Parcel 1, Fee No. 2017-060925 to the intersection of curve C107 of Circle Cross Ranch Unit 3 Parcel 1, Fee No. 2017-060925 the western boundary of Gantzel Rd.,

Thence North along the West boundary of Gantzel Rd as shown on Circle Cross Ranch Unit 3 Parcel 1, Fee No. 2017-060925 intersecting the North boundary of Section 6, Township 3 South, Range 8 East,

Thence East along the North boundary of Section 6 and 5, Township 3 South, Range 8 East, intersecting the Eastern boundary of Parcel 1 of Fee Number 2022-116986,

Thence Southeast along the East boundary of Parcels 1 and 2 of Fee Number 2022-116986 intersecting the East-West mid-section line of Section 5, Township 3 South, Range 8 East,

Thence East along the East-West mid-section line to the Center quarter corner of Section 5,

Thence North along the North-South mid-section line to the North quarter corner of Section 5,

Thence East along the North boundary of said Section 5 and 4 to the Southwest corner of Section 33, Township 2 South, Range 8 East,

Thence North along the West boundary of said Section 33, to the Northeast corner of Parcel H, Fee Number 2007-110510 and a corner of Shea Homes At Johnson Farms, Neighborhood 1, Cabinet H, Slide 34, Fee Number 2007-114123,

Thence West along Northerly Boundary of said Parcel H, Fee Number 2007-110510 and Shea Homes At Johnson Farms, Neighborhood 1, to the Southeast corner of Tract "I" of said Shea Homes At Johnson Farms, Neighborhood 1,

Thence North along the East Boundary of Tract I of said Shea Homes At Johnson Farms, Neighborhood 1, to the Southwest corner of Tract "S" of said Shea Homes At Johnson Farms, Neighborhood 1,

Thence East along the South boundary of Tract "S" of said Shea Homes At Johnson Farms, Neighborhood 1, to the West boundary of Section 33, Township 2 South, Range 8 East

Thence North along the West boundary of said Section 33 and East boundary of Section 29, to a point 55.00 feet North of the Northwest corner of Section 33, also being the Southeast corner of Section 29

Thence West parallel to and 55.00 feet North of the South boundary of Section 29, Township 2 South, Range 8 East, to the intersection of the North boundary of the South 55.00 feet of said Section 29, and the Eastern alignment of Docket 293, Page 508, and Docket 826, Page 254,

Thence South along to the East alignment of said, Docket 293, Page 508, and Docket 826, Page 254,

Thence West along the South alignment of said Docket 293, Page 508, and Docket and Docket 826, Page 254, intersecting the West boundary Section 32, Township 2 South, Range 8 East

Thence North along the West boundaries, Sections 32, 29, and Section 20, Township 2 South, Range 8 East, to a point on the West boundary of Section 20, 50.00 feet South of the Northwest corner of said Section 20,

Thence East to the Southeast corner of the North 50 feet of the West 75.00 feet of said section 20,

Thence North parallel to and 75.00 feet east of the West boundary of said Sections 20 and 17 to the Southwest corner of Lot 3, Fee Number 2019-005842,

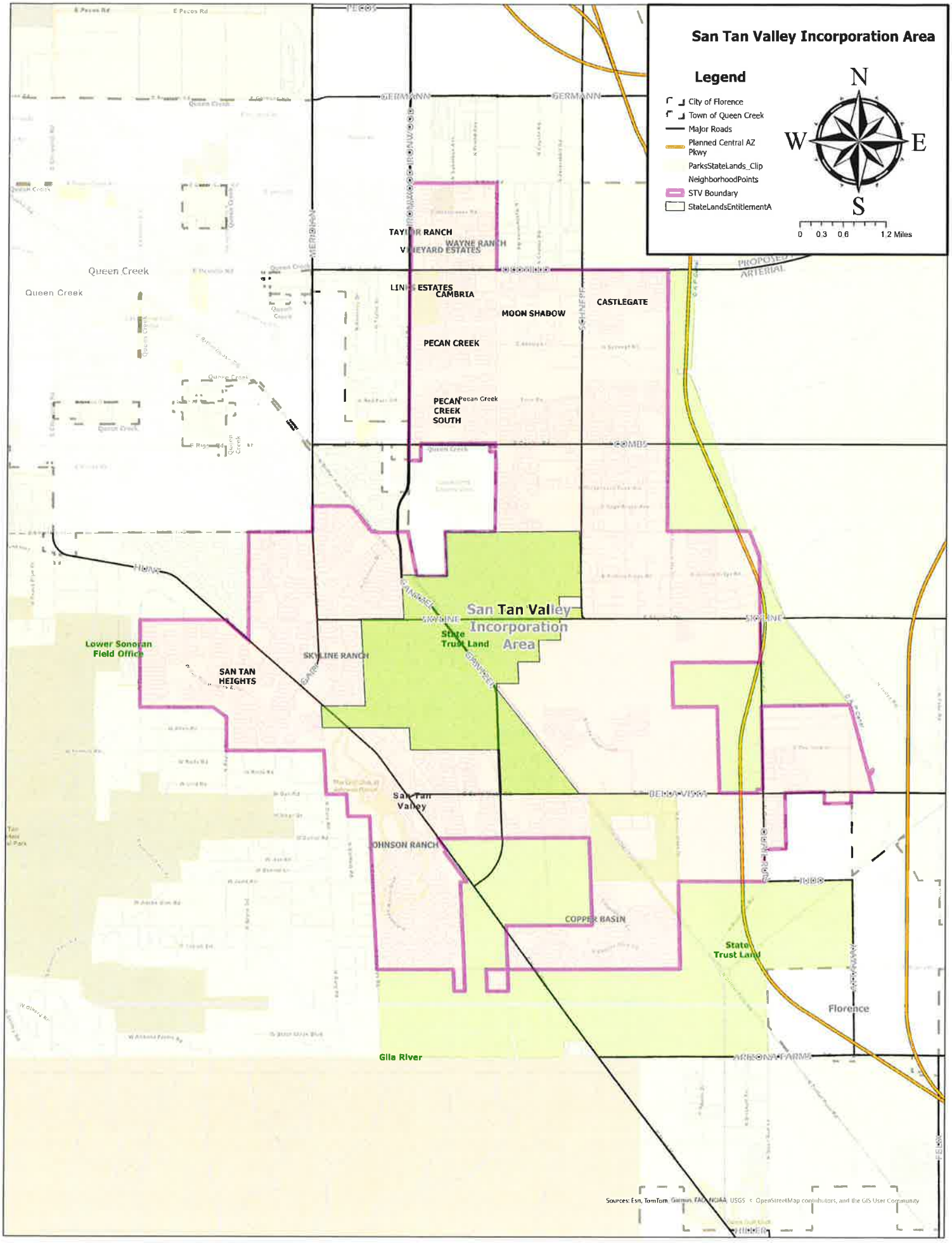
Thence West 35.00 feet along the South alignment of Lot 3, Fee Number 2019-005842, to the East boundary of the West 40 feet of said Section 17,

Thence North parallel to and 40.00 feet East of West boundary of said Section 17, to the **POINT OF BEGINNING.**

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
49864
JEREMY R.
DALMACIO
DATE SIGNED
9/8/25
ARIZONA U.S.A.

EXHIBIT B

MAP OF THE TOWN OF SAN TAN VALLEY, ARIZONA


San Tan Valley Incorporation Area
Legend
City of Florence
Town of Queen Creek
Major Roads
Planned Central AZ Pkwy
ParksStateLands_Clip
NeighborhoodPoints
STV Boundary
StateLandsEntitlementA
N
W
E
S
0 0.3 0.6 1.2 Miles
PECOS
GERMANN
MERIDIAN
TAYLOR RANCH
WAYNE RANCH
VINEYARD ESTATES
Queen Creek
LINDA ESTATES
CAMBRIA
MOON SHADOW
CASTLEGATE
PECAN CREEK
PECAN CREEK SOUTH
Pecan Creek
COMBS
HUNT
SKYLINE
San Tan Valley Incorporation Area
State Trust Land
Lower Sonoran Field Office
SKYLINE RANCH
SAN TAN HEIGHTS
San Tan Valley
BELLA VISTA
JOHNSON RANCH
INDIGO
COPPER BASIN
State Trust Land
Florence
Gila River
ARIZONA FARMS
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, OpenStreetMap contributors, and the GIS User Community

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #:
Dept. #:
Dept. Name: Clerk of the Board
Requested By: Stephen Q. Miller

AGENDA ITEM AND REQUESTED BOARD ACTION:

Discussion/approval/disapproval of the appointment of seven (7) Councilmembers to the San Tan Valley Town Council from the following candidates interviewed by the Board on September 15, 2025. (Stephen Q. Miller)

- Andrew Pioske
- Brian Tyler
- Bryan Hunt
- Calvin Cameron
- Christopher Maddux
- Daniel Oakes
- Daren Schnepf
- Diane Combes
- Gia Jenkins
- James Garrison
- Lisa Boyer
- Rupert Wolfert
- Tyler Hudgins

MOTION:

Approve to appoint:

Bryan Hunt
Rupert Wolfert
Brian Tyler
Daren Schnepf
Gia Jenkins
Daniel Oakes
Tyler Hudgins

Attachments

Diane Combes
Tyler Hudgins
Bryan Hunt
Daren Schnepf
Brian Tyler
Rupert Wolfert
Daniel Oakes
Christopher Maddux
Lisa Boyer
Gia Jenkins
Andrew Pioske
James Garrison
Calvin Cameron

San Tan Valley Town Council Application

Board of Supervisors

Submitted On:
Aug 31, 2025, 04:50PM MST

Full Name	**First Name:** Diane **Last Name:** Combes
Full Address	**Street Address:** [redacted] **City:** San Tan Valley **State:** AZ **Zip:** 85143
Phone Number	[redacted]
Email	[redacted]
Are you at least 18 years of age?	Yes
Are you a current registered active voter?	Yes
Are you able to read and write the English language?	Yes
List your current occupation:	retired
Are you now, or have you ever served on a municipal/governmental board, commission, or committee?	Yes
Please provide name of board, commission and/or committee and dates served:	STV Inc. Incorporation committee Dates served: July 2023-August 2025
Are you a legal Arizona resident living within the Town of San Tan Valley incorporation boundaries?	Yes
Your length of residency (Years/Months) within the Town of San Tan Valley incorporation boundaries?	4 years and 9 months

Please describe how your experience (career/civic activities/volunteering, etc) makes you best qualified to serve on the inaugural council for the Town of San Tan Valley?	I have been a member of the San Tan Valley Incorporation committee for more than 2 years and served as the Treasurer for over a year. I understand the value of continuing to develop this wonderful community so that families can continue to raise their families here and work in San Tan Valley. I have spoken to hundreds of residents wanting to participate in a community that values a hometown spirit, a downtown center, local parks, and more opportunities to engage with others. Residents want better restaurant options, retail experiences and more commercial development to provide better paying jobs and career opportunities. As a retail executive, I was responsible for financial planning and the strategic vision for several multi-billion-dollar global chains. Council members should have the financial acumen to understand and oversee the towns budget and evaluate financial statements. Council members should also be visionary thinkers who can develop a strategic plan and roadmap for the future. As the Vice President of the Johnson Ranch Community HOA, our board has a fiduciary responsibility to maintain the community's financial health, focus on homeowner value, community safety and to provide a community that residents are proud to call home. We focus on the priorities our residents demand so that Johnson Ranch can continue to thrive. In addition, I am a substitute teacher in the JO Combs school district. This opportunity has provided me with an understanding of the challenges that families experience every day. I am so grateful to see the students thrive and achieve their goals. But I am also very compassionate and supportive of those students that require more. Lastly, a strong council member must be respectful, collaborative, service oriented, community focused, communicate well, demonstrate high integrity and be an honest broker. These are characteristics that I believe will serve me well.
Why would you like to be appointed to serve the citizens of San Tan Valley?	I would like to participate in the development of San Tan Valley into a town. As a member of the incorporation committee, we worked so hard to make this effort a reality. We all learned so much about the needs of the community and what residents would like to see happen. We studied other incorporated community master plans and budgets, developed the essential costs roadmap, met with other surrounding community leaders, successfully navigated the petition and election process, negotiated with AZ State Lands and met with many wonderful families who wanted to see positive change and communicated a shared vision. I am compelled to see this through!
In your opinion, what are the highest and most immediate priorities for the inaugural council for the Town of San Tan Valley?	The council will need to staff a functional government, procure financial resources, fund/contract local police, provide essential infrastructure, secure office space.
Please attach your letter of interest, resume, and any other documents outlining your qualifications for office:	Combes Diane EXEC FINAL 111616 mr rev .doc

DIANE COMBES

San Tan Valley, AZ

[redacted] [redacted] www.linkedin.com/in/dianecombes

Visionary leader with consistent success delivering positive financial results through strategic target setting and focus on execution. High energy, solution-based individual promoting strong cross functional collaboration with stakeholders at all levels.

Demonstrates thought leadership, positively influences others and leads by example. Passionately takes on new challenges, drives continuous improvement and embraces the unknown. Expertise includes:

Strategic & Financial Planning | Product Development | Brand Management

New Business Development | Global Sourcing Expertise | Recruitment

FIDM (Fashion Institute of Design and Merchandising), Los Angeles, CA **2017-2023**

Admissions Officer

Provided a high level of service and satisfaction in recruiting and retaining prospective students while exceeding recruitment goals.

- Worked collaboratively with other FIDM departments in presenting FIDM's academic programs, admission practices and procedures to prospective students and their families.
- Responsible for admitting freshmen, transfer, and graduate students, identify requirements for their major, and advise students regarding appropriate pathways for meeting major and General Education degree requirements in order to ensure a timely and positive admissions process.
- Utilized Salesforce/CRM information database to enhance recruitment strategies, student outreach and manage application materials and admissions documents.
- Counseled students and parents on financial aid requirements, assistance and options.
- Provided solutions on every level to enhance student experience and successful enrollment and retention.

SEARS HOLDING, INC., San Francisco, CA **2013 – 2016**

Vice President / General Merchandise Manager Kids – Kmart

Responsible for all financial, sourcing, product development and marketing activities in apparel and baby hard lines with responsibility for $700M in revenue, full P/L, 6 direct reports and a team of 28.

- Delivered positive operating profit in 2016, +53% increase over LY, through focused, edited assortments, strong inventory management resulting in $100M reduction in markdowns and improved gross margin rate of 150 basis points.
- Negotiated $15M cost savings on "like" products placed for spring 2017 and forecasting $25M incremental savings for Fall 2017 to be placed in January in Asia without compromising quality.
- Baby Hardlines initiative delivered +15% comp in sales / +10% comp in gross margin in test stores resulting in approval from Chairman to roll out to 10 additional stores in 2017 and adding +10M in sales. The test included new fixtures, new product, product presentation, and marketing.
- Selected to coach and mentor 2 incoming interns resulting in successful placement of both.

Divisional Merchandise Manager Men's – Sears

Directed all financial, product development, vendor management and advertising activities for Sportswear, Young Men's, Contemporary, Seasonal and "Outdoor Life" brand with responsibility for $400M in revenue, 4 direct reports and a team of 11.

- Delivered a flat comp, +8.6% in gross margin dollars, rate improvement of +4%, markdown reduction of -5.2% on flat cost inventory in a challenging Sears environment.
- Developed and implemented a merchandise calendar to include planning, marketing and product development deliverables for the men's division resulting in timely execution of buy plans and product placement and delivery.
- Implemented continued growth of the most successful private label brand ever launched at Sears, Outdoor Life, and delivered over $100M in sales in 2014, a +38% sales comp.

GAP, INC., San Francisco, CA **2010 – 2013**

Divisional Merchandise Manager – Gap Kids
Developed and managed product, financial and marketing initiatives for Gap Kids with responsibility for $450M in revenue, 2 direct reports and a team of 10. Global responsibility included business development and strategy, assortment planning for retail stores and online and collaborative execution with Global outlets.

- Delivered a flat comp in year 1 in a business that had been negatively comping and +8% sales comp year 2 with compelling new products, strong unit forecasting / flow and key item focus.
- Launched Girl / Boy Power, a hard lines initiative that drove $7.0M of incremental revenue in December.
- Introduced new Uniform assortment in 2012 and delivered a +25% sales comp, a +20 gross margin $ comp and $10M in revenue in 10 weeks. The new online showcase resulted in +30% sales growth in 10 weeks.
- Renewed focus on Sleepwear resulted in +40% sales comp and a +48% gross margin increase.
- Chosen to participate in the interview and selection process for new interns.

SUNBELT CALIFORNIA, Tarzana, CA **2006 – 2010**

Business Broker
An intermediary responsible for mergers and acquisitions of small and medium-sized companies. Responsibilities included research, business valuations, industry research, qualifying potential buyers and contract negotiations.

PINK FLAMINGO, Los Angeles, CA **2002 – 2006**

Owner / President
Responsible for all aspects of a wholesale resort wear and screen print company with $5M in revenue, 20 employees and 18 independent sales representatives servicing coastal retailers across the US.

THE DISNEY STORE, Glendale, CA **1993 – 2000**

Vice President / General Merchandise Manager
Accountable for development and implementation of the strategic vision for all areas of merchandising, marketing and product development. Serviced all global partners by providing creative, product and visual support. Built a talented team of retail experts and became a center of excellence in Disney Consumers Product Division.

- Spear headed volume growth from $300M to $1.5B through new products and new store openings.
- Repositioned business from a licensed toy store to a specialty entertainment experience focused on gift, family and fun resulting in exclusive, emotional products.
- Crafted a 5-year strategic plan to build an in-house creative development capability.
- Developed and implemented a global process for product sharing leveraging expertise from all Disney entities resulting in shared cost savings.

PREVIOUS ROLES INCLUDED:

VICTORIA'S SECRET, Columbus, OH
Buyer-Vice President, Merchandising

EDUCATION

Bachelor of Arts in Education, Bowling Green State University

San Tan Valley Town Council Application

Board of Supervisors

Submitted On:
Sep 10, 2025, 02:35PM MST

Full Name	**First Name:** Tyler **Last Name:** Hudgins
Full Address	**Street Address:** [redacted] **City:** San Tan Valley **State:** AZ **Zip:** 85140
Phone Number	[redacted]
[redacted]	[redacted]
Are you at least 18 years of age?	Yes
Are you a current registered active voter?	Yes
Are you able to read and write the English language?	Yes
List your current occupation:	Pastoral Resident
Are you now, or have you ever served on a municipal/governmental board, commission, or committee?	Yes
Please provide name of board, commission and/or committee and dates served:	Gilbert Redevelopment Commission (2016-2020) Gilbert General Plan Advisory Group (2020-2021)
Are you a legal Arizona resident living within the Town of San Tan Valley incorporation boundaries?	Yes
Your length of residency (Years/Months) within the Town of San Tan Valley incorporation boundaries?	4 years and 1 month
Please describe how your experience (career/civic activities/volunteering, etc) makes you best qualified to serve on the inaugural council for the Town of San Tan Valley?	My background spans small business, government, and ministry, always centered around service and building up people and places. In small business, I founded my own website development and hosting company. In that capacity, I led a team of employees, delivered solutions to clients, solved complex problems, and gained firsthand experience navigating the challenges of entrepreneurship. In civic service, I chaired the Gilbert Redevelopment Commission, where I helped craft the 2018–2028 Downtown Redevelopment Plan. Further, I sat on

	the General Plan Advisory Group in Gilbert, which was responsible for updating the Gilbert 2020 General Plan. In Phoenix, I worked closely with a councilmember on communications and public engagement, gaining firsthand experience shaping large-scale community initiatives. In ministry, I have engaged with students and young adults by leading, teaching, and creating environments where people can be formed by deep community. Beyond the church walls, I have sought to love my community through outreach events, service projects, and partnerships that meet practical needs while building connections among neighbors. Together, these experiences give me the vision, leadership, and skills needed to serve effectively on San Tan Valley's inaugural Town Council.
Why would you like to be appointed to serve the citizens of San Tan Valley?	The formation of a new town is a rare moment that offers the chance to shape its identity, priorities, and future. It is an opportunity to shape our identity, priorities, and future that will serve generations to come. As Chairman of the San Tan Valley Incorporation Committee, I witnessed firsthand what can happen when neighbors come together with hope and determination. What began as an idea became a cause, and what many thought unattainable became reality on August 5th, 2025. That effort required more than strategy; it required presence, resilience, and the ability to invite people from different walks of life into a shared story about our future. I believe those same qualities will be vital in shaping the first council. My faith shapes how I see leadership, not as grasping for power, but as stewarding responsibility for the good of others. I believe in the call to seek the peace and prosperity of the place I live, and to ensure that families, businesses, and neighborhoods can flourish well into the future. Serving on the Town Council represents a chance to help shape the community from the ground up in its inaugural year. If appointed, I will work diligently to build a council culture that is transparent, principled, and oriented around human flourishing in San Tan Valley. Together, we have the opportunity not just to govern, but to lay a foundation that will shape the identity of our town for generations.
In your opinion, what are the highest and most immediate priorities for the inaugural council for the Town of San Tan Valley?	At its core, the new Town's purpose is to serve its residents. With that in mind, there is an opportunity at the outset of this council to affirm the dignity and worth of all residents by establishing human flourishing as the guiding goal of town governance. In order to effectively serve Town residents, it will be critical to secure state shared revenue dollars, establish effective governance structures such as filling required positions (e.g., Town Manager and Town Clerk), securing a location for town operations, developing policies and procedures necessary to ensure essential services run reliably ahead of county handoff on July 1, 2026. Further, the town should prioritize transparency by empowering

	residents through citizen committees, ensuring they have a real voice in shaping our future. And lastly, addressing infrastructure, public safety, and planning needs early on will be essential in getting our community ahead of the curve of these issues which deeply impact all residents.
Please attach your letter of interest, resume, and any other documents outlining your qualifications for office:	Tyler Hudgins, Letter of Interest (STV).pdf LOR Attorney Allen Quist.pdf LOR Redemption Gilbert Lead Pastor Jeremy Olimb.pdf LOR Ironwood Lead Pastor Luke Simmons.pdf LOR Mayor Julia Wheatley.pdf LOR Mayor Scott Anderson.pdf LOR Mayor Kevin Hartke.pdf LOR Senator JD Mesnard.pdf Resume Tyler Hudgins.pdf Tyler Hudgins Masters Degree.pdf
Sign Here	First Name: Tyler Last Name: Hudgins Email Address: [redacted]  Signed at: September 10, 2025 5:35PM America/New_York

PIERCE | COLEMAN

Justin S. Pierce
Stephen B. Coleman
Trish Stuhan
Christina Estes-Werther
Jon M. Paladini
Joseph D. Estes
Dominic L. Verstegen
Allen H. Quist

17851 North 85th Street, Suite 175
Scottsdale, Arizona 85255

2812 North Norwalk, Suite 107
Mesa, Arizona 85215

Robert W. Wingo
Rodney F. W. States
Justin B. Petersen
Michelle N. Stinson
Alexandra N. Cayton
Matthew W. Schiumo
Reilly K. Cunnington

LETTER OF RECOMMENDATION

September 3, 2025

Pinal County Board of Supervisors
P.O. Box 827
Florence, Arizona 85132

Dear Chairman Miller and Members of the Pinal County Board of Supervisors:

As legal counsel for the San Tan Valley incorporation committee, I had the unique opportunity to witness firsthand the dedication and determination of the committee members and volunteers who worked tirelessly to make incorporation a reality after many years and several unsuccessful attempts. This monumental achievement was truly a collective effort, but at the head of it all stood the unwavering leadership of Chairman Tyler Hudgins.

Tyler was, in my opinion, the heart and soul of the incorporation movement. His countless hours of committed service, strategic vision, and ability to mobilize and inspire others were instrumental in turning a long-held community aspiration into a reality. Without his leadership, the incorporation effort likely would not have succeeded.

I have consistently been impressed by Tyler's ability to clearly and compellingly articulate a vision for San Tan Valley's future. I had the privilege of sitting beside him during multiple public informational sessions where he presented on incorporation and responded to questions and concerns from residents on all sides of the issue. His ability to engage with residents (even those skeptical of incorporation) helped build trust and move the effort forward. His presence and communication skills made him the undeniable face of the effort.

Beyond his communication strengths, Tyler has demonstrated exceptional leadership qualities, including patience, resilience, and a proactive approach to problem-solving—qualities essential for effective public service. He understands the complexities of local government and possesses a genuine passion for improving the quality of life in San Tan Valley.

ATTORNEY CONTACT:
Allen H. Quist
Direct Line: 480-597-8079
Email: Allen@PierceColeman.com

Tel.: 602-772-5506
Fax: 877-772-1025
Website: www.piercecoleman.com

Having observed hundreds of council, commission, and board meetings over the years, I can say with confidence that Tyler Hudgins would be an invaluable asset to the new San Tan Valley Town Council. I respectfully urge you to appoint him to the Town's inaugural council so he may continue serving and leading the community he has already done so much to uplift.

If you have any questions, please do not hesitate to contact me.

Sincerely,

[redacted]

Allen H. Quist

September 3, 2025

Dear Pinal County Board of Supervisors,

I am writing to recommend that Tyler Hudgins be appointed to the San Tan Valley inaugural council.

I am the Lead Pastor of Ironwood Church, a large congregation just south of the Mesa-Gateway airport on the border of Mesa and Queen Creek. We have hundreds of members who live in San Tan Valley, so the health and strength of San Tan Valley as a town is important to me for the good of both our church members and our neighbors. Therefore, it's crucial that the initial council be people of high integrity, civic-mindedness, and deep knowledge of the dynamics and issues that shape life in San Tan Valley. Tyler is such a person.

For the last few years, Tyler has been in a full-time role on our staff investing in high school students and young adults, in addition to volunteering countless hours in his role as chairman of the incorporation effort. I've seen him interact with people inside and outside of our church and know the many personal sacrifices he has made for the sake of seeing San Tan Valley thrive.

I am so proud of Tyler for the work he did in leading the incorporation effort. He helped craft and communicate the vision for the new town, engaged with nearby government officials and business leaders, and spent time listening to both supporters and detractors with respect, care, and the ability to work for common ground. Tyler understands the needs of San Tan Valley residents when it comes to roads, utilities, safety, planning, economic development, and much more. The first year will go extremely fast, and San Tan Valley needs leaders who are up-to-speed and relationally connected. There is no time to waste. Tyler is ready to serve on day one.

The incorporation of San Tan Valley is historic, and the inaugural council needs people who have demonstrated strong leadership, clear communication, deep local insight, and a desire to serve the community over the needs of any special interest group. That is why I am recommending Tyler be appointed.

Our church will be praying for you and for as you navigate this opportunity with wisdom and skill.

Sincerely,

[redacted]

Luke Simmons
Lead Pastor, Ironwood Church

The Honorable Rich Vitiello

The Honorable Mike Goodman

The Honorable Stephen Miller

The Honorable Jeffrey McClure

The Honorable Jeff Serdy

135 North Pinal Street

Florence, AZ 85132

Re: Recommendation for Tyler Hudgins-San Tan Valley Town Council Appointment

Dear Chairman Miller and Honorable Members of the Pinal County Board of Supervisors:

As Mayor of Queen Creek, I am writing to recommend Tyler Hudgins, who served as Chairman of the San Tan Valley incorporation effort, for appointment to the inaugural Town Council.

During the incorporation process, my interactions with Tyler were consistently diplomatic, constructive, and focused on building bridges. He approached every step with professionalism and a collaborative spirit, always keeping the long-term interests of San Tan Valley residents at the forefront. I found his level of commitment and positivity throughout the process commendable, and it demonstrated the type of sound judgment that will be essential as the new municipality establishes its foundation.

I also observed Tyler's strong organizational and communication skills, which helped keep complex discussions moving forward productively. These qualities, coupled with his demonstrated ability to engage respectfully with regional partners, suggest he will contribute to a council that values cooperation and collaboration. This is particularly important as San Tan Valley and Queen Creek look to work together on shared regional priorities.

For these reasons, I respectfully encourage you to give Tyler your full consideration for appointment to the San Tan Valley Town Council.

Sincerely,

Julia Wheatley

Mayor of Queen Creek

CHANDLER arizona
Community of Innovation

Kevin Hartke
Mayor

September 8, 2025

Dear Pinal County Supervisors,

It is with great enthusiasm that I write to recommend Tyler Hudgins for a position on the inaugural council of the newly incorporated Town of San Tan Valley. As Mayor of Chandler and President of the League of Arizona Cities and Towns, I understand the critical role that strong, dedicated, and knowledgeable leadership plays in the success and sustainability of local government.

Tyler Hudgins has demonstrated a strong commitment to public service and community development. His insight into the unique challenges and opportunities faced by emerging municipalities makes him exceptionally well-suited to guide San Tan Valley through this pivotal period of growth and establishment. Tyler's ability to collaborate, listen, and lead with integrity will be invaluable as the town charts its course forward.

The establishment of a new town requires leaders who are both visionary and pragmatic and individuals who can balance innovation with the foundational needs of governance. As the Chairman of San Tan Valley's incorporation efforts, Tyler has exemplified these qualities. I have every confidence that he will be a strong asset to the San Tan Valley council and will contribute meaningfully to its success.

Please do not hesitate to contact me if you require further information or insight into Tyler's qualifications. I wholeheartedly support his appointment and believe his participation will serve San Tan Valley well for years to come.

Sincerely,



Kevin Hartke
Mayor, City of Chandler
President, League of Arizona Cities and Towns

Office of the Mayor
T: 480 782 2200 | F: 480 782 2233 | Mail Stop 603, PO Box 4008, Chandler, AZ 85224-4008 | Location: 175 S. Arizona Ave, Chandler, AZ 85225 | chandleraz.gov
@ChandlerAZMayor | @kevin.hartke

September 5, 2025

Pinal County Board of Supervisors
135 N Pinal Street
Florence, AZ 85132

Dear Chairman Miller and Members of the Board,

It is my privilege to recommend Mr. Tyler Hudgins for appointment to the San Tan Valley Town Council. I have known Tyler through his extensive service and leadership in Gilbert, and I can attest to his integrity, commitment, and passion for serving his community.

As a small-business owner and long-time resident, Tyler has consistently demonstrated a strong work ethic and a deep understanding of the needs of local families and businesses. In Gilbert, he served as Chairman of the Redevelopment Commission for downtown and as a member of the General Plan Advisory Group. In these roles, Tyler helped shape responsible growth while keeping the needs of residents at the forefront.

Tyler has fought for the people of San Tan Valley with that same dedication and will serve them well as they take the important step of incorporation. His experience, leadership, and vision will be invaluable in establishing a strong and representative Town Council.

I am confident that Tyler Hudgins will serve with honor, integrity, and an unwavering commitment to the people of San Tan Valley. I strongly encourage his appointment.

In Service,



Mayor Scott Anderson
Gilbert, Arizona

50 East Civic Center Drive | Gilbert, AZ 85296
(480) 503-6764
Mayor@GilbertAZ.gov
gilbertaz.gov

To the Pinal County Board of Supervisors,

It is with immense confidence and sincere enthusiasm that I recommend Tyler Hudgins for a position on the inaugural council for your newly incorporated municipality of San Tan Valley. My name is Jeremy Olimb, and as the lead pastor at Redemption Gilbert, I have had the distinct privilege of knowing Tyler for many years, not only as a member of my staff but as a mentee and a dear friend.

I have witnessed firsthand the qualities that make Tyler an exceptional candidate to help shape the foundational charter of your new town. His leadership has been nothing short of pivotal. Tyler has demonstrated a remarkable ability to cast a vision, rally support, and inspire action. He doesn't lead from a distance; he is on the ground, engaging with his neighbors and working tirelessly for the betterment of the community he loves.

This journey toward this moment for San Tan Valley was not a short or easy one, and it required a level of tenacity that few possess. Through challenges and setbacks, Tyler's resolve never wavered. He remained persistent, focused, and optimistic, proving he has the resilience to see complex, long-term projects through to completion. This is precisely the kind of steady determination needed to navigate the crucial first steps of establishing a town for the future God has planned for this community.

Above all, Tyler is a man of profound integrity. In all my years of knowing him, he has consistently proven to be honest, principled, and trustworthy. His motivations are not for personal gain but are rooted in a genuine desire to serve others. You can be confident that his decisions will be guided by a strong moral compass and a commitment to transparency and fairness.

Finally, his leadership is uniquely characterized by his deep kindness and thoughtfulness. He is an active and empathetic listener, genuinely valuing the perspectives of others, even those with whom he may disagree. He approaches every interaction with respect and a desire for mutual understanding. This ability to connect with people from all walks of life will be invaluable in building a town that truly represents the needs and voices of every San Tan Valley resident.

Tyler Hudgins has already played an indispensable role in the birth of this town. He has the proven leadership, unwavering character, and servant's heart necessary to help lay a strong and prosperous foundation for its future. It is for these reasons that I offer my highest, most ringing endorsement.

Sincerely,

Jeremy Olimb |Lead Pastor | Redemption Gilbert | gilbert.redemptionaz.com

JAVAN D. MESNARD
ARIZONA STATE SENATOR

DISTRICT 13

ARIZONA SENATE
1700 WEST WASHINGTON
PHOENIX, ARIZONA 85007-2844
CAPITOL PHONE: (602) 926-4481
CAPITOL FAX: (602) 417-3152
TOLL FREE: 1-800-352-8404
jmesnard@azleg.gov

September 9, 2025

Dear Chairman and Members of the Board,

In addition to having the privilege of serving as a State Senator representing much of the Southeast Valley, I am an adjunct professor of political science at the college level where I have taught for some two decades, with a particular focus on courses related to state and local government. I first met Tyler Hudgins as one of my students. Since that time, I have also known him in a professional capacity, observing his work in the public square — whether through his involvement in the Town of Gilbert on the Redevelopment Commission, or in his role as a small business owner.

I am writing to offer my strong support for Tyler's appointment to the inaugural San Tan Valley Town Council. Tyler isn't just talk. Having observed his actions over the years, I can conclusively say that he maintains a commitment to improving his community. He continuously pursues ways to use his skills and talents to serve others. In addition, the particular ways he has served would prove an asset to San Tan Valley as it walks through this major transition. The Redevelopment Commission Tyler served on advises the Town Council on matters related to expansion. And in addition to his duties on the Redevelopment Commission, Tyler also served as an advisory member on the town's General Plan Advisory Group for the 2020 General Plan update. He then went on to chair the incorporation committee of San Tan Valley. Taken separately, his involvement in these areas means he has played a leadership role in helping to manage municipal growth. Taken together it shows a level of commitment to serving his fellow man that few others can claim.

The establishment of San Tan Valley's first council is a moment of enormous significance. The decisions made now will chart the course for the town's governance and identity for generations. It is therefore imperative that the council be composed of individuals who bring both wisdom and vision, grounded in a proven track record of service.

From a state-level perspective, I can attest that municipalities thrive when they begin with strong and capable leaders who can navigate both the opportunities and challenges of being incorporated. I know this has been a contentious issue in San Tan Valley for many years and having someone like Tyler—a person who has considerable local government experience, an ability to forge coalitions, a respected reputation among his peers, demonstrated leadership and collaboration abilities, moral character, and a heart to serve—would prove enormously helpful during this critical time.

For these reasons, I enthusiastically recommend Tyler for appointment to the San Tan Valley Town Council. I am confident he will honor the trust placed in him, serve with distinction, and help establish a firm foundation for the future of the town. Thank you for your consideration.



J.D. Mesnard
Arizona State Senator, District 13

Tyler A. Hudgins

Education

Missional Training Center, Tempe, AZ (September 2021- May 2025)
Master of Arts in Missional Theology
Accredited through Calvin Theological Seminary

Employment

Director of Young Adults – Ironwood Church, Mesa, AZ (May 2024 – Present)

- Provides leadership, vision, and teaching for the Young Adults ministry
- Oversees the planning, preparation, and execution of weekly Sunday gatherings and Table Communities
- Provides care and shepherding for young adults (18-30 years old)

Assistant Director of Student Ministries – Ironwood Church, Mesa, AZ (May 2023 – May 2024)

- Led 5th-12th grade student ministry alongside the Students Pastor
- Taught regularly at youth gatherings for junior high and high school students
- Organized and deployed student teams for youth gatherings
- Assisted in coordinating and executing student and mentor events and retreats

Arizona Director of Multi-Faith Neighbors Network, Gilbert, AZ (July 2021 – October 2023)

- Directed statewide efforts to build mutual trust among faith leaders through civic engagement, authentic relationships, and honest dialogue.
- Hosted events that gathered Christian, Muslim, and Jewish faith and civic leaders on the topic of homelessness

Community Engagement – Redemption Church, Gilbert, AZ (November 2020 – October 2022)

- Collaborated with the church, city mayors, leaders, and staff to serve nearby cities
- Started a community cooling center for the homeless at the church during the Arizona summer months

Communications Council Aide – City of Phoenix, Phoenix, AZ (April 2014 – May 2023)

- Ran communications for an elected Councilmember at the City of Phoenix
- Issued press releases and newsletter information through email, social media, and print

Owner – SocialTech Consulting, Gilbert, AZ (November 2013 – 2020)

- Started and managed daily operations of my small business from startup through growth
- Designed and developed websites, graphics, and social media for clients
- Managed a team of employees, fostering strong relationships and supporting professional and personal growth

Communications Coordinator – Center for Arizona Policy, Phoenix, AZ (May 2013 – November 2013)

- Participated in efforts to lobby the state legislature and pass legislation
- Coordinated with reporters, media, and radio stations for interviews

Community Involvement

Chairman of the San Tan Valley Incorporation Committee, San Tan Valley, AZ (February 2023 – Present)

- Successfully incorporated San Tan Valley into a municipality by leading the largest incorporation effort in Arizona history, directing a petition drive that secured just under 11,000 signatures, navigating state and county processes, coordinating teams, and stakeholders to achieve formal recognition.

Chairman of the Redevelopment Commission, Gilbert, AZ (April 2016 – April 2020)

- Appointed by Mayor initially as a board member and later as Chairman over downtown area
- Organized, facilitated, and wrote the 10-year Redevelopment Plan for downtown Gilbert

Letter of Interest: San Tan Valley Town Council

Pinal County Board of Supervisors
135 N Pinal Street, Florence, AZ 85132

September 10, 2025

Dear Chairman Miller and Members of the Board,

I am writing to express my interest in serving on the inaugural San Tan Valley Town Council. The formation of a new town is a rare moment that offers the chance to shape its identity, priorities, and future.

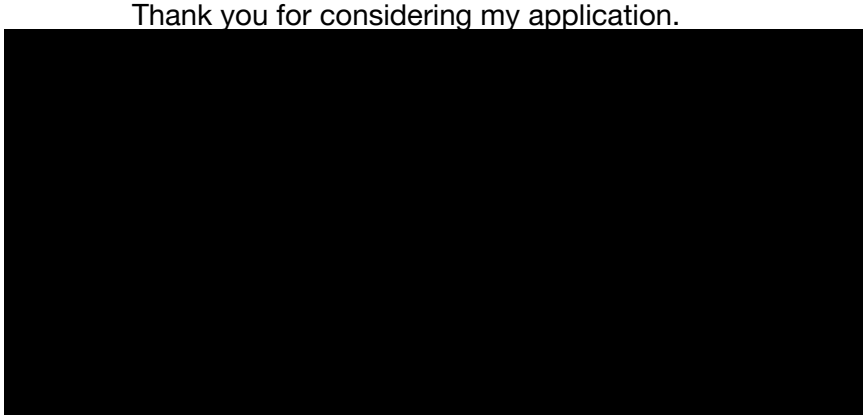
As Chairman of the San Tan Valley Incorporation Committee, I witnessed firsthand what can happen when neighbors come together with hope and determination. What began as an idea became a cause, and what many thought unattainable became reality on August 5th, 2025. That effort required more than strategy; it required presence, resilience, and the ability to invite people from different walks of life into a shared story about our future. I believe those same qualities will be vital in shaping the first council.

My background spans small business, government, and ministry, always centered around service and building up people and places. In Gilbert, I chaired the Redevelopment Commission, helping craft the 2018-2028 Redevelopment Plan for the continued revitalization of its downtown. Further, I sat on the committee responsible for the Gilbert 2020 General Plan. In Phoenix, I worked closely with a councilmember on communications and public engagement, gaining firsthand experience shaping large-scale community initiatives.

My faith shapes how I see leadership, not as grasping for power, but as stewarding responsibility for the good of others. I believe in the call to seek the peace and prosperity of the place I live, and to ensure that families, businesses, and neighborhoods can flourish well into the future. Serving on the Town Council represents a chance to help shape the community from the ground up in its inaugural year.

If appointed, I will work diligently to build a council culture that is transparent, principled, and oriented around human flourishing in San Tan Valley. Together, we have the opportunity not just to govern, but to lay a foundation that will shape the identity of our town for generations.

Thank you for considering my application.



Tyler A. Hudgins

On the recommendation of the Faculty,
the Board of Trustees of

Calvin Theological Seminary

has conferred upon

Tyler Aaron Hudgins

the degree of

Master of Arts in Missional Theology

with all the rights and privileges pertaining thereto. In witness whereof we have affixed our signatures and the seal of the institution at Grand Rapids, Michigan on the seventeenth day of May, in the year of our Lord, Two Thousand Twenty-Five.

Chair of the Board of Trustees

CALVIN THEOLOGICAL SEMINARY
COR • MEUM • TIBI • OFFERO • DOMINE
PROMPTE • ET • SINCERE
1876

President of Calvin Theological Seminary

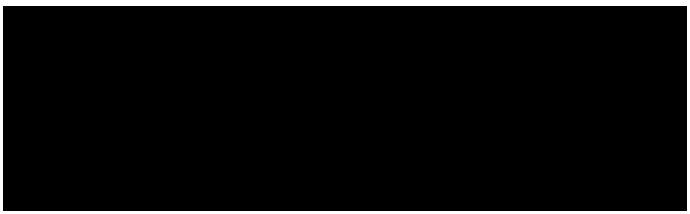
San Tan Valley Town Council Application

Board of Supervisors

Submitted On:
Sep 3, 2025, 09:12PM MST

Full Name	**First Name:** Bryan **Last Name:** Hunt
Full Address	**Street Address:** [redacted] **City:** San Tan Valley **State:** AZ **Zip:** 85143
Phone Number	[redacted]
Email	[redacted]
Are you at least 18 years of age?	Yes
Are you a current registered active voter?	Yes
Are you able to read and write the English language?	Yes
List your current occupation:	Learning and Development Manager with Pinal County
Are you now, or have you ever served on a municipal/governmental board, commission, or committee?	No
Are you a legal Arizona resident living within the Town of San Tan Valley incorporation boundaries?	Yes
Your length of residency (Years/Months) within the Town of San Tan Valley incorporation boundaries?	8 years

Please describe how your experience (career/civic activities/volunteering, etc) makes you best qualified to serve on the inaugural council for the Town of San Tan Valley?	I feel qualified to serve on the inaugural San Tan Valley Council because service has been a big part of my life. As a young man I earned my Eagle Scout and learned early in life about honor, duty to God and country, and giving back to the community. For over 30 years I've volunteered in my church, holding leadership positions, mentoring youth, helping the poor and needy, and taking part in community service projects. I also have experience in the non-profit world, where I worked at a skills training center helping adults build the confidence and abilities they needed to get back into the workforce. Right now I serve in the public sector as the Learning & Development Manager for Pinal County. In that role I train and develop leaders, work with all new hires, and run programs like Respect in the Workplace that strengthen culture and accountability. On top of that, I have experience as a small business owner and in process improvement through Lean / Six Sigma. I've learned how to manage budgets, reduce waste, and improve efficiency—one project saved over $200,000 a year. Those experiences taught me to be careful with resources and always look for ways to make things better. Overall, I've spent my life serving in different ways—through church, non-profit work, public service, and small business. I want to bring those values and that experience to the Town Council to help San Tan Valley grow on a solid foundation.
Why would you like to be appointed to serve the citizens of San Tan Valley?	I want to serve on the Town Council because I care deeply about San Tan Valley and the people who live here. This is my home, and it's where my family and friends live. I want to help shape the future of our community so it is a safe, welcoming place where families can thrive, businesses can succeed, and neighbors look out for each other. In my heart, I have always wanted to have an influence for good. From a young age I respected the speaker and author Zig Ziglar and dreamed of being a motivational speaker like him—someone who could inspire others and build people up without tearing anyone down. I've enjoyed working with youth, helping them build confidence, and I've seen how encouragement and support can change lives. That same desire to lift others and have a positive influence is what motivates me to serve. I believe our new town should be built on a foundation of transparency, accountability, and respect. My goal is to listen, represent fairly, and help set a direction that strengthens our neighborhoods, supports local businesses, protects the rights of the people, and inspires confidence in the future. For me, this is about giving back and using my experience to make a difference. I want to serve on the Town Council to be an influence for good, and to help San Tan Valley grow into a place where people are proud to live, work, and raise their families.

In your opinion, what are the highest and most immediate priorities for the inaugural council for the Town of San Tan Valley?	In my view, the highest and most immediate priority for the inaugural council is to get the wagon rolling and set up a functioning government. We won't have the luxury of time or a large budget, so the first council must be prepared to roll up our sleeves, get our hands dirty, and get right to work. There are several key actions that need to happen right away. We will need to appoint a Mayor and Vice Mayor in our very first meeting, which state law requires us to hold within 20 days. We also need to appoint a Town Manager and Town Clerk so that the day-to-day operations of the new town are managed properly. From there, we must begin holding regular public meetings in full compliance with the open meeting law to build citizen trust and participation. Another critical step is to determine what operating funds are available to us, audit all current contracts that Pinal County has in place, and make sure we remain good on those obligations. From there, the inaugural council must create both a short-term plan to guide the town through its first year, as well as a long-term vision for growth. This includes establishing essential service contracts for law enforcement, roads, and community development based on the available budget for the 2025–2026 fiscal year. The first council's role is about laying the groundwork—getting San Tan Valley's government up and running responsibly, honoring existing commitments, and putting the systems in place that will allow the town to grow and thrive in the years to come.
Please attach your letter of interest, resume, and any other documents outlining your qualifications for office:	Letter Of Interest_Bryan Hunt.pdf Resume_Bryan Hunt.pdf
Sign Here	First Name: Bryan Last Name: Hunt Email Address [redacted]  Signed at: September 4, 2025 12:11AM America/New_York

Bryan Hunt
[redacted]

September 3, 2025

Board of Supervisors
Pinal County, Arizona

Dear Chairman Miller, Vice-Chairman McClure and Members of the Board of Supervisors,

I am writing to express my interest in being considered for appointment to the inaugural San Tan Valley Town Council. As an eight year resident of San Tan Valley and a lifelong advocate of community service, I would be honored to help lay the foundation of our new town and represent the citizens of this community at such a historic moment.

I bring more than 20 years of leadership experience across public, private, and non-profit organizations. Currently, I serve as Learning & Development Manager for Pinal County, where I design and facilitate leadership development, Respect in the Workplace training programs, new employee onboarding and other training programs that reach employees across the County. In addition, my background as a Lean / Six Sigma leader has given me a strong foundation in fiscal responsibility and process improvement, including projects that reduced waste and saved more than $200,000 annually.

Beyond my professional experience, I have dedicated more than three decades to civic and volunteer service. From mentoring youth as an Eagle Scout and later as an adult leader in the scouting program, to serving in faith-based leadership roles within my church, to supporting community service projects, I have always believed in giving back and working to strengthen families and neighborhoods. I also understand the importance of small business ownership and entrepreneurship, having been a small business owner since the age of 12, as well as founding and managing a business here in our community for the past several years.

San Tan Valley's inaugural council will need to move quickly to establish a functioning government, appoint leadership roles, honor existing commitments, establish contracts for law enforcement and community development as well as create both short- and long-term plans for the future. I am prepared to roll up my sleeves, listen carefully to our citizens, and contribute my skills in leadership, fiscal stewardship, and community building to ensure our town begins on a solid foundation of transparency and accountability.

Thank you for your consideration. It would be a privilege to serve the people of San Tan Valley as a member of the first Town Council. I welcome the opportunity to contribute to this important work and to help shape the future of our community.

Respectfully,

Bryan Hunt

Bryan Hunt

[redacted]

Summary

Community-minded leader with 20+ years of experience across public, private, and non-profit organizations. A critical thinker, problem solver, and engaging public speaker known for creativity, professionalism, and approachability. Committed to God and country, with over 30 years of volunteer service and leadership. Skilled in process improvement, fiscal responsibility, and workforce development, dedicated to strengthening San Tan Valley's families, neighborhoods, and economy through transparent and principled governance.

Core Strengths

- **Public Service & Government Experience** – Lead the Learning & Development program at Pinal County, supporting employee growth from onboarding through leadership development. Work directly with all newly hired employees, provide training that promotes Respect in the Workplace, and design courses that inspire self-improvement, leadership skills, and a strong culture of accountability and service.
- **Non-Profit Leadership** – Years of service in a non-profit setting focused on workforce development. Worked directly with adults in transition, offering training, mentoring, and encouragement to help them build job skills, gain confidence, and achieve self-sufficiency in the workplace.
- **Fiscal Responsibility & Efficiency** – Skilled in Lean and Six Sigma methodologies, with expertise in cost savings, waste reduction, and productivity improvement. Identified inefficiencies and designed cross-departmental solutions. Successfully implemented changes that cut waste and reduced spending by over $200,000 annually.
- **Entrepreneurship & Economic Development** – Business founder with an entrepreneurial mindset shaped by early ventures and years of small business ownership. Experienced in customer service, financial stewardship, and building enterprises that support the local economy. Believe strongly in protecting individual rights, supporting local business owners, and ensuring that community and commerce grow together in balance.
- **Civic & Community Service** – Lifelong record of volunteer service spanning 30+ years, including church leadership, youth mentoring, and community outreach. Contributions include organizing and participating in service projects, neighborhood clean-ups, and support for the elderly, sick, and needy. Committed to providing both hands-on service and financial support to assist the poor and strengthen the community.

Leadership Experience

Learning & Development Manager

Pinal County – Florence, AZ | 2024–Present

- Identify countywide learning and development needs and design tailored training programs.
- Research and create instructional content to strengthen leadership, workplace culture, and service delivery.
- Build strong partnerships with department leaders to align development initiatives with county priorities.
- Coordinate, organize, and facilitate training for employees at all levels, including a leadership development course for all Pinal County leaders.

Continuous Improvement Manager

Dot Foods – Burley, ID

- Reduced operational waste by more than **$200,000 annually** while achieving productivity gains of **10%+**.
- Directed Lean / Six Sigma projects across multiple western U.S. locations, focusing on cost savings and efficiency.
- Facilitated brainstorming sessions and cross-department collaboration to create large-scale, sustainable solutions.
- Partnered with managers and executives to align budgets, processes, and performance goals.
- Conducted audits and data analysis to monitor KPIs and standardize best practices.

Job Coach Trainer

Deseret Industries (Not-For-Profit) – Twin Falls, ID

- Mentored and coached adults re-entering the workforce, fostering confidence, accountability, and self-sufficiency through hands-on guidance and encouragement.
- Designed individualized development plans to address skill gaps, promote cross-training, and prepare participants for sustained employment success.
- Facilitated group workshops and one-on-one training sessions focused on workplace readiness, communication, and personal growth.
- Supported dozens of successful job placements and long-term employment outcomes, helping individuals transition from training to meaningful careers.

Business Owner

The Artisan Shoppe – San Tan Valley, AZ

- Founded and managed a small business focused on craftsmanship and community innovation, maintaining a consistent 5-star online rating.
- Built strong customer relationships by understanding needs and delivering high-quality products.
- Oversaw operations including budgeting, production, marketing, and customer engagement with a focus on sustainable growth.
- Established community partnerships and a reputation for integrity, quality, and financial discipline.

Civic & Community Leadership

- Spent a lifetime volunteering in faith-based and community service, including multiple leadership roles guiding both adults and youth.
- Organized and participated in service projects, assisted the poor and needy, and supported individuals through mentoring, teaching, and outreach.
- Active in youth development, including earning the rank of Eagle Scout and later serving as an adult leader, helping to mentor and inspire the next generation.
- Consistently dedicated to strengthening families, neighborhoods, and the broader community through ongoing volunteer service.

Education & Certifications

- Bachelor of Arts in Mass Communication – Idaho State University
- Six Sigma Black Belt Certification
- OSHA 30 Certified

San Tan Valley Town Council Application

Board of Supervisors

Submitted On:
Sep 9, 2025, 10:42PM MST

Full Name	**First Name:** DAREN **Last Name:** SCHNEPF
Full Address	**Street Address:** [redacted] **City:** SAN TAN VALLEY **State:** AZ **Zip:** 85140
Phone Number	[redacted]
Email	[redacted]
Are you at least 18 years of age?	Yes
Are you a current registered active voter?	Yes
Are you able to read and write the English language?	Yes
List your current occupation:	Retired/unemployed and currently serving on the Planning & Zoning Commission for Pinal County
Are you now, or have you ever served on a municipal/governmental board, commission, or committee?	Yes
Please provide name of board, commission and/or committee and dates served:	Pinal County Planning & Zoning Commission December 2020 - Present Pinal County Citizen's Advisory Committee July 2017 - December 2020
Are you a legal Arizona resident living within the Town of San Tan Valley incorporation boundaries?	Yes
Your length of residency (Years/Months) within the Town of San Tan Valley incorporation boundaries?	21 years 11 months
Please describe how your experience (career/civic activities/volunteering, etc) makes you best qualified to serve on the inaugural council for the Town of San Tan Valley?	I currently sit on the Pinal County Planning & Zoning Commission and have done so for almost 5 years. This experience has given me insight to ordinances and zoning codes as well as the understanding of the General Plan of the county. The P&Z experience has given me the opportunity to interact with the public in an organized and structured open meeting environment asking informative and pertinent questions to county staff, legal, developers, and the public while adhering to open meeting law. I review and study requests to land change matters and zoning codes that allow for my best consideration and recommendations to the Board of Supervisors.

Additionally, I served on the Pinal County Citizen's Advisory Committee for over three years. This opportunity exposed me to the public forum meeting taking interest in major plan amendments to the Pinal County major comprehensive plan.

As a citizen living in Pinal County District 2, I participated in the Plan San Tan Special Area Plan. I attended multiple meetings asking questions and giving suggestions.

I also was a member of the 2018 effort to try and incorporate San Tan Valley as a municipality. This effort was hindered by a legislative house bill requiring all land developers to agree to being included in the municipal boundary in which one major residential developer did not and thus stopping the effort from proceeding further.

These above activities are and were on a volunteer basis.

For over a decade, I worked for a private water utility company providing potable water to residential and commercial properties in portions of the San Tan Valley and Queen Creek areas. I wore many hats of responsibility from business management/administration of day to day operations to all information technology matters to customer service and field operation oversight. I was tasked with reporting utility information to Arizona regulatory agencies such as ADEQ, DWR, CAGRD, ACC. I helped grow the small water utility from a few thousand to just over ten thousand customers accounts before the company was sold to the Town of Queen Creek. My experience working for this utility company was an invaluable opportunity in learning to meet deadlines in all aspects of business and the public that would have major consequences if not met. Another valuable lesson gained was the interactions with the public, developers, and regulatory agencies.

I used my expertise in the Information Technology field and computer builds to start a small consulting opportunity. My service ranged from consulting, recommendations, installation, troubleshooting, and IT networking infrastructure. Through this opportunity, I learned hard work was the key to success.

I have worked in other various positions in customer service that has given me the ability to communicate and relate to others in a personal and professional setting.

All of these aforementioned opportunities, not withstanding my active church based activities that has allowed me many opportunities to help in communities and take on responsibilities that otherwise I would not have had, have prepared me for doing and participating in a work that is important,

	substantive, and rewarding that is council member in the Town of San Tan Valley.
Why would you like to be appointed to serve the citizens of San Tan Valley?	I care about the community I live in. I know that the area of San Tan Valley is ready and primed for greatness. The area of San Tan Valley has waited too long for the opportunity to become one of the best municipalities where the quality of life will be a standard and economic growth a reality for all. My family has a long history in the area and it would be a great honor to serve the people and the area in making our own destiny a realization now we have incorporated. I feel I can help play a part in making that difference.
In your opinion, what are the highest and most immediate priorities for the inaugural council for the Town of San Tan Valley?	Seeking and preparing IGA's (inter governmental agreements) with Pinal County or other for the developmental services of road maintenance and projects as well as safety in the form of police/sheriff duties. Adopting the counties General Plan as the town of STV's first general plan and to seek out and retain legal counsel, a town manager, a clerk will be important areas to also address. One other area of importance will be working with the League of Arizona Cities and Towns to ensure state shared revenues are procured for the area of San Tan Valley. Other areas to address will be where will the first town council meet for those first crucial and important meetings. One of the first areas the first town council will need to address is the appointment of a mayor and vice mayor from the seven appointed town council members. There are many priorities that will be tasked with this council and everything they do now will lead up to the first elected town council members ability for the basis and roadmap in moving forward.
Please attach your letter of interest, resume, and any other documents outlining your qualifications for office:	Daren T Schnepf_1Resume_Town of San Tan Valley_Council Member.pdf
Sign Here	First Name: Daren Last Name: Schnepf Email Address: [redacted]  Signed at: September 10, 2025 1:41AM America/New_York

DAREN T. SCHNEPF

Phone: [redacted]

SUMMARY

I am a systematic problem solver adept at business systems and processes that simplify and promote efficiencies. I have decades of experience as a manager and consultant with over a decade at a private water utility. Experience directing on-time and error-free reporting to Arizona regulatory agencies. Over eight years of experience in planning and zoning serving both on the Pinal County citizen's advisory committee and planning & zoning commission. I possess a high personal work value focusing on, but not limited to, quality assurance, research, analysis, communication, interpretation, and interpersonal development. I am eager to learn and grow my skillset to become an essential asset to growth and to the community that I live in.

SKILL AREAS

Business management & operations, information technology, customer service, cross-functional team leadership, personnel development, reporting, administration, water operations & infrastructure, planning & zoning

EXPERIENCE

PLANNING AND ZONING COMMISSION | COMMISSIONER - APPOINTED **DECEMBER 2020 – PRESENT**
PINAL COUNTY, AZ

- Evaluate and provided recommendations on land use proposals, zoning changes, and subdivision plats for consideration by the county Board of Supervisors.
- Participate in monthly public hearings to address citizen inquiries regarding development proposals and zoning changes.
- Review development proposals to ensure compliance with Pinal County ordinances, the General Plan, and land use regulations.
- Review county staff reports detailing analysis of proposals for a more comprehensive recommendation to the Board of Supervisors.
- Propose binding stipulated amendments to zoning cases for the consideration by the Board of Supervisors.

CITIZENS ADVISORY COMMITTEE | COMMITTEE MEMBER – APPOINTED **JULY 2017 – DECEMBER 2020**
PINAL COUNTY, AZ

- Recommending committee member to Pinal County, the planning & zoning commission, and the Board of Supervisors.
- Participated in annual meetings or other necessary meetings to review and make recommendations on major plan amendments to the Pinal County comprehensive plan.

CAREER SABATICAL, FAMILY CARE, PROFESSIONAL DEVELOPMENT AND GROWTH **December 2013 –Present**
PINAL COUNTY, AZ

- Serve as a co-parent raising five children with spouse attending to daily needs, education, and after school activities.
- Primary caregiver to ailing set of parents managing medical appointments, care plans, and household needs.
- Traveled extensively both domestically and overseas gaining a broader view culturally while gaining cross-cultural communication skills.
- Pursed professional master's degree in business administration.
- Volunteer in the San Tan Valley/Pinal County community and church organization.

H2O, INC– WATER UTILITY | MANAGER **December 2002 – December 2013**
SAN TAN VALLEY/QUEEN CREEK, AZ

Business Operations
Provided operational leadership for organizational, departmental and workgroup goals and objectives. Helped managed general business operations insuring high level of functionality and insuring policy and procedures were adhered to while the needs of the day to day operations were met.

- Prepared, compiled, and reviewed financial and data reports for Arizona regulatory agencies including the Arizona Dept. of Environmental Quality (ADEQ), Arizona Dept. of Water Resources (ADWR), Central Arizona Groundwater Replenishment District (CAGRD), Arizona Corporation Commission (ACC), and for internal company purposes.
- Supervised the customer service department insuring the needs, concerns and questions of the customers were handled professionally and efficiently. Oversaw all financial collection, payments, and account adjustments to the approximately ten-thousand customer accounts.
- Restructured the customer service department cutting billing costs up to 30% via outsourcing water utility bill printing and mailing.
- Participated in the planning, growth, and construction of the water utility infrastructure including water production plants, well sites, major distribution lines, buildings, and major equipment and repairs.

- Oversaw all month-end billing and reconciliation reports, records management, payroll, HR requirements, OSHA compliance, data entry, billing and collections. Provided support within accounting processes including receivables, payables, taxes, job account expenditures, and vendor contracts.
- Company representative at small utilities meetings including the East Valley Water Forum with discussions on water management and drought scenario plans.
- Advised residential and commercial building developers on company policies and procedures to platted subdivision and commercial sites.
- Advised H2O, Inc. directors in the planning, forecasting, budgeting, and development to all business matters.

Information Technology

Provided insight, vision and oversight to the acquisition and implementation of technology systems

- Managed multiple technology systems concurrently with minimal downtime.
- Oversaw the integration of new customer relationship management (CRM) billing program.
- Managed the Supervisory Control and Data Acquisition (SCADA) program. Monitored 9 water production plants and well sites. Adjusted pressures and flows insuring proper water production and delivery to system customers. Problem solved errors reported within the SCADA system.
- Installed network system environments, domain controller, firewalls, switches, routers, access points, wireless point to point antennas and cabling. Managed all upgrades to network system and devices. Solved network communication errors.
- Implemented and managed company computer systems with knowledge of Microsoft Products and QuickBooks. Oversaw company intranet and website with all associated updates, upgrades, and functionality.
- Managed all billing and data collection programs in-house and online while administering all user account rights and privileges.
- Managed the Automatic Meter Reading (AMR) software program. Oversaw the monthly data collection from all metering devices with analysis of data to/from the billing and AMR programs.

DTS Consulting | CONSULTANT **January 2000 - December 2007**

Phoenix/San Tan Valley, AZ

- Provided technical and professional IT services on business systems, computer builds, network implementation and support.

US West | ACCOUNT CONSULTANT **August 1999 –December 1999**

Phoenix, AZ

- Account credit consultant. Provided customer service support, management, and advisement to customer accounts.

Garden Apts. | MANAGER **June 1996 - May 1999**

Glendale, AZ

- Managed a 23 unit apartment complex. Oversaw all rental units including showcasing, renting, cleaning, repairs, construction renovations, payment collections, violation notices, and civil court appearances.

Education

- Masters of Business Administration, Keller Graduate School of Management, April 2017
- Bachelors of Science in Computer Information Systems, DeVry University at Phoenix, Arizona, June 2002
- Associates of Arts in General Education, Glendale Community College, May 1998
- General Education, Chandler High School

Certificates

- Career and Technical Education (CTE) K-12, Business and Marketing, Arizona Department of Education, September 2030
- Career and Technical Education (CTE) K-12, Industrial and Emerging Technologies, Arizona Department of Education, September 2030
- Substitute Teacher PreK-12, Arizona Dept. of Education, September 2024
- Business Administration, Keller Graduate School of Management, May 2016

Volunteer Work

- Pinal County Planning and Zoning Commission, December 2020-Present
- Pinal County Citizen's Advisory Committee, July 2017 – December 2020
- Plan San Tan Valley - Special Area Plan – Citizens Representative on Transportation & Infrastructure and Technical Advisory matters - 2017
- Citizens Advisory Member - Pinal County District 2 - Supervisor Mike Goodman - 2017
- San Tan Valley Incorporation Committee Member 2017-18
- Full-time proselyting missionary, Church of Jesus Christ of Latter-Day Saints, Connecticut, Hartford Mission – 1988-1990

San Tan Valley Town Council Application

Board of Supervisors

Submitted On:
Sep 9, 2025, 05:07PM MST

Full Name	**First Name:** Brian **Last Name:** Tyler
Full Address	**Street Address:** [redacted] **City:** San Tan Valley **State:** AZ **Zip:** 85143
Phone Number	[redacted]
[redacted]	[redacted]
Are you at least 18 years of age?	Yes
Are you a current registered active voter?	Yes
Are you able to read and write the English language?	Yes
List your current occupation:	Municiple Utility Meter Specialist
Are you now, or have you ever served on a municipal/governmental board, commission, or committee?	Yes
Please provide name of board, commission and/or committee and dates served:	I was involved with the San Tan Valley Incorporation Committee (STV Inc.), supporting the early efforts to incorporate the Town of San Tan Valley. While I did not hold an official board or commission seat, I actively supported the committee behind the scenes during its initial push—assisting with community outreach, sign distribution, social media engagement, and helping raise awareness throughout the community. My involvement spanned several months during the early phases of the incorporation effort and reflected my long-standing commitment to seeing San Tan Valley become an officially recognized municipality.
Are you a legal Arizona resident living within the Town of San Tan Valley incorporation boundaries?	Yes
Your length of residency (Years/Months) within the Town of San Tan Valley incorporation boundaries?	17 years living in both Johnson Ranch and Circle Cross Ranch
Please describe how your experience (career/civic activities/volunteering, etc) makes you best qualified to	With over 17 years of experience in municipal utilities and public service, I bring a strong foundation in infrastructure management, community collaboration, and operational leadership that aligns closely with the needs of a growing town like San Tan Valley. My professional background spans roles

serve on the inaugural council for the Town of San Tan Valley?	in meter services, software implementation, and customer issue resolution, where I've successfully led AMR/AMI technology upgrades, managed cross-departmental projects, and trained both staff and residents on utility processes and tools. Serving as a Principal Applications Analyst for the Town of Queen Creek, Supervisor at the City of Chandler and in my current role as a municipal utility support specialist, I have a deep understanding of how local government functions behind the scenes. My previous roles, including Meter Services Lead-Supervisor for the City of Chandler, have equipped me with hands-on experience in managing budgets, optimizing workflows, and maintaining strong public engagement—skills that are directly transferable to council responsibilities. Beyond my professional life, I've been deeply invested in our community through several years of coaching youth football and baseball. These coaching experiences have allowed me to work closely with local families, mentor young athletes, and support the development of teamwork and discipline in our future leaders. It's also given me a ground-level view of what families in San Tan Valley care about—safe neighborhoods, recreational opportunities, and a sense of community. Whether it's troubleshooting a complex utility issue, helping shape water conservation strategies, or mentoring youth on and off the field, I've consistently focused on building relationships, listening to people, and solving problems. I believe this balanced experience in technical operations and community involvement makes me well-qualified to represent the diverse needs of San Tan Valley residents on its inaugural council.
Why would you like to be appointed to serve the citizens of San Tan Valley?	My interest in serving on the inaugural San Tan Valley Town Council stems from both a personal connection to the community and a professional commitment to public service. Years ago, while coaching youth football and Little League baseball here in San Tan Valley, I constantly faced challenges finding suitable fields or facilities for practices and games. It wasn't just about convenience—it directly affected the kids' opportunities. In Little League, teams must play within designated community boundaries to qualify for All-Star programs, and without an incorporated town, we often found ourselves ineligible or under-resourced. That experience opened my eyes to the deeper issue: this community was growing rapidly, but lacked the structure and support of local governance to truly serve its residents. That realization motivated me to get involved with STV Inc., supporting the early incorporation efforts. I worked behind the scenes—distributing signs, helping with social media, and raising awareness—because I believed in the vision of building a community that could stand on its own and provide for its people. Professionally, I bring over 15 years of experience in municipal utilities and local government operations, including leadership roles with the City of Chandler and currently with the Town of Queen Creek. In my current role, I also assist municipal utilities in accessing grants—an increasingly vital part of funding infrastructure, sustainability initiatives, and technological upgrades. I

	understand how to navigate the operational side of government, collaborate across departments, and deliver real solutions to residents. San Tan Valley now has the opportunity to define its future—and I want to be part of building that foundation. I'm running to ensure our town develops with thoughtful planning, strong public services, and a government that reflects and supports the needs of its families, workers, and businesses. With both deep community roots and proven municipal experience, I'm ready to help shape San Tan Valley into the thriving, self-sustaining town it's meant to be.
In your opinion, what are the highest and most immediate priorities for the inaugural council for the Town of San Tan Valley?	One of the most immediate and vital priorities for the inaugural council is hiring the right Town Manager, someone with proven experience in both leading and building municipal operations from the ground up. This role will be critical in shaping the administrative foundation and day-to-day functions of our new town government. Following that, it will be important to hire a Town Attorney to ensure all decisions are made with sound legal guidance and to begin crafting the ordinances, contracts, and policies that will govern San Tan Valley. From there, establishing a working budget should be a top focus. This budget must not only account for funding current services but also strategically plan for future growth. It will serve as the backbone of how the town functions, invests in infrastructure, and delivers services to residents. Once a clear financial picture is available, the council must revisit the topic of fire service and public safety, particularly the possibility of contracting with Rural Metro Fire. Public safety was a major factor that drove support for incorporation, and a responsible council must explore this option thoroughly listening to the voters while ensuring any decision is financially sustainable. Additionally, the council should consider implementing a modest and competitive sales tax that supports community services and infrastructure without placing an undue burden on residents or discouraging business growth. The rate should be comparable to surrounding communities to keep San Tan Valley regionally competitive. While there is a long list of tasks ahead, the primary focus must be on laying a strong foundation and building the core functions of a local government that can grow alongside its community and meet the needs of residents now and in the future.
Please attach your letter of interest, resume, and any other documents outlining your qualifications for office:	Brian Tyler Resume.docx
Sign Here	First Name: Brian Last Name: Tyler Email Address: [redacted]



Signed at: September 9, 2025 8:07PM America/New_York

Brian Tyler

[redacted]

Summary:

Experienced utility professional with expertise in AMR/AMI meter systems, project management, and software implementation. Proven track record in leading operational activities, implementing advanced CIS solutions, and training staff on service applications (ServiceLink, Infinity Mobile). Skilled at collaborating with utility groups like Water Conservation, Repair, Distribution, and Metering to optimize workflows and resolve complex customer issues. Adept in building strong customer relationships, managing budgets, and improving service delivery through data analysis and technical solutions

Experience:

- Principal Applications Analyst | Town of Queen Creek | Chandler, AZ | September 2022 - Current
- Product Specialist SSI | Core & Main | Remote, AZ | February 2022 – September 2022
- Meter Services Lead-Supervisor | City of Chandler | Chandler, AZ | April 2013 - February 2022
- Meter Reader | APS | Phoenix, AZ | November 2008 - April 2013

Oversee AMR and AMI meter systems, managing Neptune NSight/360 AMR/AMI and Sensus Flexnet/Sensus Analytics AMI systems, ensuring accurate meter readings and data transmission. Successfully led project management efforts for replacing visual meters with AMR, optimizing meter reading efficiency and accuracy. Implemented and tested Neptune 360 software, enhancing operational efficiency and accuracy in meter data management. Provided comprehensive training and technical assistance for meter-related software, empowering staff to achieve proficient system usage. Built and maintained strong relationships with current and potential customers, fostering positive communication and resolving concerns.

As a product specialist for water meters at Core & Main, attending trade shows provided invaluable opportunities to represent the company's expertise and solutions in the utilities sector. I focused on creating new sales opportunities by engaging with towns and municipalities, building relationships with key decision-makers, and forging connections with potential clients. These interactions not only opened the door for new business but also strengthened existing relationships, enabling me to identify and develop further opportunities. Trade shows became a strategic platform to expand Core & Main's presence, meet the evolving needs of municipal customers, and continuously find new ways to help them succeed.

Responsibilities:

- Coordinated daily work assignments and operational activities to ensure efficient meter route coverage and work order completion.
- Prioritized and assigned work orders, optimizing resource allocation for maximum productivity.
- Reviewed and inspected third-party contract work to ensure adherence to code, contract specifications, and regulatory standards.
- Investigated and resolved complex customer complaints related to water theft, high usage, meter issues, error skips, zero usage, and more.
- Collaborated with multiple City divisions, particularly Water Conservation and Utility Services, to resolve escalated customer issues and provide recommendations for corrective actions.
- Designed and led Utility CSR Training to enhance cross-functional communication, customer service, and effective issue resolution.
- Developed training documents and FAQ sheets for internal staff and City residents, facilitating efficient system usage.
- Implemented water use auditing methods, including data logging and leak investigations, ensuring accurate billing.
- Uploaded and downloaded meter reading data between utility billing software and reading devices, maintaining accurate billing cycles.
- Provided training on work techniques, equipment uses, maintenance, and quality control to staff members.
- Mentored and provided corrective action guidance to Meter Technician I and II personnel, advising Supervisor on performance matters.
- Maintained records, including complaint resolutions, maintenance logs, flow records, and work logs.
- Developed and implemented performance measures, goals, and standard operating procedures to streamline processes.
- Assisted in testing billing and reading software to ensure accuracy during system upgrades or changes.

- Contributed to the writing of bid specifications for equipment and supplies, evaluating incoming materials for quality.
- Managed annual budget projections and inventory control based on work goals and metrics.
- Conducted installation, inspection, and repair work on water meters, meter registers, electronic radio transmitters, and related components.
- Addressed customer inquiries, disputes, and concerns regarding billing, water system issues, and meter problems.

Skills:

- AMR and AMI meter systems management
- Project management
- Software implementation and testing
- Customer relationship building
- Technical training and assistance
- Complex issue resolution
- Operational coordination
- Data analysis and auditing
- Strong communication skills
- Team leadership and mentoring

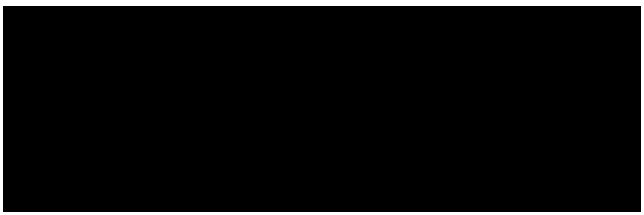
References available upon request.

San Tan Valley Town Council Application

Board of Supervisors

Submitted On:
Sep 7, 2025, 10:08PM MST

Full Name	**First Name:** Daniel **Last Name:** Oakes
Full Address	**Street Address:** [redacted] **City:** San Tan Valley **State:** AZ **Zip:** 85140
Phone Number	[redacted]
[redacted]	[redacted]
Are you at least 18 years of age?	Yes
Are you a current registered active voter?	Yes
Are you able to read and write the English language?	Yes
List your current occupation:	Owner and executive Director of the Arizona Family Institute
Are you now, or have you ever served on a municipal/governmental board, commission, or committee?	No
Are you a legal Arizona resident living within the Town of San Tan Valley incorporation boundaries?	Yes
Your length of residency (Years/Months) within the Town of San Tan Valley incorporation boundaries?	I moved to San Tan Valley in 2004, I have lived in San Tan Valley for 21 years.
Please describe how your experience (career/civic activities/volunteering, etc) makes you best qualified to serve on the inaugural council for the Town of San Tan Valley?	I have dedicated my career and community life to strengthening families and building healthy communities. As the founder and director of the Arizona Family Institute, I lead a team of 13 therapists serving children, couples, and families in our area, giving me firsthand experience with the needs and strengths of San Tan Valley residents. My leadership background includes serving as Student Body President at Mesa High School, where I learned the importance of teamwork and civic responsibility, and later as a bishop and stake president and mission president in my church, where I gained years of experience guiding people, managing resources, and addressing community concerns with compassion and accountability. These experiences have prepared me to listen well, work collaboratively, and make thoughtful decisions that balance vision with practical solutions—qualities I believe are essential for the inaugural council of our new town.

Why would you like to be appointed to serve the citizens of San Tan Valley?	I would like to serve on the inaugural council because I care deeply about the future of San Tan Valley and the well-being of its families, individual, companies and communities. Having lived, worked, and raised my family in this area, I want to help ensure that our new town is built on values of trust, connection, and prosperity and opportunity. This is an exciting moment in our history, and I would be honored to contribute my leadership, professional experience, and community service background to help establish a strong foundation for effective local government that truly reflects the needs and hopes of our citizens.
In your opinion, what are the highest and most immediate priorities for the inaugural council for the Town of San Tan Valley?	The inaugural council has the opportunity to set the foundation for San Tan Valley's future, and I believe the highest priorities must focus on creating a framework that balances economic growth with cultural identity and social strength. Economically, we should establish responsible fiscal practices, attract local businesses, and ensure thoughtful infrastructure planning that supports both current residents and future growth. Culturally, we need to foster a sense of belonging and civic pride by investing in community spaces, events, and traditions that bring people together. Socially, we must prioritize public safety, support for families, and accessible services that strengthen connection and trust among neighbors. The choices we make now will shape the long-term character of San Tan Valley, and our vision must be one of safety, strength, and shared purpose.
Please attach your letter of interest, resume, and any other documents outlining your qualifications for office:	Dan Oakes CV.pdf Letter of Intrest STV.pdf
Sign Here	First Name: Daniel Last Name: Oakes Email Address: [redacted]  Signed at: September 8, 2025 1:08AM America/New_York

Dan Oakes MEd, LPC, CSAT, CCSOT

[redacted]

Education

- Post graduate coursework in Counseling and Practicum, Ottawa University, 2003
- M.Ed. Masters in Education and Counseling NAU, 1996
- B.S. Bachelors of Science, Justice Studies ASU, 1994

License, Certifications and Affiliations

- Licensed Professional Counselor, Arizona Board of Behavioral Health Examiners License # 11233, 2004
- Certified Sexual Addiction Therapist (CSAT) International Institute for Trauma and Addiction Professionals 2014
- Clinically Certified Sex Offender Therapist (CCSOT) - National Association of Forensic Counselors 2012

Clinical Presentations

- 10th Annual IITAP Symposium (International Institute for Trauma and Addiction Professionals) "*Parenting in a world of Porn: Raising Sexual Healthy Children*", October 12-14, 2015
- AMCAP Annual Convention (Association of Mormon Counselors and Psychotherapists) "*Parenting in a World of Porn: Shepherding Your Child's Sexuality"* October 1, 2015 - October 2, 2015
- Fatherhood and Leadership Conference: The Native American Fatherhood and Families Association:. "*The Porn Pandemic: The Devastating Effects on Children Family and Society*" Nov 2 - Nov 4, 2015

Professional Publications

- National Council Magazine Sharing Best Practices in Mental Health & Addictions Treatment: Published by the National Council for Community Behavioral Healthcare 2011 Issue 2. Trauma Informed Care From the Field: Stories of Change: "A New Leaf Sheds All Restraints" page 46.

Current Professional Activities

- Therapeutic Consulting Services: Private Practice Owner - Specializing in sexual conflict within the family. Relationship repair for individual and family counseling relative to general mental health issues. Special emphasis on parenting, adolescents, sexual addiction and sexual abuse. Mesa Az, 6/05 – Present.
- Arizona Family Institute: Founding member and director of a therapeutic professional community that focuses and training and community collaboration on family mental health issues from and attachment and faith based paradigm. Mesa Az, 2013 to Present. https://www.arizonafamilyinstitute.com/

Teaching experience

- Rio Salado College: Adjunct Faculty: Courses taught "CHD 161: Beginning Clinical Documentation Skills", and "CHD 145: Aids and Chemical Dependency". Have previously taught "CHD 100 Foundations of Chemical Dependency" and "CHD 165: Theory and Techniques in the Treatment of the Chemically Dependent" 8/05 – 5/12

Historical Professional Activities

- A New Leaf: Clinical Director of Youth Services: Responsible for the all clinical oversight of youth programing and supervision of clinical direction and staff. Mesa Az. 12/09 – 10/13
- Family Strategies and Coaching: Primary therapist for sexual addiction programing. Mesa Az, 6/07 – 10/11
- A New Leaf: Clinical Director of Residential Admissions: Responsible for the review and admission of all juvenile sexual offenders referred by the Administrative Office of the Courts and by all Regional Behavioral Health Authorities in the State of Arizona 11/07-12/09 Clinical Director: Responsible for clinical and administrative direction of a 20 bed adolescent sex offender treatment program. Oversee the implementation of clinical programming. Supervision of multidisciplinary team. Extensive collaboration with contracted entities. Mesa, Az 10/01 – 11/07
- The Terraces: A subsidiary of Behavioral Health Management Associates: Director of Mental Health Services: Responsible for the development of new 38 bed sex offender program and for the clinical and administrative function of four separate programs within Mental Health Hospital at the Terraces. 1) Male Mental Health Program: (12-18 y/o) chronically mentally ill adolescents, 38 beds. 2) Female Mental Health Program: (12-18 y/o) chronically mentally ill adolescents, 27 beds. 3) Preadolescent Program: (10-14 y/o) chronically mentally ill prepubescent males, 16 beds. 4) Checkpoint Program: (12-18 y/o) adolescent male sex offenders, 38 beds. Ephrata Pennsylvania.3/97- 4/98
- Prehab of Arizona: Multiple progressive positions from direct care provided to teens in sexual conflict to family therapist to facility clinical lead. Working with in the Center for Adolescent Sexual Conflict. 8/89-97

Daniel G. Oakes
[redacted]

Town of San Tan Valley Council Selection Committee
San Tan Valley, AZ

Re: Letter of Interest – San Tan Valley Town Council

Dear Members of the Selection Committee,

It is with great enthusiasm that I submit my letter of interest to serve on the inaugural Town Council of San Tan Valley. As a longtime resident and active member of this community, I am deeply committed to ensuring that our newly incorporated town begins its journey with vision, integrity, and a strong foundation of trust between citizens and leadership.

Professionally, I have dedicated my career to building and leading organizations that serve families. As the founder and director of a family counseling practice, I have worked with hundreds of local residents, gaining a firsthand understanding of the challenges and strengths within our community. My background requires not only sound leadership and fiscal responsibility, but also the ability to listen carefully, make thoughtful decisions, and build consensus—qualities I believe are vital for town governance.

Beyond my professional work, I have a long history of civic and volunteer service. From serving as Student Body President at Mesa High School, to leading faith-based congregations as bishop and stake president, to mentoring young adults and families through times of difficulty, I have consistently sought opportunities to strengthen individuals and communities. These experiences have shaped my belief that strong towns are built on safe neighborhoods, thriving families, responsible planning, and opportunities for all to contribute.

As San Tan Valley begins this new chapter, I see three priorities as essential for the inaugural council: establishing sound economic and fiscal practices that ensure sustainability, fostering a cultural identity that unites our diverse residents, and building social supports and public safety frameworks that make our town a place of both strength and belonging. I am eager to bring my leadership, collaborative spirit, and commitment to service to help lay this foundation.

Thank you for your consideration. It would be an honor to serve the citizens of San Tan Valley and to contribute to shaping a future of safety, prosperity, and community pride.

[redacted],
[redacted]
Daniel G. Oakes MEd LPC
[redacted]

San Tan Valley Town Council Application

Board of Supervisors

Submitted On:
Sep 1, 2025, 04:25PM MST

Full Name	**First Name:** Christopher **Last Name:** Maddux
Full Address	**Street Address:** [redacted] **City:** San Tan Valley **State:** AZ **Zip:** 85143
Phone Number	[redacted]
[redacted]	[redacted]
Are you at least 18 years of age?	Yes
Are you a current registered active voter?	Yes
Are you able to read and write the English language?	Yes
List your current occupation:	Director, Information Systems
Are you now, or have you ever served on a municipal/governmental board, commission, or committee?	Yes
Please provide name of board, commission and/or committee and dates served:	Pinal County Citizen's Advisory Committee - Sep 2024, Sep 2025.
Are you a legal Arizona resident living within the Town of San Tan Valley incorporation boundaries?	Yes
Your length of residency (Years/Months) within the Town of San Tan Valley incorporation boundaries?	4 years, 8 months

Please describe how your experience (career/civic activities/volunteering, etc) makes you best qualified to serve on the inaugural council for the Town of San Tan Valley?	With over 30 years of experience in information technology—half of which I've spent in leadership roles—I bring a strategic, systems-oriented mindset to problem-solving, infrastructure planning, and organizational resilience. My career has also been deeply rooted in public education, where I've worked closely with district boards to align policy with community needs, foster inclusive environments, and implement secure, forward-thinking technology solutions. Beyond my professional background, I've been actively engaged in civic life. I previously ran for town council in another community and regularly attended council meetings, gaining firsthand insight into the responsibilities, challenges, and opportunities that come with local governance. These experiences have shaped my understanding of how to build consensus, listen with empathy, and lead with integrity. San Tan Valley is entering a pivotal chapter, and I am committed to helping lay a strong foundation for our future. I believe my blend of technical expertise, educational leadership, and civic engagement uniquely positions me to serve on the inaugural council with both vision and accountability.
Why would you like to be appointed to serve the citizens of San Tan Valley?	I would like to be appointed to serve the citizens of San Tan Valley because I believe this moment calls for steady, principled leadership rooted in service, experience, and a deep commitment to community. As a longtime resident, veteran, and educator, I've spent my life working to strengthen the institutions that support families, foster opportunity, and protect the public good. Now, as our town begins its journey of self-governance, I feel a profound responsibility to help shape a foundation that reflects the values and aspirations of our residents. My desire to serve is not driven by ambition, but by legacy—by the hope that my children and grandchildren, who also live here, will inherit a town built on integrity, transparency, and thoughtful planning. I've previously served on a citizens' advisory committee, run for town council in another community, and regularly attended council meetings. These experiences have given me a clear understanding of the responsibilities of local government and the importance of listening, building consensus, and acting with accountability. San Tan Valley deserves a council that is not only capable, but deeply invested in its future. I would be honored to bring my experience, values, and dedication to this role and help guide our town through its formative years with clarity, compassion, and purpose.

In your opinion, what are the highest and most immediate priorities for the inaugural council for the Town of San Tan Valley?	The priority of the inaugural council will be to set up the foundational governance. This will include a town charter or core ordinances that define the new town government's structures, powers, and responsibilities. The council must set up administrative systems for budgeting and record-keeping while defining key leadership roles such as city manager, clerk, and legal counsel. The inaugural council must also quickly develop a sound fiscal foundation by creating the town's first budget, identifying revenue sources, and evaluating existing service contracts. Infrastructure and public services—such as roads, utilities, and emergency response—require immediate assessment to ensure continuity and safety during the transition from county oversight. At the same time, the council must foster community trust through transparent communication and inclusive engagement, while ensuring full legal compliance with Arizona municipal laws, especially in zoning, land use, and election planning. These early decisions will shape the town's long-term identity and success.
Please attach your letter of interest, resume, and any other documents outlining your qualifications for office:	Maddux_Christopher.docx STV-LetterOfInterest-Maddux_Christopher.docx
Signature Data	First Name: Christopher Last Name: Maddux Email Address: [redacted]  Signed at: September 1, 2025 4:25pm America/Phoenix

Christopher Maddux

[redacted] [redacted] www.linkedin.com/in/christophermaddux

DIRECTOR OF INFORMATION TECHNOLOGY

Program Management / Project Lifecycle Management / Systems Implementation / Strategic Initiatives
Power and Cooling Strategies / Rack Layout / Cross-Functional Team Leadership / Change Management
Infrastructure Architecture Design / Customer Success / Enterprise Storage Management / Virtualization
Performance Improvement / Data Center Operations / Vendor Management / Service Delivery

Strategic, purposeful technology leader with extensive experience and success implementing complex, large-scale projects within scope, time, and budget. Masterfully customizes and implements sustainable technical solutions that significantly improve operations. Keen eye for identifying operational inefficiencies and implementing highly effective changes. Adept at building and mobilizing cross-functional teams to effectively solve problems and enhance productivity.

PROFESSIONAL EXPERIENCE

EAST VALLEY INSTITUTE OF TECHNOLOGY 2024 to Present
College & Career Technical School.

Director, Information Systems
Led IT operations for cross-functional technical personnel, managing hiring, termination, performance evaluations, training, and development to build a high-performing team.

- Established a help desk and walk-up window, improving customer support efficiency and response times.
- Upgraded network infrastructure, eliminating latency and instability, ensuring zero network issues during critical testing periods.
- Restructured the department into specialized teams, aligning skillsets with tasks to enhance operational efficiency and collaboration.

QUEEN CREEK UNIFIED SCHOOL DISTRICT 2022 to 2024
A+ rated public schools.

Director, Technology
Led full-scale strategic direction in partnership with Business and Educational leadership teams to establish organization IT requirements and execute vision planning. Direct IT operations for cross-functional technical personnel, overseeing all aspects of hiring, termination, performance evaluation, training, and development.

- Simplified and improved security for user access to multiple systems by implementing MFA and SSO.
- Integrated major systems to allow for the automation of staff accounts and profiles.

VERTEX EDUCATION 2020 to 2022
Leader in charter school management.

Manager, Systems Administration
Led a team on a tactical mission of continuous improvement and standardization. Worked with IT leadership peers to form a cohesive team that worked together to rebuild the department and improve the service and support provided by the teams.

- Simplified and improved security for user access to ERP and help desk ticketing systems by implementing Single Sign-on and AD Self Service.
- Redesigned and standardized campus networks to allow for growth, improved performance, and reliability as well as improved security.

ELECTRIC MIRROR, LLC 2017 to 2020
Global leader in lighted mirrors and mirror TV technology.

Manager, Information Technology
Led full-scale strategic direction in partnership with leadership teams to establish organization IT requirements and execute vision planning. Direct IT operations for cross-functional technical personnel, overseeing all aspects of hiring, termination, performance evaluation, training, and development with $900K operating budget.

- Restructured operations to foster productive work culture and develop top-performing team focused on collaboration, identifying bottlenecks and implementing sustainable corrective actions.
- Reduced open help desk tickets 75% with 25% decrease in time to closure.
- Achieved 90% reduction in single points of failure by leading project management for equipment and design modernization improving server infrastructure.

COVESTIC 2014 to 2016
Professional IT services providing consulting and managed services and solutions.

Senior Systems Architect
Contracted to oversee systems architecture management and lead project teams during multiple T-Mobile concurrent projects, directing development and implementation of architectural design deliverables within time, quality, and budget for physical and virtual Windows, Linux, and AIX systems.

- Led design and standardization of high-level system design documents across multiple applications and complex systems.
- Strategized with architecture team to decrease time to turn around by 50%.
- Monitored designs to ensure compliance with architectural and corporate standards through full project life cycle, achieving less than 10% exception rate.

WASHINGTON SCHOOL INFORMATION PROCESSING COOPERATIVE (WSIPC) 2003 to 2014
Public non-profit cooperative providing K-12 public and private schools with technology solutions and support.

Senior Technical Architect and Systems Engineering Manager
Managed development and launch of large-scale infrastructure architecture to maximize HR, fiscal, and student ERP across 280 school districts. Directed cross-functional team of fifteen systems and network engineers responsible for design, implementation and maintenance of entire infrastructure and ERP application, incorporating process improvements and interdepartmental collaborations.

- Established technical specifications, leading infrastructure project management related to enterprise storage, server hardware, server OS, and virtualization.
- Orchestrated server migration from 0% to 90% virtualized server environments in five years.
- Oversaw multiple data center operations and aspects, including cooling, power, and rack layouts; achieved 75% reduction in annual costs through data consolidation from seven regions.
- Cultivated vendor relationships, overseeing all aspects of contract negotiations and development.

Earlier: Senior Consultant, **Digital Republic Information Systems;** Director of Information Systems, **Virtuoso;** Manager of Web Development Tech Team, **Ultimate Software Group, Inc;** Paratrooper and Communications Specialist, **United States Army.**

Contributing Author, *SQL Server 2000 Black Book,* Coriolis Group

Pinal County Board of Supervisors

31 N. Pinal Street

Florence, AZ 85132

Subject: Request for Consideration – San Tan Valley City Council Appointment

Dear Members of the Board of Supervisors,

I'm writing to respectfully express my interest in being considered for appointment to the first city council following our community's vote to incorporate. This is a pivotal moment for San Tan Valley, and I would be honored to serve my neighbors during this foundational phase.

As a longtime resident, family man, and veteran, I care deeply about the future of our community—not only for myself, but for my children and grandchildren who also live here. I've previously served on a citizens' advisory committee and spent much of my career in education, where I regularly participated in board meetings and collaborative decision-making.

I believe my background equips me with the experience, perspective, and commitment needed to contribute meaningfully to the council. I value transparency, consensus-building, and listening to diverse voices—principles I've upheld throughout my personal and professional life.

It would be a privilege to represent our community and work closely with you and other leaders to help shape a city that reflects the hopes and values of its residents. Thank you for considering my request. I'd welcome the opportunity to speak further and share more about how I can contribute to this exciting new chapter.

Warm regards,

Christopher Maddux

[redacted]

Christopher Maddux | LinkedIn

San Tan Valley Town Council Application

Board of Supervisors

Submitted On:
Sep 6, 2025, 05:47PM MST

Full Name	**First Name:** LISA **Last Name:** BOYER
Full Address	**Street** [redacted] **City:** SAN TAN VALLEY **State:** AZ **Zip:** 85140
Phone Number	[redacted]
Email	[redacted]
Are you at least 18 years of age?	Yes
Are you a current registered active voter?	Yes
Are you able to read and write the English language?	Yes
List your current occupation:	Retired as of July 5, 2025.
Are you now, or have you ever served on a municipal/governmental board, commission, or committee?	No
Are you a legal Arizona resident living within the Town of San Tan Valley incorporation boundaries?	Yes
Your length of residency (Years/Months) within the Town of San Tan Valley incorporation boundaries?	1 year 2 months
Please describe how your experience (career/civic activities/volunteering, etc) makes you best qualified to serve on the inaugural council for the Town of San Tan Valley?	As an employee of Wells Fargo Bank for 46 years, we supported Small Business which is closely tied to the community. My prior experience as a Small Business director put me front and center of the communities, which also extended into supporting through service. I have been involved in numerous community volunteer events in the Phoenix metro and Chandler areas and am personally involved as a board member for a 501c3 in San Tan Valley, since moving here.
Why would you like to be appointed to serve the citizens of San Tan Valley?	Since San Tan Valley is home for myself and my family, I am committed to listening and learning about how we can make this a community and town that people want to live and flourish in. My future is here, and I would very much like to be a part of building the foundation. In addition to my professional experience, I have also been a resident of Phoenix, Peoria and Chandler and have experienced the growth in those cities over several decades. I believe that would bring a valuable perspective to the council on changes that went well, and those that didn't.

In your opinion, what are the highest and most immediate priorities for the inaugural council for the Town of San Tan Valley?	Establishing transparent and accountable local government Creating foundational policies and procedures for town operations Smart growth planning to avoid urban sprawl Water access and conservation Fiscal responsibility - Finances, funding and fair taxation These are just a few, as this will be a huge body of work and first town council will set the tone for years to come.
Please attach your letter of interest, resume, and any other documents outlining your qualifications for office:	Letter of Intent_Lisa Boyer.docx Lisa Boyer_Resume2.docx
Sign Here	First Name: LISA Last Name: BOYER [redacted] [redacted] Signed at: September 6, 2025 8:46PM America/New_York

Lisa Boyer
[redacted]
September 6, 2025

Pinal County Board of Supervisors
135 N. Pinal Street
Florence, AZ 85132

Dear Members of the Board of Supervisors,

I am writing to formally express my intent to serve as a member of the inaugural San Tan Valley Town Council. Although I've called San Tan Valley home for just over a year, I've quickly grown deeply invested in its future and am committed to preserving its unique character while helping guide its growth in a responsible, inclusive, and forward-thinking manner.

My professional background in banking and finance, along with my involvement in local initiatives has equipped me with the experience and perspective necessary to contribute meaningfully to the Council's work. I believe in transparent governance, fiscal responsibility, and fostering a strong sense of community through collaboration and civic engagement.

If elected, I will prioritize issues that matter most to our residents—such as infrastructure improvements, public safety, sustainable development, and accessible community services. I am eager to listen, learn, and lead with integrity, always keeping the best interests of San Tan Valley at heart.

I would be honored to serve and help shape the future of San Tan Valley. Thank you for considering my candidacy.

Warm regards,
Lisa Boyer

Lisa Boyer
[redacted]

Objective

To serve on the San Tan Valley Inaugural Town Council and contribute to the responsible development, transparent governance, and long-term sustainability of our newly incorporated community.

Skills & Strengths

- Strategic Planning & Policy Development
- Community Engagement & Public Speaking
- Budget Oversight & Fiscal Responsibility
- Collaborative Leadership & Conflict Resolution
- Knowledge of Local Issues & Stakeholder Priorities

Professional Experience

Wells Fargo Bank, N.A. – Chandler, AZ
Infrastructure and Specialized Portfolio Leader – Business Banking
Senior Vice President / Business Execution Senior Manager
December 2022 – August 2025

- Led initiatives supporting aggressive growth strategies by building infrastructure for finance, technology, and operations.
- Managed projects, coordinated teams, and delivered measurable results.
- Maintained partnerships with internal groups and stakeholders.

Wells Fargo Bank, N.A. – Chandler, AZ
Mountain Region Sales Director – Small Business Banking
Senior Vice President / Managing Director
June 2014 – November 2022

- Oversaw 100+ managers and relationship bankers serving Small Business clients.
- Led outreach and networking efforts across multiple communities.
- Contributed to strategic growth of the Small Business segment.

Community Involvement

Volunteer

- *Military Assistance Mission (MAM)* – Organized annual team volunteers for holiday events
- *Habitat for Humanity* – Participated in two Phoenix-area builds

Member

- *Wells Fargo Contributions Committee* – Voting member (2014–2022)
- *Major's Brigade* – Current board member of San Tan Valley-based 501(c)(3) supporting veterans, first responders, and individuals with special needs through therapeutic horse interactions

References

Available upon request

San Tan Valley Town Council Application

Board of Supervisors

Submitted On:
Sep 11, 2025, 07:31AM MST

Full Name	**First Name:** Gia **Last Name:** Jenkins
Full Address	**Street Address:** [redacted] **City:** SAN TAN VALLEY **State:** AZ **Zip:** 85143
Phone Number	[redacted]
Email	[redacted]
[redacted] **at least 18 years of age?**	Yes
Are you a current registered active voter?	Yes
Are you able to read and write the English language?	Yes
List your current occupation:	Accounting Supervisor w/City of Maricopa
Are you now, or have you ever served on a municipal/governmental board, commission, or committee?	No
Are you a legal Arizona resident living within the Town of San Tan Valley incorporation boundaries?	Yes
Your length of residency (Years/Months) within the Town of San Tan Valley incorporation boundaries?	More than 5 years
Please describe how your experience (career/civic activities/volunteering, etc) makes you best qualified to serve on the inaugural council for the Town of San Tan Valley?	I have been in governmental employment for over 13 years. I have worked in state government - ADOT, ADOA, and DES; county government - Pinal County; and currently local government - City of Maricopa. I was a volunteer with STV Inc as a Notary Public to notarize petition signatures, as well as obtaining signatures to get the initiative on the ballot. I have attended multiple meetings regarding this movement. I sincerely believe incorporating is the best decision for the place I call home - San Tan Valley. I support this decision by the voters and believe my experience in governmental accounting could be an asset to the board. I am passionate about local government. Thanks for your consideration.
Why would you like to be appointed to serve the citizens of San Tan Valley?	I would like to be appointed to serve the citizens of San Tan Valley as I have experience in shared revenues, sales tax revenues, DIF fees, etc. I would love to share my knowledge and experience.

In your opinion, what are the highest and most immediate priorities for the inaugural council for the Town of San Tan Valley?	The road to being a viable and successful local government is a long and exhausting process. I understand meeting will most likely be in the evenings and I would be most happy to volunteer my time to this as an inaugural council member. The first priority will be to hire a town manager and a town clerk. They will draft a proposal for the new town. It is important to get the City Code and town goals set up with timelines in order to be successful when July, 2026 comes - it will be here quick.
Please attach your letter of interest, resume, and any other documents outlining your qualifications for office:	Gia Resume 6.26.25.docx
Sign Here	First Name: Gia Last Name: Jenkins Email Address: [redacted]  [redacted] at: September 11, 2025 10:27AM America/New_York

Gia Valenzuela, MPA



QUALIFICATIONS:

- **Organization/Administration** - Strong analytical skills, pro-active and detail-oriented.
- **Communication** - Effective listener and communicator with customers, managers, and co-workers.
- **Customer Service** - Excellent customer service skills.
- **Problem Solver** - Resourceful, decisive, and persistent in handling projects in a timely manner. Ability to collect, compile, analyze and interpret financial data.
- **Leadership and Initiative** - Self-motivated with a track record of working independently and taking a leadership role in organizing and improving operations.
- **Computer Skills & Proficiency** – JD Edwards EnterpriseOne, Hubble, OnBase18, Accela, Lucity, FMIS, Windows, Microsoft Word, Excel, Outlook, PowerPoint, Construction Manager, Promation, RentalPro, AZTECS, Timberline Accounting Software, QuickBooks, SQL, Advantage, AFIS, InfoAdvantage, PIRT, FAST, and Project Master.
- **Experience** - Over 25 years in accounting.
- **Personal Attributes** - Quick learner, dependable, accurate, organized, conscientious, and trustworthy. I am honest, have integrity, a great work ethic, and take pride in work I do.
- **Notary** – Loan Signing Agent with over 200 signings. Notary expires 9/17/2028
- **Membership** – GFOA and GFOAz
- **AZDOR Sales Tax Audit Number** 1168
- **NIPR** 21362298 Medicare Supplement/Advantage/Life Insurance Producer

EXPERIENCE:

8/2020 – present City of Maricopa, Office of Business Management 39700 W Civic Center Plaza, Maricopa, AZ 85138 Accountant. Reviews accounting activities, transactions, and reconciliations. Prepares Journal Entries, prepare TPT tax submissions, shared revenue tax analyzations, prepares sales tax rebates based on development agreements with developers that build in the City. Capital asset review, reconciliation and entry into ERP. Disposes of assets in ERP. Prepares SEFA report for City based on grant reconciliations. Prepares any data for yearly auditor requests from Heinfeld Meech uploading to the Organizer. Oversees AP accounting specialist and reviews entries for accuracy and suggests improvement analysis. Prepare mail allocations for all the departments. Prepares Budget transfers when needed. Link GL accounts based on new Orgs, Objs, and Project codes. I have done a little on Development Impact Fees, and wrote up items to be presented to the City Council. I do the year end 1099 process and submit to IRS. I am involved in the AP overhaul process to improve all processes relating to AP, Capital Assets, and Purchase Cards. Currently leading a Capital Asset project starting with Administrative Policy, Department Policy, and Desktop Procedure and implementing an inventory process with asset tags and workflow which includes working with department heads to establish what our goals are and working with the team and leadership to make our processes as lean as possible. I supervise Accounts Payable and Accounts Receivable. I maintain capital asset records to add, dispose, depreciate, and reconcile to the general ledger and department asset inventory system ad hoc reports. I work to assure our SEFA and ACFRs are compliant with guidelines established by the 2 CFR and GASB (including GASB 87/96) guidance for programmatic and financial accuracy. I work closely with auditors for accurate numbers for the yearly ACFR and SEFA. I am the lead for the ACFR team to provide CIP project balances and Capital Assets. I help the finance team perform reconciliations of general ledger accounts, payroll vendor accounts, sales tax revenues from the AZDOR websites and our ERP system. I work with the Pinal County assessor's office to ensure all city owned parcels are tax exempt and match to the capital asset listing. I am involved in testing for our ERP upgrades and rectify system issues for the Finance team. I work with the development services team to assure the city's DIF reporting, and census bureau reporting are accurately reported yearly. I produce sales tax revenue reporting for the executive and leadership teams monthly. I prepare TPT tax remittances. I work with Cities Unit at AZDOR to assure accurate reporting that belong to City of Maricopa versus County of Maricopa. I work with outside stakeholders for fiscal agent grants agreements for nonprofits and within city of Maricopa that are given by Ak-Chin, Tohono O'odham, and Gila River Indian Communities yearly as part of the Proposition 202 12% distribution grants. I work with the finance team on franchise agreements and contracts to determine what leases belong on the ACFR. I work with developers and my team members with development agreements to determine when contract details are met and prepare to return construction and retail taxes back to the developers as a financial incentive. I prepare journal entries along with the finance team to make sure expenses are in the proper funds and that receivables are booked by year end for revenues that will come in in the next fiscal year. I have overseen the Purchase Card imports and conversions in the ERP system, linked accounts in the ERP system for new grants for CIP projects to allocate revenues and expenses properly, performed budget transfers, prepared documentation and verbiage for the Legistar council review process, year-end 1099 process and submit files to the FIRE/IRIS website.

9/2019 – 8/2020 State of Arizona, ADOA/GAO/Central Services Bureau 1740 W. Adams Street, Suite 3015, Phoenix, AZ 85007 Accountant 4. Performed accurate analysis of financial records for CSB agencies, including data used for budget purposes. Analyzed and approved fiscal transactions in AFIS and APP. Assisted with budget process including BUDDIES assistance for CSB agencies, keyed budget documents in AFIS, analysis of bills/statues, prepared budget vs expenditure reports, answered budget/appropriation question CSB had. Customized financial reports based on CSB agency needs/requests. Pulled and analyzed financial data from AFIS to be used for cash flow reports, fixed asset review and reconciliation, calendar year end 1099 processes, transfer tracking, treasurer transaction tracking, and created custom InfoAdvantage reports on request. Analyzed payroll data warehouse reports. Reconfigured data for ease of use by CSB staff and agencies. Responded to agencies, boards, and commissions by providing guidance and/or research necessary to resolve problems or situations defined by the requesting entity. Acted as back up to CSB Administrator. Oversaw CSB reconciliation process, making correcting transfers based on reporting and financial review or at CSB agencies request.

3/2018 – 8/2019 Pinal County, Public Works/Emergency Management 31 N. Pinal Street, Bldg F, Florence, AZ 85132 520-866-6516 Senior Accountant. Administered grant-funded programs, and prepared financial reports to meet grant requirements. Assisted with community-based education programs on environmental and emergency management issues. Cross-trained and provided administrative support for Pinal County Office of Emergency Management (OEM). Maintained skills and technical functions for the planning, mitigation, response and training for disasters and civil emergencies; assisted with hazard and risk assessments. Maintained absolute confidentiality of work-related issues, customer records and restricted County information. Assisted with the administration of plans for a broad array of disasters and emergency situations affecting County and regional operations. Compiled and analyzed data, maintained and managed accounting records for general ledger, grant, special fund programs, and special projects; identified and researched accounting issues, and recommended solutions and implemented them. Reviewed, approved and posted accounting entries, including general ledger, revenue tracking, reconciliations, special fund accounting, and financial reporting. Reconciled financial transactions; reviewed and investigated financial and accounting records; assured fund integrity and resolved issues according to policies. Monitored and reviewed accounting documents for staff of four for accuracy, completeness, and compliance with Federal and state regulations, funding agency standards, and county policies and control practices. Researched and resolved grant funds and revenue accounting issues; provided customer service, and coordinated technical and financial information with customers and external agencies. Interpreted and explained policies, procedures, rules and regulations; and provided technical assistance and training. Responded to requests for information, and attempted to resolve them by researching files and records within the scope of authority; updated, retrieved and released information according to procedures; sometimes requiring policy interpretation. Determined Use Tax to send to AZDOR for invoices sales tax was not charged on. Prepared Agenda items for Board of Supervisors. Conducted research to identify potential state and Federal grants that can be utilized by the County; presented findings and recommendations; assisted with writing grant proposals, and facilitated grant application process. Prepared SEFA Questionnaire Packets with all information needed for the A-133 Federal Single Audit for the County for grants I administered: EMPG, SHSGP, CMAQ, HMEP, GRIC, VFA, FMA, HMGP and Emergency Declaration grants. Provided LEMO breakdowns to DEMA/FEMA for reimbursement for Emergency Declarations. At year end, I assured that all of the potential upcoming grants had ample budget and accounted for any match requirements. I assured the correct funds and projects are set up properly to assure there would not be any commingling of grant monies. I accounted for contingencies in my budget plans and appropriated use of general funds as well as HURF funds. Responded to emergencies and civil disasters; worked with state, Federal, and regional agencies during disaster incident management and recovery phases; acted as liaison to the state Division of Emergency Management (DEMA), Federal Emergency Management Agency (FEMA), and other stakeholders during emergencies and training drills.

3/2016 – 3/2018 State of Arizona, ADOT/FMS/Project Accounting 206 S. 17th Avenue, Phoenix, AZ 85007 602-712-7789 Accountant 3. Reviewed and analyzed the reconciliation of reports and financial data to ensure that costs were properly allocated to appropriate federal, state or other funding sources as anticipated. When anomalies were identified I was responsible to ensure that those irregularities were corrected which sometimes included a comprehensive review of the initial project setup. This position had to have an intricate understanding of the complex systematic interrelationships within AFIS to ensure that projects were established in compliance with both Generally Accepted Accounting Principles (GAAP) and were in accordance with Federal Highway Administration (FHWA) rules and regulations. Further, I ensured that projects were able to properly track and capitalize fixed assets that were constructed as a result of the project. I was responsible for reviewing multiple system tables and reports for any items that could cause a federal reimbursement/billing request to reject. Any lines within the federal bill that were identified as having the potential to cause rejects would be removed from the reimbursement request and corrected so that they can be properly submitted with the next billing submission. In addition, I was responsible for pre-audits of current projects with the goal of resolving issues before the projects were ready for final voucher. Further, I served as one of the technical advisors by providing guidance to other functional areas in regards to AFIS projects, budgets, design, policy and procedures. Working closely with both financial and programmatic staff I was responsible for determining the proper resolution when documents error due to expenditures being charged to the wrong programs or phases. Was involved in LEAN including kaizens for continuously improving standardized programs and processes to eliminate waste of time and resources.

8/2015 – 3/2016 State of Arizona, ADOT/FMS/Project Accounting 206 S. 17th Avenue, Phoenix, AZ 85007 602-712-7789 (I was still a Program Compliance Auditor 2 but moved over to the Project Accounting area). Reviewing and approving project requests through Project Master interface. Review and approve documents in AFIS that were created through automated interface from Project Master. Responsible for payroll rejects and additives accrued behind the scenes. Talking with project managers, resident engineers and others regarding where the costs should be allocated and working with Payroll and ASO's to handle BTS amendments. Researching where charges were hitting and if they were accurate and reviewing what AFIS did with the charges and coming up with remedies to fix the issues and

prevent future occurrences. Responsible for reviewing and analyzing the reconciliation of reports and financial data to ensure that costs were properly allocated to appropriate federal, state or other funding sources as anticipated. When anomalies were identified I ensured that those irregularities are corrected which sometimes included a comprehensive review of the initial project setup. Ensured that projects were able to properly track and capitalize fixed assets that were constructed as a result of the project. Responsible for reviewing multiple system tables and reports for any items that could cause a federal reimbursement/billing request to reject. Any lines within the federal bill that were identified as having the potential to cause rejects were removed from the reimbursement request and corrected so they could be properly submitted with the next billing submission. Responsible for the pre-audits of current projects with the goal of resolving issues before the project was ready for final voucher.

8/2013 – 8/2015 State of Arizona, ADOT/FMS/Final Voucher, 206 S. 17th Avenue, Phoenix, AZ 85007 602-712-4447 Program Compliance Auditor 2. Responsible for analyzing, reconciling, and closing the agency's financial billing records in order to prepare final cost statements and release unspent obligations of federal funds, state highway funds, bond funds, and third party reconciliations for closed construction, right-of-way, as well as other projects and phases. Responsible for understanding the different funding sources such as HURF, RARF, MAG, PAG, ARRA, GANS, as well as numerous others and their purposes. Responsible for performing analysis of project documentation and assuring accuracy as well as compliance with federal law, state rules and statutes, agency rules, regulations and agency policies and procedures. Responsible for examining contracts including change orders, intergovernmental and joint project agreements (IGA's and JPA's) and other contractual documents in addition to verifying authorizations and approvals. Also, responsible for performing detailed examination while reviewing and comparing documentation for projects costs, amounts billed, and reimbursement, as well as verifying accuracy of payments to consultants, vendors, and local governments. The review verifies correct pro-ration of federal and matching billings for construction and engineering costs and assessments of liquidated damages as well as Indirect Cost Allocation Plan (ICAP) charges. Responsible for preparing adjusting entries for costs, and charges based on eligibility and funding sources, using ADOT's mainframe accounting system in addition to various MS applications to perform the document research and final voucher preparation. Resolving questions and problems presented by internal and external customers, recognizing public and constituent issues, and identifying actions to address such issues, including the involvement of other appropriate ADOT groups and functions.

2/2013 – 7/2013 State of Arizona, ADOT/FMS/Project Accounting, 206 S. 17th Avenue, Phoenix, AZ 85007 602-712-7789 Fiscal Services Specialist 4. Responsible for maintaining a large database of project accounting information for state and federal obligations. Also responsible for reviewing and analyzing requests for new projects; approving new projects and sub phases, assisting project managers, engineers, and administrative personnel in preparing project master documents to assign project number, design and produce reports to assist management, project managers, and others in reconciling their accounts; ensuring accurate financial reports; resolving issues relating to budget and funding. Entering adjustments for several departments within ADOT for adjusting project costs (PJ, PZ, BP, PX, SP, and IX) and ensuring accuracy and use of the correct FUND, ORGN, ACTV, FUNC, and OBJ. Working with Project Managers to handle PY rejects and moving rejected charges to correct phases. Prepared BP and payroll corrections (BTS amendments). Tracked Performance Measures monthly. Responsible for resolving questions and problems presented by internal and external customers, recognizing public and constituent issues, and identifying actions to address such issues, including the involvement of other appropriate ADOT groups and functions.

11/2012 – 1/2013 State of Arizona, ADOT/FMS/Accounts Payable, 206 S. 17th Avenue, Phoenix, AZ 85007 602-712-8006 Fiscal Services Specialist 3. Responsible for reviewing and recording vendor invoices submitted for goods or services including telecommunications into the state's automated accounting system and for reconciling invoice amounts against system generated encumbrances and correct out of balance conditions by adjusting invoice costs. Reviewed past due statements, requested additional information from vendors or customers to process payments, and kept accounts current. Responsible for running ad hoc reports (SQL) for locating encumbrances. Responsible for contacting users explaining corrections or additional work to be done to process payments, also responsible for reviewing and verifying daily payment claims. Responsible for resolving questions and problems presented by internal and external customers, recognizing public and constituent issues, and identifying actions to address such issues, including the involvement of other appropriate ADOT groups and functions.

11/2011 – 11/2012 State of Arizona, DES/DBME/FAA, 2288 W. Guadalupe Rd, Gilbert, AZ 85233 480.777.1168 Program Services Evaluator 2 Responsible for all aspects of the eligibility determination process for Nutrition Assistance-SNAP (formerly known as Food Stamps), Medical Assistance and Temporary Assistance for Needy Families. Used DES system AZTECS for data entry and retrieval of programmatic and customer information. Keeping up with Federal, State and agency statutes, rules and regulations applicable to the public assistance programs; utilizing verbal and written communication to apply laws, statutes, rules and regulation and to prepare and respond to various requests from customers; develop effective working relationships with community resources, other state agencies and internal staff members; resolving issues with customers; comprehending rules, regulations, policies and procedures; and making determinations.

7/2005 – 2/2011 Phoenix Scaffolding, 4143 E Winslow Avenue, Phoenix, AZ 85040 602.426.9551 Bookkeeper Accounts Payable, Accounts Receivable, deposits via online scanning, billing, statements, 20-Day Preliminary Notices, Lien Releases, collection of monies via bonds, joint check agreements, bad check enforcement bureau, UCC agreements, Registrar of Contractors, and collection agencies. Checked credit applications, approved customers for open accounts, prepared credit ratings, prep and analyzed back up documentation for accuracy for monthly sales tax reports as well as prepared sales tax reports (TPT-1), figured sales commissions, ordered office supplies,

maintained W-9, 5000, and 5005 Forms, certificates of insurance, and reconciling cash register and petty cash drawers. Resolved billing problems and disputes sometimes having to analyze and trace back transactions within our billing systems. We had a rental system as well as an accounting system that interfaced and would sometimes cause problems. **NOTE:** Also was employed here: **3/1996 – 3/2001** At this time I also prepared payroll and reconciled bank statements along with above duties. During that in-between time frame I worked for United States Postal Service.

EDUCATION:

MPA Public Administration – Government & Policy, Grand Canyon University, Phoenix, October, 2023

BS (Dual) Business Administration & Project Management, University of Phoenix, Phoenix, AZ, March 2001

Completed two years towards an AAS in Court Reporting at American Institute, Phoenix, AZ, February 1991 - 1993

AAS Office Technology (Specializing in Medical & Legal Terminology), Eastern Arizona College, Thatcher, AZ, May 1990

SUPPLEMENTAL INFORMATION:

I have taken several classes that include:

- Management for Non-Managers
- FHWA Stewardship and Oversight & Subrecipient Monitoring
- FHWA Developing an Indirect Cost Allocation Plan
- Peer to Boss
- FHWA Grant Management
- L0705 Fundamentals of Grants Management
- First Aid/CPR & AED Certification (Expiration 5/9/2020)
- Leading with Emotional Intelligence
- MAG205 Recovery from Disaster: The Local Government Role (towards APS Certification)
- ICS 100 200 & 700
- MAG 393 Mitigation for Emergency Managers (towards APS Certification)
- GFOAZ Grant Management
- Understanding Financial Statements (Fred Pryor)
- How to Plan and Monitor a Budget (Fred Pryor)

San Tan Valley Town Council Application

Board of Supervisors

Submitted On:
Sep 5, 2025, 05:38PM MST

Full Name	**First Name:** Andrew **Last Name:** Pioske
Full Address	**Street** [redacted] **City:** San Tan Valley **State:** AZ **Zip:** 85144
Phone Number	[redacted]
[redacted]	[redacted]com
Are you at least 18 years of age?	Yes
Are you a current registered active voter?	Yes
Are you able to read and write the English language?	Yes
List your current occupation:	Teacher
Are you now, or have you ever served on a municipal/governmental board, commission, or committee?	No
Are you a legal Arizona resident living within the Town of San Tan Valley incorporation boundaries?	Yes
Your length of residency (Years/Months) within the Town of San Tan Valley incorporation boundaries?	8 years, 2 months.

Please describe how your experience (career/civic activities/volunteering, etc) makes you best qualified to serve on the inaugural council for the Town of San Tan Valley?	I've been working as a public school educator for over a decade. Part of my reasoning behind choosing this career is being a part of the community and wanting to have a lasting, positive impact on my neighbors. My demonstrated dedication sets me apart for this opportunity because I'll use the same dedication to help my community on an even larger scale. I am a leader in my school and district who specializes in finding solutions to problems and helping to craft the policies and practices that has helped earn our school an A+ rating. This early town council is going to need to work with a lot of stakeholders, along with one another, to help pave the path forward for our new town. This requires people that are willing to listen to new ideas, arrive at compromises, and have a vision for the future. These are all things I did in helping to open a new school and be part of the culture that has been recognized as one of the best in the area. I also have a history in management and budgeting in previous employment. It was a small scale budget by comparison to a town, but it involved staffing, day to day expenses of a household for disabled residents, as well as expenses for entertainment. The very things our town will need to get off to a great start and provide our citizens with the best experience in their day to day lives.
Why would you like to be appointed to serve the citizens of San Tan Valley?	This is the community I live in. It's where I raise my children. It's the place where all the things most precious to me begin. I want this new town to thrive! I want citizens to feel safe, to feel that their town is in good hands, and that their investments to live here are in good hands. We have an amazing opportunity in San Tan Valley to give our citizens a brand new start with a world of possibilities. I'm excited to be a part of the group who gets to set us on that path so that my family - and everyone else who enjoys this area - can achieve our full potential.

In your opinion, what are the highest and most immediate priorities for the inaugural council for the Town of San Tan Valley?	I think the council needs to start with the available budget the town has with existing revenues. Many in our community are worried that a new town means significant changes to their taxes, so our first step is to know what we're dealing with in terms of finances and do our best to meet the needs of the community without major changes. Within that framework we need to establish community safety - namely police and fire. We need officers that are taking care of traffic enforcement and community policing so that our Sherriff's Department can concentrate on their responsibilities. We need community firefighters so that the expenses of keeping our town safe and secure are shared by all residents. I also want to see our council invest their efforts behind the local community. Encouraging economic development that includes local businesses and invites these partners to the table to help us create a thriving economy. San Tan Valley has so much room to grow and provide amazing opportunities for our citizens, but that starts with partnerships in the business community, planning for quality of life improvements that will continue to bring people here for new opportunities. Lastly, we need to set the tone on transparency. Our citizens voted decisively for San Tan Valley to become a town, but we know they have high expectations to go with their high hopes. Everything done to set our town on the right path needs to start with a town council that is open, transparent, and dedicated to the citizens of San Tan Valley. We won't always agree, but we should always be open to dialogue that aims to improve this wonderful place we all live.
Please attach your letter of interest, resume, and any other documents outlining your qualifications for office:	Andrew_Pioske_Town_Council_Letter.docx Andrew_Pioske_Town_Council_Resume.docx
Sign Here	First Name: Andrew Last Name: Pioske Email [redacted] [redacted] Signed at: September 5, 2025 8:38PM America/New_York

Andrew L. Pioske

[redacted]

September 5, 2025

Members of the Selection Committee
San Tan Valley Town Council

Dear Members of the Council,

I am writing to share my interest in serving on the San Tan Valley Town Council. As a resident, educator, and parent in our community, I care deeply about the future of our town and the well-being of the families who live here. San Tan Valley has given so much to me and my family, and I would be honored to give back by helping guide our community's growth and decisions.

For the past several years, I have taught in Queen Creek schools, working directly with students and families to create positive, supportive learning environments. As a team leader, I have learned the importance of listening to diverse perspectives, building consensus, and working toward common goals — the same skills I believe are essential for public service. Before teaching, I managed programs that served vulnerable youth and adults, experiences that strengthened my ability to advocate for others and ensure their voices are heard.

I am committed to keeping San Tan Valley a place where families feel connected, supported, and proud to call home. I believe in thoughtful growth, open communication, and a focus on what makes our community strong: our people.

Thank you for considering me for this opportunity. I would welcome the chance to serve my neighbors and work together to keep San Tan Valley thriving.

Sincerely,

Andrew L. Pioske

Andrew L. Pioske

[redacted]

PROFESSIONAL SUMMARY

Dedicated educator and community leader with extensive experience in teaching, program management, and public service. Proven ability to lead teams, build partnerships, and develop programs that meet diverse community needs. Committed to fostering collaboration, thoughtful growth, and strong community connections.

KEY SKILLS

- Leadership & Team Management
- Community Engagement & Service
- Program Development & Oversight
- Budget & Resource Management
- Public Communication & Advocacy
- Conflict Resolution & Mediation

PROFESSIONAL EXPERIENCE

Queen Creek Unified School District — Teacher & Team Lead
2017 – Present
- Lead grade-level team, coordinating curriculum, planning, and initiatives.
- Partner with families and the community to support student success.
- Develop and implement programs to meet diverse educational and social needs.

The Phoenix Residence Inc. — Program Manager
2009 – 2012
- Managed staff of 15, overseeing care, health, and development of residents.
- Coordinated budgets, schedules, and program design to improve quality of life.
- Partnered with community organizations to expand support and resources.

Youth Care & Juvenile Services — Chicago, IL
2004 – 2009
- Supported at-risk youth in group homes and detention centers.
- Designed and implemented behavior management and skill-building programs.
- Promoted positive decision-making and responsibility among youth.

EDUCATION

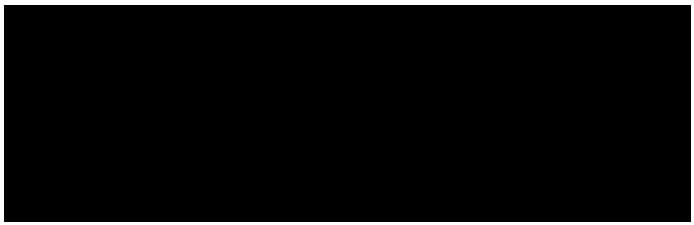
Master of Arts in Philosophy — 2008
Bachelor of Science in Computer Information Systems — 2004
Elementary Education Certificate (K-6) — 2011

San Tan Valley Town Council Application

Board of Supervisors

Submitted On:
Aug 29, 2025, 08:57AM MST

Full Name	**First Name:** James **Last Name:** Garrison
Full Address	**Street Address:** [redacted] **City:** San Tan Valley **State:** AZ **Zip:** 85143
Phone Number	[redacted]
Email	[redacted]
Are you at least 18 years of age?	Yes
Are you a current registered active voter?	Yes
Are you able to read and write the English language?	Yes
List your current occupation:	Operations Manager
Are you now, or have you ever served on a municipal/governmental board, commission, or committee?	Yes
Please provide name of board, commission and/or committee and dates served:	Seminole(Oklahoma) County Housing Authority January 2019 through December 2019
Are you a legal Arizona resident living within the Town of San Tan Valley incorporation boundaries?	Yes
Your length of residency (Years/Months) within the Town of San Tan Valley incorporation boundaries?	1 year and 5 months
Please describe how your experience (career/civic activities/volunteering, etc) makes you best qualified to serve on the inaugural council for the Town of San Tan Valley?	During my 24 year career in ready-mix concrete construction and management, I have gained considerable experience involving infrastructure, financial responsibilities, supply chain, resource management, and negotiations. We conduct several community engagement events each year, including food drives, educational seminars and events, industry awareness and safety centered events.

Why would you like to be appointed to serve the citizens of San Tan Valley?	My family lives here in San Tan. In just a couple more years my children will be attending college and starting their adults lives in this community as well. Although we recently moved here a little over a year ago we have grown to really love our corner of the desert. I want to help and ensure that our community continues to grow and remain a safe and prosperous place to live and grow when they decide to start their own families.
In your opinion, what are the highest and most immediate priorities for the inaugural council for the Town of San Tan Valley?	The first priority would be to establish the financial structure and developing a budget to ensure security for the towns finances. Followed closely with infrastructure planning and economic development that would form the groundwork for securing the potential investment of new businesses and bring new jobs to the community.
Please attach your letter of interest, resume, and any other documents outlining your qualifications for office:	James Garrison Letter of Interest.docx James Garrison Resume.docx
Signature Data	First Name: James Last Name: Garrison Email [redacted]  Signed at: August 29, 2025 8:55am America/Phoenix

James Garrison
[redacted]

Objectives

Seeking to continue to grow as a leader and inspire employees to perform to the best of their abilities. To build safe and efficient programs that enable the company to be more profitable, and safety minded.

Business Experience

Martin Marietta, Phoenix, AZ

March 2024 to Present

East Valley Operations Manager, Responsible for the daily operations of four locations with five concrete plants in the East Valley of Phoenix that produced over 490,000 yards in 2024. Leading the way in safety and building on our safety culture. Supervising the plant personnel, managing maintenance, reviewing inventories, strategic planning and P&L responsibilities to ensure efficient operations. Striving to build solid leaders within the plant foremen.

Emery Sapp and Sons, Columbia, MO

January 2023 to February 2024

Mobile Batch Plant Division Manager, Responsible for the operational activities for six concrete plants and 3 pugmills on different project locations. Including mobilization, set-up, operation and teardown of active plants. Managing plant personnel, materials, maintenance as well as planning for future moves and projects.

Greenhill Concrete, Tulsa, OK

February 2019 to January 2023

Production Manager, Responsible for the daily operations for three locations in the Tulsa area. Including plant operators and drivers' safety, interviews, training, coaching, inventory management. I also managed plant maintenance, batching system maintenance, tracking system maintenance, planning plant improvements and adherence to ODOT, FMCSA, and DEQ regulations. I led the installation of 2 new concrete plants as well as the relocation of another in 2021.

Dolese Bros. Co., Oklahoma City, OK

February 2004 to February 2019

Dispatch Supervisor, Responsibilities included daily scheduling of plant personnel, drivers, cement, and customer orders for the S.E. Oklahoma region consisting of ten locations, over 40 mixers and 4 pneumatics trucks. Also maintained PTO schedules for all plants in the region.

Prior to this I was plant supervisor responsible for the McAlester, Ok location including safety, training, coaching, material inventory, equipment and plant maintenance and concrete production.

Before this I was responsible for testing aggregates and concrete in the materials testing lab. I scheduled the daily activities for the lab personnel to cover all locations in Oklahoma including 6 quarries and over 20 batch plants. All ACI, ODOT and ASTM standards were used to ensure the quality of products produced.



I was also a mixer driver for 4 years, responsible for the safe operation of equipment and the delivery of concrete in a professional manner.

Education

A.S. in Business Administration, Tulsa Community College
ODOT Aggregate training
ACI Level 1 and 2
NRMCA RMC Supervisor Course

Efficiency

I have a proven record of increasing efficiency and reducing costs in every position I have held. I believe that safety, training, and accountability are the backbone of safe and efficient operations.

JAMES GARRISON

Construction Operations

Pinal County Board of Supervisors
31 N Pinal Street
Florence, AZ 85132

29 August, 2025

Dear Board of Supervisors,

I would like to thank you for the opportunity to introduce myself. My name is James Garrison, and I am applying for the inaugural San Tan Valley town council. My three children and I moved to San Tan Valley in March of last year, 2024. I grew up living in smaller towns in Oklahoma and have worked with several cities and towns building their communities. I was recruited from Broken Arrow, Oklahoma by Martin Marietta to take the position of Operations Manager for the East Valley of the Phoenix metro area. I came here with 23 years of construction and management experience. Much of my experience has been in the ready-mix concrete industry. This has allowed me to gain considerable experience involving infrastructure, transportation, resource management, financial accountability, and negotiations.

I believe in leading by example and showing my children the importance of being involved in your community. I look forward to having a larger impact in the community where my children will grow into adults and begin their own families.

Sincerely,
James Garrison

[redacted]

[redacted]
San Tan Valley, AZ 85143

[redacted]

San Tan Valley Town Council Application

Board of Supervisors

Submitted On:
Sep 10, 2025, 11:29AM MST

Full Name	**First Name:** Calvin **Last Name:** Cameron
Full Address	**Street Address:** [redacted] **City:** San Tan Valley **State:** AZ **Zip:** 85143
Phone Number	[redacted]
Email	[redacted]
Are you at least 18 years of age?	Yes
Are you a current registered active voter?	Yes
Are you able to read and write the English language?	Yes
List your current occupation:	Executive Director
Are you now, or have you ever served on a municipal/governmental board, commission, or committee?	No
Are you a legal Arizona resident living within the Town of San Tan Valley incorporation boundaries?	Yes
Your length of residency (Years/Months) within the Town of San Tan Valley incorporation boundaries?	My length of residency within the Town of San Tan Valley incorporation boundaries is 2 years, 3 months (May 26, 2023 -- present).
Please describe how your experience (career/civic activities/volunteering, etc) makes you best qualified to serve on the inaugural council for the Town of San Tan Valley?	Most of my career and work experience comes from serving our nation in the United States Navy from January 1990 to January 2010, then retiring from military service after 20 years. I have also served over ten years in various roles and capacities in community services and programs through church and nonprofit organizations.
Why would you like to be appointed to serve the citizens of San Tan Valley?	After moving to the San Tan Valley area in Spring 2021, and realizing the area remained unincorporated, I had thoughts of organizing local residents to push for incorporation. Then I learned this was already in progress by an established committee. To my delight, the committee's actions gave me confidence in believing we would become our own municipality, further cementing my desire to set down roots and raise a family here. I truly care about this community and its future growth. Our area's continued growth with limited local representation and direction for

	what we, in the community, desire is not ideal. We need strong, local representation and a smart, growth plan—growth that represents our community's voice. This is OUR town and we ought to determine its growth and direction--showing who and what our town represents. I want to ensure our town's true character and nature are captured and preserved while still effectively managing future growth, enabling our community to be a bright spot for commercial and residential development. These developments should create local jobs right here in our backyard, alongside affordable housing, reducing our friends' and neighbors' need to continually travel congested roads commuting to/from work in neighboring cities and towns. I want a chance to fight to provide opportunities right here and I believe this is a chance to step into the arena to work together towards that.
In your opinion, what are the highest and most immediate priorities for the inaugural council for the Town of San Tan Valley?	One of the first priorities is establishing a well-defined, well-planned budget that prioritizes cost-effective measures and policies for law enforcement, fire protection, road and infrastructure improvements, cooperative partnership agreements with neighboring municipalities and governments, creating local gathering places like parks, trails and retail spaces (to include mixed-use commercial and residential districts and centers), better (and more) restaurant options, to name some items. Effective budgetary measures and policies built on a strong, solid foundation would allow us to create and power the future we desire.
Please attach your letter of interest, resume, and any other documents outlining your qualifications for office:	CCameron_Personality Test_ESTJ.pdf CCameron_STV Inaugural Town Council Letter of Interest.pdf Cameron_Calvin Resume_STV TC.pdf CCameron_Resume References.pdf
Sign Here	First Name: Calvin Last Name: Cameron Email Address: [redacted]  [redacted] at: September 10, 2025 2:14PM America/New_York

Calvin Cameron
Executive Operations & Leadership Professional



Date: September 9, 2025

Selection Committee
Pinal County Board of Supervisors
135 N Pinal Street
Florence, AZ 85132

Subject: Application for Inaugural Town Council Member Position

Dear Members of the Selection Committee,

I am writing to express my interest in serving as an inaugural Town Council Member for the Town of San Tan Valley. As a proud resident of this community for over four years, I am deeply committed to helping shape our collective future and ensuring that our growth reflects the values and aspirations of the residents who call this town home.

With 20 years of military service in the United States Navy followed by extensive leadership experience in nonprofit management, operations, and strategic planning, I bring a results-driven and collaborative leadership style. In my current role as Executive Director of Seed2Life International, I lead cross-functional teams, manage budgets, oversee community programs, and engage stakeholders to build partnerships that drive impactful outcomes. These skills—combined with a proven ability to navigate complex challenges and implement innovative solutions—equip me to serve our community effectively.

As an ESTJ personality type, I naturally embrace values of honesty, dedication, and accountability while leading by example. I believe in bringing people together to achieve common goals, respecting diverse viewpoints, and creating actionable solutions that benefit the entire community. My vision for San Tan Valley centers on smart growth, local job creation, infrastructure investment, and preserving the character of our town.

I am particularly passionate about ensuring our community develops on a foundation of fiscal responsibility and strategic planning. Among my priorities are:

• Establishing a well-defined, sustainable budget to support law enforcement, fire protection, and infrastructure improvements.

• Advocating for balanced growth that creates local jobs, expands affordable housing, and enhances quality of life.

• Driving initiatives that strengthen our sense of community, such as developing parks, trails, and mixed-use gathering spaces.

This is a pivotal moment for San Tan Valley, and I believe my experience, leadership, and passion for service position me to contribute meaningfully as we establish the framework for our town's future. I would be honored to bring my skills and dedication to the council and work alongside fellow residents to represent our shared vision.

Thank you for considering my application. I welcome the opportunity to discuss my qualifications further and share my ideas for supporting the success of San Tan Valley's inaugural council.

Sincerely,

Calvin Cameron

Calvin Cameron
Executive Operations & Leadership
Professional



"Executive"

ESTJs are representatives of tradition and order, utilizing their understanding of what is right, wrong and socially acceptable to bring families and communities together. Embracing the values of honesty, dedication and dignity, people with the ESTJ personality type are valued for their clear advice and guidance, and they happily lead the way on difficult paths. Strong believers in the rule of law and authority that must be earned, ESTJ personalities lead by example, demonstrating dedication and purposeful honesty, and an utter rejection of laziness and cheating, especially in work. ESTJs are aware of their surroundings and live in a world of clear, verifiable facts – the surety of their knowledge means that even against heavy resistance, they stick to their principles and push an unclouded vision of what is and is not acceptable. ESTJs are more than willing to dive into the most challenging projects, improving action plans and sorting details along the way, making even the most complicated tasks seem easy and approachable. However, ESTJs don't work alone, and they expect their reliability and work ethic to be reciprocated because they truly believe that these values are what make society work. ESTJs help their neighbors, uphold the law, and try to make sure that everyone participates in the communities and organizations they hold so dear. A true leader recognizes the strength of the individual, as well as that of the group, and helps bring those individuals' ideas to the table, and are able to lead the charge in directions that work for everyone.

Calvin Cameron

[redacted]

OPERATIONS LEADER

Visionary business operations leader optimizes resources to create efficiencies, eliminate waste and contribute to financial outcomes. Swiftly resolves complex challenges, providing innovative solutions to positively impact organizational objectives. People leader, builds and inspires diverse and cross-functional high performing teams to create customer-centric culture. Influential communicator adept at building internal and external relationships.

Team Leadership / Program Management / Operations Management / Policy Implementation
Project Management / Customer Satisfaction / Facility Management / Cost Reduction
Cross-Functional Collaboration / Process Improvement / Resource Optimization / Operational Efficiencies
Training & Development / Quality Assurance / Vendor Relations / Mentor

PROFESSIONAL EXPERIENCE

SEED2LIFE INTERNATIONAL 06/2025 to Present
Christian nonprofit partnering with and empowering ministry organizations.

Executive Director
Led the advancing of the organization's mission to equip Christian ministries around the world to serve their communities and share the Gospel. Reported to and worked closely with the Board of Directors, responsible for the strategic implementation and day-to-day management of Seed2Life's programs, finances, team, and outreach. Engaged in networking, fundraising, partnership development, and community relations, while also fostered a culture of teamwork, communication, and mission-driven service using entrepreneurial, adaptable, and passionate spirit, with proven experience in leadership, program development, and resource management.

- Finance: Reviewed budgets, tracked revenue and expenses, and prepared financial reports for the Board (in collaboration with the Treasurer)
- Fundraising & Development: Led or supported fundraising campaigns and donor and community engagement
- Community Engagement: Attended or coordinated training and networking events and met with pastors, church leaders, and ministry partners to promote Seed2Life
- Program Oversight: Managed and supported Seed2Life's core programs -- Micro-Grant Program, New Ministry Incubator, Strategic Tangible Resources, and Outreach in a Box ministry plans
- Team Building & Staff Coordination: Partnered with the Team Building Coordinator for regular team member communication, recognition, and encouragement

METRO FIRE + SECURITY 11/2022 to 02/2024
Commercial fire equipment and security services company.

Scheduling Coordinator
Managed 272 commercial customer site inspections to comply with local, state, regulatory, and manufacturer fire life and safety requirements. Resolved customer compliance reporting complaints with high degree of satisfaction.

- Optimized customer service schedules and contributed to 36% division new customer growth.

SAN TAN CAFE 05/2021 to 06/2022

American comfort food restaurant.

Line/Short Order Cook

Prepared and cooked food-to-order meals, performed food item preparation for daily usage, received food delivery orders, stocked shelves, refrigerators and coolers, maintained cleanliness and food handling according to local, state, and regulatory laws.

- Reduced waste and optimized order efficiency increasing customer satisfaction at a small, local eatery.

CHICK-FIL-A 07/2019 to 04/2021

American fast food restaurant chain.

Team Leader, Certified Trainer

Led 18-person team, ensured health and safety requirements conformance and coached team on quality and service processes aligned with organizational standards. Formalized new hire training processes, providing knowledge consistency to 15 new hires during tenure. Established customer-centric culture to ensure repeat sales.

- Revised and reduced nightly closing process time 36% by implementing standardized operational processes.
- Maintained 100% compliance of operational and food safety practices through coaching and training programs.
- Trained and coached employees, developed performance management goals and provided feedback for driving performance, maintaining high retention. Guided team on career progression and leadership promotions.

ARIZONA CULINARY INSTITUTE 08/2018 to 05/2019

Cooking school and fine dining restaurant.

Maintenance Technician

Managed repairs and maintenance for 18K square foot campus location including four kitchens, classrooms and administrative offices. Resolved technical and mechanical challenges, minimizing class interruptions.

- Optimized resources, adhered to budget requirements and ensured on-time completion of weekly projects.
- Achieved less than 5% classroom disruption through effective communication and project management skills.

NORTHROP GRUMMAN / MCKEAN DEFENSE GROUP 02/2010 to 06/2018

US multinational aerospace and defense technology company. Contract transitioned to McKean Defense Group.

Personnel and Training Coordinator

Headed complex training and logistical requirements for over 1.2K personnel, supporting up to 41 Littoral Combat Ship (LCS) Mission Module detachments. Collaborated with internal and external leadership on program schedules.

- Created and executed 18-month customized training program for 110 personnel.
- Ensured 100% attendance accuracy for up to 25 weekly training events; effectively managed 41 databases.

UNITED STATES NAVY 1990 to 2010

Maritime service branch of US Armed Forces.

Fire Controlman

Combat Systems Dept Team Leader, led 15-person senior member inspection training and readiness teams for seven Pacific fleet ships to ensure compliance and assessed training outcomes and implemented processes to accomplished 92% student warfighting system comprehension. As Ship Assistant Master-at-Arms (deputy sheriff), managed 16-person team with five direct reports, performing daily ship inspections to ensure alignment with Navy and UCMJ regulations, providing outcomes to Executive Officer for review. Handpicked as lead field supervisor for Commander, U.S. 3rd Fleet Optimal Manning Experiment [precursor to Littoral Combat Ship (minimal manning) Program] with six direct reports overseeing 72 maintenance personnel; served in various team leadership and training roles. Awarded five Navy Achievement Medals, Military Outstanding Volunteer Service Medal, and various other medals and awards throughout naval career.

SELECTED ACCOMPLISHMENTS

Revised operational processes, gaining efficiencies and lowering labor costs. Inconsistent closing processes increased Chick-fil-A franchise's wage expenses and employee dissatisfaction. Assessed current processes, identified bottlenecks and established closing protocols to improve workflow. Improved closing process by incorporating activities throughout daily schedule, eliminating excess wage expense.

Reduced training time 50%, elevating personnel onboarding time and productivity levels. Littoral Combat Ship program's mission package lengthy training process spanned up to 28 months, delaying commissioning. Evaluated current training program, replaced redundant and irrelevant coursework with comprehensive, improved material. Shortened program to 16-month maximum permitting detachments to report for duty sooner.

Established and launched training systems and processes, improving visibility and personnel performance. Littoral Combat Ship program's crew replacement training program did not track and manage progress. Designed initial training database and tracking systems, incorporating crew requirements; eliminated irrelevant courses. Improved visibility facilitated incoming personnel's completion of required coursework.

Launched transportation program, gained 20% initial registration, boosted morale and reduced employee costs. DoD's Transportation Incentive Program underutilized at command post. Appointed to establish program and train personnel on fundamentals. Program implementation lessened employee transportation costs, attracting new registrations and increasing quarterly enrollment.

Spearheaded unique team engagement program, elevating morale. Identified US Naval destroyer lacked United Through Reading (UTR) program, providing book recordings by crewmembers to families. Partnered with non-profit organization UTR, and obtained equipment and materials to introduce and maintain program onboard. Recorded over 500 books by crewmembers. Recognized for program launch and received Navy Achievement Award.

Championed fundraising campaign, exceeded target expectations by achieving 100% team contact. Military charity fundraising event required contact with all command members to request donations. Identified difficulty in reaching highly mobile group of command members, developed strategy to overcome bottleneck and enlisted team aid in making contacts. Awarded for achievement by project commanding officer.

EDUCATION

Executive Masters, Global Management, ASU Thunderbird School of Global Management
Bachelor of Applied Science, Operations Management, Arizona State University
Associate of Applied Science, Management Studies, Excelsior University

VOLUNTEER

Parking Team Lead, Christ Church of the Valley (CCV), Queen Creek Campus, 2023 - 2025
Trainer and Team Lead, Reading Legacies: Family Connections, 2009 – 2017
Active Duty Coordinator, United Through Reading, 2006 - 2009

Technical Proficiencies:

- **Software and Tools:** Proficiency and knowledge in Tableau, Microsoft Suite, MS Teams, Windows**;** familiar with Google Docs, Google Sheets, Workday HCM, Workday Finance, Workday Expense, and Workday Payroll, leveraging these tools to streamline operations and improve efficiency.

CALVIN E. CAMERON
[redacted]
[redacted]

REFERENCES

PROFESSIONAL

Betty J. Mohlenbrock, M.Ed.
Founder and President, Reading Legacies
[redacted]

Derrick S. Johnson
PMS420 Training Lead
[redacted]

John St. John
PRECOM ASM Database Administrator
[redacted]

PERSONAL

Robert Sheridan
[redacted]

Casey Chavez
[redacted]

Veronica Mendoza
[redacted]

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #:
Dept. #:
Dept. Name: Clerk of the Board
Requested By: Natasha Kennedy

AGENDA ITEM AND REQUESTED BOARD ACTION:

Discussion/approval/disapproval of Minutes from August 6, 2025, Regular Meeting and August 13, 2025, and August 18, 2025, Special Session Meetings of the Board of Supervisors. (Natasha Kennedy)

MOTION:

Approve as presented.

Attachments

Minutes 08.06.2025
Minutes 08.13.2025
Minutes 08.18.2025

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PINAL COUNTY BOARD OF SUPERVISORS
REGULAR SESSION
MINUTES
Wednesday, August 6, 2025
9:34 AM

BOARD OF SUPERVISORS

Chairman Stephen Q. Miller
Supervisor, District 3

Vice-Chairman Jeffrey McClure
Supervisor, District 4

Rich Vitiello
Supervisor, District 1

Mike Goodman
Supervisor, District 2

Jeff Serdy
Supervisor, District 5

PINAL COUNTY ADMINISTRATIVE COMPLEX
BOARD OF SUPERVISORS HEARING ROOM
135 N. PINAL STREET
FLORENCE, AZ 85132

Chairman Miller offered for the Invocation by Chaplain Donna Samoge and the pledge of allegiance by Vice-Chairman McClure.

The Pinal County Board of Supervisors convened at 9:34 a.m. this date. The meeting was called to order by Chairman Miller.

Members Present: Chairman Stephen Q. Miller; Vice-Chairman Jeffrey McClure; Supervisor Rich Vitiello; Supervisor Mike Goodman; Supervisor Jeff Serdy

Staff Present: County Manager, Leo Lew; County Attorney, Brad Miller; Deputy County Attorney, Ian Daranyi; Clerk of the Board, Natasha Kennedy; and Deputy Clerk of the Board, Kelsey Pickard

1. County Manager's Report (Information Only). (Leo Lew)

   Leo Lew, County Manager provided the following update(s); an overview of Bond Issuance which resulted in $2.7 million in savings from debt refunding, and $13.8 million in savings on pension obligation liability, San Tan Valley Election Proposition 495 preliminary results currently leading with 8,215 Yes Votes, if the measure passes 2020 census data will be used initially which is approximately 93,000 population, and thanked Dana Lewis and Team for their efforts.

   MaryEllen Sheppard, Deputy County Manager provided the following update(s); this summer, Pinal County launched its first youth Summer Internship Program, Learn and Earn which ran for seven (7) weeks, thirty-nine (39) students from across the county partnered with fifteen (15) departments to gain hands-on experience in local government, learn soft skills, and explore career paths. The program aimed to inspire interest in public service, develop professional skills, and educate youth on government roles and responsibilities. All participants said they would recommend the program and would like to return next summer, followed by Video.

   Item Action: Information Only

2. Supervisor District update(s) regarding notable current or upcoming events concerning the district (Information Only). (Stephen Q. Miller)

   Supervisor Serdy provided the following District #5 update(s): highlighted the dangers of hiking and warned residents to tell visitors not to hike, warned of Publishers Clearing House Scam, and tomorrow, August 7, 2025, at 5:30 p.m. the 505 Meeting will be held at Florence High School.

   Supervisor Goodman provided the following District #2 update(s): highlighted the San Tan Valley Election and Incorporation efforts, and 2017 Special Area Plan for San Tan Valley, followed by Video.

   Supervisor Vitiello provided the following District #1 update(s): Ralston Road at Vekol Wash Crossing Project began July 7th to prevent road flooding and improve safety, Development Services created a temporary detour reducing travel time for residents, in response to constituent requests grading and slurry work is planned for Val Vista Road, emphasized responsiveness to constituents and thanked County Staff for their quick action on district needs, and recently attended/upcoming events; solar and energy projects, breakfast with the Mayor of Coolidge, City Council Meetings Queen Creek and Maricopa, and a tour of CoreCivic Jail.

Vice-Chairman McClure provided the following District #4 update(s): May fires in Oracle, praised the quick response of fire crews and air assets, followed by Video. Highlighted the critical role of DBA Construction, whom had just completed a one-lane road for drainage work, this temporary road allowed residents to escape during the fire, likely saving lives.

Chairman Miller provided the following District #3 update(s): tonight I will be speaking at the annual Pinal County Farm Bureau Meeting, highlighted the AG-to-Urban Bill signing, and thanked Patrick Adams, Senior Advisor for Water Policy and Governor Hobbs.

Item Action: Information Only

3. Discussion/approval/disapproval of Purchasing Division Report August 06, 2025. (Traci Gorman/Angeline Woods)

Traci Gorman, Purchasing Manager appeared before the Board and presented.

Item Action: Approved the Purchasing Division Report as presented

Motion Made By: Supervisor Vitiello Seconded By: Supervisor McClure

To approve the Purchasing Division Report as presented.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

4. **CONSENT ITEMS:**
All items indicated alphabetically below will be handled by a single vote as part of the consent agenda, unless a Board Member, County Manager, or member of the public objects at the time the agenda item is called.

Chairman Miller announced Kennedy Ivy has requested to pull Item C and Supervisor Vitiello has requested to pull Item G, and asked if there were any requests from a Board Member, staff or the audience to remove any additional consent agenda items for discussion.

Item Action: Approved Consent Agenda Items A through AK, Minus C and G

Motion Made By: Supervisor McClure Seconded By: Supervisor Vitiello

To approve Consent Agenda Items A through AK, Minus C and G.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

CONSENT: CLERK OF THE BOARD

A. Discussion/approval/disapproval of Minutes from May 28, 2025, and June 4, 2025, Regular Meeting of the Board of Supervisors. (Natasha Kennedy)

B. Discussion/approval/disapproval of the current billings before the Board. (Natasha Kennedy)

Item C Pulled from Consent Agenda

C. Discussion/approval/disapproval of the recommendation to the Arizona Department of Revenue for the Bingo License application, Class B, of San Manuel Elks Lodge #2007, to hold Bingo at 143 W. 8th Ave., San Manuel, Arizona 85631, on Fridays at 6:00 p.m. Additionally, authorizing the Clerk of the Board to execute and submit all necessary documents to the State. Supervisor District #4. (Natasha Kennedy)

Kennedy Ivy, San Manuel appeared before the Board, spoke in favor, and thanked Vice-Chairman McClure and Pinal County Staff for their attention to the San Manuel Community.

Item Action: Approved

Motion Made By: Supervisor McClure Seconded By: Supervisor Goodman

To approve Item C as presented.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

D. Discussion/approval/disapproval of the recommendation to the Arizona Department of Liquor License and Control for the Special Event License Application of Craig Kurtz, for the Alumni & Friends (Vaquero Awards) 2025 Event to be held at the Central Arizona College Signal Peak Campus, Building I, Room I400 West & I401 East, located at 8470 N. Overfield Rd., Coolidge, Arizona on Saturday, November 22, 2025, from 4:00 p.m. to 7:00 p.m. Additionally, authorizing the Clerk of the Board to execute and submit all necessary documents to the State. Supervisor District #3. (Natasha Kennedy)

E. Discussion/approval/disapproval of the recommendation to the Arizona Department of Liquor License and Control for the Special Event License Application of Ileen Snoddy, for the Date with the Dutchman Beer and Brat Festival Event to be held at the Superstition Mountain Lost Dutchman Museum, located at 4087 East Apache Trail, Apache Junction, Arizona on Saturday, October 11, 2025, from 9:00 a.m. to 5:00 p.m. Additionally, authorizing the Clerk of the Board to execute and submit all necessary documents to the State. Supervisor District #5. (Natasha Kennedy)

F. Discussion/approval/disapproval of the recommendation to the Arizona Department of Liquor License and Control for the Special Event License Application of Ileen Snoddy, for the Mountains and Mimosas Event to be held at the Superstition Mountain Lost Dutchman Museum, located at 4087 East Apache Trail, Apache Junction, Arizona on Saturday, March 28, 2026, from 9:00 a.m. to 5:00 p.m. Additionally, authorizing the Clerk of the Board to execute and submit all necessary documents to the State. Supervisor District #5. (Natasha Kennedy)

Item G Pulled from Consent Agenda

G. Discussion/approval/disapproval of the appointments of the following members to the Transportation Advisory Committee:

- Kristena Dugan, Maricopa, AZ 85138. Term of service will be August 28, 2025, through August 27, 2029. Appointment by Supervisor Vitiello. Supervisor District #1.
- Lindsey Randall. Term of service will be September 11, 2025, through September 10, 2029. Appointment by Vice-Chairman McClure. Supervisor District #4. (Natasha Kennedy)

Supervisor Vitiello spoke in recognition of Kristena Dugan's appointment to the Transportation Advisory Committee.

Vice-Chairman McClure spoke in recognition of Lindsey Randall's appointment to the Transportation Advisory Committee.

Item Action: Approved

Motion Made By: Supervisor McClure Seconded By: Supervisor Vitiello

To approve Item G as presented.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

H. Discussion/approval/disapproval to accept a sponsorship from LG Energy Solution Arizona, Inc. for the Pinal County 150th Anniversary Birthday Bash to be held in October 2025, for $20,000. The amount has been budgeted in the FY 25/26 budget. (Natasha Kennedy)

I. Discussion/approval/disapproval of the Tax Exemption Extension request received by the Assessor's Office for: Anthony Weber, Paula Copeland, William D. Brown, Marsha Boso, Karin Marden, Bruce Sahir Rafah, Paul Hoefs, Estherlita Jackson, Edward Montengro, John L. Straub, Yolanda M. Williams, Leonidas T. Williams, Donovan J. Robinson, Jerry D. Garlinger, Aline Pearson, Nancy Bell, Barbara Robson, Sandra J. Holmstrom, Robert W. Lewis, Joseph T. Clancy, Jerry W. Price, Wilson Jamal, Olga Cortes, Barbara Robson, Daniel Higgins, Donna L. McCoy, Suzette Cooper, Paul Roloff, and Thomas Noel to be allowed to file for widow/widowers and/or disabled persons or non-profit organization tax exemption pursuant to A.R.S. 42-1111. (Natasha Kennedy)

J. Discussion/approval/disapproval of the Proclamation proclaiming the month of August 2025 as "Child Support Awareness Month." (Natasha Kennedy)

CONSENT: ECONOMIC & WORKFORCE DEVELOPMENT

K. Discussion/approval/disapproval of the reappointment to the Pinal County Workforce Development Board: Jack Beveridge, of Empowerment Systems Inc. (Business Category). This reappointment has been reviewed, accepted, and recommended for approval by the Pinal County Workforce Development Board on June 26, 2025. Term of Service July 1, 2025, through June 30, 2027. (Joel Millman)

CONSENT: DEVELOPMENT SERVICES | PUBLIC WORKS

L. Discussion/approval/disapproval of Resolution No. 080625-GA25-001 accepting Real Property Donation Agreement between Wales Ranches, L.L.L.P., an Arizona limited liability limited partnership, acquired title as Wales Ranches Limited Partnership, a limited partnership, Donor, to Pinal County, a political subdivision of the State of Arizona, Donee, donating real property located in Section 28, Township 2 South, Range 8 East. Supervisor District #2. (GA25-001) (Celeste Garza/Joe Ortiz)

M. Discussion/approval/disapproval of Resolution No. 080625-RD25-001 accepting Drainage Easement from Snowdon Ocotillo, LLC, an Arizona limited liability company, as Grantor, to Pinal County, a political subdivision of the State of Arizona, as Grantee. Supervisor District #2. (RD25- 001) (Celeste Garza/Joe Ortiz)

N. Discussion/approval/disapproval of Resolution No. 080625-RD25-002 releasing the current financial assurance Subdivision Improvement Performance Bond No. PB03010409252, associated Ware Farms Parcel 6, and accepting the Ten Percent Guarantee Bond No. PB03010409252-M, located in Section 33, Township 2 South, Range 8 East. Supervisor District #2. (RD25-002) (Christopher Wanamaker/Joe Ortiz)

O. Discussion/approval/disapproval of Resolution No. 080625-RD25-004 releasing the Ten Percent Guarantee Bond Maintenance Bond No. SUR0077815, associated with Combs Ranch Unit 1, located in Section 27, Township 2 South, Range 8 East. Supervisor District #2. (RD25-004) (Christopher Wanamaker/Joe Ortiz)

P. Discussion/approval/disapproval of Resolution No. 080625-RD25-007 releasing the current financial assurance Subdivision Improvement Performance Bond No. PB03010409250, associated Ware Farms Parcel 4 South, and accepting the Ten Percent Guarantee Bond No. PB03010409250- M, located in a portion of the land located in Section 33, Township 2 South, Range 8 East. Supervisor District #2. (RD25-007) (Christopher Wanamaker/Joe Ortiz)

Q. Discussion/approval/disapproval of Resolution No. 080625-RD25-010 releasing the current financial assurance Third Party Trust Assurance Agreement No. 60,552, associated with The Quarters At Queen Creek-Parcel A, and accepting the Ten Percent Guarantee Bond No. SBP150790_106, located in Section 30, Township 2 South, Range 8 East. Supervisor District #2. (RD25-010) (Christopher Wanamaker/Joe Ortiz)

R. Discussion/approval/disapproval of Resolution No. 080625-RD25-011 releasing the current financial assurance Third Party Trust Assurance Agreement No. 60,552, associated with The Quarters At Queen Creek-Parcel B, and accepting the Ten Percent Guarantee Bond No. SBP150790_107, located in Section 30, Township 2 South, Range 8 East. Supervisor District #2. (RD25-011) (Christopher Wanamaker/Joe Ortiz)

S. Discussion/approval/disapproval of Resolution No. 080625-GA25-002 approving a Special Warranty Deed for the sale of Real Property between Pinal County (Grantor) and Randolph United Council, an Arizona non-profit corporation (Grantee), located in Supervisor District #3. (GA25- 002) (Joe Ortiz)

T. Discussion/approval/disapproval of Resolution No. 080625-RD25-008 authorizing the sale of County owned right of way known as Frye Road, Section 31, Township 1 South, Range 8 East. Supervisor District #3. (RD25-008) (Joe Ortiz)

U. Discussion/approval/disapproval of Resolution No. 080625-RD25-009 authorizing the sale of County owned right of way known as McKenzie Road. Section 31, Township 1 South, Range 8 East. Supervisor District #3. (RD25-009) (Joe Ortiz)

V. Discussion/approval/disapproval of a Termination Letter for the Intergovernmental Agreement between Pinal County and the City of Coolidge, through the Pinal County Board of Supervisors beginning March 25, 2020, ending August 25, 2025. Although this Agreement is set to expire August 25, 2025, approval from the Pinal County Board of Supervisors for sending a thirty-day notice of intent to terminate is required. A new Intergovernmental Agreement for similar services is expected to be presented to the Pinal County Board of Supervisors after the thirty-day notice of intent to terminate has been provided. Supervisor District #3. (RD25-015) (Jim Higginbotham/Joe Ortiz)

W. Discussion/approval/disapproval of a Termination Letter for the Intergovernmental Agreement between Pinal County and City of Casa Grande, through the Pinal County Board of Supervisors beginning May 30, 2018, ending August 25, 2025. Although this Agreement is set to expire August 25, 2025, approval from the Pinal County Board of Supervisors for sending a thirty-day notice of intent to terminate is required. A new Intergovernmental Agreement for similar services is expected to be presented to the Pinal County Board of Supervisors after the thirty-day notice of intent to terminate has been provided. Supervisor District #3. (RD25-016) (Jim Higginbotham/Joe Ortiz)

X. Discussion/approval/disapproval of a Termination Letter for the Intergovernmental Agreement between Pinal County and Town of Florence, through the Pinal County Board of Supervisors beginning October 31, 2018, ending August 28, 2025. Although this Agreement is set to expire August 28, 2025, approval from the Pinal County Board of Supervisors for sending a thirty-day notice of intent to terminate is required. A new Intergovernmental Agreement for similar services is expected to be presented to the Pinal County Board of Supervisors after the thirty-day notice of intent to terminate has been provided. Supervisor District #4. (RD25-013) (Jim Higginbotham/Joe Ortiz)

Y. Discussion/approval/disapproval of a Final Plat for Richardson Re-Plat, approximately 2.784 acres of Pasion En La Colina Del Cascabel. Supervisor District #5. (FP25-017) (Christopher Wanamaker/Joe Ortiz)

Z. Discussion/approval/disapproval of Resolution No. 080625-RD25-005 releasing the current financial assurance Third Party Trust Assurance Agreement No. 2401, associated with Entrada Del Oro Unit 2-Parcel 1A-1, and accepting the Ten Percent Guarantee Bond No. 024285859, located in Section 30, Township 1 South, Range 10 East. Supervisor District #5. (RD25-005) (Christopher Wanamaker/Joe Ortiz)

AA. Discussion/approval/disapproval of a Termination Letter for the Intergovernmental Agreement between Pinal County and City of Apache Junction, through the Pinal County Board of Supervisors beginning July 25, 2018, ending August 25, 2025. Although this Agreement is set to expire August 25, 2025, approval from the Pinal County Board of Supervisors for sending a thirty- day notice of intent to terminate is required. A new Intergovernmental Agreement for similar services is expected to be presented to the Pinal County Board of Supervisors after the thirty-day notice of intent to terminate has been provided. Supervisor District #5. (RD25-014) (Jim Higginbotham/Joe Ortiz)

CONSENT: COUNTY ATTORNEY

AB. Discussion/approval/disapproval to accept an award agreement under the FY2026 Arizona Auto Theft Vertical Prosecution program between the Arizona Automobile Theft Authority and Pinal County through the Pinal County Board of Supervisors, beginning July 1, 2025, ending June 30, 2026, for $340,218. This grant will be used by the Pinal County Attorney's Office for the Auto Theft Unit that will work with local, state and federal law enforcement agencies to investigate and prosecute vehicle theft and related crimes. Funds will continue to cover a portion of two attorney positions and one legal support staff. (Brad Miller)

AC. Discussion/approval/disapproval to accept award agreement VC-26-012 under the FY2026 Victim Compensation Program between the Arizona Criminal Justice Commission and Pinal County through the Pinal County Board of Supervisors, beginning July 1, 2025, to June 30, 2026, for $432,497. The Pinal County Attorney's Office will use this grant to continue funding a Victim Compensation Coordinator and to provide victim compensation benefits through the Victim Compensation Program Unit under the Victim Services Division. Acceptance approves an amendment to the FY 25/26 budget to transfer reserve appropriation from Fund 213 (Grants/Project Contingency) to Fund 187 (Atty/Victim Compensation-Fed) to increase revenue and expenditure appropriations. There is no impact on the General Fund. (Brad Miller)

AD. Discussion/approval/disapproval for Pinal County to opt in and accept the Sandoz Subdivision Opioid Settlement and authorize the Chairman to execute all necessary documents, including the Sandoz Subdivision Participation Form. (Ian Daranyi/Brad Miller)

AE. Discussion/approval/disapproval to authorize the Pinal County Attorney's Office to take all lawful and necessary action to enforce all violations of the International and Property Maintenance Code(s) as adopted by Pinal County, the Pinal County Environmental Health Code, any applicable National Fire Protection Association standards, and all Titles of the Pinal County Development Services Code ("PCDSC"), up to and including filing a complaint and other pleadings in Superior Court, utilizing appropriate resources to remedy the violations, and filing liens for the cost of recovery. The Property is located at 4516 N. Elephant Butte Rd., Queen Valley, AZ 85118 in Supervisor District #5. (Ian Daranyi/Brad Miller)

CONSENT: SHERIFF

AF. Discussion/approval/disapproval of Cancellation of Agreement of School Safety Interoperability Communication Project with Mutualink. (Traci Gorman/Bryan Harrell/Ross Teeple)

AG. Discussion/approval/disapproval of a retroactive submission of a grant application to the Arizona Department of Public Safety's FY26 Local Border Support program for $1,675,275. This grant will be used by the Sheriff's Office to support personnel costs incurred by the Anti-Smuggling Unit (ASU) and to purchase ASU-related surveillance equipment. (Ross Teeple)

AH. Discussion/approval/disapproval for Sergeant Charles Gaston S51/2026 who will be retiring from the Pinal County Sheriff's Office (PCSO), effective July 30, 2025. Sergeant Gaston has requested that, in compliance with established precedence and protocol, he be permitted to purchase his PCSO issued duty weapon, identified as Glock 17 at $25. The fair market value for the Glock 17 is approximately $420. Purchase of issued weapon upon retirement is also in compliance with A.R.S. 38-1115A, which allows a law enforcement officer, upon his/her retirement, to purchase his/her issued duty weapon at a price determined by the administrator of the agency. (Ross Teeple)

AI. Discussion/approval/disapproval of Intergovernmental Agreement (IGA) for Public Safety Camera Placement between Pinal County on behalf of the Pinal County Sheriff's Office (PCSO) and the City of Eloy. The purpose of this IGA is to establish each party's respective rights and obligations for the placement of PCSO Public Safety Cameras ("PSCs") within Eloy City Limits. No exchange of funds is expected between the parties under this agreement. (Ross Teeple)

AJ. Discussion/approval/disapproval of Intergovernmental Agreement (IGA) between Pinal County on behalf of the Pinal County Sheriff's Office (PCSO) and the Town of Florence on behalf of the Florence Police Department (FPD) for Police Motorcycle Training. The purpose of this IGA is to permit certified peace officers from PCSO and FPD to participate in or receive Police Motorcycle Training sponsored or conducted by PCSO. (Ross Teeple)

CONSENT: COURTS

AK. Discussion/approval/disapproval of a budget amendment to move the Law Library budget capacity from the Superior Court to the Conciliation Court, as the services will be managed by the Conciliation Court. Acceptance approves an amendment to the FY 25/26 budget and transfers budget capacity from Superior Court cost center 2600174 (SC-Court User Access-Law Lib) to Conciliation Court cost center 2630501 (CC-Court User Access Law Lib). There is no Impact on the General Fund. (Todd Zweig)

5. Meeting of the Pinal County Flood Control District Board of Directors. (Christopher Wanamaker/Joe Ortiz)

Chairman Miller recessed the Pinal County Board of Supervisors Meeting and convened the Pinal County Flood Control District Board of Directors Meeting.

Item Action: Convened into the Pinal County Flood Control District Agenda

Chairman Miller adjourned the Pinal County Flood Control District Board of Directors Meeting.

6. Meeting of the Pinal County Library District Board of Directors. (Shawn Flecken/Cathryn Whalen)
Chairman Miller convened the Pinal County Library District Board of Directors Meeting.

Chairman Miller convened the Pinal County Library District Board of Directors Meeting.

Item Action: Convened into the Pinal County Library District Agenda

Chairman Miller adjourned the Pinal County Library District Board of Directors Meeting.

7. Meeting of the Pinal County Public Health Services District Board of Directors. (Merissa Mendoza/MaryEllen Sheppard)

Chairman Miller convened the Pinal County Public Health Services District Board of Directors Meeting.

Item Action: Convened into the Pinal County Public Health Services District Agenda

Chairman Miller adjourned the Pinal County Public Health Services District Board of Directors Meeting and reconvened the Pinal County Board of Supervisors Meeting.

8. Call to the Public-- A "call to the public" is the time period for members of the public to address the Board of Supervisors to provide public input relating to subject matter within the Board of Supervisors authority or jurisdiction. Those wishing to address the Board of Supervisors need not request permission in advance. Action taken as a result of public comment will be limited to directing staff to study the matter or rescheduling it for further consideration and decision at a later date.
Click Here for Call to the Public Guidelines

The following members of the public appeared before the Board and spoke:

- Highlighted the community work going on at Living World Chapel, including having helped those affected by the Cody Fire, and advised in a few weeks the Board will hear the application for permission to install a small, dark-colored, illuminated sign, and requested the Board approve this without any stipulations, and that the sign be allowed to remain lit at night; Kirk Fiehler, Pinal County Grand Old Party (GOP) Chairman and on behalf of Living World Chapel.
- Congratulated San Tan Valley voters on their incorporation vote, August 6, 2025, is the 60th Anniversary of the Voting Rights Act, emphasized the importance of protecting voting rights, and requested the Board draft a Proclamation to affirm Pinal County's commitment to citizens' right to vote; Roberto Reveles, Gold Canyon.
- Congratulated Supervisor Miller on the passage of AG-to-Urban Water Bill, September 1, 2025, is the deadline to apply for the senior property tax freeze exemption and encouraged eligible seniors to apply, recognized Hector Madrid, a 39-year veteran of the Assessor's Office for his exemplary service and dedication, and promoted the Pinal County Parcel Alert List (PAL) program, for property asset protection and encouraged residents to sign up for this free service; Douglas Wolf, Assessor.

Item Action: Public Comments

9. **Public Hearing** and discussion/approval/disapproval of the request by the Justice Courts in Pinal County to repeal and replace Ordinance No. 050615-JCFS Pinal County Justice Court Public Service Fee Schedule Ordinance, Ordinance No. 080625-JCFS. (Shaun Babeu)

Chairman Miller called forward a member of Justice Court Staff however, noted no one is present in the audience, therefore Chairman opened the Public Hearing, and asked if members of the public are present in the audience who wish to address the Board to come forward at this time, there being none, Chairman closed the Public Hearing.

Main Motion Made By: Supervisor McClure

To continue to August 27, 2025, Board Meeting.

Natasha Kennedy, Clerk of the Board advised Clerk of the Board Staff just received an email from Justice Court Staff, they have requested to recall this item after lunch.

Main Motion Withdrawn

Chairman Miller announced as requested, he will return to Item 9 after lunch for Board Action.

1:51 p.m. – Chairman Miller returned to Item 9.

Sharon Barney, Justice Court Program Manager appeared before the Board and presented.

Chairman Miller reopened the Public Hearing, and asked if members of the public are present in the audience who wish to address the Board to come forward at this time, there being none, Chairman closed the Public Hearing.

Item Action: Approved

Subsidiary Motion Made By: Supervisor Goodman Seconded By: Supervisor McClure

To approve the request by the Justice Courts in Pinal County to repeal and replace Ordinance No. 050615-JCFS Pinal County Justice Court Public Service Fee Schedule Ordinance, Ordinance No. 080625-JCFS.

Subsidiary Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

10. **Public Hearing** and discussion/approval/disapproval of Resolution No. 080625-RD25-006 accepting the establishment of Hughes Street located in Section 10, Township 6 South, Range 8 East, Pinal County, as a County Highway. Supervisor District #3. (RD25-006) (Christopher Wanamaker/Joe Ortiz)

Celeste Garza, Deputy Public Works Director on behalf of Christopher Wanamaker, County Engineer appeared before the Board and presented.

Chairman Miller opened the Public Hearing, and asked if members of the public are present in the audience who wish to address the Board to come forward at this time, there being none, Chairman closed the Public Hearing.

Item Action: Approved

Motion Made By: Supervisor McClure Seconded By: Supervisor Goodman

To approve Resolution No. 080625-RD25-006 accepting the establishment of Hughes Street located in Section 10, Township 6 South, Range 8 East, Pinal County, as a County Highway.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

11. **Public Hearing** and discussion/approval/disapproval of Resolution No. 080625-RD25-012, a Resolution ordering the abandonment and extinguishment of a portion of Sweetwater Road. Supervisor District #4. (RD25-012) (Celeste Garza/Joe Ortiz)

Joe Ortiz, Development Services Managing Director appeared before the Board, for the Record the presentation has been provided to the Clerk of the Board, noted on page 1 of the presentation the legal description is listed incorrectly, and presented.

Discussion held regarding the location of a home in the roadway, and the legal description is correct in the Resolution by the following Board Member and staff; Vice Chairman McClure, and Joe Ortiz.

Chairman Miller opened the Public Hearing, and asked if members of the public are present in the audience who wish to address the Board to come forward at this time, there being none, Chairman closed the Public Hearing.

Item Action: Approved

Motion Made By: Supervisor McClure Seconded By: Supervisor Goodman

To approve Resolution No. 080625-RD25-012, a Resolution ordering the abandonment and extinguishment of a portion of Sweetwater Road.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

12. **Public Hearing** and discussion/approval/disapproval of Ordinance No. 2025-PZ-012-25, an Ordinance approving case PZ-012-25; Alex Hayes, Withey Morris Baugh, PLC (applicant/agent), on behalf of landowners - Rhodes Brian Scott & April Beth, requesting an approval of a rezone from General Rural (GR) to Industrial (I-3) zoning district on 351.8Â± acres to develop thermal gas-fired generation and Battery Energy Storage System, situated on portions of Sections 1, and 12, Township 07S, Range 04E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 500-12-007A, 500-12-007B, 500-17-004A, 500-17-004B, 500-17-005, and 500-17-006B located south of Selma Highway, north of I-8, and 1.5 miles south of the city of Casa Grande in unincorporated area of Pinal County. The Planning Commission recommended approval (7-0) of case PZ-012-25 with one (1) stipulation. Supervisor District #1. (Valentyn Panchenko/Dedrick Denton)

Chairman Miller announced Items 12 and 13 will be discussed together.

Valentyn Panchenko, Planner appeared before the Board and presented.

Alex Hayes, Applicant Representative appeared before the Board, for the Record the presentation has been provided to the Clerk of the Board, and presented.

Discussion held regarding this project; wall plan segments D and E, Pinal Fire and Medical Authority, ground water pumping monitored by Arizona Department of Water, power supply to Electrical Districts, noise concerns and sound study before and after operations begin, pipeline contracted, project area, Arizona City Fire District planned expansion in works and Joint Powers Agreement, and planned fire station locally by the following Board Members, and Applicant Representative; Chairman Miller, Vice-Chairman McClure, Supervisor Vitiello, Supervisor Serdy, and Alex Hayes.

Chairman Miller opened the Collective Public Hearing for Items 12 and 13, and asked if members of the public are present in the audience who wish to address the Board to come forward at this time.

The following members of the public appeared before the Board and spoke:

- In opposition; Tena Dugan, City of Maricopa.
- In favor; Mark Cardenas, Casa Grande on behalf of Skilled and Trained Union Carpenters, Electricians, Boiler Makers, Sheet Metal Workers, Laborers and Operating Engineers in Pinal County; Johnathan Daley, Laborers' International Union of North America (LIUNA); and Sean Lopez, LIUNA.

For the Record two (2) public comments received in favor, who did not wish to speak.

Chairman Miller closed the Collective Public Hearing.

Further discussion held regarding this project; fire protections not within stipulations, Applicant's contractual signed agreement pending expansion agreement of fire and medical authority, the Planning and Zoning Commission recommendation, infrastructure needs, letters of opposition received last year, none this year, and outreach by the following Board Members, Staff, and Applicant Representative; Chairman Miller, Vice-Chairman McClure, Supervisor Goodman, Supervisor Vitiello, Ian Daranyi, Deputy County Attorney, Valentyn Panchenko, and Alex Hayes.

Item Action: Approved as presented with 1 Stipulation

Motion Made By: Supervisor McClure Seconded By: Supervisor Goodman

To approve Ordinance No. 2025-PZ-012-25, an Ordinance approving case PZ-012-25; Alex Hayes, Withey Morris Baugh, PLC (applicant/agent), on behalf of landowners - Rhodes Brian Scott & April Beth, requesting an approval of a rezone from General Rural (GR) to Industrial (I-3) zoning district on 351.8Â± acres to develop thermal gas-fired generation and Battery Energy Storage System, situated on portions of Sections 1, and 12, Township 07S, Range 04E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 500-12-007A, 500-12-007B, 500-17-004A, 500-17-004B, 500-17-005, and 500-17-006B located south of Selma Highway, north of I-8, and 1.5 miles south of the city of Casa Grande in unincorporated area of Pinal County. The Planning Commission recommended approval (7-0) of case PZ-012-25 with one (1) stipulation.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

13. **Public Hearing** and discussion/approval/disapproval of Ordinance No. 2025-PZ-PD-007-25, an Ordinance approving case PZ-PD-007-25; Alex Hayes, Withey Morris Baugh, PLC (applicant/agent), on behalf of landowners - Rhodes Brian Scott & April Beth, requesting an approval of a Planned Area Development (PAD) Overlay District on 351.8Â± acres to apply proposed developments standards to thermal gas-fired generation and Battery Energy Storage System, situated on portions of Sections 1, and 12, Township 07S, Range 04E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 500-12-007A, 500-12-007B, 500-17-004A, 500-17-004B, 500-17-005, and 500-17-006B located south of Selma Highway, north of I-8, and 1.5 miles south of the city of Casa Grande in unincorporated area of Pinal County. The Planning Commission recommended approval (7-0) of case PZ-PD-007-25 with twelve (12) stipulations. Supervisor District #1. Valentyn Panchenko/Dedrick Denton)

Discussion and Collective Public Hearing held under Item 12.

Item Action: Approved as presented with 12 Stipulations

Motion Made By: Supervisor McClure Seconded By: Supervisor Goodman

To approve Ordinance No. 2025-PZ-PD-007-25, an Ordinance approving case PZ-PD-007-25; Alex Hayes, Withey Morris Baugh, PLC (applicant/agent), on behalf of landowners - Rhodes Brian Scott & April Beth, requesting an approval of a Planned Area Development (PAD) Overlay District on 351.8Â± acres to apply proposed developments standards to thermal gas-fired generation and Battery Energy Storage System, situated on portions of Sections 1, and 12, Township 07S, Range 04E of the Gila and Salt River Base and Meridian (legal on file) tax parcels: 500-12-007A, 500-12-007B, 500-17-004A, 500-17-004B, 500-17-005, and 500-17-006B located south of Selma Highway, north of I-8, and 1.5 miles south of the city of Casa Grande in unincorporated area of Pinal County. The Planning Commission recommended approval (7-0) of case PZ-PD-007-25 with twelve (12) stipulations.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

14. **Public Hearing** and discussion/approval/disapproval of Ordinance No. 2025-PZ-PD-001-25, an Ordinance approving case PZ-PD-001-25; Rose Law Group PLC, Agent, Wolff Enterprises III LLC, applicant, 93rd St Crane LLC, Landowner, requesting approval of a Planned Area Development Overlay District (PAD) Amendment to remove ±12.45 acres from the overall ±1,327 acres of the existing Circle Cross PAD overlay district established under PZ-PD-009-00B; situated in Section 31, Township 2 South, Range 8 East Gila & Salt River Baseline & Meridian, tax parcel 104-22-013R (legal on file), located at the northeast corner of Gantzel Rd and Algarve Place in San Tan Valley, unincorporated Pinal County. The Planning and Zoning Commission recommended approval (5-3) of case PZ-PD-001-25 with five (5) stipulations. (Applicant requesting continuance to September 17, 2025, Regular Meeting) Supervisor District #2. (Patrick Zaia- Roberts/Dedrick Denton)

Chairman Miller requested a Motion to convene into Executive Session for legal advice.

Motion Made By: Supervisor McClure Seconded By: Supervisor Vitiello

To convene into Executive Session.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

11:52 a.m. - Chairman Miller recessed Executive Session.

Chairman Miller announced Items 14, 15, 16 and 17 will be discussed together.

Patrick Zaia-Roberts, Senior Planner appeared before the Board and inquired if the Chairman would allow the Applicant to speak regarding their request to continue.

Jordan Rose, Applicant Representative appeared before the Board, and presented regarding the request to continue to October 15, 2025, Board Meeting.

Chairman Miller announced these items require the Public Hearing to be held today, spoke regarding the options before the Board, and requested Staff and Applicant to proceed with their presentations.

Patrick Zaia-Roberts presented.

Jordan Rose requested to defer until after the Public Hearing comments, noting she would love the opportunity for her supporters to speak however, they are not here today.

Chairman Miller opened the Collective Public Hearing for Items 14, 15, 16, and 17, and asked if members of the public are present in the audience who wish to address the Board to come forward at this time.

The following members of the public appeared before the Board and spoke:

- In opposition; Jeff Brown, Town of Queen Creek Council Member and on behalf of Queen Creek residents; Rod Buchanan, Encanterra, and for the Record provided a handout to the Clerk of the Board; Steve Feller, Encanterra; Steve Poe, Encanterra; Pat Aritz, Encanterra; Toby Karlquist, Encanterra; Ken Lawler, Encanterra; Lyndi Barker, Encanterra; and Karen Mooney, San Tan Valley.

For the Record sixty-one (61) public comments received in opposition, who did not wish to speak.

Jordan Rose reiterated her request to continue to October 15, 2025, Board Meeting or remand back to the Planning and Zoning Commission.

Discussion held regarding this project; timeline, commercial property need, remand back to Planning and Zoning Commission, infrastructure improvements, if denied Applicant's options, and how to proceed by the following Board Members, Staff, and Applicant Representative; Chairman Miller, Vice-Chairman McClure, Supervisor Goodman, Supervisor Vitiello, Ian Daranyi, Deputy County Attorney, Patrick Zaia-Roberts, and Jordan Rose.

For the Record the Applicant's updated presentation has been provided to the Clerk of the Board.

Item Action: Remand back to the Planning and Zoning Commission

Motion Made By: Supervisor McClure

To remand back to the Planning and Zoning Commission.

Ian Darayni confirmed the Board has authority to remand back to the Planning and Zoning Commission.

Further discussion held regarding how to proceed by the following Board Members; Chairman Miller, Vice-Chairman McClure, Supervisor Goodman, and Supervisor Serdy.

Seconded By: Supervisor Serdy

Motion Passed

Ayes: McClure, Miller, Serdy (3)

Nays: Goodman, Vitiello (2)

1:03 p.m. - Chairman Miller announced the Board shall take a recess.

1:45 p.m. - Chairman Miller reconvened the Pinal county Board of Supervisors Meeting. Brad Miller, County Attorney did not return to the counsel table.

15. **Public Hearing** and discussion/approval/disapproval of Resolution No. 2025-PZ-PA-002-25, a Resolution approving case PZ-PA-002-25; Rose Law Group PLC, Agent, Wolff Enterprises III LLC, applicant, 93rd St Crane LLC, Landowner, requesting approval of a Minor Comprehensive Plan Amendment to the San Tan Valley Special Area Plan amending the land use designations from Community Center to Urban Center on a total of ±12.45 acres, situated in Section 31, Township 2 South, Range 8 East Gila & Salt River Baseline & Meridian, tax parcel 104-22-013R (legal on file), located at the northeast corner of Gantzel Rd and Algarve Place in San Tan Valley, unincorporated Pinal County. The Planning and Zoning Commission made no recommendation for case PZ-PA-002-25 presented with no stipulations following two failed motions for approval (4-4) and denial (3-5). (Applicant requesting continuance to September 17, 2025, Regular Meeting) Supervisor District #2. (Patrick Zaia-Roberts/Dedrick Denton)

Discussion and Collective Public Hearing held under Item 14.

Further discussion held regarding how to proceed with Items 15, 16, and 17 by the following Board Members and Staff; Chairman Miller, Vice-Chairman McClure, Supervisor Vitiello, and Ian Daranyi, Deputy County Attorney.

Item Action: Remand back to the Planning and Zoning Commission

Main Motion Made By: Supervisor McClure

To deny Item #15.

Main Motion Withdrawn

Further discussion held regarding how to proceed by the following Board Members and Staff; Vice-Chairman McClure, Supervisor Goodman, and Ian Daranyi.

Subsidiary Motion Made By: Supervisor McClure Seconded By: Supervisor Serdy

To remand back to the Planning and Zoning Commission.

Subsidiary Motion Passed

Ayes: McClure, Miller, Serdy (3)

Nays: Goodman, Vitiello (2)

16. **Public Hearing** and discussion/approval/disapproval of Ordinance No. 2025-PZ-002-25, an Ordinance approving case PZ-002-25; Rose Law Group PLC, Agent, Wolff Enterprises III LLC, applicant, 93rd St Crane LLC, Landowner, requesting approval of a rezone from ±12.45 acres of General Business (CB-2) to ±10.9 acres Multiple Residence (MR) and ±1.56 acres Community Commercial (C-2) to develop a 240 unit multi-family residential community with a mixed use commercial property; situated in Section 31, Township 2 South, Range 8 East Gila & Salt River Baseline & Meridian, tax parcel 104-22-013R (legal on file), located at the northeast corner of Gantzel Rd and Algarve Place in San Tan Valley, unincorporated Pinal County. The Planning and Zoning Commission offered no recommendation on case PZ-002-25, presented with two (2) stipulations following a failed motion for denial (4-4). (Applicant requesting continuance to September 17, 2025, Regular Meeting) Supervisor District #2. (Patrick Zaia-Roberts/Dedrick Denton)

Discussion and Collective Public Hearing held under Item 14.

Item Action: Remand back to the Planning and Zoning Commission

Motion Made By: Supervisor McClure Seconded By: Supervisor Serdy

To remand back to the Planning and Zoning Commission.

Motion Passed

Ayes: McClure, Miller, Serdy (3)

Nays: Goodman, Vitiello (2)

17. **Public Hearing** and discussion/approval/disapproval of Ordinance No. 2025-PZ-PD-002-25, an Ordinance approving case PZ-PD-002-25; Rose Law Group PLC, Agent, Wolff Enterprises III LLC, applicant, 93rd St Crane LLC, Landowner, requesting approval of a Planned Area Development Overlay District (PAD) to apply ±10.9 acres MR/PAD and ±1.56 acres C-2/PAD zoning and to allow amended developments standards to develop a 240 unit multi-family residential community with a mixed use commercial property; situated in Section 31, Township 2 South, Range 8 East G&SRB&M, tax parcel 104-22-013R (legal on file), located at the northeast corner of Gantzel Rd and Algarve Place in San Tan Valley, unincorporated Pinal County. The Planning and Zoning Commission provided no recommendation of case PZ-PD-002-25 presented with 12 stipulations, following a failed motion for approval (3-5). (Applicant requesting continuance to September 17, 2025, Regular Meeting) Supervisor District #2. (Patrick Zaia- Roberts/Dedrick Denton)

Discussion and Collective Public Hearing held under Item 14.

Item Action: Remand back to the Planning and Zoning Commission

Motion Made By: Supervisor McClure Seconded By: Supervisor Serdy

To remand back to the Planning and Zoning Commission.

Motion Passed

Ayes: McClure, Miller, Serdy (3)

Nays: Goodman, Vitiello (2)

18. **Public Hearing** and discussion/approval/disapproval of case CSR-008-25; Maggie Najera, All American Flagpoles LLC (applicant/agent), on behalf of landowner -- CND-WARE FARMS LLC, requesting approval for a comprehensive sign package to allow the installation of a 60-foot-high American flagpole at a temporary Sales Office Model Homes Complex within the Ware Farms Residential Subdivision, on an approximately 0.48± acre area in the R-7 Single Residence Zone; situated in a portion of Section 33, Township 2 South, Range 8 East, of the Gila & Salt River Base & Meridian, tax parcels 109-58-0120, 109-58-0130, 109-58-0530 (Legal on file), located to the south-east of intersection E. Combs Rd. and N. Kenworthy Rd., and to the north-east of intersection N. Kenworthy Rd. and E. Hash Knife Draw Rd. in San Tan Valley area, unincorporated Pinal County, AZ. The Sign Review Committee recommended approval (3-0) of case CSR-008-25 with two (2) stipulations. Supervisor District #2. (Valentyn Panchenko/Dedrick Denton)

Valentyn Panchenko, Planner appeared before the Board and presented.

Chairman Miller opened the Public Hearing, and asked if members of the public are present in the audience who wish to address the Board to come forward at this time, there being none, Chairman closed the Public Hearing.

Item Action: Approved as presented with 2 Stipulations

Motion Made By: Supervisor Goodman Seconded By: Supervisor McClure

To approve case CSR-008-25; Maggie Najera, All American Flagpoles LLC (applicant/agent), on behalf of landowner -- CND-WARE FARMS LLC, requesting approval for a comprehensive sign package to allow the installation of a 60-foot-high American flagpole at a temporary Sales Office Model Homes Complex within the Ware Farms Residential Subdivision, on an approximately 0.48± acre area in the R-7 Single Residence Zone; situated in a portion of Section 33, Township 2 South, Range 8 East, of the Gila & Salt River Base & Meridian, tax parcels 109-58-0120, 109-58-0130, 109-58-0530 (Legal on file), located to the south-east of intersection E. Combs Rd. and N. Kenworthy Rd., and to the north-east of intersection N. Kenworthy Rd. and E. Hash Knife Draw Rd. in San Tan Valley area, unincorporated Pinal County, AZ. The Sign Review Committee recommended approval (3-0) of case CSR-008-25 with two (2) stipulations.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

19. **Public Hearing** and discussion/approval/disapproval of Ordinance No. 2025-PZ-008-25, an Ordinance approving case PZ-008-25; Greg Davis, Iplan Consulting (agent), MJB Acquisition LLC (applicant), on behalf of landowner -- Marguerite Kelly Clark, requesting an approval of a rezone from General Rural (GR) to General Commercial (C-3) zoning district on 9.94± acres to develop an outdoor storage facility, situated in portion of Section 02, Township 04S, Range 08E, tax parcel 200-58-004F (legal on file) located 1.75 miles to the east of intersection E Hunt Hwy & E Arizona Farms Rd, northwest of City of Florence, in the unincorporated Pinal County. The Planning Commission recommended approval (7-0) of case PZ-008-25 with one (1) stipulation. Supervisor District #4. (Valentyn Panchenko/Dedrick Denton)

Chairman Miller announced Items 19, 20, and 21 will be discussed together.

Valentyn Panchenko, Planner appeared before the Board and presented.

Jason Sanks, Applicant Representative appeared before the Board and presented.

Discussion held regarding this project; storage by the following Board Member and Applicant Representative; Vice-Chairman McClure, and Jason Sanks.

Chairman Miller opened the Public Hearing, and asked if members of the public are present in the audience who wish to address the Board to come forward at this time, there being none, Chairman closed the Public Hearing.

Item Action: Approved as presented with 1 Stipulation

Motion Made By: Supervisor McClure Seconded By: Supervisor Goodman

To approve Ordinance No. 2025-PZ-008-25, an Ordinance approving case PZ-008-25; Greg Davis, Iplan Consulting (agent), MJB Acquisition LLC (applicant), on behalf of landowner -- Marguerite Kelly Clark, requesting an approval of a rezone from General Rural (GR) to General Commercial (C-3) zoning district on 9.94± acres to develop an outdoor storage facility, situated in portion of Section 02, Township 04S, Range 08E, tax parcel 200-58-004F (legal on file) located 1.75 miles to the east of intersection E Hunt Hwy & E Arizona Farms Rd, northwest of City of Florence, in the unincorporated Pinal County. The Planning Commission recommended approval (7-0) of case PZ-008-25 with one (1) stipulation.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

20. **Public Hearing** and discussion/approval/disapproval of Ordinance No. 2025-PZ-PD-005-25, an Ordinance approving case PZ-PD-005-25; Greg Davis, Iplan Consulting (agent), MJB Acquisition LLC (applicant), on behalf of landowner -- Marguerite Kelly Clark, requesting an approval of a Planned Area Development (PAD) Overlay District on 9.94± acres to apply proposed developments standards to an outdoor storage facility, situated in portion of Section 02, Township 04S, Range 08E, tax parcel 200-58-004F (legal on file) located 1.75 miles to the east of intersection E Hunt Hwy & E Arizona Farms Rd, northwest of City of Florence, in the unincorporated Pinal County. The Planning Commission recommended approval (7-0) of case PZ- PD-005-25 with eleven (11) stipulations. Supervisor District #4. (Valentyn Panchenko/Dedrick Denton)

Discussion and Collective Public Hearing held under Item 19.

Item Action: Approved as presented with 11 Stipulations

Motion Made By: Supervisor McClure Seconded By: Supervisor Goodman

To approve Ordinance No. 2025-PZ-PD-005-25, an Ordinance approving case PZ-PD-005-25; Greg Davis, Iplan Consulting (agent), MJB Acquisition LLC (applicant), on behalf of landowner -- Marguerite Kelly Clark, requesting an approval of a Planned Area Development (PAD) Overlay District on 9.94± acres to apply proposed developments standards to an outdoor storage facility, situated in portion of Section 02, Township 04S, Range 08E, tax parcel 200-58-004F (legal on file) located 1.75 miles to the east of intersection E Hunt Hwy & E Arizona Farms Rd, northwest of City of Florence, in the unincorporated Pinal County. The Planning Commission recommended approval (7-0) of case PZ-PD-005-25 with eleven (11) stipulations.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

21. **Public Hearing** and discussion/approval/disapproval of Resolution No. 2025-SUP-006-25, a Resolution approving case SUP-006-25; Greg Davis, Iplan Consulting (agent), MJB Acquisition LLC (applicant), on behalf of landowner -- Marguerite Kelly Clark, requesting an approval of a Special Use Permit (SUP) to operate an outdoor storage facility for construction-related materials and vehicles, on 9.94± acres situated in portion of Section 02, Township 04S, Range 08E, tax parcel 200-58-004F (legal on file) located 1.75 miles to the east of intersection E. Hunt Hwy. & E. Arizona Farms Rd., northwest of City of Florence, in the unincorporated Pinal County. The Planning Commission recommended approval (7-0) of case SUP-006-25 with eight (8) stipulations. Supervisor District #4. (Valentyn Panchenko/Dedrick Denton)

Discussion and Collective Public Hearing held under Item 19.

Item Action: Approved as presented with 8 Stipulations

Motion Made By: Supervisor McClure Seconded By: Supervisor Vitiello

To approve Resolution No. 2025-SUP-006-25, a Resolution approving case SUP-006-25; Greg Davis, Iplan Consulting (agent), MJB Acquisition LLC (applicant), on behalf of landowner -- Marguerite Kelly Clark, requesting an approval of a Special Use Permit (SUP) to operate an outdoor storage facility for construction-related materials and vehicles, on 9.94± acres situated in portion of Section 02, Township 04S, Range 08E, tax parcel 200-58-004F (legal on file) located 1.75 miles to the east of intersection E. Hunt Hwy. & E. Arizona Farms Rd., northwest of City of Florence, in the unincorporated Pinal County. The Planning Commission recommended approval (7-0) of case SUP-006-25 with eight (8) stipulations.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

22. **Public Hearing** and discussion/approval/disapproval of Resolution No. 2025-SUP-020-24, a Resolution approving case SUP-020-24; Jessica Sarkissian, Upfront Planning & Entitlements LLC, applicant, on behalf of MAS LAND LLC, owner, is requesting approval of a Special Use Permit to operate a motocross park on approximately 120.83Â± acres, situated in a portion of Section 14, Township 07 South, Range 05 East, Gila Salt River Base & Meridian, tax parcels 511-13-001L and 511-13-001M, and generally located a half a mile south of Interstate 8, in the southeast corner of S. Sisler Road and W. Hanna Rd., near Casa Grande, in unincorporated Pinal County. The Planning Commission recommended approval (8-0) of case SUP-020-24 with twenty (20) stipulations. Supervisor District #3. (Glenn Bak/Dedrick Denton)

Glenn Bak, Senior Planner appeared before the Board and presented.

Jessica Sarkissian, Applicant Representative appeared before the Board and presented.

Discussion held regarding this project; RV parking and noise by the following Board Member and Applicant Representative; Supervisor Vitiello, and Jessica Sarkissian.

Chairman Miller opened the Public Hearing, and asked if members of the public are present in the audience who wish to address the Board to come forward at this time, there being none, Chairman closed the Public Hearing.

Item Action: Approved as presented with 20 Stipulations

Motion Made By: Supervisor McClure Seconded By: Supervisor Goodman

To approve Resolution No. 2025-SUP-020-24, a Resolution approving case SUP-020-24; Jessica Sarkissian, Upfront Planning & Entitlements LLC, applicant, on behalf of MAS LAND LLC, owner, is requesting approval of a Special Use Permit to operate a motocross park on approximately 120.83Â± acres, situated in a portion of Section 14, Township 07 South, Range 05 East, Gila Salt River Base & Meridian, tax parcels 511-13-001L and 511-13-001M, and generally located a half a mile south of Interstate 8, in the southeast corner of S. Sisler Road and W. Hanna Rd., near Casa Grande, in unincorporated Pinal County. The Planning Commission recommended approval (8-0) of case SUP-020-24 with twenty (20) stipulations.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

23. **Public Hearing** and discussion/approval/disapproval of Resolution No. 2025-SUP-002-25, a Resolution approving case SUP-002-25; Jessica Sarkissian, agent, on behalf of Brandon & Breck Kruger & Sterling Star LLC, owners, are requesting approval of a Special Use Permit (SUP) to allow equestrian training and events, on 12.48Â± acres, situated on a portion of section 8, T07S, R08E, G&SRB&M (legal on file) tax parcels: 401-48-0880, 401-48-086A, & 401-48-086B, and generally located southeast of E. Cornman Rd. and S. Margaret Ave., in unincorporated Pinal County. The Planning Commission recommended approval (9-0) of case SUP-002-25 with fourteen (14) stipulations. Supervisor District #4. (Glenn Bak/Dedrick Denton)

Glenn Bak, Senior Planner appeared before the Board and presented.

Jessica Sarkissian, Applicant Representative appeared before the Board and presented.

Chairman Miller opened the Public Hearing, and asked if members of the public are present in the audience who wish to address the Board to come forward at this time, there being none, Chairman closed the Public Hearing.

Item Action: Approved as presented with 14 Stipulations

Motion Made By: Supervisor McClure Seconded By: Supervisor Vitiello

To approve Resolution No. 2025-SUP-002-25, a Resolution approving case SUP-002-25; Jessica Sarkissian, agent, on behalf of Brandon & Breck Kruger & Sterling Star LLC, owners, are requesting approval of a Special Use Permit (SUP) to allow equestrian training and events, on 12.48Â± acres, situated on a portion of section 8, T07S, R08E, G&SRB&M (legal on file) tax parcels: 401-48-0880, 401-48-086A, & 401-48-086B, and generally located southeast of E. Cornman Rd. and S. Margaret Ave., in unincorporated Pinal County. The Planning Commission recommended approval (9-0) of case SUP-002-25 with fourteen (14) stipulations.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

24. **Public Hearing** and discussion/approval/disapproval of Ordinance No. 2025-PZ-PD-019-24-Amended, an Ordinance amending 2025-PZ-PD-019-24 by correcting defective legal description and scrivener's error. If approved, all remaining provisions of the Original Ordinance shall remain unchanged and in full force and effect. Supervisor District #5. (Patrick Zaia-Roberts/Dedrick Denton)

Patrick Zaia-Roberts, Senior Planner appeared before the Board and presented.

Chairman Miller opened the Public Hearing, and asked if members of the public are present in the audience who wish to address the Board to come forward at this time, there being none, Chairman closed the Public Hearing.

Item Action: Approved as presented

Motion Made By: Supervisor McClure Seconded By: Supervisor Vitiello

To approve Ordinance No. 2025-PZ-PD-019-24- Amended, an Ordinance amending 2025-PZ-PD-019-24 by correcting defective legal description and scrivener's error. If approved, all remaining provisions of the Original Ordinance shall remain unchanged and in full force and effect.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

25. Executive Session pursuant to A.R.S. 38-431.03(A)(3) for legal advice regarding the Uniformed and Overseas Citizens Absentee Voting Act (UOCAVA) voter services system obtained by the Arizona Secretary of State's Office. (Dana Lewis/Brad Miller)

Chairman Miller reconvened Executive Session for Items 25 and 26.

26. Executive Session pursuant to A.R.S. 38-461.03(A)(3)(4) for legal advice and discussions concerning Purdue Pharma's Bankruptcy Plan and the Governmental Entities Settlement Agreement (GESA). (Ian Daranyi/Brad Miller)

Item Action: Adjourned Executive Session

Motion Made By: Supervisor McClure Seconded By: Supervisor Vitiello

To adjourn Executive Session.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

27. Discussion/approval/disapproval of acceptance of the Thirteenth Amended Joint Chapter 11 Plan of Reorganization of Purdue Pharma L.P. and its Affiliated Debtors (the "Plan") and participation in the Governmental Entities Settlement Agreement (the GESA) and authorize the Board Chairman to execute all necessary documents including the Direct Settlement Participation form as discussed in Executive Session August 6, 2025. (Ian Daranyi/Brad Miller)

Anne Froedge, Deputy County Attorney appeared before the Board and presented.

Item Action: Approved

Motion Made By: Supervisor McClure Seconded By: Supervisor Goodman

To approve acceptance of the Thirteenth Amended Joint Chapter 11 Plan of Reorganization of Purdue Pharma L.P. and its Affiliated Debtors (the "Plan") and participation in the Governmental Entities Settlement Agreement (the GESA) and authorize the Board Chairman to execute all necessary documents including the Direct Settlement Participation form as discussed in Executive Session August 6, 2025.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

2:49 p.m. – Chairman Miller adjourned the August 6, 2025, Regular Meeting of the Board of Supervisors.

PINAL COUNTY BOARD OF SUPERVISORS

_____

Stephen Q. Miller, Chairman

ATTEST:

_____

Natasha Kennedy, Clerk of the Board

Minutes Prepared By: Kelsey Pickard, Deputy Clerk of the Board

Approval of Minutes: September 17, 2025

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PINAL COUNTY BOARD OF SUPERVISORS
SPECIAL SESSION
MINUTES
Wednesday, August 13, 2025
9:30 AM

BOARD OF SUPERVISORS

Chairman Stephen Q. Miller
Supervisor, District 3

Vice-Chairman Jeffrey McClure
Supervisor, District 4

Rich Vitiello
Supervisor, District 1

Mike Goodman
Supervisor, District 2

Jeff Serdy
Supervisor, District 5

PINAL COUNTY ADMINISTRATIVE COMPLEX
BOARD OF SUPERVISORS HEARING ROOM
135 N. PINAL STREET
FLORENCE, AZ 85132

The Pinal County Board of Supervisors convened at 9:30 a.m. this date. The meeting was called to order by Chairman Miller.

Members Present: Chairman Stephen Q. Miller; Vice-Chairman Jeffrey McClure; Supervisor Rich Vitiello; Supervisor Mike Goodman; Supervisor Jeff Serdy

Staff Present: County Manager, Leo Lew; Deputy County Attorney, Ian Daranyi; Deputy County Attorney, Daron Garey; Clerk of the Board, Natasha Kennedy; and Deputy Clerk of the Board, Kelsey Pickard

1. Executive Session pursuant to A.R.S. 38-431.03(A)(3) to obtain legal advice and suggested legal strategy from outside conflict counsel regarding liability exposure and options to mitigate the same concerning Pinal County Attorney employment matters and next steps to minimize any potential future County liability or exposure. (Stephen Q. Miller)

   Chairman Miller requested a Motion.

   Item Action: Convened into Executive Session

   Motion Made By: Supervisor McClure Seconded By: Supervisor Vitiello

   To convene into Executive Session.

   Motion Passed

   Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

10:24 a.m. - The Board returned from Executive Session, and Daron Garey, Deputy County Attorney joined the counsel table.

Item Action: Adjourned Executive Session

Motion Made By: Supervisor McClure Seconded By: Supervisor Vitiello

To adjourn Executive Session.

Motion Passed

Ayes: Goodman, McClure, Miller, Serdy, Vitiello (5)

Chairman Miller announced for Item 4 through 9, Staff has arranged for a presentation by power providers at an upcoming Work Session to discuss energy demands and understand the specifics of energy requirements, including where and when power will be needed, concerning the Comprehensive Plan Amendments that include many energy components on today's agenda.

2. **Work Session:** Presentation and discussion on Honoring, Hiring, Helping, our Heroes (HOHP) of Pinal County, by Kim Vandenberg at the HOHP/Eagles Landing Veteran Center. (Natasha Kennedy)

   Kim Vandenberg, Honoring, Hiring, Helping, our Heroes (HOHP) appeared before the Board, introduced Board Member Jim Sylvester, Pinal County Veteran and Arizona Veterans Hall of Fame, Board Member, Crystal McKenna, and our first official staff member since we began in 2011, Suzanne Pay, and presented.

Discussion held regarding Eagle One's home base Casa Grande, outreach events, and availability by the following Board Member and HOHP Representative; Supervisor Serdy, and Kim Vandenberg.

Supervisor Goodman spoke in support of HOHP' hard work and dedication to our veterans.

Kim Vandenberg presented the Board with an HOHP Challenge Coin.

Item Action: Information Only

3. **Work Session:** Presentation and discussion updating the Board of Supervisors on the Elections Department's re-precincting efforts and requesting guidance from the Board of Supervisors. (Dana Lewis)

   Dana Lewis, Recorder appeared before the Board and presented.

   Discussion held regarding the request for an additional census, combined precincts, and Voter Registration costs by the following Board Member and Staff; Supervisor Serdy and Dana Lewis.

   Item Action: Information Only

4. **Work Session** on case PZ-PA-011-25 - La Osa Project to discuss an Amendment to the 2019 Pinal County Comprehensive Plan requested by Vermaland LLC, applicant, to re-designate 3,374± acres from Very Low Density Residential (VLDR, 0-1 du/ac) and Moderate Low Density Residential (MLDR, 1-3.5 du/ac) and Proposed Open Space to Employment and General Public Facilities/Services for industrial, office, business park, and energy generating facilities, located along the Greene Canal of Santa Cruz Wash, in the extended planning boundary south of the City of Eloy, in the unincorporated area of Pinal County. Supervisor District #4. (Sangeeta Deokar/Dedrick Denton)

   Sangeeta Deokar, Planning Supervisor appeared before the Board, provided an overview of the 2025 Major Comprehensive Plan Amendments for Items 4 through 9, and presented on Item 4.

   Discussion held regarding this project; location (right of ways and bomb gardener), transportation, flood mitigation, and use; employment, general public facilities and services, and open space by the following Board Members and Staff; Chairman Miller, Vice-Chairman McClure, Supervisor Vitiello, and Sangeeta Deokar.

   Item Action: Information Only

5. **Work Session** on case PZ-PA-012-25 - Silver Reef Solar to discuss an Amendment to the 2019 Pinal County Comprehensive Plan requested by Silver Reef Energy LLC, applicant, to re-designate 801± acres from Very Low Density Residential (VLDR, 0-1 du/ac) to Green Energy Production for a utility scale Solar facility for a 150 megawatt (MW) Photovoltaic (PV) solar and 200 MW Battery Storage System (BESS) project, located 6.5 miles southwest of Casa Grande, and south of Interstate 8 (I-8), in the unincorporated area of Pinal County. Supervisor District #1. (Patrick Zaia-Roberts/Dedrick Denton)

   Patrick Zaia-Roberts, Senior Planner appeared before the Board and presented.

   Item Action: Information Only

6. **Work Session** on case PZ-PA-013-25 - Project Midway to discuss an Amendment to the 2019 Pinal County Comprehensive Plan requested by Withey Morris Baugh PLC, applicant, to re-designate 215± acres from Moderate Low Density Residential (MLDR, 1-3.5 du/ac) to Employment for a data center campus, located at the southwest corner of Selma Highway and Midway, and north of I-8, in the unincorporated area of Pinal County. Supervisor District #1. (Justin Mullis/Dedrick Denton)

   Justin Mullis, Planner appeared before the Board and presented.

   Discussion held regarding this project; water use of data center and air cooling by the following Board Member and Staff; Chairman Miller, and Justin Mullis.

   Item Action: Information Only

7. **Work Session** on case PZ-PA-014-25 - Griffin Energy to discuss an Amendment to the 2019 Pinal County Comprehensive Plan requested by Griffin Energy LLC, applicant, to re-designate 2685.58± acres from Moderate Low Density Residential (MLDR, 1-3.5 du/ac) and Proposed Open Space to Green Energy Production, General Public Facilities/Services, and Proposed Open Space for a utility scale Solar facility with Battery Storage System (BESS) project along with a gas fired power plant, located between the Santa Rosa Wash and Green Wash sited on both sides of Interstate 8, in the unincorporated area of Pinal County. Supervisor District #1. (Patrick Zaia-Roberts/Dedrick Denton)

   Patrick Zaia-Roberts, Senior Planner appeared before the Board and presented.

   Discussion held regarding this project; regional trails, solar dense area, future high tech area and power to meet those needs (power sources and concerns), fire protection, water, and aesthetics by the following Board Members and Staff; Chairman Miller, Vice-Chairman McClure, Supervisor Vitiello, Supervisor Goodman, Supervisor Serdy, and Patrick Zaia-Roberts.

   Item Action: Information Only

8. **Work Session** on case PZ-PA-015-25 - Energy Generation & Tech Campus to discuss an Amendment to the 2019 Pinal County Comprehensive Plan requested by W Holdings, applicant, Rose Law Group, as the agent to re-designate 2495.2± acres from Moderate Low Density Residential (MLDR, 1-3.5 du/ac) to Employment for a large scale Energy Generation and Technology Campus, located approximately 8 miles south and east of the City of Maricopa, and south of the Ak-Chin Indian Community, in the unincorporated area of Pinal County. Supervisor District #3. (Glenn Bak/Dedrick Denton)

   Patrick Zaia-Roberts, Senior Planner on behalf of Glenn Bak, Senior Planner appeared before the Board and presented.

   Discussion held regarding this project; decommissioning plans done at zoning level, water, fire, outreach to Ak-Chin and City of Maricopa, and activity centers by the following Board Members and Staff; Chairman Miller, Supervisor Vitiello, Supervisor Goodman, and Patrick Zaia-Roberts.

   Item Action: Information Only

9. **Work Session** on case PZ-PA-010-25 - Silver King Solar to discuss an Amendment to the 2019 Pinal County Comprehensive Plan requested by Silver King Solar LLC, applicant, a subsidiary of Arevia Power LLC, to re-designate 8,891± acres from Moderate Low Density Residential (MLDR, 1-3.5 du/ac) to Green Energy Production for a photovoltaic Solar Power Plant, located west intersection of State Highways 60 and 79, in the unincorporated area of Pinal County. Supervisor District #5. (Valentyn Panchenko/Dedrick Denton)

Valentyn Panchenko, Planner appeared before the Board and presented.

Discussion held regarding this project; State Trust Land lease money allocation to schools, location concerns, decommissioning plan process/timing, fire, water, aesthetics, data centers air cooling methods, regional routes, surrounding community letters mailing concerns, direction from the Board regarding the Applicant's request to update the application, and how to proceed by the following Board Members and Staff; Chairman Miller, Supervisor Vitiello, Supervisor Serdy, Supervisor Goodman, Ian Daranyi, Deputy County Attorney, Sangeeta Deokar, Planning Supervisor, and Valentyn Panchenko.

Item Action: Information Only

10. **ITEM ADDED:** Discussion regarding meetings and/or requests for meetings with Supervisors from citizens who demonstrate, or may demonstrate, interest in serving on the Town of San Tan Valley council. (Stephen Q. Miller)

Chairman Miller introduced the item.

Discussion held regarding how to proceed following the August 18, 2025, canvass by the following Board Members and Staff; Chairman Miller, Vice-Chairman McClure, Supervisor Vitiello, and Supervisor Goodman.

Item Action: Information Only

12:09 p.m. – Chairman Miller adjourned the August 13, 2025, Special Session Meeting of the Board of Supervisors.

PINAL COUNTY BOARD OF SUPERVISORS

_____
Stephen Q. Miller, Chairman

ATTEST:

_____
Natasha Kennedy, Clerk of the Board

Minutes Prepared By: Kelsey Pickard, Deputy Clerk of the Board

Approval of Minutes: September 17, 2025

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PINAL COUNTY BOARD OF SUPERVISORS
SPECIAL SESSION
MINUTES
Monday, August 18, 2025
9:31 AM

BOARD OF SUPERVISORS

Chairman Stephen Q. Miller
Supervisor, District 3

Vice-Chairman Jeffrey McClure
Supervisor, District 4

Rich Vitiello
Supervisor, District 1

Mike Goodman
Supervisor, District 2

Jeff Serdy
Supervisor, District 5

PINAL COUNTY ADMINISTRATIVE COMPLEX
BOARD OF SUPERVISORS HEARING ROOM
135 N. PINAL STREET
FLORENCE, AZ 85132

The Pinal County Board of Supervisors convened at 9:31 a.m. this date. The meeting was called to order by Vice-Chairman McClure, Presiding as Chairman, with the announcement Supervisor Goodman and Supervisor Serdy are attending telephonically, and Chairman Miller is absent.

Supervisor Serdy and Supervisor Goodman confirmed their telephonic appearance.

Members Present: Vice-Chairman McClure, Presiding as Chairman; Supervisor Rich Vitiello Members Present Telephonically: Supervisor Mike Goodman; Supervisor Jeff Serdy

Members Absent: Chairman Stephen Q. Miller

Staff Present: County Manager, Leo Lew; County Attorney, Brad Miller; Clerk of the Board, Natasha Kennedy; and Deputy Clerk of the Board, Kelsey Pickard

1. Discussion/approval/disapproval of the canvass of election results for the August 5, 2025, Jurisdictional Election for the Incorporation of San Tan Valley. (Dana Lewis)

   Dana Lewis, Recorder appeared before the Board and presented.

   Discussion held regarding the process for handling undeliverable ballots, and voting equipment on public display for twenty seven (27) days by the following Board Member and Staff; Vice-Chairman McClure, Presiding as Chairman and Dana Lewis.

   Item Action: Approved

   Motion Made By: Supervisor Goodman Seconded By: Supervisor Vitiello

   To approve the canvass of election results for the August 5, 2025, Jurisdictional Election for the Incorporation of San Tan Valley.

   Motion Passed by Roll Call

   Ayes: Vitiello, Goodman, Serdy, McClure (4)

   Absent: Miller (1)

2. Discussion/approval/disapproval of the fiscal year 2025-2026 property tax levies and rates for all governmental entities of Pinal County in accordance with A.R.S. 42-17151 and 42-17254. The Pinal County proposed primary property tax rate is $3.3630 per $100 of valuation. The property tax levies and rates are subject to any legal changes mandated by the revisions of valuation, errors, omissions, and exclusions beyond current knowledge and/or control. (Lupe Williams/Angeline Woods)

   Lupe Williams, Budget Supervisor, Office of Budget and Finance appeared before the Board, acknowledged the Board, Treasurer's Office, Assessor's Office, School Superintendent's Office, and Budget Office Staff for their efforts in this process, presented, and for the Record the Final FY 25/26 Tax Levy and Rate sheet has been provided to the Clerk of the Board's Office, and the Motion should be to approve the Final version.

   Item Action: Approved as presented the Final Version for Fiscal Year 2025-2026

   Motion Made By: Supervisor Vitiello Seconded By: Supervisor Goodman

To approve as presented the Final Version for Fiscal Year 2025-2026.

Motion Passed by Roll Call

Ayes: Vitiello, Goodman, Serdy, McClure (4)

Absent: Miller (1)

9:57 a.m. – Vice-Chairman McClure, Presiding as Chairman adjourned the August 18, 2025, Special Session Meeting of the Board of Supervisors.

PINAL COUNTY BOARD OF SUPERVISORS

_____

Presiding as Chairman, Jeffrey McClure
Vice-Chairman

ATTEST:

_____

Natasha Kennedy, Clerk of the Board

Minutes Prepared By: Kelsey Pickard, Deputy Clerk of the Board

Approval of Minutes: September 17, 2025

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #:
Dept. #:
Dept. Name: Clerk of the Board
Requested By: Natasha Kennedy

AGENDA ITEM AND REQUESTED BOARD ACTION:

Discussion/approval/disapproval of the current billings before the Board. (Natasha Kennedy)

MOTION:

Approve as presented.

Attachments

Current Billings 09.02.2025 to 09.03.2025

Housing Authority of Pinal County

Check Register

1

Pinal County Division of Housing

Bank Account: 1 01 1111.12 0 - CONVENTIONAL
All Check Numbers
Check Dates from 9/1/2025

Check Number	Check Type	Check Amount	Status	Check Date	Vendor Name
00027798	Check	$1,295.00	Open	09/02/2025	ARIZONA PUBLIC SERVICE
00027799	ACH	$115.00	Open	09/02/2025	BERNADETTE PEPPLER
00027800	Check	$140.00	Open	09/02/2025	CITY OF ELOY
00027801	Check	$459.00	Open	09/02/2025	ELECTRICAL DIST #2
00027802	Check	$368.00	Open	09/02/2025	Electrical District #3
00027803	ACH	$106.00	Open	09/02/2025	Roxanne Chavira
00027804	Check	$128.00	Open	09/02/2025	SOUTHWEST GAS CORP.
00027805	Check	$356.00	Open	09/02/2025	SRP

Total # of checks listed: 8
Total amount of all checks: $2,967.00
Total Open: 8
Total Cleared: 0
Total Reconciled: 0
Total Void: 0

Housing Authority of Pinal County

Check Register

7

Pinal County Housing Emergency Vouchers

Bank Account: 7 EV 1111.12 0 - EHV Emergency Voucher

All Check Numbers

Check Dates from 9/2/2025

Check Number	Check Type	Check Amount	Status	Check Date	Vendor Name
00000476	Check	$942.00	Open	09/02/2025	ARIZONA PUBLIC SERVICE
00000477	Check	$84.00	Open	09/02/2025	SRP
00000478	ACH	$706.00	Open	09/02/2025	ASPEN COURT APARTMENTS
00000479	ACH	$6,626.00	Open	09/02/2025	CENTER PARK APARTMENTS, LLC
00000480	ACH	$2,993.00	Open	09/02/2025	COOLIDGE PLACE SENIOR APARMENTS,
00000481	ACH	$1,656.00	Open	09/02/2025	C.Y. APARTMENTS LLC
00000482	ACH	$2,084.00	Open	09/02/2025	GREAT MANAGEMENT LLC
00000483	ACH	$2,250.00	Open	09/02/2025	GYAN, ROSEMARY KORCINTEMAH
00000484	ACH	$3,225.00	Open	09/02/2025	INTEGRITY PLUS PROPERTY
00000485	ACH	$720.00	Open	09/02/2025	CAROL A MASSIER
00000486	ACH	$1,337.00	Open	09/02/2025	JORDAN, MITCHELL BENNY
00000487	ACH	$46.00	Open	09/02/2025	KEATING JESSICA
00000488	ACH	$1,700.00	Open	09/02/2025	KYLE MYERS INVESTMENTS LLC
00000489	ACH	$1.00	Open	09/02/2025	LABOCA DANIELLE R
00000490	ACH	$1,625.00	Open	09/02/2025	MCKEON, JOHN
00000491	ACH	$1,943.00	Open	09/02/2025	QUAIL GARDENS APTS
00000492	ACH	$1,656.00	Open	09/02/2025	SOQUI, EMET C.
00000493	ACH	$1,892.00	Open	09/02/2025	ON Q PROPERTY MANAGEMENT
00000494	ACH	$99.00	Open	09/02/2025	UGALDE CHEYENNE W
00000495	ACH	$1,195.00	Open	09/02/2025	WEDO REAL ESTATE AND BEYOND
00000496	ACH	$1,200.00	Open	09/02/2025	YEDINAK, CHARLES T
00000497	ACH	$22.00	Open	09/02/2025	YOMAIRA V RUIZ

Total # of checks listed: 22

Total amount of all checks: $34,002.00

Total Open: 22

Total Cleared: 0

Total Reconciled: 0

Total Void: 0

Housing Authority of Pinal County

Check Register

7

Pinal County Housing - PORT-INS

Bank Account: 7 01 1111.12 0 - VOUCHER

All Check Numbers

Check Dates from 9/2/2025

Check Number	Check Type	Check Amount	Status	Check Date	Vendor Name
00071722	ACH	$17,884.00	Open	09/02/2025	LAS BRISAS APARTMENTS
00071723	ACH	$1,176.00	Open	09/02/2025	1034 LLC
00071724	ACH	$2,220.00	Open	09/02/2025	BELLA VISTA APARTMENTS
00071725	ACH	$1,138.00	Open	09/02/2025	2013-1 IH BORROWER LP
00071726	ACH	$2,872.00	Open	09/02/2025	2018-3 IH BORROWER LP
00071727	ACH	$1,999.00	Open	09/02/2025	2018-4 IH BORROWER LP
00071728	ACH	$746.00	Open	09/02/2025	204 N CACTUS LLC
00071729	ACH	$1,812.00	Open	09/02/2025	Re/MAX Fine Properties
00071730	ACH	$2,250.00	Open	09/02/2025	4:10 REAL ESTATE LLC
00071731	ACH	$837.00	Open	09/02/2025	A & E RENTAL PROPERTIES LLC
00071732	ACH	$1,348.00	Open	09/02/2025	AJ INVESTORS LLC
00071733	ACH	$2,199.00	Open	09/02/2025	AKBAR, MUHAMMAD
00071734	ACH	$1,002.00	Open	09/02/2025	AL-KAZAK, YAHYA
00071735	ACH	$1,127.00	Open	09/02/2025	ALDERETE, STEPHANIE
00071736	ACH	$1,071.00	Open	09/02/2025	ALEXIS LLC
00071737	ACH	$919.00	Open	09/02/2025	ALTER PROPERTY MANAGEMENT
00071738	ACH	$291.00	Open	09/02/2025	ALVAREZ SHELBY M
00071739	ACH	$2,201.00	Open	09/02/2025	AMG APACHE LLC
00071740	ACH	$668.86	Open	09/02/2025	ANDERSON HOUSING AUTHORITY
00071741	ACH	$1,625.00	Open	09/02/2025	ANDERSON, SCOTT
00071742	ACH	$989.00	Open	09/02/2025	APACHE JUNCTION VILLAS, LLC
00071743	ACH	$5,249.00	Open	09/02/2025	ARELLANO, DAVID
00071744	ACH	$1,149.00	Open	09/02/2025	ARIZONA ELITE PROPERTIES
00071745	ACH	$1,338.00	Open	09/02/2025	ARIZONA INVESTORS LLC
00071746	ACH	$234.00	Open	09/02/2025	ARMSTEAD MECHELLE
00071747	ACH	$823.00	Open	09/02/2025	ARNELL PROPERTY LLC
00071748	ACH	$3,879.00	Open	09/02/2025	ASPEN COURT APARTMENTS
00071749	ACH	$27,655.00	Open	09/02/2025	ATLAS RESIDENTIAL LLC
00071750	ACH	$645.00	Open	09/02/2025	AUM INVESTMENTS LLC
00071751	ACH	$475.00	Open	09/02/2025	COOLIDGE STATION
00071752	ACH	$2,082.00	Open	09/02/2025	REALTY EXECUTIVES ARIZONA HOME
00071753	ACH	$3,619.00	Open	09/02/2025	AZ PRIME PROPERTY MANAGEMENT
00071754	ACH	$2,199.00	Open	09/02/2025	MOXIE REAL ESTATE
00071755	ACH	$704.00	Open	09/02/2025	BAKER FAMILY LIVING TRUST
00071756	ACH	$1,867.00	Open	09/02/2025	BALLARD, JESSICA
00071757	ACH	$367.00	Open	09/02/2025	BARCELO, ALVARO
00071758	ACH	$3,148.00	Open	09/02/2025	BARRETT REAL ESTATE LLC
00071759	ACH	$15.00	Open	09/02/2025	BASKIN KEONA M

Housing Authority of Pinal County

Check Register

7

Pinal County Housing - PORT-INS

Bank Account: 7 01 1111.12 0 - VOUCHER

All Check Numbers

Check Dates from 9/2/2025

Check Number	Check Type	Check Amount	Status	Check Date	Vendor Name
00071760	ACH	$897.00	Open	09/02/2025	BB& J CAPITAL PARTNERS, LLC
00071761	ACH	$9,966.00	Open	09/02/2025	BELVA'S REAL ESTATE LLC
00071762	ACH	$1,978.00	Open	09/02/2025	ARIZONA HOMES PLUS
00071763	ACH	$884.00	Open	09/02/2025	BEVAN PROPERTIES LLC
00071764	ACH	$2,124.00	Open	09/02/2025	BMRL LLC.
00071765	ACH	$1,550.00	Open	09/02/2025	BOLTON, JACQUELINE
00071766	ACH	$1,739.00	Open	09/02/2025	BONYAIR LIMITED PARTNERSHIP
00071767	ACH	$10.00	Open	09/02/2025	BRACEY YVONNE S
00071768	ACH	$228.00	Open	09/02/2025	BRADLEY DARNISHA M
00071769	ACH	$290.00	Open	09/02/2025	TAMIKA M BROWN
00071770	ACH	$1,708.00	Open	09/02/2025	BRUMFIELD, KAY F.
00071771	ACH	$2,863.00	Open	09/02/2025	BRUNO, KENNETH
00071772	ACH	$466.00	Open	09/02/2025	BRYANT-GROVER, PAULA
00071773	ACH	$1,995.00	Open	09/02/2025	BUNDY, ELAINE
00071774	ACH	$1,576.00	Open	09/02/2025	BURRUEL, FAUSTO
00071775	ACH	$4,281.00	Open	09/02/2025	CACTUS HOME OFFER LLC
00071776	ACH	$2,140.00	Open	09/02/2025	CANCIAMILLE, JACK
00071777	ACH	$258.00	Open	09/02/2025	CARLISLE CIERRA D
00071778	ACH	$1,048.00	Open	09/02/2025	CARLOS ACQUISITIONS & ASSET
00071779	ACH	$13,865.00	Open	09/02/2025	AGAVE HOUSE
00071780	ACH	$1,715.00	Open	09/02/2025	CASARES BALBOA, BENITO JESUS
00071781	ACH	$290.00	Open	09/02/2025	CASTRO YVETTE N
00071782	ACH	$13,751.00	Open	09/02/2025	CENTER PARK APARTMENTS, LLC
00071783	ACH	$1,600.00	Open	09/02/2025	CENTURY 21 TOWN & COUNTRY
00071784	ACH	$415.00	Open	09/02/2025	FRANCES CHAVEZ
00071785	ACH	$1,548.00	Open	09/02/2025	CHI, DENH CONG
00071786	ACH	$1,872.00	Open	09/02/2025	CHI, LIN
00071787	ACH	$2,118.00	Open	09/02/2025	CHRISTOPHERSON, KATHY LYNN
00071788	ACH	$1,365.00	Open	09/02/2025	CHULA VISTA HOLDINGS LLC
00071789	ACH	$974.00	Open	09/02/2025	CIA PROPERTIES
00071790	ACH	$5,715.89	Open	09/02/2025	CITY OF CHANDLER HOUSING & RED
00071791	ACH	$6,587.32	Open	09/02/2025	CITY OF PHOENIX
00071792	ACH	$312.00	Open	09/02/2025	CLARK, LUCAS
00071793	ACH	$4,652.00	Open	09/02/2025	COFFEY, NICOLE BREANN
00071794	ACH	$89.00	Open	09/02/2025	COLE DERICK L
00071795	ACH	$1,112.00	Open	09/02/2025	CONAWAY, CORY R
00071796	ACH	$1,693.00	Open	09/02/2025	CONTRERAS, JONATHAN
00071797	ACH	$5,671.00	Open	09/02/2025	COOLIDGE 98 LLC

Housing Authority of Pinal County

Check Register

7

Pinal County Housing - PORT-INS

Bank Account: 7 01 1111.12 0 - VOUCHER

All Check Numbers

Check Dates from 9/2/2025

Check Number	Check Type	Check Amount	Status	Check Date	Vendor Name
00071798	ACH	$2,709.00	Open	09/02/2025	COOLIDGE PLACE SENIOR APARMENTS,
00071799	ACH	$973.00	Open	09/02/2025	CORMANY, RANDALL LEE
00071800	ACH	$22,788.00	Open	09/02/2025	COTTONWOOD CROSSING
00071801	ACH	$1,000.00	Open	09/02/2025	COUNTRYVIEW COURT LLC
00071802	ACH	$9,551.00	Open	09/02/2025	C.Y. APARTMENTS LLC
00071803	ACH	$33.00	Open	09/02/2025	CROFUT SHAWN L
00071804	ACH	$4,248.00	Open	09/02/2025	ROX REAL ESTATE
00071805	ACH	$3,182.00	Open	09/02/2025	CRS FLORENCE HOUSING
00071806	ACH	$1,349.00	Open	09/02/2025	CRSC RESIDENTIAL INC
00071807	ACH	$3,658.00	Open	09/02/2025	CSH PROPERTY ONE LLC
00071808	ACH	$1,564.00	Open	09/02/2025	CULBERSON, ERIC
00071809	ACH	$237.00	Open	09/02/2025	CUNNINGHAM MALIYAH M
00071810	ACH	$391.00	Open	09/02/2025	DAVIS STARR
00071811	ACH	$1,134.00	Open	09/02/2025	DE HAAN REAL ESTATE PARTNERSHIP
00071812	ACH	$1,776.00	Open	09/02/2025	DEEEW COMPANY LLC
00071813	ACH	$1,629.00	Open	09/02/2025	DENNIS SAISANITH
00071814	ACH	$624.00	Open	09/02/2025	DITTRICH, CHRISTOPHER R.
00071815	ACH	$97.00	Open	09/02/2025	DUNN SADEA K
00071816	ACH	$487.00	Open	09/02/2025	E LAZY S APACHE JUNCTION LP
00071817	ACH	$2,566.00	Open	09/02/2025	EDMONDS-THOMAS, SANDRA
00071818	ACH	$2,360.00	Open	09/02/2025	ERIE ESTATES LLC
00071819	ACH	$22,642.00	Open	09/02/2025	EVR Porter Asset, LLC
00071820	ACH	$1,038.00	Open	09/02/2025	EXCEED REALTY INC.
00071821	ACH	$372.00	Open	09/02/2025	Escobedo Ruiz Christina
00071822	ACH	$1,635.00	Open	09/02/2025	FATCAT LLC
00071823	ACH	$2,272.00	Open	09/02/2025	FHZ CONSULTING
00071824	ACH	$1,269.00	Open	09/02/2025	FIGUEROA, GEORGE
00071825	ACH	$1,475.00	Open	09/02/2025	FK HOLDINGS I LLC
00071826	ACH	$1,282.00	Open	09/02/2025	FK HOLDINGS III LLC
00071827	ACH	$267.00	Open	09/02/2025	RANDIE FLORES
00071828	ACH	$2,500.00	Open	09/02/2025	FOOTHILLS INVESTMENTS LLC
00071829	ACH	$884.00	Open	09/02/2025	FOOTHILLS REALTY AND MANAGEMENT
00071830	ACH	$2,127.00	Open	09/02/2025	FOSTER, ELIZABETH
00071831	ACH	$2,345.00	Open	09/02/2025	FOSU, ALEX
00071832	ACH	$871.00	Open	09/02/2025	FOX, FREEMAN S
00071833	ACH	$1,000.00	Open	09/02/2025	FRANKS, RAYLENE A
00071834	ACH	$2,423.00	Open	09/02/2025	FUNGURA, FADZAI
00071835	ACH	$2,555.00	Open	09/02/2025	G & I MANAGEMENT LLC

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Check Number	Check Type	Check Amount	Status	Check Date	Vendor Name
00071836	ACH	$624.00	Open	09/02/2025	GAMMIE, DAVID A
00071837	ACH	$270.00	Open	09/02/2025	GARRETT VICTORIA L
00071838	ACH	$2,580.00	Open	09/02/2025	GERSTNER, ALEX LEE
00071839	ACH	$1,599.00	Open	09/02/2025	GOHIL, RAKESHKUMAR
00071840	ACH	$303.00	Open	09/02/2025	GOODLEY JALEESA C
00071841	ACH	$8,852.00	Open	09/02/2025	GREAT MANAGEMENT LLC
00071842	ACH	$387.00	Open	09/02/2025	JOSE GUERRERO
00071843	ACH	$2,052.64	Open	09/02/2025	H.A. CITY OF VANCOUVER
00071844	ACH	$2,100.00	Open	09/02/2025	HALE, BRANDI
00071845	ACH	$612.00	Open	09/02/2025	LINDA HAMILTON
00071846	ACH	$1,763.00	Open	09/02/2025	HANSEN, KEVIN R.
00071847	ACH	$2,443.00	Open	09/02/2025	HANSON, JAMES E.
00071848	ACH	$1,428.00	Open	09/02/2025	HATCH, BARRY
00071849	ACH	$154.00	Open	09/02/2025	HAYES ALEXANDRIA S
00071850	ACH	$1,421.00	Open	09/02/2025	HAYES, JAURON
00071851	ACH	$1,200.00	Open	09/02/2025	HELIOS PROPERTY MANAGEMENT LLC
00071852	ACH	$2,405.00	Open	09/02/2025	HERMELINDA PROPERTIES, LLC.
00071853	ACH	$2,000.00	Open	09/02/2025	HERNANDEZ SANCHEZ, OMAR
00071854	ACH	$570.00	Open	09/02/2025	HOME LADDER LLC
00071855	ACH	$1,729.00	Open	09/02/2025	HONEYCUTT LUXURY RENTALS LLC
00071856	ACH	$1,800.00	Open	09/02/2025	HORTON, BRIAN
00071857	ACH	$1,957.00	Open	09/02/2025	HOWELL, CYNTHIA
00071858	ACH	$1,609.00	Open	09/02/2025	HPA II BORROWER 2021-1 LLC
00071859	ACH	$2,215.00	Open	09/02/2025	SFR BORROWER 2021-2 LLC 87-2243996
00071860	ACH	$4,395.00	Open	09/02/2025	HUANG, ZHENG YAN
00071861	ACH	$1,443.00	Open	09/02/2025	HUDA, SYED
00071862	ACH	$10,577.00	Open	09/02/2025	IH6 PROPERTY BORROWER LP
00071863	ACH	$26,544.00	Open	09/02/2025	INTEGRITY PLUS PROPERTY
00071864	ACH	$1,536.00	Open	09/02/2025	INTERPORT USA LLC
00071865	ACH	$2,166.00	Open	09/02/2025	ISHAM, YOLANA
00071866	ACH	$22,748.00	Open	09/02/2025	IVORY TOWERS REALTY
00071867	ACH	$313.00	Open	09/02/2025	JACKSON CYNTHIA
00071868	ACH	$120.00	Open	09/02/2025	JACKSON MILAGROS
00071869	ACH	$97.00	Open	09/02/2025	JENKINS CLORE
00071870	ACH	$4,125.00	Open	09/02/2025	JOSEPH EARL JENKINS
00071871	ACH	$158.00	Open	09/02/2025	JA-NICE S JOHNSON
00071872	ACH	$154.00	Open	09/02/2025	JOHNSON REGANIYA T
00071873	ACH	$276.00	Open	09/02/2025	JOHNSON SHERIKA S

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Check Number	Check Type	Check Amount	Status	Check Date	Vendor Name
00071874	ACH	$842.00	Open	09/02/2025	JOHNSON EQUITIES LLC
00071875	ACH	$1,102.00	Open	09/02/2025	JOHNSON, MATTHEW
00071876	ACH	$88.00	Open	09/02/2025	KASSANDRA D JONES
00071877	ACH	$2,015.00	Open	09/02/2025	JONES, DYLAN
00071878	ACH	$346.00	Open	09/02/2025	JORDAN TECKA T
00071879	ACH	$1,012.00	Open	09/02/2025	K2 MILL LLC
00071880	ACH	$1,146.00	Open	09/02/2025	KALALAU LLC
00071881	ACH	$1,376.00	Open	09/02/2025	KARGMAN, WENDY
00071882	ACH	$828.00	Open	09/02/2025	KARI BRADLEY & ASSOCIATES LLC
00071883	ACH	$1,686.00	Open	09/02/2025	KDW HOLDINGS LLC
00071884	ACH	$5,377.00	Open	09/02/2025	THE HAVENLY SUPERSTITION
00071885	ACH	$2,147.00	Open	09/02/2025	KHAN, NAJEIA
00071886	ACH	$1,357.00	Open	09/02/2025	KHARA, VIRAG
00071887	ACH	$1,006.00	Open	09/02/2025	KOENIG, KENNETH E
00071888	ACH	$683.00	Open	09/02/2025	HAMISH KUMAR
00071889	ACH	$2,090.00	Open	09/02/2025	KYLE MYERS INVESTMENTS LLC
00071890	ACH	$2,079.00	Open	09/02/2025	LABIJA, JONATHAN
00071891	ACH	$2,161.00	Open	09/02/2025	LE, VINH
00071892	ACH	$17,917.00	Open	09/02/2025	NORRIS MANAGEMENT
00071893	ACH	$306.00	Open	09/02/2025	LEWIS TRACEE R
00071894	ACH	$1,420.00	Open	09/02/2025	LIN, SHI
00071895	ACH	$1,616.00	Open	09/02/2025	THOMAS LITTLE
00071896	ACH	$994.00	Open	09/02/2025	LIVRES INC
00071897	ACH	$1,322.00	Open	09/02/2025	LIZARD PROPERTIES LLC
00071898	ACH	$2,235.00	Open	09/02/2025	LOST DUTCHMAN REALTY LLC
00071899	ACH	$2,600.00	Open	09/02/2025	LRLR LLC
00071900	ACH	$45,786.00	Open	09/02/2025	MADDOX ESTATE TOWNHOMES
00071901	ACH	$1,292.00	Open	09/02/2025	HACIENDA BELLA REALTY & PROPERTY
00071902	ACH	$1,267.00	Open	09/02/2025	MAHMOOD, YASMEEN
00071903	ACH	$3,557.00	Open	09/02/2025	MAIN STREET RENEWAL LLC
00071904	ACH	$13,074.00	Open	09/02/2025	RONAK B. MANEK
00071905	ACH	$1,715.00	Open	09/02/2025	MANUEL, STEPHANIE
00071906	ACH	$37,095.00	Open	09/02/2025	COPA FLATS
00071907	ACH	$1,618.00	Open	09/02/2025	MARKET EDGE REALTY LLC
00071908	ACH	$803.00	Open	09/02/2025	EDWARD BRUCE MARTAN
00071909	ACH	$6.00	Open	09/02/2025	DAMIKA R MARTIN
00071910	ACH	$286.00	Open	09/02/2025	MARTINEZ ASHLEY N
00071911	ACH	$13,682.00	Open	09/02/2025	VILLAS BY MARY T OF ARIZONA

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00071912	ACH	$19.00	Open	09/02/2025	MCAFEE ANNETTE
00071913	ACH	$1,413.00	Open	09/02/2025	MECCA ENERGY LLC
00071914	ACH	$439.00	Open	09/02/2025	PAULETTE MELICK
00071915	ACH	$535.00	Open	09/02/2025	MERCEDES INVESTMENT CO LLC
00071916	ACH	$3,038.00	Open	09/02/2025	AH PROPERTIES
00071917	ACH	$114.00	Open	09/02/2025	MILLER MANIKA D
00071918	ACH	$1,647.00	Open	09/02/2025	MITCHELL, JOHN
00071919	ACH	$815.10	Open	09/02/2025	MOLINE HOUSING AUTHORITY
00071920	ACH	$2,156.00	Open	09/02/2025	MORNING INVESTMENTS
00071921	ACH	$4,094.00	Open	09/02/2025	MORRIS, EARL
00071922	ACH	$1,435.00	Open	09/02/2025	MOSAIC PROPERTIES
00071923	ACH	$903.00	Open	09/02/2025	PMI PHOENIX GOLDEN WEST
00071924	ACH	$2,132.00	Open	09/02/2025	MURRIETA, GUILIBALDO
00071925	ACH	$3,846.00	Open	09/02/2025	MUTHUSWAMY, SATHISH KUMARA
00071926	ACH	$1,881.00	Open	09/02/2025	MYND MANAGEMENT INC
00071927	ACH	$1,099.00	Open	09/02/2025	NAGRA, HARCHARAN S
00071928	ACH	$1,046.00	Open	09/02/2025	NAJERA, DANIEL
00071929	ACH	$599.00	Open	09/02/2025	NEXT STEP LEGACY PROPERTIES
00071930	ACH	$1,202.00	Open	09/02/2025	NGO, LIEM T
00071931	ACH	$1,456.00	Open	09/02/2025	NOMAD BROKERAGE ARIZONIA LLC
00071932	ACH	$1,033.00	Open	09/02/2025	NOMAD LABS INC
00071933	ACH	$5,691.00	Open	09/02/2025	OASIS AT THE WELLS
00071934	ACH	$687.00	Open	09/02/2025	ORACLE LAND & HOMES
00071935	ACH	$778.00	Open	09/02/2025	ORTIZ, ROSENDO
00071936	ACH	$368.00	Open	09/02/2025	PASCALE, GEORGE
00071937	ACH	$8,141.00	Open	09/02/2025	APACHE JUNCTION TOWNHOMES
00071938	ACH	$1,478.00	Open	09/02/2025	PATRON ENTERPRISES LLC
00071939	ACH	$2,379.00	Open	09/02/2025	PERFECTUS LLC
00071940	ACH	$2,000.00	Open	09/02/2025	PHAM, HIEU
00071941	ACH	$4,858.00	Open	09/02/2025	PHAN, TRAM THUY
00071942	ACH	$1,209.00	Open	09/02/2025	PINEAPPLE PROPERTIES LLC
00071943	ACH	$2,080.00	Open	09/02/2025	POLLYN, JONATHAN
00071944	ACH	$101.00	Open	09/02/2025	PRECIADO LETICIA
00071945	ACH	$738.00	Open	09/02/2025	TOMKINSON, CLARK
00071946	ACH	$2,200.00	Open	09/02/2025	PROGRESS RESIDENTIAL BORROWER
00071947	ACH	$1,918.00	Open	09/02/2025	PROLIFIC PROPERTY MANAGEMENT
00071948	ACH	$2,095.00	Open	09/02/2025	PROMANAGE REALTY LLC
00071949	ACH	$962.00	Open	09/02/2025	PROMISE PROPERTY MANAGEMENT

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00071950	ACH	$641.00	Open	09/02/2025	PUEBLO GRANDE HOLDINGS LLC
00071951	ACH	$19,470.00	Open	09/02/2025	QUAIL GARDENS APTS
00071952	ACH	$1,800.00	Open	09/02/2025	RAMOS IBARRA, JESUS
00071953	ACH	$2,688.00	Open	09/02/2025	RED HAWK PROPERTY MANAGEMENT
00071954	ACH	$1,180.00	Open	09/02/2025	RED ROSE PROPERTIES LLC
00071955	ACH	$1,053.00	Open	09/02/2025	REED, JEANE YOUNG
00071956	ACH	$1,895.00	Open	09/02/2025	REED, TIFFANY
00071957	ACH	$1,745.00	Open	09/02/2025	RENTERS WAREHOUSE ARIZONA LLC
00071958	ACH	$1,678.00	Open	09/02/2025	RESIDENTIAL MANAGEMENT LLC
00071959	ACH	$1,999.00	Open	09/02/2025	RGP INVESTMENT GROUP LLC
00071960	ACH	$270.00	Open	09/02/2025	RICHARDS, ASPREE
00071961	ACH	$1,897.00	Open	09/02/2025	RIGGS, RONALD L
00071962	ACH	$1,024.00	Open	09/02/2025	RACHEL LEFFALL
00071963	ACH	$218.00	Open	09/02/2025	RODRIGUEZ CRYSTAL M
00071964	ACH	$965.00	Open	09/02/2025	RODRIGUEZ, FRANK
00071965	ACH	$2,505.00	Open	09/02/2025	NOE RODRIQUEZ
00071966	ACH	$5,597.00	Open	09/02/2025	ROERS CASA GRANDE APARTMENTS
00071967	ACH	$1,700.00	Open	09/02/2025	ROERS MARICOPA APARTMENTS
00071968	ACH	$959.00	Open	09/02/2025	ROJAS, CYNTHIA
00071969	ACH	$1,225.00	Open	09/02/2025	ROMERO, BLAS
00071970	ACH	$2,413.00	Open	09/02/2025	ROSENBAUM REALTY GROUP
00071971	ACH	$1,191.00	Open	09/02/2025	RPM REAL ESTATE LLC
00071972	ACH	$1,698.00	Open	09/02/2025	RRC INVESTMENTS LLC
00071973	ACH	$1,345.00	Open	09/02/2025	RUSHING, MATTIE SUE
00071974	ACH	$1,271.00	Open	09/02/2025	RYKER PROPERTIES LLC
00071975	ACH	$60.00	Open	09/02/2025	Rice Jozita A
00071976	ACH	$595.00	Open	09/02/2025	S & M PROPERTY RENTALS LLC
00071977	ACH	$2,500.00	Open	09/02/2025	SAAD, GEORGEET
00071978	ACH	$1,037.00	Open	09/02/2025	SALIM, AYUB
00071979	ACH	$2,061.65	Open	09/02/2025	SAN DIEGO HOUSING COMMISSION
00071980	ACH	$1,165.00	Open	09/02/2025	SAN MARCOS 24 LLC
00071981	ACH	$2,200.00	Open	09/02/2025	SANCHEZ, JOSE I
00071982	ACH	$4,650.00	Open	09/02/2025	SANTA CRUZ VALLEY INVESTMENTS
00071983	ACH	$1,207.00	Open	09/02/2025	SEMAAN, YOUSSEF
00071984	ACH	$4,365.00	Open	09/02/2025	SFR FUND VI BORROWER LLC
00071985	ACH	$3,727.00	Open	09/02/2025	SFR II BORROWER 2021-3 LLC
00071986	ACH	$3,651.00	Open	09/02/2025	SFR JAVELIN BORROWER LP
00071987	ACH	$1,248.00	Open	09/02/2025	FORT KL SFR 2021-1 BORROWER LLC

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Check Number	Check Type	Check Amount	Status	Check Date	Vendor Name
00071988	ACH	$897.00	Open	09/02/2025	SHARAN, RASHI
00071989	ACH	$1,600.00	Open	09/02/2025	SHV HOMES 4 LLC
00071990	ACH	$2,200.00	Open	09/02/2025	SINGH, GURPREET
00071991	ACH	$1,155.00	Open	09/02/2025	SLOAN ESTATE REVOCABLE TRUST
00071992	ACH	$2,016.00	Open	09/02/2025	SMITH, KATHRYN
00071993	ACH	$4,276.00	Open	09/02/2025	SNOW PIZZAS LLC
00071994	ACH	$7,013.00	Open	09/02/2025	SONOMA VALLEY
00071995	ACH	$6,580.00	Open	09/02/2025	THE SONORAN
00071996	ACH	$1,782.00	Open	09/02/2025	SOQUI, EMET C.
00071997	ACH	$2,016.00	Open	09/02/2025	SOUL WEST SERVICES LLC
00071998	ACH	$2,348.15	Open	09/02/2025	SOUTHERN NEVADA REGIONAL H.A.
00071999	ACH	$7.00	Open	09/02/2025	SPIRES SHAWNTEONA M
00072000	ACH	$1,535.00	Open	09/02/2025	SRP SUB LLC
00072001	ACH	$938.00	Open	09/02/2025	STAR BORROWER SFR4 LP
00072002	ACH	$2,833.00	Open	09/02/2025	STENBERG PROPERTIES
00072003	ACH	$1,696.00	Open	09/02/2025	STEPHANIE ALDERETE RENTALS LLC
00072004	ACH	$1,709.00	Open	09/02/2025	SUNSHINE GROUP V LLC
00072005	ACH	$1,450.00	Open	09/02/2025	SUPERSTITION REAL ESTATE &
00072006	ACH	$1,804.00	Open	09/02/2025	SWANS REALTY & PROPERTY MGMT
00072007	ACH	$875.00	Open	09/02/2025	TACNA ROAD SENIOR APARTMENTS
00072008	ACH	$7,377.00	Open	09/02/2025	ON Q PROPERTY MANAGEMENT
00072009	ACH	$4,301.00	Open	09/02/2025	THE ALPHA PLACE LLC
00072010	ACH	$4,980.00	Open	09/02/2025	MAIN STREET RENEWAL LLC
00072011	ACH	$6,526.00	Open	09/02/2025	THE CROSSINGS AT APACHE JUNCTION
00072012	ACH	$975.00	Open	09/02/2025	THE HONEY B 605 LLC
00072013	ACH	$1,418.00	Open	09/02/2025	THE JOHN SAMUELS AGENCY
00072014	ACH	$792.00	Open	09/02/2025	THE TRANSITION GROUP, LLC
00072015	ACH	$2,465.00	Open	09/02/2025	THOMAS, WILLIAM D.
00072016	ACH	$423.00	Open	09/02/2025	THREE G HOMES LLC
00072017	ACH	$2,810.00	Open	09/02/2025	TIP TOP HOMES LLC
00072018	ACH	$2,250.00	Open	09/02/2025	DEMETRIUS TOMPKINS
00072019	ACH	$60.00	Open	09/02/2025	TONEY-CAMPBELLIESHA
00072020	ACH	$1,233.00	Open	09/02/2025	TRUE 10 PROPERTY MANAGEMENT LLC
00072021	ACH	$1,950.00	Open	09/02/2025	TURNER FAMILY TRUST
00072022	ACH	$284.00	Open	09/02/2025	VALDEZ COURTNEY A
00072023	ACH	$234.00	Open	09/02/2025	VANCE TARA N
00072024	ACH	$1,575.00	Open	09/02/2025	VASQUEZ, NORMA
00072025	ACH	$1,505.00	Open	09/02/2025	VAZQUEZ, ALESIA

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00072026	ACH	$1,117.00	Open	09/02/2025	EGG ENTERPRISES
00072027	ACH	$852.00	Open	09/02/2025	VELARDE, SERGIO S
00072028	ACH	$483.00	Open	09/02/2025	VERGARA, JULIUS
00072029	ACH	$11,191.00	Open	09/02/2025	VILLAS DE SONORA
00072030	ACH	$2,582.00	Open	09/02/2025	VILLAS INVESTMENTS
00072031	ACH	$2,400.00	Open	09/02/2025	VISHNUBHAKTULA, CHENDRA
00072032	ACH	$2,511.00	Open	09/02/2025	VO, ANH NGOC
00072033	ACH	$2,179.00	Open	09/02/2025	VON LOSSBERG, TYLER
00072034	ACH	$2,102.00	Open	09/02/2025	WANG, GUOLI
00072035	ACH	$1,524.00	Open	09/02/2025	WANG, LINSONG
00072036	ACH	$2,635.00	Open	09/02/2025	WARDLOW, RYAN MARTIN
00072037	ACH	$998.00	Open	09/02/2025	WATERS, JANET
00072038	ACH	$3,125.00	Open	09/02/2025	WEST USA REALTY INC
00072039	ACH	$2,300.00	Open	09/02/2025	WHITE, EDGAR JR
00072040	ACH	$2,271.00	Open	09/02/2025	WHITE, NATALIE A
00072041	ACH	$1,900.00	Open	09/02/2025	JACK LOREN WHITING
00072042	ACH	$296.00	Open	09/02/2025	WILLIAMS SHANYRAH D
00072043	ACH	$3,532.00	Open	09/02/2025	WUNNAVA, PRASAD
00072044	ACH	$1,310.00	Open	09/02/2025	WYATT, KATHIE
00072045	ACH	$642.00	Open	09/02/2025	ROBERT YBARRA
00072046	ACH	$114.00	Open	09/02/2025	YON YAMILEX O
00072047	ACH	$2,200.00	Open	09/02/2025	YUN XU
00072048	ACH	$1,314.00	Open	09/02/2025	ZHANG, XU XING
00072049	ACH	$6,409.00	Open	09/02/2025	ZIMKOWSKI, SCOTT EMERSON
00072050	ACH	$7,932.00	Open	09/02/2025	ZONA MULTIFAMILY LLC
00072051	Check	$9,138.00	Open	09/02/2025	ARIZONA PUBLIC SERVICE
00072052	Check	$346.00	Open	09/02/2025	AZ WATER CO
00072053	Check	$5.00	Open	09/02/2025	CITY OF ELOY
00072054	Check	$1,429.42	Open	09/02/2025	CITY OF TUCSON HOUSING AUTHORI
00072055	Check	$2,059.00	Open	09/02/2025	Electrical District #3
00072056	Check	$346.00	Open	09/02/2025	Hohokam Irrigation Drainage Di
00072057	Check	$3,532.00	Open	09/02/2025	SRP
00072058	Check	$5.00	Open	09/02/2025	BUREAU of INDIAN AFFAIRS

Housing Authority of Pinal County

Check Register

7

Pinal County Housing - PORT-INS

Bank Account: 7 01 1111.12 0 - VOUCHER

All Check Numbers

Check Dates from 9/2/2025

Check Number	Check Type	Check Amount	Status	Check Date	Vendor Name

Total # of checks listed: 337

Total amount of all checks: $927,286.03

Total Open: 337

Total Cleared: 0

Total Reconciled: 0

Total Void: 0

Housing Authority of Pinal County

Check Register

1

Pinal County Division of Housing

Bank Account: 1 01 1111.12 0 - CONVENTIONAL
All Check Numbers
Check Dates from 9/3/2025

Check Number	Check Type	Check Amount	Status	Check Date	Vendor Name
00027806	Check	$110.00	Open	09/03/2025	AL & RILEY'S A C & STL, INC
00027807	Check	$300.69	Open	09/03/2025	ARIZONA PUBLIC SERVICE
00027808	Check	$186.49	Open	09/03/2025	AZ WATER CO
00027809	Check	$24.27	Open	09/03/2025	Apache Junction Water District-Dept.
00027810	Check	$465.00	Open	09/03/2025	BRUTINEL PLUMBING & ELEC. INC.
00027811	Check	$886.09	Open	09/03/2025	CARAHSOFT TECHNOLOGY
00027812	Check	$710.54	Open	09/03/2025	CENTRAL ARIZONA SUPPLY
00027813	Check	$174.97	Open	09/03/2025	Electrical District #3
00027814	Check	$2,534.42	Open	09/03/2025	HD SUPPLY FACILITIES MAINTENANCE
00027815	Check	$330.88	Open	09/03/2025	MARICOPA DOMESTIC WATER IMPROV
00027816	Check	$2,309.70	Open	09/03/2025	Neoteric Builders, LLC
00027817	Check	$189.86	Open	09/03/2025	SRP
00027818	Check	$191.48	Open	09/03/2025	AJ LANDFILL
00027819	Check	$446.18	Open	09/03/2025	AJSD
00027820	Check	$342.34	Open	09/03/2025	ARIZONA PUBLIC SERVICE
00027821	Check	$119.54	Open	09/03/2025	Apache Junction Water District-Dept.
00027822	Check	$658.20	Open	09/03/2025	CITY OF CASA GRANDE
00027823	Check	$33.45	Open	09/03/2025	CITY OF CASA GRANDE
00027824	Check	$315.25	Open	09/03/2025	CITY OF COOLIDGE

Total # of checks listed: 19
Total amount of all checks: $10,329.35
Total Open: 19
Total Cleared: 0
Total Reconciled: 0
Total Void: 0

Housing Authority of Pinal County

Check Register

7

Pinal County Housing - PORT-INS

Bank Account: 7 01 1111.12 0 - VOUCHER

All Check Numbers

Check Dates from 9/3/2025

Check Number	Check Type	Check Amount	Status	Check Date	Vendor Name
00072070	Check	$24.00	Open	09/03/2025	ARIZONA PUBLIC SERVICE
00072071	Check	$639.28	Open	09/03/2025	CARAHSOFT TECHNOLOGY
00072072	Check	$100.00	Open	09/03/2025	Electrical District #3

Total # of checks listed: 3

Total amount of all checks: $763.28

Total Open: 3

Total Cleared: 0

Total Reconciled: 0

Total Void: 0

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #:
Dept. #:
Dept. Name: Clerk of the Board
Requested By: Natasha Kennedy

AGENDA ITEM AND REQUESTED BOARD ACTION:

Discussion/approval/disapproval of the recommendation to the Arizona Department of Liquor License and Control for the Special Event License Application of Balaswamy Kommathoti, for the St. Helen Parish Fall Fiesta Event to be held at the St. Helen Catholic Parish, located at 66 East Maplewood Street, Oracle, AZ 85623, Arizona on Saturday, October 4, 2025, from 3:00 p.m. to 10:00 p.m. Additionally, authorizing the Clerk of the Board to execute and submit all necessary documents to the State. Supervisor District #4. (Natasha Kennedy)

MOTION:

Approve as presented

Attachments

St. Helen Catholic Parish App

Arizona Department of Liquor Licenses and Control
https://www.azliquor.gov
(602) 542-5141

DLLC USE ONLY
Job #:
Date Accepted:
LC:
License #:

SPECIAL EVENT LICENSE

APPLICATION FEE $25.00 PER DAY

MUST be submitted to the Department of Liquor 10 days prior to the event.

SECTION 1

Name of Non-Profit Organization, Candidate or Political Party: St. Helen Catholic Parish

If the event will be held on an unlicensed premises, it MUST be approved and signed by the Local Governing Body Before submitting to the Arizona Department of Liquor.

LOCAL GOVERNING BODY

Date Received: _____

I, _____ _____ ☐ APPROVAL ☐ DISAPPROVAL
Government Official — Title

On behalf of _____ _____ _____
City, Town, County — Signature — Date

SECTION 2

Will the event be at a location with a current liquor license and within the approved and licensed area?

☑ Yes ☑ No

If yes, MUST attach a letter of explanation/permission from the licensed location and choose ONE option below.

Name of Licensed Location St. Helen Catholic Parish **Liquor License Number** _____

☐ Suspend license for the duration of the Special Event; Licensee selling all alcohol without retailer involvement.

☐ Dispense and serve all spirituous liquors under retailer's license – Business operates normally, minimum of 25% of gross revenue from alcohol sales will be donated to licensee.

☑ Dispense and serve all spirituous liquors under special event - The special event licensee is in charge of selling alcohol that was purchased or donated by the special event licensee. The retailers existing alcohol inventory must be kept separate from any alcohol used during the special event.

☐ Split premises between special event and licensed location - Both the special event licensee and the licensed location will conduct sales of alcohol. (These sales must be done in separate areas. If alcohol is donated or purchased by the special event licensee, it must be in a separate area from the alcohol that is dispensed by the licensed location.)

☐ **Off Sale only - Wine/Distilled Spirits Pull, Live or Silent Auctions –** Retailer will be permitted to conduct all normal sales and service of alcohol.

Individuals requiring ADA accommodations please call (602)542-2999

SECTION 3

Applicant MUST be a member of a qualifying nonprofit organization, political party, or Government entity and authorized by an Officer, Director, or Chairperson of the Organization.

1. Applicant: Kommathoti (Last) Balaswamy (First) Fr. (Middle)
2. Applicant's mailing address: [redacted] [redacted] (City) AZ [redacted] (Zip)
3. Applicants home/cell phone: [redacted] Non-profit organization phone: [redacted]
4. Applicant's email address: [redacted]
5. Has the applicant been convicted of a felony, or had a liquor license revoked within the last five (5) years?
   ☐ **Yes (if yes, attach letter of explanation)** ☑ **No**
6. Name of non-profit organization: St. Helen Catholic Parish
7. Non-Profit/IRS Tax Exempt Numbe[redacted] (Required) rizona Corporation Commission File #: (Required)
8. If Out Of State, specify State **(Attach letter of good standing)**:
9. Special Event Name: St. Helen Catholic Parish Annual Fiesta
10. Event Location Name: St. Helen Catholic Parish
11. Event Address: 66 East Maplewood Dr. Oracle, AZ 85623

SECTION 4

Must list type of security and control measures will you take to prevent violations of liquor laws at this event.

On Call Number of Police _____ Number of Security Personnel ☐ Fencing ☑ Barriers

Must explain security measures: Local Law Enforcement (PCSO) notified as well as the Oracle Fire Department Onsite Church Security checks, Proof of legal age required in controlled area.

1. How is this special event going to conduct all dispensing, serving, and selling of spirituous liquors? Check **one** of the following boxes. (R-19-318)

   ☑ **On-site consumption** ☐ **Off-site (auction/wine/distilled spirits pull)** ☐ **Both**

2. How many special event days have already been issued to this organization during the current year? 0

Licensed location diagram. The licensed premises for your special event is the area in which you are authorized to sell, dispense, or serve alcoholic beverages under the provisions of your license.

Must attach a diagram of your special event showing the area where alcohol will be sold, served, and consumed. *Must include dimensions of event area, fencing, barricades, or other control measures, and positions of security personnel.*



NO ALCOHOLIC BEVERAGES SHALL LEAVE A SPECIAL EVENT UNLESS THEY ARE IN SEALED CONTAINERS FOR AN AUCTION OR WINE/ DISTILLED SPIRITS PULL, OR THE SPECIAL EVENT LICENSE IS STACKED WITH A WINE / CRAFT DISTILLERY FESTIVAL LICENSE.

SECTION 5

Dates and Hours of Event - Days must be consecutive and may not exceed 10 days per year.

DAYS	DATE	DAY OF WEEK	EVENT START TIME AM/PM	EVENT END TIME AM/PM
DAY 1	10/4/2025	Saturday	3PM	10PM
DAY 2				
DAY 3				
DAY 4				
DAY 5				
DAY 6				
DAY 7				
DAY 8				
DAY 9				
DAY 10				

SECTION 6

3. **Is the Organization using the services of a DLLC approved Special Event Contractor from the list on our website?**

☐ **Yes** ☑ **No** If yes, please provide the Name of the Special Event Contractor: _____

Special Event Contractor Signature: _____

4. Is the organization using the services of a series **6, 7, 11**, or **12** licensee to manage the sale or service of alcohol? (Licensees who hold a series **6, 7, 11,** or **12** license are automatically qualified to be a special event contractor)

☐ **Yes** ☑ **No** if yes, Name of Licensee: _____ Liquor License #: _____

1. List the name of the Organization/individual that will receive revenues:
MUST EQUAL 100 PERCENT, APPLYING NON-PROFIT MUST RECEIVE A MINIMUM OF 25% OF THE PROCEEDS.

2. Name: St. Helen Catholic Parish Percentage: 100

Address: 66 E Maplewood Dr. (Street) Oracle (City) AZ (State) 85623 (Zip)

Name: _____ Percentage: _____

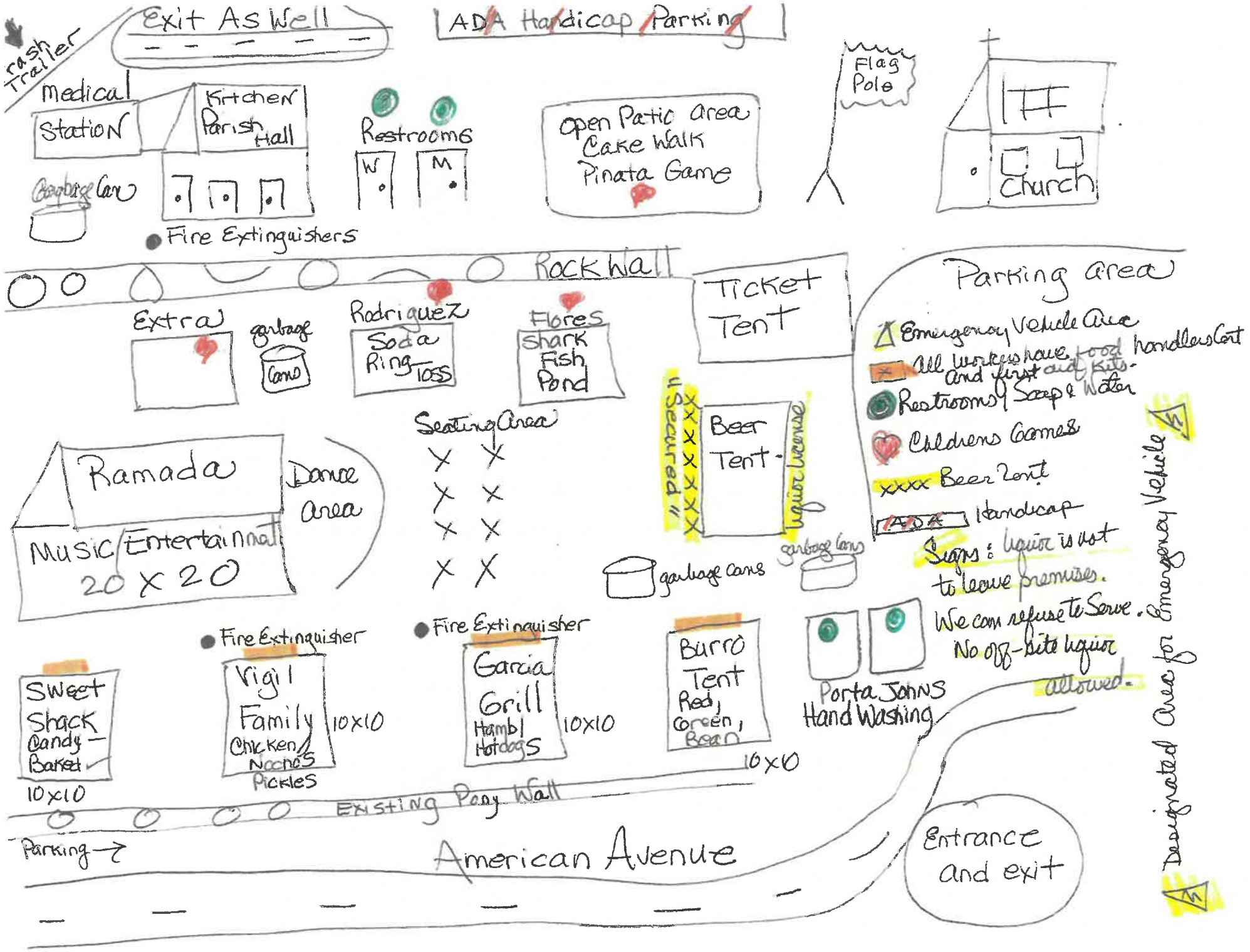
Address: _____ (Street) _____ (City) _____ (State) _____ (Zip)

Please read A.R.S. § 4-203.02 and R19-1-205 Special event license rules and Requirements.

Declaration:

I, (Print Name) Fr. Balaswamy Kommathoti, declare under penalty of perjury that I am authorized to submit this application. I have read the contents and to the best of my knowledge believe all statements made on this application to be true, correct, and complete

Signature [redacted]


Exit As Well
ADA Handicap Parking
Trailer
Medical Station
Kitchen Parish Hall
Restrooms
W
M
Open Patio area
Cake Walk
Pinata Game
Flag Pole
Church
Garbage Can
Fire Extinguishers
Rock Wall
Ticket Tent
Parking area
Extra
garbage cans
Rodriguez
Soda Ring Toss
Flores
Shark Fish Pond
Emergency Vehicle Area
All workers have food handlers Cert and first aid kits.
Restrooms Soap & Water
Childrens Games
xxxx Beer Tent
ADA Handicap
Signs: liquor is not to leave premises.
We can refuse to Serve.
No off-site liquor allowed.
Designated Area for Emergency Vehicle
Seating Area
Ramada
Music Entertainment
20 x 20
Dance Area
"Secured"
Beer Tent.
liquor license
garbage cans
garbage cans
Fire Extinguisher
Fire Extinguisher
Sweet Shack
Candy — Baked
10x10
Vigil Family
Chicken Nachos
Pickles
10x10
Garcia Grill
Hamb/ Hotdogs
10x10
Burro Tent
Red, Green, Bean
10x0
Porta Johns
Hand Washing
Existing Pony Wall
Parking
American Avenue
Entrance and exit

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #:
Dept. #:
Dept. Name: Clerk of the Board
Requested By: Natasha Kennedy

AGENDA ITEM AND REQUESTED BOARD ACTION:

Discussion/approval/disapproval of the recommendation to the Arizona Department of Liquor License and Control for the Special Event License Application of Dolores Murillo-Doolittle, for the Casino Night at the Paseo Event to be held at the Paseo Venue, located at 3753 N. Apache Trail, Apache Junction, AZ 85119, Arizona on Wednesday, November 5, 2025, from 5:00 p.m. to 10:30 p.m. Additionally, authorizing the Clerk of the Board to execute and submit all necessary documents to the State. Supervisor District #5. (Natasha Kennedy)

MOTION:

Approve as presented

Attachments

SMRC Liquor License Application

Rotary Superstition Mountain

August 26, 2025

Natasha Kennedy
Pinal County Clerk of the Board
PO Box 827
Florence, AZ 85132

Dear Ms. Kennedy,

Please find attached an application for a Special Event Liquor License submitted for approval by the Pinal County Board of Supervisors. The application is for the Rotary Club of Superstition Mountain to sell alcoholic beverages at a fundraising Casino Night event on Wednesday, November 5, 2025.

Upon approval of the application, I would like to pick it up and take it to the Arizona Department of Liquor Licenses and Control in person. I plan to attend the Board meeting once our application is scheduled or will have a representative available for questions if necessary.

I appreciate your assistance in this matter. If you have any questions I can be reached at [redacted]

Sincerely,

Dolores J. Murillo-Doolittle, President
Rotary Club of Superstition Mountain

Arizona Department of Liquor Licenses and Control
https://www.azliquor.gov
(602) 542-5141

DLLC USE ONLY
Job #:
Date Accepted:
LC:
License #:

SPECIAL EVENT LICENSE

APPLICATION FEE $25.00 PER DAY

MUST be submitted to the Department of Liquor 10 days prior to the event.

SECTION 1

Name of Non-Profit Organization, Candidate or Political Party: Rotary Club of Superstition Mountain

If the event will be held on an unlicensed premises, it MUST be approved and signed by the Local Governing Body Before submitting to the Arizona Department of Liquor.

LOCAL GOVERNING BODY

Date Received: _____

I, _____ _____ ☐ APPROVAL ☐ DISAPPROVAL
Government Official — Title

On behalf of _____ _____ _____
City, Town, County — Signature — Date

SECTION 2

Will the event be at a location with a current liquor license and within the approved and licensed area?

☐ Yes ☑ No

If yes, MUST attach a letter of explanation/permission from the licensed location and choose ONE option below.

Name of Licensed Location_____ **Liquor License Number** _____

☐ Suspend license for the duration of the Special Event; Licensee selling all alcohol without retailer involvement.

☐ Dispense and serve all spirituous liquors under retailer's license – Business operates normally, minimum of 25% of gross revenue from alcohol sales will be donated to licensee.

☑ Dispense and serve all spirituous liquors under special event - The special event licensee is in charge of selling alcohol that was purchased or donated by the special event licensee. The retailers existing alcohol inventory must be kept separate from any alcohol used during the special event.

☐ Split premises between special event and licensed location - Both the special event licensee and the licensed location will conduct sales of alcohol. (These sales must be done in separate areas. If alcohol is donated or purchased by the special event licensee, it must be in a separate area from the alcohol that is dispensed by the licensed location.)

☐ **Off Sale only - Wine/Distilled Spirits Pull, Live or Silent Auctions** – Retailer will be permitted to conduct all normal sales and service of alcohol.

Individuals requiring ADA accommodations please call (602)542-2999

SECTION 3

Applicant MUST be a member of a qualifying nonprofit organization, political party, or Government entity and authorized by an Officer, Director, or Chairperson of the Organization.

1. Applicant: Murillo-Doolittle, Dolores Janette
   (Last / First / Middle)
2. Applicant's mailing address: 9268 E Mogollon Trl, Gold Canyon, AZ 85118
   (Street / City / State / Zip)
3. Applicants home/cell phone: [redacted] Non-profit organization phone: [redacted]
4. Applicant's email address: [redacted]
5. Has the applicant been convicted of a felony, or had a liquor license revoked within the last five (5) years?
   ☐ **Yes (if yes, attach letter of explanation)** ☑ **No**
6. Name of non-profit organization: Rotary Club of Superstition Mountain
7. Non-Profit/IRS Tax Exempt Number [redacted] Arizona Corporation Commission File [redacted]
   Required Required
8. If Out Of State, specify State **(Attach letter of good standing)**:
9. Special Event Name: Casino Night at the Paseo
10. Event Location Name: The Paseo Venue
11. Event Address: 3753 N. Apache Trail, Apache Junction, AZ 85119

SECTION 4

Must list type of security and control measures will you take to prevent violations of liquor laws at this event.

Number of Police 3 Number of Security Personnel ☑ Fencing ☐ Barriers

Must explain security measures: Security Personnel will be posted at the entrance to event and the parking lot

1. How is this special event going to conduct all dispensing, serving, and selling of spirituous liquors?
   Check **one** of the following boxes. (R-19-318)

   ☐ **On-site consumption** ☐ **Off-site (auction/wine/distilled spirits pull)** ☑ **Both**

2. How many special event days have already been issued to this organization during the current year? 3

Licensed location diagram. The licensed premises for your special event is the area in which you are authorized to sell, dispense, or serve alcoholic beverages under the provisions of your license.

Must attach a diagram of your special event showing the area where alcohol will be sold, served, and consumed. *Must include dimensions of event area, fencing, barricades, or other control measures, and positions of security personnel.*

ATTACH DIAGRAM

NO ALCOHOLIC BEVERAGES SHALL LEAVE A SPECIAL EVENT UNLESS THEY ARE IN SEALED CONTAINERS FOR AN AUCTION OR WINE/DISTILLED SPIRITS PULL, OR THE SPECIAL EVENT LICENSE IS STACKED WITH A WINE /CRAFT DISTILLERY FESTIVAL LICENSE.

SECTION 5

Dates and Hours of Event - Days must be consecutive and may not exceed 10 days per year.

DAYS	DATE	DAY OF WEEK	EVENT START TIME AM/PM	EVENT END TIME AM/PM
DAY 1	11/5/2025	Wednesday	5:00 PM	10:30 PM
DAY 2				
DAY 3				
DAY 4				
DAY 5				
DAY 6				
DAY 7				
DAY 8				
DAY 9				
DAY 10				

SECTION 6

3. **Is the Organization using the services of a DLLC approved Special Event Contractor from the list on our website?**

☐ **Yes** ☑ **No** If yes, please provide the Name of the Special Event Contractor: _____

Special Event Contractor Signature: _____

4. Is the organization using the services of a series **6, 7, 11,** or **12** licensee to manage the sale or service of alcohol? (Licensees who hold a series **6, 7, 11,** or **12** license are automatically qualified to be a special event contractor)

☐ **Yes** ☑ **No** if yes, Name of Licensee: _____ Liquor License #: _____

1. List the name of the Organization/individual that will receive revenues:
MUST EQUAL 100 PERCENT, APPLYING NON-PROFIT MUST RECEIVE A MINIMUM OF 25% OF THE PROCEEDS.

2. Name: Rotary Club of Superstition Mountain Percentage: 50%

Address: PO Box 565, Apache Junction, AZ 85117
Street City State Zip

Name: Superstition Community Food Bank Percentage: 50%

Address: 575 N Idaho Rd. Ste 701, Apache Junction, AZ 85119
Street City State Zip

Please read A.R.S. § 4-203.02 and R19-1-205 Special event license rules and Requirements.

Declaration:

I, (Print Name) Dolores J. Murillo-Doolittle, declare under penalty of perjury that I am authorized to submit this application. I have read the contents and to the best of my knowledge believe all statements made on this application to be true, correct, and complete.

Signature: [redacted]

ROTARY CLUB OF SUPERSTITION MOUNTAIN
SPECIAL EVENT LIQUOR LICENSE APPLICATION – SERIES 15
EVENT LOCATION: THE PASEO VENUE
EVENT ADDRESS: 3753 N APACHE TRAIL, APACHE JUNCTION, AZ 85119

ATTACHMENT "A" **VENUE LAYOUT & DIMENSIONS – KEY NOTATIONS**

THIS EVENT WILL TAKE PLACE IN THE PAVILION WITH ONE BAR - OCCUPANCY IS 200

- **B** - BAR SET-UP//SERVED
  - A PROFESSIONAL BARTENDING SERVICE WHO IS LICENSED AND INSURED WILL MAN THE BAR
  - TICKETS TO OBTAIN ALCOHOLIC BEVERAGES WILL BE SOLD AT THE REGISTRATION TABLE UPON ENTRANCE OF THE FACILITY
- **C** – CATERING AREA
- **D** – DINING AREA
  - HIGHTOP TABLES WILL BE LOCATED IN THE BAR AREA AND ADDITIONAL DINING TABLES/CHAIRS WILL BE SET UP IN THE LAWN AREA LOCATED OUTSIDE THE PAVILION
- **E** – EVENT ENTRY/EXIT
- **G** – OUTSIDE GATES THAT WILL BE SECURELY CLOSED TO PREVENT ENTRY/EXIT
- **P** - EVENT WILL BE HELD IN THE PAVILION 96FT X 36 FT
- **PK** – EVENT PARKING – SEE ATTACHMENT "B"
- **R** – RESTROOMS
- **RG** – REGISTRATION TABLE
- **S** – STORAGE FOR LIQUOR
- **TC** – TABLES/CHAIRS FOR DINING

ATTACHMENT "B" **SECURITY – KEY NOTATIONS**

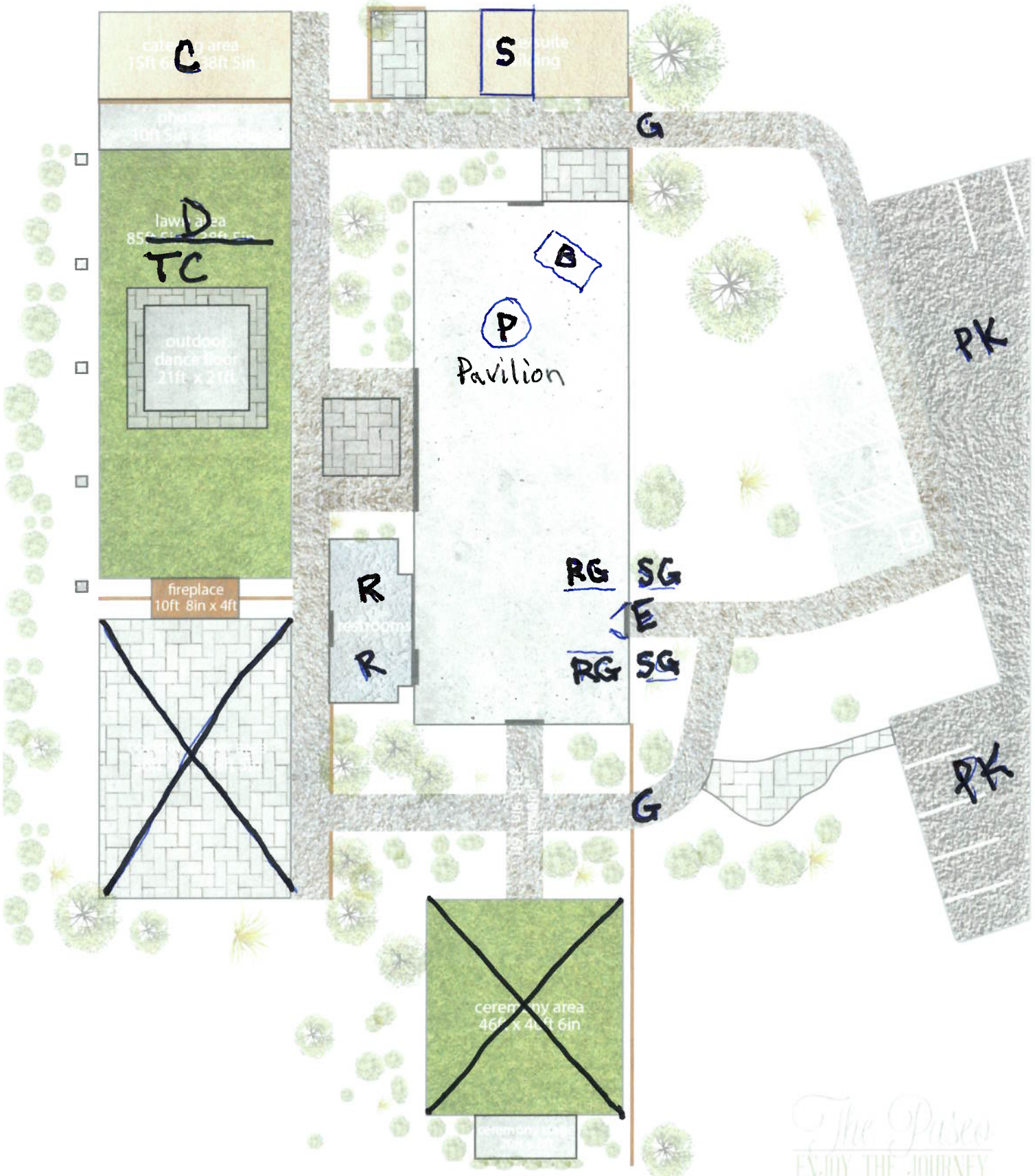
- LOCAL UNIFORMED (UNARMED) SECURITY PERSONNEL WILL BE ON-SITE THROUGHOUT EVENT
- **BF** - BLOCK WALL/FENCING AROUND PROPERTY
- **PK** – EVENT PARKING
- **SG** - 3 SECURITY GUARDS
  - 1 AT PARKING LOT TO PREVENT UNAUTHORIZED CARRYING ALCOHOL ONTO PREMISES OR UNAUTHORIZED REMOVAL OF ALCOHOL FROM THE PREMISES
  - 2 SECURITY GUARDS AT EVENT ENTRY TO CHECK IDENTIFICATION OF PARTICIPANTS AND PLACE A WRISTBAND ON THOSE OF AGE TO PURCHASE ALCOHOL

ATTACHMENT "C" & "D"

- OTHER PHOTOS OF EVENT CENTER AND DESCRIPTION OF ENTRY/EXIT, BAR & DINING AREA

"A"

ROTARY CLUB OF SUPERSTITION MOUNTAIN
SPECIAL EVENT LIQUOR LICENSE APPLICATION – SERIES 15
EVENT LOCATION: THE PASEO VENUE
EVENT ADDRESS: 3753 N APACHE TRAIL, APACHE JUNCTION, AZ 85119



Google Maps

SPECIAL EVENT LIQUOR LICENSE APPLICATION - SERIES 15, LOCATION: THE PASEO VENUE, 3753 N APACHE TRAIL, APACHE JUNCTION, AZ 85119



Imagery ©2025 Airbus, Maxar Technologies, Map data ©2025 Google 20 ft

"C"

ROTARY CLUB OF SUPERSTITION MOUNTAIN
SPECIAL EVENT LIQUOR LICENSE APPLICATION – SERIES 15
EVENT LOCATION: THE PASEO VENUE
EVENT ADDRESS 3753 N APACHE TRAIL, APACHE JUNCTION, AZ 85119



Guests will enter/exit through double doors. Security will check ID and issue wristband at entry



Inside of Pavilion – Bar will be set-up on right side of glass doors in back.

"D"

ROTARY CLUB OF SUPERSTITION MOUNTAIN
SPECIAL EVENT LIQUOR LICENSE APPLICATION – SERIES 15
EVENT LOCATION: THE PASEO VENUE
EVENT ADDRESS 3753 N APACHE TRAIL, APACHE JUNCTION, AZ 85119



Outside patio/dining area





Electronic locked storage room where alcohol will be stored.

Locking cabinet for storing alcohol

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #:
Dept. #:
Dept. Name: Clerk of the Board
Requested By: Natasha Kennedy

AGENDA ITEM AND REQUESTED BOARD ACTION:

Discussion/approval/disapproval to authorize Rusty Riggs to continue serving on the Transportation Advisory Committee following the expiration of his term on August 27, 2025, until a replacement is appointed. (Natasha Kennedy)

MOTION:

Approve as presented.

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #:
Dept. #:
Dept. Name: Office of Budget and Finance
Requested By: Angeline Woods

AGENDA ITEM AND REQUESTED BOARD ACTION:

Discussion/approval/disapproval of a Fiscal Year 2025 - 2026 budget amendment to transfer budget capacity for budgetary requests submitted during the budget development process. The budget amendment will increase capacity in the identified general fund departmental budget and reduce capacity in the general fund non-departmental budget. (Angeline Woods/MaryEllen Sheppard)

MOTION:

Approve as presented

Attachments

Budget Amendment
Information Technology
Open Spaces & Trails

DEPARTMENT/FUND
APPROPRIATION ADJUSTMENT FORM

Fiscal Year	Agenda Item needed (yes/no)	Anticipated Meeting Date if applicable	Memo Attached if Board item
FY 25/26	No	9/17/2025	☐

Please use one form per agenda item.

Sources (Fund Balance, Revenues, Transfers In, etc…)								
Fund	**Input "yes" if change in Fund Balance (2511)**	**Cost Center**	**Sub Ledger**	**Object Code**	**Subsidiary**	**Current Budget**	**Adjustment Add/ (Subtract)**	**New Revised Budget**
								$0
								$0
								$0
								$0
								$0
Insert rows above this line and copy New Revised Budget formula down								
						Net Source Adjustment	$0	

Uses (Expenditures, Transfers Out, etc….)								
Fund		**Cost Center**	**Sub Ledger**	**Object Code**	**Subsidiary**	**Current Budget**	**Adjustment Add/ (Subtract)**	**New Revised Budget**
10		3360243		599501		($983,533)	$983,533	$0
97		53410005		550350		$11,072,996	$45,000	$11,117,996
10		3410151		599500		$469,156	$14,952	$484,108
10		3311004		599500		$7,088,828	($1,043,485)	$6,045,343
10		3010310		599501		($122,388)	$122,388	$0
97		53410005		550350		$11,117,996	$75,000	$11,192,996
10		3410151		599500		$501,076	$3,478	$504,554
10		3311004		599500		$6,045,343	($200,866)	$5,844,477
								$0
								$0
								$0
								$0
								$0
								$0
								$0
								$0
								$0
								$0
Insert rows above this line and copy New Revised Budget formula down								
						Net Use Adjustment	$0	

		Net Change	$0

Prepared by:	Lupe Williams	Date:	9/10/2025

Explanation:	

TYPE OF REQUEST:

- ☐ **Transfer within same Cost Center**
- ☐ **Transfer between Cost Centers within same Fund**
- ☑ **Transfer between Funds or Transfer In/Out adjustments**
- ☑ **Transfer from/to of Reserve/Contingency (e.g., new grant, change in special revenue projection, new project…)**
- ☐ **Change in Fund Balance Appropriation**

For Budget Office Use Only

BUDGET OFFICE APPROVAL	COUNTY MANAGER APPROVAL	POSTED
BY:_____	BY:_____	BY:_____
DATE: _____	DATE: _____	DATE:_____

All requested budget increases have been set aside in the tentative budget for future action by the Board of Supervisors. All requests will be considered after the information requested has been collected.

Please prioritize the budget request according level of importance 1 is highest, 2 second highest, 3 third, etc. to lowest priority.

Department	**Information Technology**
Requested Budget	**$1,683,160**
One-Time Request	**$0**
Ongoing Request	**$1,683,160**

Please note:
Approval and funding of newly requested positions in the general fund will be held in a central non-departmental budget unit until the position has been established and filled after the Human Resources and Office of Budget and Finance review the detail pertaining to requested position, expected benefits, applicable needs and funding for the proposed position. Upon appointment of a new hire in the position, the Office of Budget and Finance will transfer the pro-rated budget capacity to the requesting budget unit based upon the new hire's salary established consistent with Pinal County Policy 4.2 (Wage and Salary Administration).

Budget is to expand an existing service or program (added attributes): DigEplan

Mandated YES / NO If yes, provide the source or origin of the mandate (i.e. Statutory reference, court decision, Admin order, Federal/state regulation, etc.). Provide the exact language you are relying on to support that this service/function is mandated.
NO

What work is expanding or being added?
DigEplan - Electronic Plan Review software that integrates with Accela for Development Services. It will streamline the plan review process. ($150,000)

What is the anticipated workload?
This software will replace existing software.

Why is the work expanding/changing? Provide current work measures from the past 3 years and anticipated growth in workload (data associated with volume).
Upgrades to the software system will enhance the process in which the Development Services – Community Development division goes through for the plan review process. IT implements, manages and maintains enterprise software systems used across the county. Workload and anticipated growth associated with use of the system would need to be provided by the Development Services department.

Can this service be funded with special revenue fund? Or are there special revenues that could be used to pay for all or part of the program/service?
No

Budget is to expand an existing service or program (added attributes): VuSpex

Mandated YES / NO If yes, provide the source or origin of the mandate (i.e. Statutory reference, court decision, Admin order, Federal/state regulation, etc.). Provide the exact language you are relying on to support that this service/function is mandated.
NO

What work is expanding or being added?
VuSpex - Virtual Inspection software that integrates with Accela for Development Services. It will save time and reduce inspection backlogs. ($30,000)

What is the anticipated workload?
This software will replace existing software

Why is the work expanding? Provide current work measures from the past 3 years and anticipated growth in workload (data associated with volume).
Upgrades to the software system will enhance the process in which the Development Services – Community Development division goes through for the plan review process. IT implements, manages and maintains enterprise software systems used across the county. Workload and anticipated growth associated with use of the system would need to be provided by the Development Services department.

Can this service be funded with special revenue fund? Or are there special revenues that could be used to pay for all or part of the program/service?
No

Budget is to expand an existing service or program (added attributes): Ardem

Mandated YES / NO If yes, provide the source or origin of the mandate (i.e. Statutory reference, court decision, Admin order, Federal/state regulation, etc.). Provide the exact language you are relying on to support that this service/function is mandated.
No

What work is expanding or being added?
Ardem Utility Expense Management (New Utility management software for IT and Facilities). ($75,000)

What is the anticipated workload?
This software will replace existing software.

Why is the work expanding? Provide current work measures from the past 3 years and anticipated growth in workload (data associated with volume).
Upgrades to the software system will enhance the process in which IT and Facilities departments manage billing. IT implements, manages and maintains enterprise software systems used across the county. Facilities has 241 accounts that we would like to add to Ardem, these accounts are currently paper/Ebills. IT has 175 accounts that are currently on Asignet, which will be replaced by Ardem. The end goal is to have one software system for both Facilities and IT invoices. The software would help manage a total of 416 accounts.

Can this service be funded with special revenue fund? Or are there special revenues that could be used to pay for all or part of the program/service?
No

Budget request is based upon an increased cost for an existing service or program (type and scope of work has not changed): Apps for Enterprise "Microsoft Office"

Mandated YES / NO If yes, provide the source or origin of the mandate (i.e. Statutory reference, court decision, Admin order, Federal/state regulation, etc.). Provide the exact language you are relying on to support that this service/function is mandated.
No

What cost is increasing or being added?
Apps for Enterprise "Microsoft Office" Current Office version is end of support October 14th, 2025. ($350,000)

What is the anticipated use?
Microsoft Office is used across the entire county for typing documents, spreadsheets, presentation slides, etc. The requested budget capacity will upgrade 2900 licenses to the current version of the software.

Why is this changing? Provide current work measures from the past 3 years and anticipated growth in workload (data associated with volume).
Microsoft has made software upgrades to their Office application. There are currently 2400 licenses that will no longer be supported after October 14, 2025. In order for our employees to continue to use the Office applications, an upgrade will be required.

Can this be funded with special revenue fund? Or are there special revenues that could be used to pay for all or part of the program/service?

We could require departments with special revenue funds to pay for their own licensing.

Budget request is based upon increased cost for an existing service or program (type and scope of work has not changed): Hubble reporting software for E1

Mandated YES / NO If yes, provide the source or origin of the mandate (i.e. Statutory reference, court decision, Admin order, Federal/state regulation, etc.). Provide the exact language you are relying on to support that this service/function is mandated.
No

What cost is increasing or being added?
Hubble reporting software for E1. ($183,676)

What is the anticipated use?
Hubble is a reporting software used for E1. This software has been used since the financial system was upgraded in 2011. The reports generated during that time are essential for day to day operations of several departments within the county, including HR and the office of Budget and Finance.

Why is this changing? Provide current work measures from the past 3 years and anticipated growth in workload (data associated with volume).
Several fiscal years ago, there was a decision made to transition over to a new reporting tool called Reports Now. Reports Now was intended to replace the Hubble reporting software and funding for Hubble was reallocated to Reports Now. After implantation, it became apparent that Reports Now was not adequate for the needs of all departments, it is lacking in providing essential more in-depth reports. However, Reports Now has allowed E1 reporting to be opened up across the county in ways that would be cost prohibitive for Hubble. Additionally, Report Now is providing security reporting that Hubble cannot provide, therefore it is not ideal to divert funding away from Reports Now to cover the licenses for Hubble.

Can this be funded with special revenue fund? Or are there special revenues that could be used to pay for all or part of the program/service?
We could require departments with special revenue funds to pay for their own licensing.

Budget request is based upon increased cost for an existing service or program (type and scope of work has not changed): Annual maintenance/license cost

Mandated YES / NO If yes, provide the source or origin of the mandate (i.e. Statutory reference, court decision, Admin order, Federal/state regulation, etc.). Provide the exact language you are relying on to support that this service/function is mandated.
No

What cost is increasing or being added?
4.5% annual increased maintenance/license cost. ($236,114)

What is the anticipated use?
Annually software maintenance costs increase based upon what software resellers or software companies are charging. The majority of the software maintenance costs are based upon contracted rates.

Why is this changing? Provide current work measures from the past 3 years and anticipated growth in workload (data associated with volume).
Annually software companies increase the cost of maintenance for software systems. The IT department has no control over the increases but does use contract pricing. There are currently over 100 software applications that the IT department pays for countywide.

Can this service be funded with special revenue fund? Or are there special revenues that could be used to pay for all or part of the program/service?
We could require departments with special revenue funds to pay for their own software maintenance.

Budget request is based upon increased cost for an existing service or program (type and scope of work has not changed): Motorola SUA for PCSO's P25 radio network

Mandated YES / NO If yes, provide the source or origin of the mandate (i.e. Statutory reference, court decision, Admin order, Federal/state regulation, etc.). Provide the exact language you are relying on to support that this service/function is mandated.
No

What cost is increasing or being added?
There has been an increase in Motorola SUA for PCSO's P25 radio network. ($197,188)

What is the anticipated use?

The cost is associated with the ongoing maintenance and upgrades to out of date systems/equipment on radio towers. The increases are based upon contracts that were entered into with Motorola during the P25 Communications tower project which occurred in 2014.

Why is this changing? Provide current work measures from the past 3 years and anticipated growth in workload (data associated with volume).
The increases are based upon contracts that were entered into with Motorola when the P25 Radio Communication project took place.
22/23 $401,038
23/24 $432,357
24/25 $885,337 the increase is due to the inclusion of the SUA renewals. The SUAs were pre-paid with bond funds during the original project.

Can this service be funded with special revenue fund? Or are there special revenues that could be used to pay for all or part of the program/service?
Unless PCSO has special revenue funds, there is not an offset for these costs.

Budget is to expand an existing service or program (added attributes): Maintenance costs for PCSO's other systems: NueGov, Cohesity, Eventide, and CirrusCentral

Mandated YES / NO If yes, provide the source or origin of the mandate (i.e. Statutory reference, court decision, Admin order, Federal/state regulation, etc.). Provide the exact language you are relying on to support that this service/function is mandated.
No

What cost is increasing or being added?
There has been an increase in maintenance costs for PCSO's other systems: NueGov, Cohesity, Eventide, and CirrusCentral. ($164,938)

What is the anticipated use?
Annually software maintenance costs increase based upon what software resellers or software companies are charging. The majority of the software maintenance costs are based upon contracted rates.

Why is this changing? Provide current work measures from the past 3 years and anticipated growth in workload (data associated with volume).
Annually software companies increase the cost of maintenance for software systems. The IT department has no control over the increases but does use contract pricing. There are currently 6 systems that the IT department pays for Pinal County Sheriff's office.

Can this service be funded with special revenue fund? Or are there special revenues that could be used to pay for all or part of the program/service?

Central IT would be reliant on PCSO to answer this question.

New Position:

Type of Position Requested: IT Operations Manager – GIS

Mandated YES / NO If yes, provide the source or origin of the mandate (i.e. Statutory reference, court decision, Admin order, Federal/state regulation, etc.). Provide the exact language you are relying on to support that this service/function is mandated.
No

What work has changed or expanded?
Currently the IT GIS team and GIS Supervisor reports directly to the IT Operations Manager for Pinal County. However, between the number of projects, upgrades, and possible staff additions a dedicated Manager position is needed to support the growing GIS needs of Pinal County
It is proposed that the GIS team report to an IT Operations Manager (GIS). The IT Department is requesting that an IT Operations Manager for the GIS team to align with the rest of the Operations team within the department.

Why has the work expanded or changed? Provide current work measures from the past 3 years.
With upcoming projects like Indoors, Field Maps, Assessor Parcel application replacement, Open Data Hub, and Voter Registration redistricting, along with weekly meetings with departments and vendors to discuss project updates, the GIS Supervisor is stretched thin. Managing these responsibilities, in addition to handling day-to-day requests, creates a strain. Since GIS is a key component of County business and operations, there will be instances where GIS-related projects are delayed while awaiting direction.

What is the anticipated workload? Provide supportive data that validates the workload associated with volume.
We anticipate the workload to increase and grow because the output provided is being used for decision making. The integration of GIS data into a visual representation has proven to benefit the county by giving insight or perspective on trends, history, and county growth that is used then by stakeholders to make decisions. For example, the maps or GIS layers are used to support the documentation when discussions are occurring related to planning, development, redistricting, census, etc.

Can this position be funded with special revenue fund? Or are there special revenues that could be used to pay for all or part of the program/service?
No

New Position:

Type of Position Requested: Deputy Director

Mandated YES / NO If yes, provide the source or origin of the mandate (i.e. Statutory reference, court decision, Admin order, Federal/state regulation, etc.). Provide the exact language you are relying on to support that this service/function is mandated.

No

What work has changed or expanded?
Adding a 2nd Deputy Director to the IT staff would enable IT to create two main divisions, infrastructure and Operations. As the County requirements for technology and IT services continue to expand, it has become clear that the IT department needs an additional Deputy Director to assist the IT Director/CIO with department outreach, budget forecasting, and assisting the IT Director in planning, directing, and coordinating the operations of the IT Department.

Why has the work expanded or changed? Provide current work measures from the past 3 years.
Over the past 3 years we have added 9 additional staff and requesting 4 more this year. Annual budget has increased approximately 4 million dollars. The added staffing has improved the systems and technology that are being used county-wide, however we have not added leadership roles that are focused on the strategy behind how and what is performed by the department. This position would be instrumental in gathering feedback from departments on their needs so that a plan can be put in place to strategically meet those needs.

What is the anticipated workload? Provide supportive data that validates the workload associated with volume.
The Deputy Director will have an integral role in providing enhanced customer service by assisting in a proactive approach for the planning of future technology enhancements and the prevention of major outages. This means that this position will be meeting with Elected Offices and Appointed departments to assess the systems in place, asking questions about their current practices, and putting together plans that will improve systems in place that are a part of their business processes. This position will also have the task of anticipating the growth of IT infrastructure systems. The expectation will be for this position to work with the internal team to monitor trends and usage of IT infrastructure and then formulate plans and schedules to update, expand and implement equipment as needed.

Can this position be funded with special revenue fund? Or are there special revenues that could be used to pay for all or part of the program/service?
No

New Position:

Type of Position Requested: IT Engineer

Mandated YES / NO If yes, provide the source or origin of the mandate (i.e. Statutory reference, court decision, Admin order, Federal/state regulation, etc.). Provide the exact language you are relying on to support that this service/function is mandated.
No

What work has changed or expanded?
With the continued increasing complexity of the engineering and design of new compute and storage systems used in the County, the responsibilities of the server team have grown tremendously. This includes all equipment supporting the Board of Supervisors, Elected Officials, State Courts, and Directors of all County departments. With the increase in server and backup requirements, there is a need for an IT Engineer to complete this team.
Why has the work expanded or changed? Provide current work measures from the past 3 years.
The IT server team currently maintains 450 servers running 150 different applications. We currently only have one dedicated position to maintain, upgrade, change, add server capacity to our infrastructure. Having only one person has led to back log, delays in service, and the inability to have a back-up. This is a liability to the county as many systems rely upon the servers to function at top performance at all times. Adding another position will help to mitigate the downtime.

What is the anticipated workload? Provide supportive data that validates the workload associated with volume.
The complexity of applications and integrations will continue to grow as new technology expands and changes. The IT Engineer will play a vital role in researching, maintaining and upgrading these applications that are used county wide. This position will work alongside the IT Engineer, Senior to upgrade, add, move change servers and creates redundancy to fill any gaps that might occur for the day to day activities.

Can this position be funded with special revenue fund? Or are there special revenues that could be used to pay for all or part of the program/service?
No

New Position:

Type of Position Requested: Public Safety Systems Manager

Mandated YES / NO If yes, provide the source or origin of the mandate (i.e. Statutory reference, court decision, Admin order, Federal/state regulation, etc.). Provide the exact language you are relying on to support that this service/function is mandated.
No

What work has changed or expanded?
More attention/resources are needed to support PCSO's integral public safety IT equipment. One of the of the biggest IT equipment resources supporting PCSO is the P25 radio network. With the growth in Pinal County it is evident that interoperability with other agencies continues to be a major factor in PCSO's daily operations. The time to effectively run and operate the PRCC (Pinal Regional Communication Consortium) is becoming overwhelming for current staff

to maintain. We plan to add two additional P25 towers in the next fiscal year to address dead zones in the current network. In addition to these projects the day to day maintenance continues to increase due to the age of the overall P25 network. Plans are in place to upgrade existing equipment over the next several years. All of this combined will require oversight that the current team does not have the bandwidth for. This position has been discussed with PCSO's command staff and they are in agreement with the need.

Why has the work expanded or changed? Provide current work measures from the past 3 years.

We have upgraded 600 new radios to the P25 network, and continue to bring on other government entities to improve communication between first responders. This is due to the growth in population of the county. As growth has occurred, the amount of radio traffic as a result of public safety events is increasing. We know that first responders are reliant on the radio commutations system to serve the public therefore we want to ensure that the radio communications system is operating at peak levels.

What is the anticipated workload? Provide supportive data that validates the workload associated with volume.

This position will be expected to be directly involved with the Sheriff's office by managing the Radio Communications Team and the team dedicated to the Sheriff's Records Management System to ensure that the IT department is keeping up with the needs of PCSO.

With the addition of new radios for the PCSO P25 Radio Communications system, we have added new technology. This new technology provides a better more robust service to the end user. It is anticipated that this will continue to evolve into more integrated systems over the coming years. We need a dedicated manager to continuously monitor the performance of the radio communications tower system.

In addition to planning the maintenance, equipment upgrades, and additions for the P25 Radio Communications system, the Manager will be expected to plan for, and will be responsible for operating and ensuring that documentation and approval for the PRCC is completed.

Can this position be funded with special revenue fund? Or are there special revenues that could be used to pay for all or part of the program/service?

No

FY 25/26 BUDGET REQUEST – ADDITIONAL SUPPORT

PINAL COUNTY
OFFICE OF BUDGET & FINANCE

All requested budget increases have been set aside in the tentative budget for future action by the Board of Supervisors. All requests will be considered after the information requested has been collected.

Please prioritize the budget request according level of importance 1 is highest, 2 second highest, 3 third, etc. to lowest priority.

Department	**Parks**
Requested Budget	**$210,866**
One-Time Request	**$171,400**
Ongoing Request	**$39,466**

Please note:
Approval and funding of newly requested positions in the general fund will be held in a central non-departmental budget unit until the position has been established and filled after the Human Resources and Office of Budget and Finance review the detail pertaining to requested position, expected benefits, applicable needs and funding for the proposed position. Upon appointment of a new hire in the position, the Office of Budget and Finance will transfer the pro-rated budget capacity to the requesting budget unit based upon the new hire's salary established consistent with Pinal County Policy 4.2 (Wage and Salary Administration).

One-Time Capacity:

Temporary Contract with Educational Services Inc.

Priority #1

Please provide information that supports the one-time use of funds for a system / equipment / service / etc.
The use of these funds is for the Director of the Open Space, Trails, and Regional Parks Department. This position provides guidance and leadership for the department.

Can this be funded with special revenue funds? Or are there special revenues that could be used to pay for all or part of this one-time purchase?
No

Budget request is based upon increased workload for an existing service or program (type and scope of work has not changed):

CAP/BOR Annual Increase

Priority #3

Mandated YES / NO If yes, provide the source or origin of the mandate (i.e. Statutory reference, court decision, Admin order, Federal/state regulation, etc.). Provide the exact language you are relying on to support that this service/function is mandated.
NO

What work is expanding?

The Bureau of Reclamation (BOR) has increased the annual fee the County pays to them for the land use agreement for the trail along the CAP canal.

What is the anticipated workload?
No new workload

Why is the work expanding? Provide current work measures from the past 3 years and anticipated growth in workload (provide data associated with volume).
The BOR increased their fee for the annual land use agreement for the CAP Canal Trail.

Can this service be funded with special revenue fund? Or are there special revenues that could be used to pay for all or part of the program/service?
No

Budget request is based upon increased workload for an existing service or program (type and scope of work has not changed):

Refuse Service Increase

Priority #4

Mandated YES / NO If yes, provide the source or origin of the mandate (i.e. Statutory reference, court decision, Admin order, Federal/state regulation, etc.). Provide the exact language you are relying on to support that this service/function is mandated.
No

What work is expanding?
The amount of $4,500 is for trash services after switching vendors. The previous vendor was Republic Service, and the new vendor is Waste Management. The estimated annual cost increased from $20,500 to $25,000.

Can this service be funded with special revenue fund? Or are there special revenues that could be used to pay for all or part of the program/service?
No

One-Time Capacity:

Fee Study

Priority #6

Please provide information that supports the one-time use of funds for a system / equipment / service / etc.
We are seeking $20,000 in funding for a fee study that was approved in FY 22/23 but postponed. This study will review our fee schedule to include new reservation categories and

costs for both upcoming regional parks and existing facilities. The postponement was due to a vacancy in the Director position. With that position now filled, we would like to move forward with the fee study

Can this be funded with special revenue funds? Or are there special revenues that could be used to pay for all or part of this one-time purchase?
No

Budget is to expand an existing service or program (added attributes):

Stinknet Plant Mitigation

Priority # 7

Mandated YES / NO If yes, provide the source or origin of the mandate (i.e. Statutory reference, court decision, Admin order, Federal/state regulation, etc.). Provide the exact language you are relying on to support that this service/function is mandated.
No –

What work is expanding or being added?
Treatment of state-regulated noxious weeds on our managed lands throughout Pinal County. While the department has received a grant to initiate this process, we need to ensure maintenance and expand these efforts to cover different regions across Pinal County.

What is the anticipated cost?
$20,000

Why is the work expanding? Provide current work measures from the past 3 years and anticipated growth in workload (data associated with volume).
Invasive Stinknet continues to expand throughout the County, and causes increased wildfire potential and damages natural ecosystems. Stinknet is a relatively new invasive plant in this region of Arizona, and continues to spread at a significant rate.

Can this service be funded with special revenue fund? Or are there special revenues that could be used to pay for all or part of the program/service?
No

One-Time Capacity:

2 Polaris Rangers (UTV)

Priority #8

Please provide information that supports the one-time use of funds for a system / equipment / service / etc.
Internal services will be expanded by providing our department staff members 2 UTVs so that they may provide service to our patrons and efficiently complete maintenance duties in a timely and safe manner. These vehicles are a less expensive option for our staff to travel within the parks.

Can this be funded with special revenue funds? Or are there special revenues that could be used to pay for all or part of this one-time purchase?
No

One-Time Capacity:

1 Vehicle – Equinox (SUV)

Priority #9

Please provide information that supports the one-time use of funds for a system / equipment / service / etc.
Internal services will be expanded by providing our department staff members with a standard department vehicle. This vehicle will be used by OSTRP staff to travel throughout the County to access our expanded park facilities and programs.

Can this funded with special revenue funds? Or are there special revenues that could be used to pay for all or part of this one-time purchase?
No

One-Time Capacity:

Leave No Trace Training

Priority #10

Please provide information that supports the one-time use of funds for a system / equipment / service / etc.
This training provides valuable skills and knowledge for minimizing human impacts on the environment during outdoor activities. It allows out staff to educate the public about how to recreate responsibly by teaching principles like planning ahead, traveling and camping on durable surfaces, disposing of waste properly, and respecting wildlife. This training fosters a deeper appreciation for nature, promotes responsible behavior, and helps protect natural areas for future generations

Can this be funded with special revenue funds? Or are there special revenues that could be used to pay for all or part of this one-time purchase?
No

One-Time Capacity:

Laptops for new staff

Priority # - Dependent on priorities 2 and 8

Please provide information that supports the one-time use of funds for a system / equipment / service / etc.
A one-time purchase of laptops is required to support the two positions that are being requested.

Can this be funded with special revenue funds? Or are there special revenues that could be used to pay for all or part of this one-time purchase?
No

Budget request is based upon increased workload for an existing service or program (type and scope of work has not changed):

Training for New Staff

Priority # - Dependent on priorities 2 and 6

Mandated YES / NO If yes, provide the source or origin of the mandate (i.e. Statutory reference, court decision, Admin order, Federal/state regulation, etc.). Provide the exact language you are relying on to support that this service/function is mandated.
No

What training is expanding?
This is training for new staff, including, but not limited to, the AZ Parks and Recreation Association conference and the National Recreation and Parks Association conference.

What is the anticipated cost?
$500 per employee for two employees, totaling $1,000.

Provide current work measures from the past 3 years and anticipated growth in workload.
These trainings will better equip the staff with the knowledge and experience they need to complete their job tasks.

Can this service be funded with special revenue fund? Or are there special revenues that could be used to pay for all or part of the program/service?
No

Budget is to expand an existing service or program (added attributes):

New Vehicle Maintenance

Priority # - Dependent on priorities 9 and 10

Mandated YES / NO If yes, provide the source or origin of the mandate (i.e. Statutory reference, court decision, Admin order, Federal/state regulation, etc.). Provide the exact language you are relying on to support that this service/function is mandated.
No –

What work is expanding or being added?
If approved, the addition of the Equinox SUV will require maintenance efforts to ensure reliability and safety, in accordance with the Fleet Maintenance Policy 6.80.

Can this service be funded with special revenue fund? Or are there special revenues that could be used to pay for all or part of the program/service?
No –

Budget request is based upon increased workload for an existing service or program (type and scope of work has not changed):

Fuel Increase

Priority # - Dependent on Priorities 9 and 10

Mandated YES / NO If yes, provide the source or origin of the mandate (i.e. Statutory reference, court decision, Admin order, Federal/state regulation, etc.). Provide the exact language you are relying on to support that this service/function is mandated.
No

What work is expanding?
This increase is requested for fuel for the additional vehicles included in this request. These vehicles are necessary to cover the expanding role of the OSTRP Department across the County, including Palo Verde Regional Park.

Why is the work expanding? Provide current work measures from the past 3 years and anticipated growth in workload (provide data associated with volume).
The scope and scale of areas we are responsible for continues to increase. The resources are spread throughout the County, requiring vehicles and fuel for routine coverage and management of these areas.

Can this service be funded with special revenue fund? Or are there special revenues that could be used to pay for all or part of the program/service?
No –

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #: 64
Dept. #: 311
Dept. Name: Development Services Public Works
Requested By: Susan Baker / Christopher Wanamaker

AGENDA ITEM AND REQUESTED BOARD ACTION:

Discussion/approval/disapproval of Resolution No. 091725-RD25-022 releasing the current financial assurance Subdivision Improvement Performance Bond No. PB03010409248, associated with Ware Farms Parcel 3, and accepting the Ten Percent Guarantee Bond No. PB03010409248-M, located in a portion of the land located in Section 33, Township 2 South, Range 8 East. Supervisor District #2. (RD25-022) (Christopher Wanamaker/Joe Ortiz)

EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:

There are no expected performance impacts associated with this agenda item.

MOTION:

Approved as presented

Fiscal Impact

Fiscal Year:
Budgeted Y/N: N
Account(s):

FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA ITEM:

There are no expected fiscal considerations or impacts associated with this agenda item.

Attachments

Resolution
Map

When recorded, return to:
Clerk of the Board
P.O. Box 827
Florence AZ 85132

RESOLUTION NO. _____

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS ACCEPTING INTO THE PINAL COUNTY HIGHWAY MAINTENANCE SYSTEM THE STREETS ASSOCIATED WITH WARE FARMS PARCEL 3, LOCATED IN A PORTION OF THE LAND LOCATED IN SECTION 33, TOWNSHIP 2 SOUTH, RANGE 8 EAST, SUPERVISORY DISTRICT 2, RELEASING THE CURRENT FINANCIAL ASSURANCE, AND ACCEPTING THE TEN PERCENT GUARANTEE BOND (NO. PB03010409248-M).

WHEREAS, pursuant to A.R.S. § 11-822, Pinal County has authority to accept subdivision streets into the Pinal County Highway Maintenance System; and,

WHEREAS, this matter has been brought before the Pinal County Board of Supervisors (the "**Board**") by a request by the subdivision developer (the "**Developer**") and recommended by the Director of Public Works; and,

WHEREAS, the Pinal County Department of Public Works (the "**Department**") has found as follows:

1. All required subdivision improvements for Ware Farms Parcel 3 have been completed in accordance with Pinal County standards of design and construction (the "**Subdivision Improvements**");

2. Street and drainage design is in accordance with Pinal County standards for design and construction;

3. Construction of the Subdivision Improvements has been monitored by the Department;

4. Certified as-built Mylars have been submitted by the Developer and accepted by the Department;

5. The required pavement finishing fee has been accepted by the Department;

6. Street rights-of-way have been duly dedicated; and

WHEREAS, provision has been made by law and ordinance whereby the Developer shall provide security to guarantee against damage to the Subdivision Improvements by on-site construction for a period of one year after acceptance of the Subdivision Improvements by the Board.

RESOLUTION NO. _____

NOW, THEREFORE, BE IT RESOLVED that the Subdivision Improvements are hereby accepted.

BE IT FURTHER RESOLVED, that the streets identified and dedicated to the public in the Final Plat for Ware Farms Parcel 3, located in Section 33, Township 2 South, Range 8 East, Pinal County, Arizona are hereby accepted into the Pinal County Highway Maintenance System.

BE IT FURTHER RESOLVED, that Tri Pointe Homes Arizona 91, LLC is hereby released from the Subdivision Improvement Performance Bond No. PB03010409248 for Construction of Subdivision Improvements.

BE IT FURTHER RESOLVED, that Ten Percent Guarantee Bond (No. PB03010409248-M) in the amount of One Hundred Ten Thousand One Hundred Thirty Five Dollars and 00/100 ($110,135.00) issued by Philadelphia Indemnity Insurance Company attached hereto as **Exhibit "A"** is hereby accepted upon execution of this Resolution.

BE IT FURTHER RESOLVED, that this Resolution shall become effective upon its recording with the Office of the County Recorder, Pinal County, Arizona.

PASSED AND ADOPTED this _____ day of _____, 2025, by the PINAL COUNTY BOARD OF SUPERVISORS.

_____
Chair of the Board

ATTEST:

_____
Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:

_____
Deputy County Attorney

EXHIBIT "A"
TO
RESOLUTION NO. _____

[Ten Percent Guarantee Bond No. PB03010409248-M]

Philadelphia Indemnity Insurance Company

Surety's Name

TEN PERCENT GUARANTEE BOND
Bond No. PB03010409248-M
Premium is included in Performance Bond.

KNOW ALL MEN BY THESE PRESENTS, That we, Tri Pointe Homes Arizona 91, LLC
Principal's Name
7001 N. Scottsdale Road, Suite 2020, Scottsdale, AZ 85253
Principal's Address
, hereinafter called **"Principal"**, and
Philadelphia Indemnity Insurance Company
Surety's Name
, 283 S. Lake Avenue, Suite 160, Pasadena, CA 91101
Surety's Address
, hereinafter called **"Surety"**, are held and firmly bound unto Pinal County, Arizona
Obligee's Name
85 N. Florence Street, Florence, AZ 85132
Obligee's Address
, hereinafter called **"Obligee"**, in the full and just sum of One Hundred Ten Thousand One Hundred Thirty-Five and no/100 Dollars ($ 110,135.00), lawful money of the United States, for the payment of which we bind ourselves, our heirs, administrators, executors, successors and assigns, jointly and severally, firmly by these presents.

WHEREAS, said Obligee provided a Letter of Project Approval signed by the County Engineer dated 3/15/2023 (County No. FP21-085) to Principal, which requires in compliance with Pinal County Development Services Code §3.40.040 Ten Percent (10%) Guarantee Bond to guarantee against damage by on-site construction for a period of one (1) year after acceptance of improvements by the board of supervisors of Pinal County (**"Board"**) for Ware Farms - Parcel 3
Project Name
at SEC Combs Rd & Kenworthy Rd
Project Address
, at the time Principal requests to release the assurances.

NOW, THEREFORE, if said improvements shall be free from defects of workmanship and materials, general wear and tear excepted, and free from damage by on-site construction for a period of one (1) year from the date of acceptance of said improvements by the Board, then this obligation shall be null and void; otherwise to remain in full force and effect.

Signed, sealed and dated this 19th day of August, 2025.

Tri Pointe Homes Arizona 91, LLC
Principal's Name

Victoria Cureg
Witness as to Principal

By: Jason Weber

Philadelphia Indemnity Insurance Company
Surety's Name

Rachel A. Mullen
Witness as to Surety — Rachel A. Mullen

By: Michelle Haase
Michelle Haase, Attorney-in-Fact

****ALSO REQUIRED IS A NOTARY SHEET FOR THE ABOVE SURETY'S SIGNATURE AND A COPY OF ANY POWER OF ATTORNEY****

ACKNOWLEDGEMENT

STATE OF AZ)

)ss.

County of Maricopa)

On Aug 21st 2025, before me, the undersigned Notary Public, personally appeared Jason Weber personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument is/are the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

NANCY A ENRICO
Notary Public - Arizona
Maricopa County
Commission # 637100
My Comm. Expires Aug 27, 2026

Notary Public

My Commission Expires: 8-27-26

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT **CIVIL CODE § 1189**

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California)

County of Los Angeles)

On AUG 19 2025 before me, Marina Tapia, Notary Public

Date *Here Insert Name and Title of the Officer*

Personally appeared Michelle Haase

Name(s) of Signer(s)

who proved to me on the basis of satisfactory evidence to be the person~~(s)~~ whose name~~(s)~~ is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/her/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

MARINA TAPIA
Notary Public - California
Los Angeles County
Commission # 2500058
My Comm. Expires Oct 7, 2028

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature _____

Signature of Notary Public

Place Notary Seal Above

---------- **OPTIONAL** ----------

Though this section is optional, completing this information can deter alteration of the document or fraudulent reattachment of this form to an unintended document.

Description of Attached Document

Title or Type of Document _____ Document Date _____

Number of Pages _____ Signer(s) Other Than Named Above _____

Capacity(ies) Claimed by Signer(s)

Signer's Name _____	Signer's Name _____
☐ Corporate Officer—Title(s) _____	☐ Corporate Officer—Title(s) _____
☐ Partner ☐ Limited ☐ General	☐ Partner ☐ Limited ☐ General
☐ Individual ☐ Attorney in Fact	☐ Individual ☐ Attorney in Fact
☐ Trustee ☐ Guardian or Conservator	☐ Trustee ☐ Guardian or Conservator
☐ Other _____	☐ Other _____
Signer Is Representing _____	Signer Is Representing _____

PHILADELPHIA INDEMNITY INSURANCE COMPANY
One Bala Plaza, Suite 100
Bala Cynwyd, PA 19004-0950

Power of Attorney

KNOW ALL PERSONS BY THESE PRESENTS: That **PHILADELPHIA INDEMNITY INSURANCE COMPANY** (the Company), a corporation organized and existing under the laws of the Commonwealth of Pennsylvania, does hereby constitute and appoint **JANINA MONROE, TIMOTHY J. NOONAN, MICHELLE HAASE, RACHEL A. MULLEN AND ALYSHA MENDOZA OF LOCKTON COMPANIES, LLC** its true and lawful Attorney-in-fact with full authority to execute on its behalf bonds, undertakings, recognizances and other contracts of indemnity and writings obligatory in the nature thereof, issued in the course of its business and to bind the Company thereby, in an amount not to exceed **$50,000,000.**

This Power of Attorney is granted and is signed and sealed by facsimile under and by the authority of the following Resolution adopted by the Board of Directors of PHILADELPHIA INDEMNITY INSURANCE COMPANY on the 14th of November 2016.

RESOLVED: That the Board of Directors hereby authorizes the President or any Vice President of the Company: (1) Appoint Attorney(s) in Fact and authorize the Attorney(s) in Fact to execute on behalf of the Company bonds and undertakings, contracts of indemnity and other writings obligatory in the nature thereof and to attach the seal of the Company thereto; and (2) to remove, at any time, any such Attorney-in-Fact and revoke the authority given. And, be it

FURTHER RESOLVED: That the signatures of such officers and the seal of the Company may be affixed to any such Power of Attorney or certificate relating thereto by facsimile, and any such Power of Attorney so executed and certified by facsimile signatures and facsimile seal shall be valid and binding upon the Company in the future with respect to any bond or undertaking to which it is attached.

IN TESTIMONY WHEREOF, PHILADELPHIA INDEMNITY INSURANCE COMPANY HAS CAUSED THIS INSTRUMENT TO BE SIGNED AND ITS CORPORATE SEALTO BE AFFIXED BY ITS AUTHORIZED OFFICE THIS 5TH DAY OF OCTOBER 2024.

(Seal)

John Glomb, President & CEO
Philadelphia Indemnity Insurance Company

On this 5th day of October, 2024 before me came the individual who executed the preceding instrument, to me personally known, and being by me duly sworn said that he is the therein described and authorized officer of the **PHILADELPHIA INDEMNITY INSURANCE COMPANY**; that the seal affixed to said instrument is the Corporate seal of said Company; that the said Corporate Seal and his signature were duly affixed.

Commonwealth of Pennsylvania - Notary Seal
Vanessa Mckenzie, Notary Public
Delaware County
My commission expires November 3, 2028
Commission number 1366394
Member, Pennsylvania Association of Notaries

Notary Public: Vanessa McKenzie

residing at: Linwood, PA

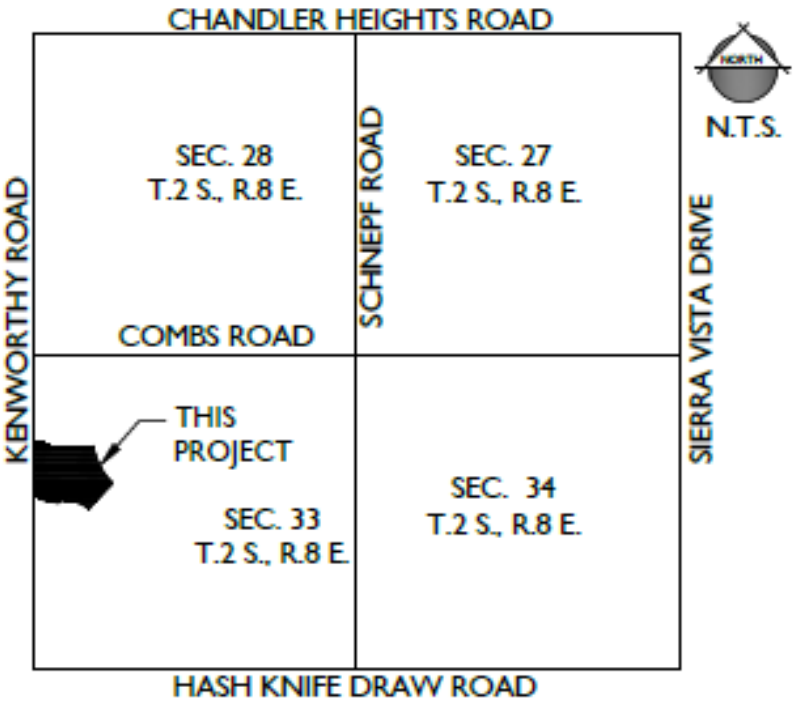
My commission expires: November 3, 2028

I, Edward Sayago, Corporate Secretary of PHILADELPHIA INDEMNITY INSURANCE COMPANY, do hereby certify that the foregoing resolution of the Board of Directors and the Power of Attorney issued pursuant thereto on the 5th day October 2024 are true and correct and are still in full force and effect. I do further certify that John Glomb, who executed the Power of Attorney as President, was on the date of execution of the attached Power of Attorney the duly elected President of PHILADELPHIA INDEMNITY INSURANCE COMPANY.

In Testimony Whereof I have subscribed my name and affixed the facsimile seal of each Company this _____ day of AUG 19 2025

Edward Sayago, Corporate Secretary
PHILADELPHIA INDEMNITY INSURANCE COMPANY

VICINITY MAP



PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #: 64
Dept. #: 311
Dept. Name: Development Services Public Works
Requested By: Mayra Madrid

AGENDA ITEM AND REQUESTED BOARD ACTION:

Discussion/approval/disapproval of Resolution No. 091725-AD25-003 accepting Warranty Deed from Barclay Holdings XLIII, an Arizona limited liability company, Grantee to Pinal County, a political subdivision of the State of Arizona. Associated with the Hunt Highway Widening Project, Phase V. Supervisor District #4. (AD25-003) (Joe Ortiz)

EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:

There are no expected performance impacts associated with this agenda item.

MOTION:

Approved as presented

Fiscal Impact

Fiscal Year:
Budgeted Y/N: N
Account(s):

FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA ITEM:

There are no expected fiscal considerations or impacts to General Fund associated with this agenda item.

Attachments

Resolution
Map

When recorded return to:
Clerk of the Board
P.O. Box 827
Florence AZ 85132

RESOLUTION NO. _____

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS ACCEPTING A WARRANTY DEED FROM BARCLAY HOLDINGS XLIII, AN ARIZONA LIMITED LIABILITY COMPANY.

WHEREAS, on August 12, 2025 a Warranty Deed ("Deed") was executed by Barclay Holdings XLIII , an Arizona limited liability company, as ("Grantor") conveying all right, title and interest Grantors held in certain real property to Pinal County, a political subdivision of the State of Arizona, as ("Grantee"), a recorded copy of which is attached hereto as Exhibit A; and

WHEREAS, it is in the best interest of Pinal County to accept the Warranty Deed for right of way from Barclay Holdings XLIII , an Arizona limited liability company.

THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the Warranty Deed is hereby accepted and title to the subject real property shall vest in Pinal County, a political subdivision of the State of Arizona, for the benefit of the public.

BE IT FURTHER RESOLVED, that this Resolution shall become effective upon recording of said Resolution with the Office of the County Recorder, Pinal County, Arizona.

PASSED AND ADOPTED this _____ day of _____, 2025, by the PINAL COUNTY BOARD OF SUPERVISORS.

_____
Chairman of the Board

ATTEST:

_____
Clerk of the Board

APPROVED AS TO FORM:

_____
Deputy County Attorney

EXHIBIT A

[Warranty Deed – Fee #2025-070712]

See following pages.

4R

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
Dana Lewis

DATE/TIME: 09/02/2025 1123
FEE: $0.00
PAGES: 4
FEE NUMBER: 2025-070712

When recorded mail to:
Clerk of the Board
P.O. Box 827
Florence, AZ 85132

Warranty Deed

EXEMPT: A.R.S. § 11-1134(A)(7)

That, **Barclay Holdings XLIII, an Arizona limited liability company** Grantor(s), do hereby grant and convey to **Pinal County, a political subdivision of the State of Arizona**, (Grantee), for the benefit of the public, all of the right title and interest in the following real property situated in Pinal County, Arizona, together with all rights and privileges appurtenant thereto, as legally described in Exhibit "A" attached hereto and made a part thereof.

SUBJECT TO all matters of record.

Grantor(s) warrants the title against all persons whomsoever, subject only to matters set forth above.

Dated this 12th day of August, 2025.

Signature of GRANTOR(s):

Barclay Holdings XLIII, an Arizona limited liability company

By: Scott T. Archer

Its: Manager

X _____
Signature

State of ARIZONA)
) ss.
County of Maricopa)

The foregoing Warranty Deed was acknowledged before me this 12th day of August, 2025 by Scott T. Archer as Manager of Barclay Holdings XLIII, LLC an Arizona limited liability company, for and on behalf on behalf thereof.

OFFICIAL SEAL
KAROL D NELSON
NOTARY PUBLIC - ARIZONA
MARICOPA COUNTY
COMM# 644859
My Comm. Expires 03/01/2027

Karol D. Nelson
Notary Public

My Commission Expires 3.1.2027

EXHIBIT A

TO

WARRANTY DEED

[Legal Description]

See following pages.

EXHIBIT "A"

RIGHT-OF-WAY DESCRIPTION

A PORTION OF THAT CERTAIN PARCEL OF LAND DESCRIBED IN SPECIAL WARRANTY DEED FEE NUMBER 2005-160217, PINAL COUNTY RECORDS(PCR), SITUATED IN SECTION 10, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A GLO BRASS CAP FOUND AT THE NORTH QUARTER CORNER OF SAID SECTION 10, FROM WHICH A GLO BRASS CAP FOUND AT THE CENTER QUARTER CORNER OF SECTION 3, TOWNSHIP 4 SOUTH, RANGE 8 EAST, BEARS NORTH 00°53'27" WEST (BASIS OF BEARINGS), A DISTANCE OF 2620.44 FEET;

THENCE ALONG THE NORTH LINE OF SAID SECTION 10, NORTH 89°54'18" EAST, A DISTANCE OF 1371.80 FEET, TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE FOR HUNT HIGHWAY, PER DOCKET 974, PAGE 728, PINAL COUNTY RECORDS;

THENCE ALONG SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, SOUTH 37°51'40" EAST, A DISTANCE OF 1076.73 FEET, TO THE SOUTHEAST CORNER OF THE RIGHT-OF-WAY, CONVEYED TO PINAL COUNTY, RECORDED AS FEE NUMBER 2023-083863, PCR, AND THE **POINT OF BEGINNING**;

THENCE CONTINUING SOUTH 37°51'40" EAST, A DISTANCE OF 946.52 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE AND THE SOUTHEASTERLY LINE OF SAID CERTAIN PARCEL OF LAND;

THENCE LEAVING SAID SOUTHWESTERLY RIGHT-OF-WAY LINE, SOUTHWESTERLY ALONG SAID SOUTHEASTERLY LINE AND ALONG SAID NON-TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 613.00 FEET, CONCAVE SOUTHEASTERLY, WHOSE RADIUS BEARS SOUTH 50°51'55" EAST, THROUGH A CENTRAL ANGLE OF 04°03'56", A DISTANCE OF 43.50 FEET, TO A POINT OF INTERSECTION WITH A NON-TANGENT LINE, BEING 42.00 FEET SOUTHWESTERLY OF AND PARALLEL WITH SAID SOUTHWESTERLY RIGHT-OF-WAY LINE OF HUNT HIGHWAY;

THENCE LEAVING SAID SOUTHEASTERLY LINE, ALONG SAID PARALLEL LINE, NORTH 37°51'40" WEST, A DISTANCE OF 990.99 FEET, TO THE SOUTH LINE OF SAID RIGHT-OF-WAY, RECORDED AS FEE NUMBER 2023-083863, PCR;

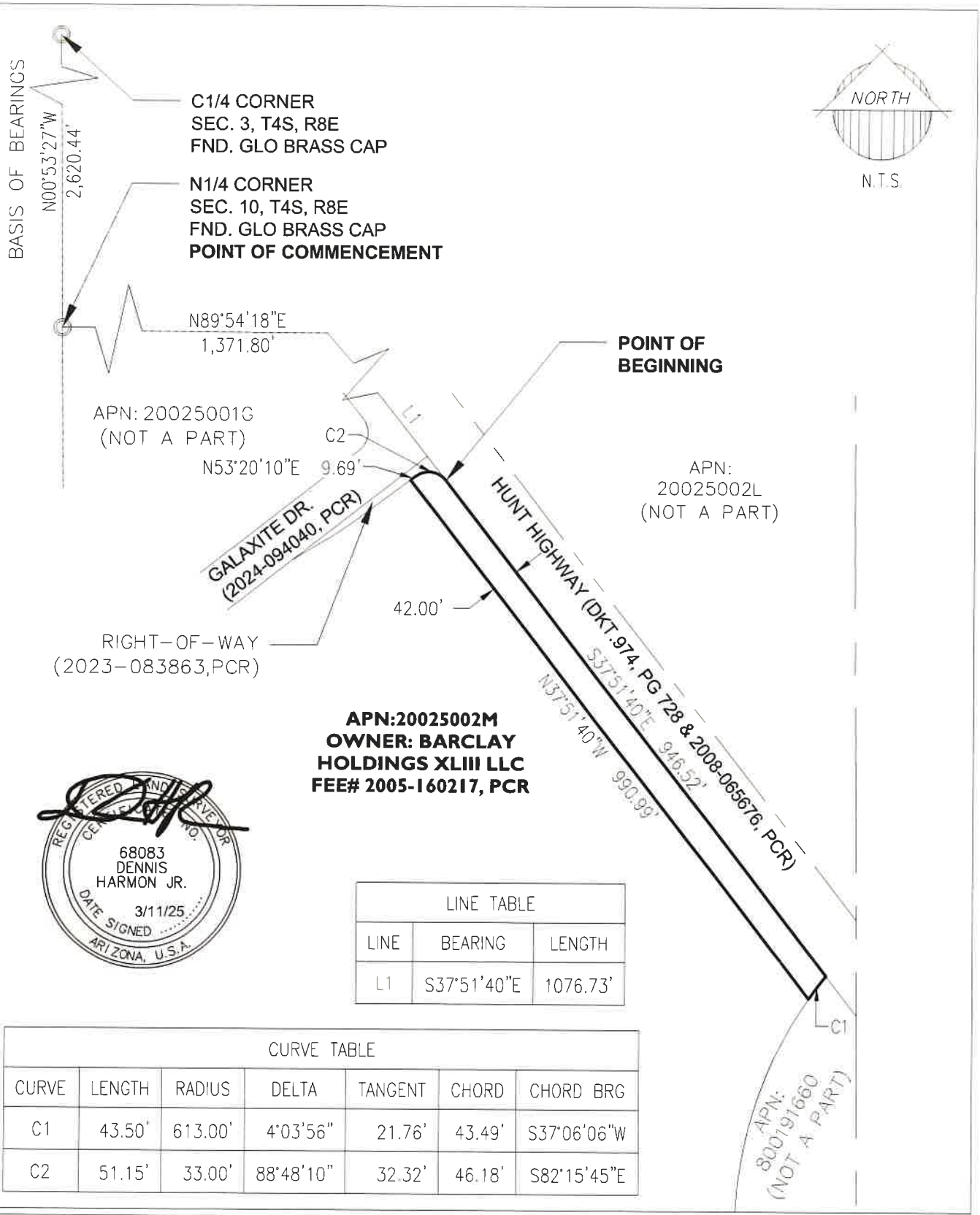
THENCE LEAVING SAID PARALLEL LINE, ALONG SAID SOUTH RIGHT-OF-WAY LINE, NORTH 53°20'10" EAST, A DISTANCE OF 9.69 FEET, TO THE BEGINNING OF A TANGENT CURVE;

THENCE EASTERLY ALONG SAID TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 33.00 FEET, CONCAVE SOUTHERLY, THROUGH A CENTRAL ANGLE OF 88°48'10", A DISTANCE OF 51.15 FEET, TO THE **POINT OF BEGINNING**;

CONTAINS 41,133 SQUARE FEET OR 0.9443 ACRES, MORE OR LESS.

SUBJECT TO EXISTING RIGHT-OF-WAYS AND EASEMENTS.





LINE TABLE		
LINE	BEARING	LENGTH
L1	S37°51'40"E	1076.73'

CURVE TABLE						
CURVE	LENGTH	RADIUS	DELTA	TANGENT	CHORD	CHORD BRG
C1	43.50'	613.00'	4°03'56"	21.76'	43.49'	S37°06'06"W
C2	51.15'	33.00'	88°48'10"	32.32'	46.18'	S82°15'45"E

RIGHT-OF-WAY EXHIBIT

SHEET 1 OF 1 PROJECT NO: 2306012

COOPER AERIAL SURVEYS CO.
11402 N. CAVE CREEK ROAD
PHOENIX, ARIZONA 85020
602-678-5111

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #: 64
Dept. #: 311
Dept. Name: Development Services Public Works
Requested By: Mayra Madrid

AGENDA ITEM AND REQUESTED BOARD ACTION:

Discussion/approval/disapproval of Cooperative Agreement between Pinal County and the San Manuel Revitalization Coalition for the management, operation, maintenance, and administration of the San Manuel Community Center, a County-owned public park located at 111 W. 5th Avenue, San Manuel, Arizona. The lease term is one (1) year, with the option to renew for up to four (4) additional one-year terms, unless terminated by either party with 60 days' notice. Supervisor District #4. (GA25-005) (Joe Ortiz)

EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:

There are no expected performance impacts associated with this agenda item.

MOTION:

Approved as presented

Fiscal Impact

Fiscal Year: 2025/2026
Budgeted Y/N: N
Account(s):

FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA ITEM:

The cooperative agreement requires San Manuel Revitalization Coalition (SMRC) to pay $100 monthly to partially offset the costs of building utilities.

Attachments

Recorders coversheet
Map

When recorded mail to:

Pinal County Development Services
P.O Box 749
Florence, AZ 85232

(The above space reserved for recording information)

COOPERATIVE AGREEMENT

DOCUMENT TITLE

The following document is being presented for recordation:

Cooperative Agreement between Pinal County and San Manuel Revitalization Coalition, Inc.

DO NOT DISCARD THIS PAGE. THIS COVER PAGE IS RECORDED AS PART OF YOUR DOCUMENT. THE CERTIFICATE OF RECORDATION WITH THE FEE NUMBER IN THE UPPER RIGHT CORNER IS THE PERMANENT REFERENCE NUMBER OF THIS DOCUMENT IN THE PINAL COUNTY RECORDER'S OFFICE.

COOPERATIVE AGREEMENT
BETWEEN PINAL COUNTY AND SAN MANUEL REVITALIZATION COALITION, INC. FOR OPERATION AND MAINTENANCE OF THE SAN MANUEL COMMUNITY CENTER

This Cooperative Agreement ("Agreement") is made and entered into by and between the Pinal County Department of Open Space, Trails and Regional Parks, a political subdivision of the State of Arizona, ("Pinal") and San Manuel Revitalization Coalition Inc., an Arizona non-profit corporation, ("SMRC") for the operation and maintenance of the San Manuel Community Center (Community Center").

WHEREAS, Pinal owns a public recreation area located at 111 W. 5th Avenue, San Manuel, Arizona 85631, which has served as a park and community center for the residents of San Manuel; and

WHEREAS, counties are authorized by § 11-933 to enter into cooperative agreements for the establishment, development, maintenance and administration of public parks; and

WHEREAS, the Community Center is part of Pinal's park inventory; and

WHEREAS, SMRC wishes to operate and administer the operation of the Community Center on behalf of Pinal, and Pinal believes it is in the best interest of Pinal and the residents of San Manuel to have a local organization operate and administer the Community Center; and

WHEREAS, the Parties wish to establish the relative rights and responsibilities of the Parties for the operation and maintenance of the Community Center.

NOW THEREFORE, it is hereby agreed that SMRC will operate, maintain and administer the Community Center on behalf of Pinal subject to the following terms and conditions:

I. Purpose and Intent

The Purpose of this Agreement is to set for the rights and responsibilities of the Parties in the management of the San Manuel Community Center located at 111 W. 5th Avenue, San Manuel, Arizona 85631 and to address legal and administrative matters among the parties.

II. Scope of Agreement

This Agreement pertains to the San Manuel Community Center, which consists of:

- Multi-purpose main room, including a small kitchen;
- Restrooms adjacent to the multi-purpose room;
- Storage room (including shower and concession space); and
- Parking lot for Community Center events (County will maintain the parking lot).

The Community Center does not include any recreational outdoor space for purposes of this Agreement.

III. Term

The term of this agreement is for (1) one year to begin upon execution of both parties. The agreement may be renewed annually for an additional four (4) years. In order to renew this Agreement, SMRC must give notice of its intent to renew sixty (60) days prior to the expiration of the current Agreement term.

IV. Termination

This Agreement may be terminated by either party with ninety (90) days written notice, but all financial and indemnification responsibilities of SMRC shall survive the termination of this Agreement for incidents and transactions that occurred within the duration of the Agreement.

V. Property Disposition

The Parties do not anticipate the joint acquisition of property attributable to the exercise of each Party's duties and obligations pursuant to this Agreement. Any property acquired during the term of this Agreement shall be returned to the purchasing Party no more than thirty (30) calendar days from the effective date of partial or complete termination of this Agreement, except alterations as provided for in Section VI of this Agreement. Alterations, additions, or changes to the Community Center shall remain the property of Pinal.

VI. Actions by the Parties

A. Under this Agreement, **SMRC** shall:

- Maintain the hygiene and security of the Community Center, including custodial services;
- Schedule the use of the Community Center for the benefit of residents of San Manuel and the surrounding area, for events including but not limited to:
    - Business and community workshops;
    - Monthly SMRC Meetings;
    - Indoor Farmer's Markets;
    - Community Events organized by SMRC;
    - Rental space for private events;
- Collect fees for the use of the Community Center as deemed appropriate by SMRC;
- Allow Pinal to schedule use of the Community Center for County purposes, subject to availability as determined by SMRC;
- Issue Special Event Permits for third-parties to use the Community Center for other purposes not specified above, subject to the approval of both SMRC and Pinal upon request not less than thirty (30) days prior to the date of a Special Event;
- Submit to Pinal in writing any proposal to alter, add to, and/or otherwise change the physical facility of the Community Center;
- Unless otherwise agreed upon, pay the costs of any alterations, additions, and/or changes to the Community Center;
- Negotiate a separate Cooperative Agreement for any alterations, additions, or changes to the Community Center with an expected cost above $5,000.00;
- Allow Pinal reasonable access to the Community Center for inspection, maintenance, and other reasonable purposes;
- Prohibit the use or possession of alcohol, marijuana, cannabis, or other illicit substances in the Community Center;
- Take reasonable measures to prevent damage to the Community Center;
- Pay Pinal $100 per month to partially offset the costs of building utilities;

- Provide Pinal an annual report summarizing each calendar year's programming, dates of events held, number of residents served, and total fees collected pertaining to the Community Center, to be submitted no later than March 31 of the following year;
- Maintain insurance as specified in Section VIII herein.

B. Under this Agreement, **Pinal** shall:

- Maintain the physical facility of the Community Center, including building maintenance needs and parking lot repair;
- Give reasonable advance notice to SMRC prior to entering the Community Center, and to the extent practicable, avoid performing maintenance or other County business in such a way that will impair SMRC's use and enjoyment of the Community Center or disrupt SMRC's events or activities;
- Pay utility costs incurred by the Community Center, including electricity, water, and sewer services;
- Review and respond to SMRC's requests for alterations, additions, and/or changes to the Community Center within 30 days of their receipt;
- Complete or retain services for the completion of alterations, additions, and/or changes to the Community Center deemed appropriate by Pinal;
- Negotiate separate Cooperative Agreements for any alterations, additions, or changes to the Community Center with an expected cost above $5,000.00;
- Review and respond to requests for Special Event Permits as described above;
- Have sole responsibility for capital improvements as deemed necessary by Pinal.

VII. Indemnification

To the fullest extent permitted by law, SMRC shall defend, hold harmless, and indemnify Pinal, its agents, representatives, officers, directors, officials, and employees from any and all liability, demands, proceedings, suits, actions, claims, losses, costs, and damages of every kind and description arising or of, resulting from, or alleged to have resulted from Pinal's performance of this Agreement. This duty to indemnify, defend, save and hold harmless shall arise in connection with all demands, proceedings, suits, actions, claims, workers' compensation claims, or employees' liability claims, damages, losses or expenses (including but not limited to attorneys' fees, court costs and/or arbitration costs and the cost of appellate proceedings) that are attributable to personal or bodily injury, sickness, disease, death, or injury, loss, impairment or destruction of money or other property including the loss of use resulting there from, caused by or contributed to, in whole or in part, by any omission, fault, mistake, or negligent act, whether active or passive, of SMRC, its employees, agents, representatives, any tier of SMRC's subcontractors, their employees, agents or representatives or anyone directly or indirectly employed by SMRC or its subcontractors or anyone for whose acts SMRC or its subcontractors may be liable.

VIII. Insurance

SMRC shall maintain liability insurance which will cover that party's participation under this Agreement. SMRC agrees to provide, pay for and maintain during the term of this Agreement and any extensions thereof, at its sole cost and expense, a policy or policies of insurance of the following types:

i. Commercial general liability insurance in an amount no less than $2,000,000 and of $1,000,000 for each occurrence. The policy shall include coverage for bodily injury and death, fire legal liability, broad form property damage (including completed

operations), personal injury (including coverage for contractual and employees' acts), blanket contractual, contractors' protective, and completed operations.

ii. Commercial Property Insurance covering SMRC's contents, business equipment, and any improvements at the Community Center for replacement value.

iii. SMRC shall not knowingly make or permit any use to be made or acts done in or upon the Community Center which will be in violation of any applicable law, statute, ordinance or regulation of any governmental agency, or cause a cancellation of any insurance policy covering the Premises or any part thereof, including but not limited to the creation, storage or dumping of hazardous or toxic waste or materials as defined by local, state, or federal laws or regulations.

iv. The certificates evidencing coverage shall name Pinal County, its agents, officials, and employees as additional insured and shall specify that that insurance afforded hereunder shall be primary insurance and any insurance or self-insurance of Pinal, its agents, officials, and employees shall be excess, not contributory insurance to that required hereunder. The policy and policies providing coverage hereunder shall contain a severability of interest provision. Pinal reserves the right to continue payments of premiums for which Pinal will be entitled to reimbursement from SMRC.

v. The certificates evidencing coverage shall provide for a minimum of 30-days' notice to Pinal prior to the cancellation of any policy, and such certificates shall be delivered to Pinal no later than 15 days prior to an event.

IX. General Provisions

1. This Agreement may be canceled in accordance with A.R.S. § 38-511 and Section IV herein without penalty or further obligation.

2. Nothing in this Agreement shall be construed to give any entity other than the Parties hereto any legal or equitable right, remedy, or claim under this Agreement.

3. This Agreement shall not be modified or extended except by written instrument adopted in accordance with the requirements for adopting new agreements.

4. All notices or demands required under this Agreement from either Party to the other shall be in writing and shall be deemed to have been provided at the time the notice is delivered in person or deposited in U.S. mailbox in a postage prepaid envelope addressed as follows:

Laurie Smalla
Treasurer and Community Center Manager
San Manuel Revitalization Coalition, Inc.
PO Box 126
San Manuel, AZ 85631

Victoria Sutton

Pinal County Department of Open Space, Trails & Regional Parks
PO Box 64
Florence, AZ 85132

5. The failure of either Party to insist in any one or more instances on performance of any of the terms or conditions of this Agreement or to exercise any right or privilege contained herein shall not be considered as thereafter waiving such terms, conditions, rights or privileges, and they shall remain in full force and effect.

6. This Agreement has been entered into based upon the personal reputation, expertise and qualifications of the Parties. Neither Party shall assign its interest in this Agreement, in whole or in part, without the prior written consent of the other Party. Neither Party shall assign any monies due or to become due to it hereunder without the prior written consent of the other Party.

7. The Parties agree to comply with A.R.S. Title 41, Chapter 9 (Civil Rights), Arizona Executive Orders 75-5 and 99-4 and any other federal and state laws relating to equal opportunity and nondiscrimination, including the Americans with Disabilities Act.

8. To the extent applicable under A.R.S. § 41-4401, the Parties and their respective subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees and compliance with the E-verify requirements under A.R.S. § 23-214(A). A Party's or a subcontractor's breach of the above-mentioned warranty shall be deemed a material breach of the Agreement and may result in the termination of the Agreement by either Party under the terms of this Agreement. The Parties each retain the legal right to randomly inspect the papers and records of each other Party and each other Party's subcontractors who work under this Agreement to ensure that the other party and its subcontractors are complying with the above-mentioned warranty. The Parties agree to keep their respective papers and records open for random inspection during normal business hours by each other Party. The Parties and their respective subcontractors shall cooperate with each other Party's random inspections, to include granting the inspecting Party entry rights onto their respective properties to perform the random inspections and waiving their respective rights to keep such papers and records confidential.

9. To the extent required by law, the Parties hereby acknowledge and affirm that, pursuant to A.R.S.§ 35-393 *et seq.,* each party is not currently engaged in, and for the duration of this agreement will not engage in, a boycott of Israel.

10. Each Party shall comply with the notice of A.R.S. § 23-1022(E). For purposes of A.R.S.§ 23-1022, each Party shall be considered the primary employer of all personnel currently or hereafter employed by that Party, irrespective of the operations of protocol in place, and said Party shall have the sole responsibility for the payment of Worker's Compensation benefits or other fringe benefits of said employees.

11. This Agreement is not intended to, and nothing contained in this Agreement shall be construed to, create any partnership, joint venture or employment relationship between the Parties or create any employer-employee relationship between the Parties' employees. Neither

Party shall be liable for any debts, accounts, obligations or other liabilities whatsoever of the other Party, including, but without limitation, the other Party's obligation to withhold Social Security and income taxes for itself or any of its employees.

12. The provisions of this Agreement shall be deemed severable and should any provision of this Agreement be declared or be determined to by a court to be illegal or invalid, the validity of the remaining parts, terms or provisions shall not be affected thereby, and said illegal or invalid part, term or provision shall not be deemed a part of this Agreement, notwithstanding any other provision of this Agreement to the contrary.

13. This instrument may be executed in duplicate, each of which shall be an original when executed by all parties to the Agreement. The Agreement will be effective upon execution by both Parties.

REMAINDER OF PAGE INTENTIONALLY LEFT BLANK

WITNESS WHEREOF, the Parties enter into this AGREEMENT this 12 day of August _____, 2025.

San Manuel Revitalization Coalition, Inc., an Arizona non-profit corporation

By: Kennedy Ivy

Name: Kennedy Ivy

Title: President

Date: 8-12-25

State of ARIZONA)
) ss.
County of)

The foregoing Operating Agreement was acknowledged before me this 12TH day of August 2025, by KENNEDY IVY, the PRESIDENT of the San Manuel Revitalization Coalition Inc,, an Arizona non-profit corporation, for and on behalf thereof.

MELISSA A HARRISON
Notary Public - State of Arizona
PINAL COUNTY
Commission # 625777
Expires May 14, 2026

Notary Public

My Commission Expires: 5/14/2026

Pinal County, a political subdivision of the State of Arizona

By: _____
Chairman, Board of Supervisors Date

Attest:

By: _____
Clerk of the Board Date

Approved as to Form:

By: _____ 9/3/25
Deputy County Attorney Date

San Manuel Park and Community Center

111 W 5TH AVE SAN MANUEL, AZ 85631



Disclaimer: Pinal County does not guarantee that any information contained within this dataset or map is accurate, complete, or current. This data is for informational use only and does not constitute a legal document for the description of these properties. The Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data. The boundaries depicted within this dataset or map are for illustrative purposes only, and the exact relationship of adjacent parcels should be independently researched and verified. Users should independently research, investigate, and verify all information before relying on this map or using this map in the preparation of legal documents.

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #:
Dept. #:
Dept. Name: Economic and Workforce Development Economic Development
Requested By: Joel Millman

AGENDA ITEM AND REQUESTED BOARD ACTION:

Discussion/approval/disapproval of Resolution No. 091725-EconD by the Pinal County Board of Supervisors expressing support for a Foreign Trade Zone designation for Lucid Motors in Coolidge, Arizona, Pinal County. Supervisor District #3. (Joel Millman)

EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:

This project represents the construction and operation of an advanced manufacturing facility to be known as Lucid Motors, supporting the electric vehicle manufacturing industry. This facility, located within the City limits of Coolidge in Pinal County, AZ at 680 E. Houser Road in Coolidge, Arizona was procured by Lucid Motors via auction for Nikola Motors assets. It is to serve as Lucid Motors' primary warehouse and logistics hub, in addition to being Lucid Motors' new home for the product validation team which focuses on new vehicle testing, design support, and pre-production operations of all new Lucid vehicles. Capital expenditures for tenant improvements and new equipment is estimated to be $50 million ($50,000,000) invested over the next 36 months, in addition to the purchase price paid at auction.

MOTION:

Approve as presented.

Attachments

Resolution No. 091725-EconD

When recorded return to:
Clerk
Pinal County Board of Supervisors
P.O. Box 827
Florence, AZ 85132

RESOLUTION NO. 091725-EconD

17th Day of September 2025

RESOLUTION OF THE PINAL COUNTY BOARD OF SUPERVISORS EXPRESSING SUPPORT FOR THE FOREIGN TRADE ZONE (FTZ) APPLICATION FOR A LUCID MOTORS FACILITY IN COOLIDGE, PINAL COUNTY, ARIZONA

WHEREAS, The construction and operation of an advanced manufacturing facility to be known as **Lucid Motors,** supporting the electric vehicle manufacturing industry, located within the City limits of Coolidge in Pinal County, AZ at 680 E. Houser Road in Coolidge, Arizona; and

Whereas, the goal of this facility, procured via auction for Nikola Motors assets, is to serve as the **Lucid Motors** primary warehouse and logistics hub, in addition to being Lucid Motors' new home for the product validation team which focuses on new vehicle testing, design support, and preproduction operations of all new Lucid vehicles;

Whereas, additional capital expenditures for tenant improvements and new equipment is estimated to be $50 million ($50,000,000) invested over the next 36 months, in addition to the purchase price paid at auction;

WHEREAS, Lucid Motors is expected to produce up to 300 new full-time jobs over the next two years, focused on warehouse support, logistics and new product validation;

WHEREAS, Lucid Motors will provide significant economic impact to the City of Coolidge as well as Pinal County as a whole; and

WHEREAS, Lucid Motors is applying to the United States Department of Commerce for Foreign Trade Subzone (FTZ) status for its City of Coolidge/Pinal County facility; and

WHEREAS, FTZ status is an important aspect of the operations of **Lucid Motors**, and its approval will enhance the opportunity for local economic development that will benefit all of Pinal County; and

RESOLUTION NO. 091725-EconD

THEREFORE, BE IT RESOLVED, that the Pinal County Board of Supervisors, Pinal County, Arizona, does hereby express its support for (1) the FTZ application for **Lucid Motors**; (2) the activation of the **Lucid Motors** subzone; and (3) requests that the **Lucid Motors** application be duly considered and expeditiously approved by the Foreign-Trade Zones Board of the United States Department of Commerce.

PASSED, APPROVED AND ADOPTED THIS 17th DAY OF SEPTEMBER 2025, BY THE PINAL COUNTY BOARD OF SUPERVISORS.

_____
Chairman of the Board

ATTEST:

_____
Clerk of the Board

APPROVED AS TO FORM

_____
County Attorney

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #:
Dept. #:
Dept. Name: County Attorney
Requested By: Anne Froedge/Ian Daranyi/Brad Miller

AGENDA ITEM AND REQUESTED BOARD ACTION:

Discussion/approval/disapproval for Pinal County to participate in the proposed National Opioids Settlement with Secondary Manufacturers, including Alvogen, Amneal, Apotex, Hikma, Indivio, Mylan, Sun, and Zydus and to authorize the Chairman to execute all necessary documents, including the Combined Participation Form. (Anne Froedge/Ian Daranyi/Brad Miller)

MOTION:

Motion to approve or disapprove Pinal County to participate in the proposed National Opioids Settlement with Secondary Manufacturers, including Alvogen, Amneal, Apotex, Hikma, Indivio, Mylan, Sun, and Zydus and to authorize the Chairman to execute all necessary documents, including the Combined Participation Form.

Attachments

Settlement Overview - Manufacturers
Combined Participation package and form

National Opioids Settlements: Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, Zydus
Opioids Implementation Administrator
opioidsparticipation@rubris.com

Pinal County, AZ
Rubris Reference Number: CL-1762827

TO LOCAL POLITICAL SUBDIVISIONS AND SPECIAL DISTRICTS:
THIS NOTICE CONTAINS IMPORTANT INFORMATION ABOUT NATIONAL OPIOID SETTLEMENTS.

SETTLEMENT OVERVIEW

Proposed nationwide settlement agreements ("Settlements") have been reached that would resolve opioid litigation brought by states, local political subdivisions, and special districts against eight opioids manufacturers, Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus (the "Manufacturers"). Local political subdivisions and special districts are referred to as "subdivisions."

The Settlements require the settling Manufacturers to pay hundreds of millions of dollars to abate the opioid epidemic. The Settlements will provide a maximum of approximately $720 million in cash to participating states and subdivisions to remediate and abate the impacts of the opioid crisis. Depending on participation by states and subdivisions, the Settlements require:

- Alvogen to immediately pay up to approximately $19 million;
- Amneal to pay up to approximately $74 million over 10 years, and to provide either approximately $177 million of its generic version of the drug Narcan or up to an additional approximately $44 million in cash;
- Apotex to immediately pay up to approximately $65 million;
- Hikma to immediately pay up to approximately $98 million, and to provide either approximately $35 million of its naloxone product or up to an additional approximately $7 million in cash;
- Indivior to pay up to approximately $75 million over five years, a portion of which, at the election of the state, could be paid in the form of Indivior's branded buprenorphine and/or nalmefene products with a value of up to $140 million.;
- Mylan to pay up to approximately $290 million over nine years;
- Sun to immediately pay up to approximately $32 million; and
- Zydus to immediately pay up to approximately $15 million.

The Settlements also contain injunctive relief governing opioid marketing, sale, distribution, and/or distribution practices and require the Manufacturers to implement safeguards to prevent diversion of prescription opioids.

Each of the proposed settlements has two key participation steps.

First, each eligible state decides whether to participate in each Settlement. A list of participating states for each settlement can be found at https://nationalopioidsettlement.com/.

Second, eligible subdivisions within each participating state decide whether to participate in each Settlement. The more subdivisions that participate, the more funds flow to that state and its subdivisions. Any subdivision that does not participate cannot directly share in any of the settlement funds, even if the subdivision's state is settling and other participating subdivisions are sharing in settlement funds. If the state does not participate in a particular Settlement, the subdivisions in that state are not eligible to participate in that Settlement.

WHO IS RUBRIS INC. AND WHAT IS THE IMPLEMENTATION ADMINISTRATOR?

The Settlements provide that an Implementation Administrator will provide notice and manage the collection of participation forms. Rubris Inc. is the Implementation Administrator for these new Settlements and was also retained for the prior national opioid settlements.

WHY IS YOUR SUBDIVISION RECEIVING THIS NOTICE?

Your state has elected to participate in one or more of the Settlements, and your subdivision may participate in those Settlements in which your state has elected to participate. This notice is also sent directly to counsel for such subdivisions if the Implementation Administrator has their information.

If you are represented by an attorney with respect to opioid claims, please contact them.
Subdivisions can participate in the Settlements whether or not they filed a lawsuit or are represented.

WHERE CAN YOU FIND MORE INFORMATION?

Detailed information about the Settlements, including each settlement agreement, may be found at: https://nationalopioidsettlement.com. This website also includes information about how the Settlements are being implemented in most states and how funds will be allocated within your state.

You are encouraged to review the settlement agreement terms and discuss the terms and benefits with your counsel, your Attorney General's Office, and other contacts within your state. Information and documents regarding the Settlements and your state allocation can be found on the settlement website at https://nationalopioidsettlement.com/.

Your subdivision will need to decide whether to participate in the proposed Settlements, and subdivisions are encouraged to work through this process before the ***October 8, 2025*** deadline.

HOW DO YOU PARTICIPATE IN THE SETTLEMENTS?

The Settlements require that you take affirmative steps to "opt in" to the Settlements.

In the next few weeks, you will receive documentation and instructions from the Implementation Administrator or, in some cases, your Attorney General's Office. In order to participate in a settlement, a subdivision must sign and return the required Participation Form for that settlement.

Please add the following email addresses to your "safe" list so emails do not go to spam / junk folders: dse_na3@docusign.net and opioidsparticipation@rubris.com. Please monitor your email for the Participation Forms and instructions.

All required documentation must be signed and returned on or before ***October 8, 2025***.

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New National Opioids Settlement: Secondary Manufacturers
Opioids Implementation Administrator
opioidsparticipation@rubris.com

Pinal County, AZ
Reference Number: CL-1762827

TO LOCAL POLITICAL SUBDIVISIONS:

THIS PACKAGE CONTAINS DOCUMENTATION TO PARTICIPATE IN THE NEW NATIONAL OPIOIDS SECONDARY MANUFACTURERS SETTLEMENTS. YOU MUST TAKE ACTION IN ORDER TO PARTICIPATE.

Deadline: October 8, 2025

A new proposed national opioids settlement ("*Secondary Manufacturers Settlements*") has been reached with eight opioids manufacturers: Alvogen, Amneal, Apotex, Hikma, Indivior, Mylan, Sun, and Zydus ("Settling Defendants"). This *Combined Participation Package* is a follow-up communication to the *Notice of National Opioids Settlement* recently received electronically by your subdivision.

You are receiving this *Combined Participation Package* because Arizona is participating in the Secondary Manufacturers Settlements.

Arizona is eligible and participating in the settlements with all eight manufacturers, therefore, the subdivisions in Arizona are eligible to participate in all eight manufacturers' settlements.

This electronic envelope contains:

- A *Combined Participation Form* for the *Secondary Manufacturers Settlements* that your subdivision is eligible to join, including a release of any claims.

The *Combined Participation Form* must be executed, without alteration, and submitted on or before October 8, 2025, in order for your subdivision to be considered for initial participation calculations and payment eligibility under the *Secondary Manufacturers Settlement*.

Based upon *Combined Participation Forms* received on or before October 8, 2025, the subdivision participation rate will be used to determine whether participation is sufficient for each settlement to move forward and whether a state earns its maximum potential payment under each settlement. If a settlement moves forward, your release will become effective. If a settlement does not move forward, that release will not become effective.

Any subdivision that does not participate cannot directly share in the settlement funds, even if Arizona is settling and other participating subdivisions are sharing in settlement funds. Any subdivision that does not participate may also reduce the

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amount of money for programs to remediate the opioid crisis in Arizona. Please note, the distribution of settlement funds will be determined by the One Arizona Distribution of Opioid Settlement Funds Agreement.

You are encouraged to discuss the terms and benefits of the *Secondary Manufacturers Settlements* with your counsel, your Attorney General's Office, and other contacts within your state.

Information and documents regarding the *Secondary Manufacturers Settlements*, implementation in your state, and how funds will be allocated within your state can be found on the national settlement website at https://nationalopioidsettlement.com/. This website will be supplemented as additional documents are created.

This *Participation Packet* is different than the participation packet you recently received from Rubris concerning a settlement with Purdue Pharma, L.P, and the Sackler Family. The *Secondary Manufacturers Settlements* discussed in this *Participation Packet* are different than the settlement with Purdue and the Sacklers, and you may participate in the *Secondary Manufacturers Settlements* regardless of whether you join the Purdue and Sackler settlement.

How to return signed forms:

There are three methods for returning the executed *Combined Participation Form* to the Implementation Administrator:

(1) *Electronic Signature via DocuSign*: Executing the *Combined Participation Form* electronically through DocuSign will return the signed form to the Implementation Administrator and associate your form with your subdivision's records. Electronic signature is the most efficient method for returning the *Combined Participation Form*, allowing for more timely participation and the potential to meet higher settlement payment thresholds, and is therefore strongly encouraged.

(2) *Manual Signature returned via DocuSign*: DocuSign allows forms to be downloaded, signed manually, then uploaded to DocuSign and returned automatically to the Implementation Administrator. Please be sure to complete all fields. As with electronic signature, returning a manually signed *Combined Participation Form* via DocuSign will associate your signed forms with your subdivision's records.

(3) *Manual Signature returned via electronic mail*: If your subdivision is unable to return an executed *Combined Participation Form* using DocuSign, the signed *Combined Participation Form* may be returned via electronic mail to opioidsparticipation@rubris.com. Please include the name, state, and reference ID of your subdivision in the body of the email and use the subject line Combined Settlement Participation Form – [Subdivision Name, Subdivision State] – [Reference ID].

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Detailed instructions on how to sign and return the *Combined Participation Form*, including changing the authorized signer, can be found at https://nationalopioidsettlement.com/additional-settlements/. You may also contact opioidsparticipation@rubris.com.

The sign-on period for subdivisions ends on October 8, 2025.

If you have any questions about executing the *Combined Participation Form*, please contact your counsel, the Implementation Administrator at opioidsparticipation@rubris.com, or Jane Fallon, Assistant Attorney General, Arizona Attorney General's Office, Jane.Fallon@azag.gov or 602-542-7972.

Thank you,

Secondary Manufacturers Settlements Implementation Administrator

The Implementation Administrator is retained to provide the settlement notice required by the Secondary Manufacturers Settlements and to manage the collection of the Combined Participation Form.

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EXHIBIT K

Secondary Manufacturers' Combined Subdivision Participation and Release Form ("Combined Participation Form")

Governmental Entity: Pinal County	State: AZ
Authorized Official:	
Address 1:	
Address 2:	
City, State, Zip:	
Phone:	
Email:	

The governmental entity identified above ("*Governmental Entity*"), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to each of the settlements which are listed in paragraph 1 below (each a "Secondary Manufacturer's Settlement" and collectively, "the Secondary Manufacturers' Settlements"), and acting through the undersigned authorized official, hereby elects to participate in each of the Secondary Manufacturers' Settlements, release all Released Claims against all Released Entities in each of the Secondary Manufacturers' Settlements, and agrees as follows.

1. The Participating Entity hereby elects to participate in each of the following Secondary Manufacturers' Settlements as a Participating Entity:

   a. Settlement Agreement for Alvogen, Inc. dated April 4, 2025.
   b. Settlement Agreement for Apotex Corp. dated April 4, 2025.
   c. Settlement Agreement for Amneal Pharmaceuticals LLC dated April 4, 2025.
   d. Settlement Agreement for Hikma Pharmaceuticals USA Inc. dated April 4, 2025.
   e. Settlement Agreement for Indivior Inc. dated April 4, 2025.
   f. Settlement Agreement for Viatris Inc. ("Mylan") dated April 4, 2025.
   g. Settlement Agreement for Sun Pharmaceutical Industries, Inc. dated April 4, 2025.
   h. Settlement Agreement for Zydus Pharmaceuticals (USA) Inc. dated April 4, 2025.

2. The Governmental Entity is aware of and has reviewed each of the Secondary Manufacturers' Settlements, understands that all capitalized terms not defined in this Combined Participation Form have the meanings defined in each of the Secondary Manufacturers' Settlements, and agrees that by executing this Combined Participation Form, the Governmental Entity elects to participate in each of the Secondary Manufacturers' Settlements and become a Participating Subdivision as provided in each of the Secondary Manufacturers' Settlements.

3. The Governmental Entity shall promptly, and in any event no later than 14 days after the Reference Date and prior to the filing of the Consent Judgment, dismiss with prejudice any Released Claims that it has filed against any Released Entity in each of the Secondary Manufacturers' Settlements. With respect to any Released Claims pending in *In re National Prescription Opiate Litigation*, MDL No. 2804, the Governmental Entity

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authorizes the Plaintiffs' Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal with Prejudice for each of the manufacturers listed in paragraph 1 above substantially in the form found at *https://nationalopioidsettlement.com/additional-settlements/.*

4. The Governmental Entity agrees to the terms of each of the Secondary Manufacturers' Settlements pertaining to Participating Subdivisions as defined therein.

5. By agreeing to the terms of each of the Secondary Manufacturers' Settlements and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning after the Effective Date.

6. The Governmental Entity agrees to use any monies it receives through each of the Secondary Manufacturers' Settlements solely for the purposes provided therein.

7. The Governmental Entity submits to the jurisdiction of the court and agrees to follow the process for resolving any disputes related to each Secondary Manufacturer's Settlement as described in each of the Secondary Manufacturers' Settlements.[1]

8. The Governmental Entity has the right to enforce each of the Secondary Manufacturers' Settlements as provided therein.

9. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in each of the Secondary Manufacturers' Settlements, including without limitation all provisions related to release of any claims,[2] and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in his or her official capacity whether elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Releasor, provides for a release to the fullest extent of its authority. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Released Claims against any Released Entity in each of the Secondary Manufacturers' Settlements in any forum whatsoever. The releases provided for in each of the Secondary Manufacturers' Settlements are intended by the Parties to be broad and shall be interpreted so as to give the Released Entities in each of the Secondary Manufacturers' Settlements the broadest possible bar against any liability relating in any way to Released

[1] *See* Settlement Agreement for Alvogen, Inc. Section VII.F.2; Settlement Agreement for Apotex Corp. Section VII.F.2; Settlement Agreement for Amneal Pharmaceuticals LLC Section VII.F.2; Settlement Agreement for Hikma Pharmaceuticals USA Inc. Section VII.F.2; Settlement Agreement for Indivior Section VI.F.2; Settlement Agreement for Mylan Section VI.F.2; Settlement Agreement for Sun Pharmaceutical Industries, Inc. Section VII.F.2; Settlement Agreement for Zydus Pharmaceuticals (USA) Inc. Section VII.F.2.

[2] *See* Settlement Agreement for Alvogen, Inc. Section XI; Settlement Agreement for Amneal Pharmaceuticals LLC Section X; Settlement Agreement for Apotex Corp. Section XI; Settlement Agreement for Hikma Pharmaceuticals USA Inc. Section XI; Settlement Agreement for Indivior Section X; Settlement Agreement for Mylan Section X; Settlement Agreement for Sun Pharmaceutical Industries, Inc. Section XI; Settlement Agreement for Zydus Pharmaceuticals (USA) Inc. Section XI.



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Claims and extend to the full extent of the power of the Governmental Entity to release claims. Each of the Secondary Manufacturers' Settlements shall be a complete bar to any Released Claim against that manufacturer's Released Entities.

10. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in each of the Secondary Manufacturers' Settlements.

11. In connection with the releases provided for in each of the Secondary Manufacturers' Settlements, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

> **General Release; extent.** A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her would have materially affected his or her settlement with the debtor or released party.

A Releasor may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Released Claims in each of the Secondary Manufacturers' Settlements, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Released Claims that may exist as of such date but which Releasors do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities' decision to participate in each of the Secondary Manufacturers' Settlements.

12. The Governmental Entity understands and acknowledges that each of the Secondary Manufacturers' Settlements is an independent agreement with its own terms and conditions. Nothing herein is intended to modify in any way the terms of any of the Secondary Manufacturers' Settlements, to which Governmental Entity hereby agrees, aside from the exceptions in paragraph 13 below. To the extent this Combined Participation Form is interpreted differently from any of the Secondary Manufacturers' Settlements in any respect, the individual Secondary Manufacturer's Settlement controls.

13. For the avoidance of doubt, in the event that some but not all of the Secondary Manufacturers' Settlements proceed past their respective Reference Dates, all releases and other commitments or obligations shall become void ***only as to*** those Secondary Manufacturers' Settlements that fail to proceed past their Reference Dates. All releases and other commitments or obligations (including those contained in this Combined Participation Form) shall remain in full effect as to each Secondary Manufacturer's Settlement that proceeds past its Reference Date, and this Combined Participation Form need not be modified, returned, or destroyed as long as any Secondary Manufacturer's Settlement proceeds past its Reference Date.



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I have all necessary power and authorization to execute this Combined Participation Form on behalf of the Governmental Entity.

Signature: _____

Name: _____

Title: _____

Date: _____

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #:
Dept. #:
Dept. Name: Elections
Requested By: Dana Lewis

AGENDA ITEM AND REQUESTED BOARD ACTION:

Discussion/approval/disapproval of Resolution No. 091725-ED adopting changes to the County's voter precincts pursuant to A.R.S. 22-101 with potential map included with this item, and on file with the Clerk of the Board of Supervisors, as the final voting precinct map to attach to said Resolution and to serve as the County's new voter precinct map for election purposes effective 12:01 A.M. on January 2, 2026. (Dana Lewis)

EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:

N/A

MOTION:

Approve as presented.

Attachments

Resolution No. 091725-ED

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #:
Dept. #:
Dept. Name: Elections
Requested By:

AGENDA ITEM AND REQUESTED BOARD ACTION:

Discussion/approval/disapproval of the following appointments and resignations for precinct committeemen for the Democratic and Republican Parties:

Appointments:

Democratic

Supervisor District #1:
Precinct #30 - McKenzie-Donovann Rothschild-Potterf 38057 W. Sanra Clara Ave., Maricopa, 38057
Supervisor District #2:
Precinct #68 - Andrew Pioske 3572 W. Mineral Butte Dr., San Tan Valley, 85144
Supervisor District #5:
Precinct #43 - Alan Urban 1996 W. 17th Ave., Apache Junction, 85120

Republican

Supervisor District #1:
Precinct #30 - Lisa Pfeiffer-Jack 17912 N. Nocera Rd., Maricopa, 85138
Precinct #100 - Linda Allen 16753 N. Quinto St., Maricopa, 85138
Supervisor District #3
Precinct #33 - Bryan Blunt 397 E. Melrose Dr., Casa Grande, 85122
Precinct #39 - Dennis Foulk 11113 N. Trekell Rd., Casa Grande, 85122
Supervisor District #4:
Precinct #5 - Juliana Chavez 916 W. 5th Ave., San Manuel, 85631
Precinct #5 - Debra Wagner 317 S. McNab Pkwy., San Manuel, 85631
Precinct #10 Georgia McClurg 8343 W. Coronado Dr., Arizona City 85123
Precinct #92 - Janice Strada 62715 E. Amberwood Dr., Saddlebrooke, 85739
Supervisor District #5:
Precinct #58 - Jamie Lanza 642 S. Hilton Rd., Apache Junction, 85119
Precinct #84 - John Lomacz 10045 E. Shoshone Dr., Gold Canyon, 85118

Resignations:

Republican

Supervisor District #4:
Precinct #10- Thomas Snider 9220 W. Wenden Dr., Arizona City, 85123 (Dana Lewis)

EXPECTED PERFORMANCE IMPACT OF THIS AGENDA ITEM:
N/A

MOTION:
Approve as presented.

Attachments

PC Appointments and Resignations 09.17.25

PINAL ♦ COUNTY
Wide open opportunity

Precinct Committeemen
Appointments & Resignations
09/17/25

Republican Appointments					
Precinct #	**First Name**	**Last Name**	**Address**	**City**	**Zip Code**
Supervisor #1					
Precinct #30	Lisa	Pfeiffer-Jack	17912 N Nocera Rd	Maricopa	85138
Precinct #100	Linda	Allen	16753 N Quinto St	Maricopa	85138
Supervisor #3					
Precinct #33	Bryan	Blunt	397 E Melrose Dr	Casa Grande	85122
Precinct #39	Dennis	Foulk	11113 N Trekell Rd	Casa Grande	85122
Supervisor #4					
Precinct #5	Debra	Wagner	317 S McNab Pkwy	San Manuel	85631
Precinct #5	Juliana	Chavez	916 W 5th Ave	San Manuel	85631
Precinct #10	Georgia	McClurg	8343 W Coronado Dr	Arizona City	85123
Precinct #92	Janice	Strada	62715 E Amberwood Dr	Saddlebrooke	85739
Supervisor #5					
Precinct #58	Jaime	Lanza	642 S Hilton Rd	Apache Junction	85119
Precinct #84	John	Lomacz	10045 E Shoshone Dr	Gold Canyon	85118

Democratic Appointments

Precinct #	First Name	Last Name	Address	City	Zip Code
Supervisor #1					
Precinct #30	Mckenzie-Donovann	Rothschild-Potterf	38057 W Santa Clara Ave	Maricopa	85138
Supervisor #2					
Precinct #68	Andrew	Pioske	3572 W Mineral Butte Dr	San Tan Valley	85144
Supervisor #5					
Precinct #43	Alan	Urban	1996 W 17th Ave	Apache Junction	85120

Republican Resignations

Precinct #	First Name	Last Name	Address	City	Zip Code
Supervisor #4					
Precinct #10	Thomas	Snider	9220 W Wenden Dr	Arizona City	85123

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

}
Funds #: 308
Dept. #: 220
Dept. Name: School Superintendent
Requested By: {Jill Broussard

AGENDA ITEM AND REQUESTED BOARD ACTION:

Discussion/approval/disapproval of Award 26-FELENG-613317-66A under the FY26 Title III Consortium program between the Arizona Department of Education and the Pinal County School Superintendent Consortium, through the Pinal County Board of Supervisors, beginning July 1, 2025, ending September 30, 2026, for $18,293.54 (carryover may affect amount). This grant will be used by the Pinal County School Superintendent's Office to distribute Title III funds to school districts with an allocation less than $10,000. The following districts joined the consortium to receive the funds: Eloy Elementary, Mammoth-San Manuel Unified School District, Picacho Elementary School District, Red Rock Elementary School District, and Santa Cruz Valley Union High School. The Pinal County School Superintendent Consortium serves as the fiscal agent. Supervisor Districts #3 and #4. Acceptance amends the FY 25/26 budget and transfers reserve appropriation from Fund 213 (Grants/ Project Contingency) to Fund 308 (County School Education) to increase revenue and expenditure appropriations. There is no impact on the General Fund. (Jill Broussard)

MOTION:

Approve as presented.

Fiscal Impact

Fiscal Year: 25/26
Budgeted Y/N: N
Account(s): 308

FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA ITEM:

Acceptance amends the FY 25/26 budget and transfers reserve appropriation from Fund 213 (Grants/ Project Contingency) to Fund 308 (County School Education) to increase revenue and expenditure appropriations for $18,294. There is no impact on the General Fund.

Attachments

Budget Amendment
BOS Grant Request
MOU ESA Title III FY2526

DEPARTMENT/FUND
APPROPRIATION ADJUSTMENT FORM

Fiscal Year	Agenda Item needed (yes/no)	Anticipated Meeting Date if applicable	Memo Attached if Board item
FY25/26	Yes	9/17/2025	☐

Please use one form per agenda item.

Sources (Fund Balance, Revenues, Transfers In, etc…)								
Fund	**Input "yes" if change in Fund Balance (2511)**	**Cost Center**	**Sub Ledger**	**Object Code**	**Subsidiary**	**Current Budget**	**Adjustment Add/ (Subtract)**	**New Revised Budget**
213		3311003		457990		$19,500,000	($18,294)	$19,481,706
308		TBD		420100		$0	$18,294	$18,294
								$0
Insert rows above this line and copy New Revised Budget formula down								
						Net Source Adjustment	$0	

Uses (Expenditures, Transfers Out, etc….)								
Fund		**Cost Center**	**Sub Ledger**	**Object Code**	**Subsidiary**	**Current Budget**	**Adjustment Add/ (Subtract)**	**New Revised Budget**
213		3311003		599500		$19,500,000	($18,294)	$19,481,706
308		TBD		520011		$0	$18,294	$18,294
								$0
								$0
								$0
								$0
								$0
Insert rows above this line and copy New Revised Budget formula down								
						Net Use Adjustment	$0	

		Net Change	$0

Prepared by:	Gabriela Velasquez on behalf of Jill Broussard	Date:	9/11/2025

Explanation:	Discussion/approval/disapproval of Award 26-FELENG-613317-66A under the FY26 Title III Consortium program between the Arizona Department of Education and the Pinal County School Superintendent Consortium, through the Pinal County Board of Supervisors, beginning July 1, 2025, ending September 30, 2026, for $18,293.54 (carryover may affect amount). This grant will be used by the Pinal County School Superintendent's Office to distribute Title III funds to school districts with an allocation less than $10,000. The following districts joined the consortium to receive the funds: Eloy Elementary, Mammoth-San Manuel Unified School District, Picacho Elementary School District, Red Rock Elementary School District, and Santa Cruz Valley Union High School. The Pinal County School Superintendent Consortium serves as the fiscal agent. Supervisor Districts #3 and #4. Acceptance amends the FY 25/26 budget and transfers reserve appropriation from Fund 213 (Grants/ Project Contingency) to Fund 308 (County School Education) to increase revenue and expenditure appropriations. There is no impact on the General Fund.

TYPE OF REQUEST:

- ☐ **Transfer within same Cost Center**
- ☐ **Transfer between Cost Centers within same Fund**
- ☐ **Transfer between Funds or Transfer In/Out adjustments**
- ☑ **Transfer from/to of Reserve/Contingency (e.g., new grant, change in special revenue projection, new project…)**
- ☐ **Change in Fund Balance Appropriation**

For Budget Office Use Only

BUDGET OFFICE APPROVAL	COUNTY MANAGER APPROVAL	POSTED
BY:_____	BY:_____	BY:_____
DATE: _____	DATE: _____	DATE:_____

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Board of Supervisors Grant Request

Board of Supervisors meeting date: _____

Department seeking grant: _____

Name of Granting Agency: _____

Name of Grant Program: _____

Project Name: _____

Amount requested: _____

Match amount, if applicable: _____

Application due date: _____

Anticipated award date/fiscal year: _____

What strategic priority/goal does this project address?: _____

Applicable Supervisor District: _____

Brief description of project:

Approval received per Policy 8.20: _____ OnBase Grant #: _____

Please select one:

- Discussion/Approve/Disapproval consent item _____
- New item requiring discussion/action _____
- Public Hearing required _____

Please select all that apply:

- Request to submit the application _____
- Retroactive approval to submit _____
- Resolution required _____
- Request to accept the award _____
- Request to approve/sign an agreement _____
- Budget Amendment required _____
- Program/Project update and information _____

LEAD LEA/FISCAL AGENT FUNDING FORMS AND MEMORANDUM OF UNDERSTANDING CONSORTIA FUNDING FY26

The superintendents or designees of each of the local educational agencies (LEA) listed on this document agree to form and participate in a Title III consortium of LEAs for the purpose of providing supplemental programs and services to eligible English learners. By affixing their signatures to these forms, the superintendents or designees certify that: (1) they will abide by all statutory requirements of Title III, Part A and (2) they will adhere to the legal assurances contained in the Title III Program Assurances.

LEAD LEA / FISCAL AGENT OF CONSORTIUM

Lead Fiscal Agent: PINAL COUNTY SCHOOL SUPERINTENDENT CONSORTIUM_____ LEA CTDS: __111799001_____

Print name of administrator/contact person for the Lead LEA/Fiscal Agent:	
Administrator/Contact: JOEL VILLEGAS	AUDREE UNGER
Title: ASSOCIATE SUPERINTENDANT	BUSINESS MANAGER
Mailing Address: PO BOX 769	
City: FLORENCE	State: AZ ZIP:85132
Telephone: (520) 450-4506	Fax: ( )
E-mail: JOEL.VILLEGAS@PINAL.GOV	AUDREE.UNGER@PINAL.GOV

I certify that, to the best of my knowledge, the information contained in this form is complete and accurate.

_____JOEL VILLEGAS_____
Printed Name of Superintendent or Designee

_____ _____ 7/2/25 _____
Signature of Superintendent or Designee Date

LIST OF PARTICIPATING LEAS

The following LEAs are applying to participate in this consortium. Each participating member must complete the required ***Participating LEA Member – Certification and Assurances*** documents.

Name of LEA	LEA CTDS	March 1st Preliminary Allocation	Adjusted/Final Allocation (post July 1st)
Lead LEA/Fiscal Agent:			
Member 1. *ELOY ELEMENTARY*	*110411000*	*$ 8,384.54*	
Member 2. *MAMMOTH-SAN MANUEL UNIFIED SCHOOL DISTRICT*	*110208000*	*$ 1,197.79*	
Member 3. PICACHO ELEMENTARY SCHOOL DISTRICT	*110433000*	*$ 1,524.46*	
Member 4. *RED ROCK ELEMENTARY SCHOOL DISTRICT*	*110405000*	*$ 762.23*	
Member 5. SANTA CRUZ VALLEY UNION HIGH SCHOOL	*110540000*	*$ 6,424.52*	
Member 6.			
Member 7.			
Member 8.			
Member 9.			
Member 10.			
Member 11.			
Member 12.			
NOTE: *A properly constituted consortium must generate a grant of $10,000 at minimum.* **Total grant:**		*$18,293.54*	

Note: *Add an additional sheet if needed. Only current year award amount (without carryover) should be listed in the table above.*

PINAL COUNTY SCHOOL SUPERINTENDENT CONSORTIUM

Memorandum of Understanding FY26

This Memorandum of Understanding represents the agreed-upon program, services and materials to be provided to English learner (EL) students in the ELOY ELEMENTARY, the MAMMOTH-SAN MANUEL UNIFIED, the PICACHO ELEMENTARY, the RED ROCK ELEMENTARY and the SANTA CRUZ HIGH SCHOOL (Members), during the 2025-2026 project year. PINAL COUNTY SCHOOLS SUPERINTENDENT CONSORTIUM will act as the Lead LEA (local educational agency) / Fiscal Agent of the consortium. A consortium of districts receiving a Title III subgrant must meet the same requirements as districts or charters receiving subgrants individually.

The Consortium will plan to expend all Title III funds during the 2025-2026 project period. As the fiscal agent, the PINAL COUNTY SCHOOL SUPERINTENDENT CONSORTIUM will be responsible for submitting the Title III Consortium funding application and any necessary application revisions on behalf of its members.
The fiscal agent will

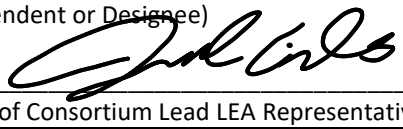
1. ensure that consortium members fulfill their fiscal and programmatic responsibilities as subgrantees under Title III,
2. maintain separate financial records for its members,
3. communicate to all members any information from the Arizona Department of Education (ADE) relevant to the fiscal application and programmatic requirements of the funds,
4. ensure expenditures requested for reimbursement align with the approved grant,
5. submit timely and regular requests for reimbursement and disburse the funds throughout the project period,
6. submit the Title III Consortium Completion Report, which includes final expenditures and the required documentation *TITLE III CONSORTIUM - INDIVIDUAL LEA MEMBER DETAILS*,
7. coordinate regular meetings, as needed, for the purpose of assessing the needs of the Consortium, and
8. comply with any other requests for information from Arizona Department of Education (ADE).

Each member shall submit a budget to the fiscal agent which does not exceed its current year allocation plus carryover, if applicable, UNLESS it is clearly noted in this Memorandum of Understanding that all members are pooling funds to create and implement a language instruction educational program which benefits all members of the consortium.

The fiscal agent assures this Memorandum of Understanding has been provided to each consortium participant, so all members understand the roles and responsibilities of the lead agent and are informed of the terms and conditions of the established consortium.

Signature of Lead LEA/Fiscal Agent Representative:

JOEL VILLEGAS	ASSOCIATE SUPERINTENDENT
Name of Consortium Lead LEA/Fiscal Agent Representative (Superintendent or Designee)	Title



Signature of Consortium Lead LEA Representative

*The Lead LEA/Fiscal Agent is responsible for uploading completed documents to the **Related REQUIRED Documents** section of the Title III Consortium funding application. For assistance, please contact:*

Cristina Brownfield
cristina.brownfield@azed.gov
602.542.3389

SUBRECIPENT AGREEMENT

TITLE III CONSORTIUM

26-FELENG-613317-66A

Between

Arizona Department of Education

And

Pinal County School Superintendent Consortium

LEA – EDUCATION SERVICE AGENCY

111799001

BOARD OF SUPERVISORS:

_____ **DATE: _____**

Stephen Miller, Chairman

ATTEST

_____ **DATE: _____**

Natasha Kennedy, Clerk

Approved as to Form:

_____

Deputy County Attorney

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

}
Funds #: 22
Dept. #: 2402927
Dept. Name: Sheriff
Requested By: {Ross Teeple

AGENDA ITEM AND REQUESTED BOARD ACTION:

Discussion/approval/disapproval of Intergovernmental Agreement between the City of Coolidge Police Department and the Pinal County Sheriff's Office, through the Pinal County Board of Supervisors, beginning July 1, 2025, ending June 30, 2026, for participation in the Pinal County Narcotics Task Force under the ACJC Drug, Gang, and Violent Crime Control (DGVCC) grant award #DC-26-009. The award is for reimbursement of overtime and EREs. The current budget includes the funding and was appropriated to this program. (Ross Teeple)

MOTION:

Approve as presented

Attachments

IGA - PCSO and Coolidge PD
Award - DC-26-009 - Fully Executed

INTERGOVERNMENTAL AGREEMENT NUMBER 2026-001 REGARDING REIMBURSEMENT OF SALARY, OVERTIME AND EMPLOYEE RELATED EXPENSES INCURRED DUE TO THE COOLIDGE POLICE DEPARTMENT'S PARTICIPATION IN THE PINAL COUNTY NARCOTICS TASK FORCE'S ACJC GRANT #DC-26-009

This Intergovernmental Agreement ("**Agreement**") is entered into this 25th day of August, 2025 ("**Date of Execution**"), by and between Pinal County, a political subdivision of the State of Arizona, ("**County**") on behalf of the Pinal County Sheriff's Office ("**PCSO**") and the City of Coolidge, a municipality pursuant to Arizona law, ("**City**") for the participation of Coolidge Police Department ("**CPD**") personnel in the Pinal County Narcotics Task Force ("**PCNTF**") as provided for in this Agreement. County and City are sometimes referred to herein individually as a "**Party**" and collectively as the "**Parties**".

RECITALS

WHEREAS, on June 18, 2025, the Pinal County Board of Supervisors approved the County's participation in the Arizona Criminal Justice Commission ("**ACJC**") Drug, Gang and Violent Crime Control grant; and

WHEREAS, said funds are intended to fund operations of the PCNTF including the Salary, Overtime and Employee Related Expenses incurred by the CPD during their participation in the PCNTF; and

WHEREAS, ACJC Grant number DC-26-009, administered by PCSO, prescribes the scope, terms and duration of the program and is limited to reimbursement of one (1) Coolidge Police Officer's Salary of 2080 hours, PCNTF-approved Overtime, and Employee Related Expenses incurred during the duration of this grant; and

WHEREAS, the CPD is willing to participate in the PCNTF under the terms of ACJC Grant Award Contract number DC-26-009; and

WHEREAS, the Parties are authorized to enter into this Agreement pursuant to A.R.S. § 11-951 *et seq.*

AGREEMENT

NOW THEREFORE, the Parties do hereby agree as follows:

I. **PURPOSE AND INTENT**. The purpose of this Agreement is to set forth the responsibilities of the Parties for the provision of SRO Services from PCSO to CPD, and to address legal and administrative matters among the Parties.

II. **TERM, RENEWAL AND TERMINATION**.

1. This Agreement commences on the date of execution provided above and shall continue for one year thereafter, unless otherwise terminated as provided herein.
2. This Agreement may be renewed only by written duly executed Agreement by the Parties.
3. Either Party may terminate this Agreement by giving the other Party thirty (30) calendar days' written notice of termination, pursuant to **Section X.1** below.
4. The parties understand and acknowledge that this Agreement and the financial obligations of County hereunder are being provided through the ACJC Grant. This

Agreement shall automatically terminate if the Grant Funding is terminated or no longer available to the County.

III. **ACJC GRANT AWARD CONTRACT**. The ACJC Grant Award Contract and its terms are hereby incorporated into this Agreement by reference. As applicable, the Parties agree to comply with all terms of the ACJC Grant Award Contract. The Parties also acknowledge and agree as follows:

1. Each Party has read and agrees to the terms of ACJC Drug, Gang and Violent Crime Control Grant Award Contract number DC-26-009.
2. The ACJC Grant Award Contract commenced on 07/01/2025 and shall terminate on 06/30/2026, or as soon thereafter as ACJC completes reimbursement of eligible expenditures for salary, approved overtime and employee related expenses incurred during this period.
3. Each party shall complete and submit the reports and forms required by ACJC Grant number DC-26-009. The Pinal County Sheriff's Office is the designee for program compliance. See below for submission schedule:

Report Period:	**Due Date:**	**Report Period:**	**Due Date:**
July 1 to July 31	August 15	January 1 to January 31	February 15
August 1 to August 31	September 15	February 1 to February 28	March 15
September 1 to September 30	October 15	March 1 to March 31	April 15
October 1 to October 31	November 15	April 1 to April 30	May 15
November 1 to November 30	December 15	May 1 to May 31	June 15
December 1 to December 31	January 15	June 1 to June 30	July 7

4. The ACJC Grant Award provides for funding in the total amount of $153,594.34 ($53,450.82 in Federal funds; $61,744.93 in State funds; and $38,398.59 from the PCNTF RICO/Anti-Racketeering Funds).
5. Reimbursement requests must include signed time sheets, leave-requests, and proof of payment. Reimbursement requests must be submitted in writing to PCSO pursuant to **Section X.1** below

VI. **OBLIGATIONS OF THE PARTIES.**

1. **CPD agrees to:**
   - **A.** Assign and make available a mutually approved (by CPD and PCSO) AZPOST certified CPD officer(s) to the PCNTF.
   - **B.** Furnish the assigned CPD officers' standard uniforms and equipment
2. **PCSO agrees to:**
   - **A.** Reimburse CPD for all authorized personnel expenses attributable to the assigned CPD officer(s), using the funding described in **Section V.4** above, pursuant to the terms and conditions of the ACJC Drug, Gang and Violent Crime Control Grant Award Contract number DC-26-009 (attached hereto as **Exhibit A**). PCSO has no obligation to provide reimbursement for any unauthorized personnel expenses.
   - **B.** Provide and maintain appropriate office space and administrative equipment and materials and any necessary PCNTF-specific equipment for the assigned CPD officer(s), as determined in PCSO's sole discretion.

3. **Grant/Fund Reporting**. To the extent necessary to fulfill attendant grant/funding compliance obligations, the Parties agree to cooperate in collecting, recording and reporting data and information to comply with the terms of the grant funding program.

VII. **SUPERVISION, EQUIPMENT AND MATERIALS.** No employee, agent, or servant of a Party shall be deemed to be an employee, agent or servant of the other Party. Each Party will be solely and entirely responsible for its acts and the acts of its employees, agents, servants, subcontractors, and volunteers during the performance of this Agreement. Except as provided in **Section VI** above, each Party will have total responsibility for all salaries, wages, bonuses, retirement withholdings, worker's compensation, occupational disease compensation, unemployment compensation, other employment compensation, other employee benefits, and all employer's taxes and premiums concerning the persons who are supplied by that Party in the performance of this Agreement, and each Party agrees to hold the other Party harmless from any liability thereof/therefrom.

While the assigned CPD officer(s) is/are working under this Agreement on PCNTF assignments, the PCNTF Commander/Office-In-Charge shall have supervisory authority over the assigned CPD officer. Otherwise, PCSO shall have sole supervisory authority over PCSO personnel, operations, services, property, facilities and materials; and CPD shall have sole supervisory authority over CPD personnel, operations, services, property, facilities and materials.

Except as otherwise provided in this Agreement, the Parties agree to avoid using the other Party's materials and/or equipment for purposes not directly associated with the purpose and intent of this Agreement without the prior express written consent from the Party to whom the equipment and/or materials belong. However, this provision shall not be construed to prohibit any use of materials or equipment of another Party that is merely nominal, incidental, or on an emergency basis.

VIII. **RECORDS.** Each Party acknowledges and agrees that the other Party shall respectively administer records in its possession according to applicable laws, regulations, rules and policies.

IX. **LIABILITY, INSURANCE AND INDEMNITY.**

1. **Liability**. In addition to any insurance coverage required by this Agreement, each party agrees that it will be solely responsible for and will assume sole liability for its officer's acts or omissions of any kind, while performing any service or activity under this Agreement. In the event that a claim is made against any party for acts or omissions of any of its employees or officers, it is the intent of the parties to cooperate fully in the defense of said claim or claims and to cause their insurers to do likewise, to the extent practicable.

2. **Insurance**. Each Party acknowledges and affirms that it has appropriate and adequate insurance coverage for its official operations, duties and activities, and that it will maintain such coverage, at its own expense, for the duration of this Agreement. Each Party shall at all times provide and keep in full force and effect Arizona Workers Compensation Insurance as required by law. Upon request, each Party shall provide the other Party with insurance certificates or proof of participation in a Risk and Retention Insurance Pool.

3. **Indemnification**.

   A. To the maximum extent permitted by law, each Party (as "**Indemnitor**") agrees to indemnify, defend and hold harmless the other Party, its officers, officials, agents, employees, or volunteers from and against any and all claims, losses, liability, costs or expenses (including reasonable attorney's fees) (hereinafter collectively

referred to as "**Claims**") arising out of actions taken in performance of this Agreement to the extent that such Claims are caused by the acts, omissions, negligence, misconduct, or other fault of the Indemnitor, its officers, officials, agents, employees, or volunteers, including that the Indemnitor will defend and indemnify the Indemnitee from any and all acts or omissions by Indemnitor's officers, agents, staff, personnel, and/or volunteers when operating or utilizing Indemnitee's equipment, including but not limited to Indemnitee's vehicles.

B. If a Claim or Claims by third parties becomes subject to this Section, the governmental parties to this Agreement that are the subject of the Claim or Claims shall expeditiously meet to agree upon a common and mutual defense pursuant to this section, including proportionate liability and proportionate payment of litigation fees, expenses and damages. To the extent applicable, the Parties when involved in a Claim or Claims brought by a third-party have a common interest in a coordinated defense in any lawsuit. In the absence of a conflict, the Parties agree to have one lawyer jointly represent the defendants in the lawsuit. The Parties agree to abide by the Memorandum of Understanding Regarding Joint Defense ("**MOU**") between the Arizona Counties Insurance Pool ("**ACIP**") and the Arizona Municipal Risk Retention Pool ("**AMRRP**"). Each Party acknowledges that it has received a copy of the MOU from either ACIP or AMRRP.

C. The obligations under this Section IX.3 shall survive the termination of this Agreement.

X. GENERAL TERMS.

1. **Notice**. All notices to the other Party required under this Agreement shall be in writing and sent to the following personnel:

If to CPD:
Chief of Police
Coolidge Police Department
911 S. Arizona Blvd.
Coolidge, AZ 85128
(520) 723-5311

If to PCSO:
Chief Deputy
Pinal County Sheriff's Office
971 Jason Lopez Cir., Bldg. C
Florence, Arizona 85132
(520) 866-5559

4. **Modification**. This Agreement shall not be modified or extended, except by a mutually signed written agreement.

5. **Relationship of the Parties.** Each Party shall act in its individual capacity and not as an agent, employee, partner, joint venture, associate, or any other representative capacity of the other party. Each Party shall be solely and entirely responsible for its acts or acts of its agents and employees during the performance of this Agreement. This Agreement shall not be construed to imply authority to perform any tasks, or accept any responsibility, not expressly set forth herein. This Agreement shall be strictly construed against the creation of a duty or responsibility unless the intention to do so is clearly and unambiguously set forth herein. Nothing contained in this Agreement confers any right to any person or entity not a party to this Agreement.

6. **Governing Law and Venue.** To the maximum extent possible, terms and conditions of this Agreement shall be governed by and interpreted in accordance with the laws and regulations of the State of Arizona. Any action relating to this Agreement shall be brought in an Arizona court in Pinal County.

7. **Interparty Dispute Resolution.** If a dispute between the Parties arises out of or relates to this Agreement, and if the dispute cannot be settled through negotiation within sixty (60) calendar days, the Parties agree first to try in good faith to resolve the dispute by mediation before resorting to litigation. The Parties shall mutually agree upon a mediator. Each Party agrees to bear its own costs of mediation, and to split the mediator fee. If mediation fails, any claim or action arising out of this Agreement shall be brought in the Pinal County Superior Court in Florence, Arizona.

8. **Non-assignment.** This Agreement has been entered into based upon the personal reputation, expertise and qualifications of the Parties. Neither Party shall assign its interest in this Agreement, in whole or in part, without the prior written consent of the other Party. Neither Party shall assign any monies due or to become due to it hereunder without the prior written consent of the other Party.

9. **Entire Agreement.** This Agreement represents the entire agreement between the Parties and supersedes all prior negotiations, representations or agreements, either expressed or implied, written or oral. It is mutually understood and agreed that no alteration or variation of the terms and conditions of this Agreement shall be valid unless made in writing and signed by the Parties.

10. **Severability.** If any part, term or provision of this Agreement shall be held illegal, unenforceable or in conflict with any law, the validity of the remaining portions and provisions hereof shall not be affected.

11. **Conflicts of Interest.** The provisions of A.R.S. § 38-511 relating to cancellation of contracts due to conflicts of interest shall apply to this Agreement.

12. **Other Duties Imposed by Law.** Nothing in this Agreement shall be construed as relieving the involved public agencies of any obligation or responsibility imposed on it by law.

13. **Compliance with Laws and Policies.** The Parties shall comply with all federal, state and local laws, rules, regulations, standards and Executive Orders, without limitation to those designated within this Agreement. Furthermore, the Parties agree to abide by each Party's policies to the extent appropriate and required or permitted by law.

14. **Workers' Compensation**. For the purpose of workers' compensation, an employee of any party to this agreement, who works under the jurisdiction or control of, or who works within the jurisdictional boundaries of any other party pursuant to the Agreement shall be deemed to be an employee of the party who is his primary employer and of the party under whose jurisdiction and control he is then working as provided in A.R.S. § 23-1022(D). The primary employer party of such an employee shall be solely liable for payment of workers' compensation benefits for the purpose of this section. Each party herein shall comply with the provisions of A.R.S. § 23-1022(E) by posting the public notice required by that section.

15. **Non-Discrimination and Compliance with Civil Rights**. The Parties agree to comply with A.R.S. Title 41, Chapter 9 (Civil Rights), Arizona Executive Order 2009-09, Arizona Executive Order 2023-01 and any other federal or state laws relating to equal opportunity and non-discrimination, including the Americans with Disabilities Act.

16. **E-Verify, Records and Audits.** To the extent applicable under A.R.S. § 41-4401, the Parties and their respective subcontractors warrant compliance with all federal immigration laws and regulations that relate to their employees and compliance with the E-verify requirements under A.R.S. § 23-214(A). A Party's or subcontractor's breach of the above-mentioned warranty shall be deemed a material breach of the Agreement and may result in the termination of the Agreement by either Party under the terms of this Agreement. The Parties each retain the legal right to randomly inspect the papers and records of the other Party and the other Party's subcontractors who work

under this Agreement to ensure that the other Party and its subcontractors are complying with the above-mentioned warranty. The Parties warrant to keep their respective papers and records open for random inspection during normal business hours by the other Party. The Parties and their respective subcontractors shall cooperate with the other Party's random inspections, including granting the inspecting Party entry rights onto their respective properties to perform the random inspections and waiving their respective rights to keep such papers and records confidential, except as required by law.

17. **No Joint Venture.** Agreement Neither Party shall be liable for any debts, accounts, obligations or other liabilities whatsoever of the other Party, including, but without limitation, the other Party's obligation to withhold Social Security and income taxes for itself or any of its employees.

18. **Israel Boycotts**. To the extent required by law, the Parties hereby acknowledge and affirm that, pursuant to A.R.S. §§ 35-393 et seq., each party is not currently engaged in, and for the duration of this Agreement will not engage in, a boycott of Israel.

19. **No Third Party Beneficiaries.** Nothing in this Agreement is intended to create duties or obligations to or rights in third parties not Parties to this Agreement or affect the legal liability of either Party to the Agreement by imposing any standard of care with respect to the maintenance of public facilities different from the standard of care imposed by law.

20. **Headings.** The section headings throughout this Agreement shall not be used in the construction or interpretation hereof as they have no substantive effect and are for convenience only.

21. **Non-Appropriation.** Notwithstanding any other provision in this Agreement, this Agreement may be terminated if for any reason either Party does not appropriate sufficient monies for the purpose of maintaining this Agreement. In the event of such cancellation, the canceling Party shall have no further obligation other than for payment for services rendered prior to cancellation.

22. **Uncontrollable Events.** No Party shall be considered to be in default of this Agreement if failure of performance is due to an uncontrollable event. The term "uncontrollable event" means any cause beyond the control of the Party affected, including but not limited to flood, earthquake, storm, fire, epidemic, war, riot, civil disturbance or disobedience, labor dispute, and action or non-action by or failure to obtain the necessary authorizations or approvals from any governmental agency or authority or the electorate, labor or material shortage, sabotage and restraint by court order or public authority, that by exercise of due diligence and foresight the Party reasonably could not have been expected to avoid and that by exercise of due diligence it will be unable to overcome. A Party that is rendered unable to fulfill any obligation by reason of an uncontrollable event shall exercise due diligence to remove such inability with all reasonable dispatch.

23. **Counterparts**. This Agreement may be signed in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument.

(*signatures on following page*)

The foregoing is approved by each Party's governing body as evidenced below:

FOR PINAL COUNTY BY:

Chair,
Pinal County Board of Supervisors

Date

ATTEST:

Clerk

FOR THE CITY OF COOLIDGE BY:

Mayor

8-25-25
Date

ATTEST:

Clerk

COUNSEL APPROVAL PURSUANT TO A.R.S. § 11-952:

I have read this Agreement and have determined such Agreement is in proper form and is entered into within the powers of and authority granted under the laws of the State of Arizona.

Ian M. Daranyi
Ian M. Daranyi (Aug 27, 2025 17:13:40 PDT)
Deputy County Attorney

Date

I have read this Agreement and have determined such Agreement is in proper form and is entered into within the powers of and authority granted under the laws of the State of Arizona.

City Attorney

8/25/2025
Date

IGA - PCSO and Coolidge PD ACJC DC-26-009 - Coolidge 1

Final Audit Report 2025-08-28

Created:	2025-08-27
By:	Jen Hansen (jen.hansen@pinal.gov)
Status:	Signed
Transaction ID:	CBJCHBCAABAAfWNUxp3re19TZI49H0qsQYQY-QHEg-Xn

"IGA - PCSO and Coolidge PD ACJC DC-26-009 - Coolidge 1" History

Document created by Jen Hansen (jen.hansen@pinal.gov)
2025-08-27 - 0:03:54 AM GMT

Document emailed to ian.daranyi@pinal.gov for signature
2025-08-27 - 0:04:22 AM GMT

Email viewed by ian.daranyi@pinal.gov
2025-08-27 - 3:01:54 AM GMT

Signer ian.daranyi@pinal.gov entered name at signing as Ian M. Daranyi
2025-08-28 - 0:13:38 AM GMT

Document e-signed by Ian M. Daranyi (ian.daranyi@pinal.gov)
Signature Date: 2025-08-28 - 0:13:40 AM GMT - Time Source: server

Agreement completed.
2025-08-28 - 0:13:40 AM GMT

Adobe Acrobat Sign

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Arizona Criminal Justice Commission

Chairperson
STEVE STAHL, Chief
City of Maricopa, Police Department
(Retired)

Vice-Chairperson
BRADLEY W. CARLYON
Navajo County Attorney

DAVID K. BYERS, Director
Administrative Office of the Courts

MICHELLE H. BURNS
Former Judge

LAURA CONOVER
Pima County Attorney

JEFFREY GLOVER, Director
Department of Public Safety

KRIS MAYES
Attorney General

MINA MENDEZ, Chairperson
Board of Executive Clemency

RACHEL MITCHELL
Maricopa County Attorney

CHRIS NANOS
Pima County Sheriff

JERRY SHERIDAN
Maricopa County Sheriff

KARA RILEY, Chief
Oro Valley Police Department

DAVID SANDERS, Chief
Pima County Probation Officer

ROBERT L. SPIVEY, Chief
St. Johns Police Department

RYAN THORNELL, Director
Department of Corrections,
Rehabilitation & Reentry

VACANT
Mayor

VACANT
County Sheriff

VACANT
Chief of Police

VACANT
County Supervisor

VACANT
Public Defender

VACANT
Victim Advocate

Executive Director
Anthony Vidale

1110 West Washington, Suite 230
Phoenix, Arizona 85007
PHONE: (602) 364-1146
FAX: (602) 364-1175

www.azcjc.gov

May 27, 2025

Attn: Stephen Q. Miller, Chairman of the Board
Pinal County Sheriff's Office
971 N. Jason Lopez Circle, P.O. Box 867
Florence, AZ 85132

RE: Drug, Gang, and Violent Crime Control (DGVCC) FY 2026 Award, DC-26-009

Dear Stephen Q. Miller,

On behalf of the Arizona Criminal Justice Commission, it is my pleasure to inform you that your agency's application has been approved for funding under the FY 2026 Drug, Gang, and Violent Crime Control Program.

Paragraphs six and seven of the enclosed agreement provide the amount of funding awarded to your agency and the specific positions that have been funded. Below, please find additional information that will assist in the administration of your agency's grant award.

Grant Agreement and Other Required Documents: Please review the grantee agreement and accompanying instructions as revisions or new requirements may have been included. Please follow the directions outlined in the Grant Agreement instructions, as well as instructions received in DocuSign to execute the contract in its entirety with electronic authorized signatures. Agreements not returned within 90 days of the award date with authorized signatures may be canceled. Additionally, please refer to the Special Conditions section of the grant agreement for a listing of other required documents, as applicable.

Administrative and Financial Requirements: In addition to applicable uniform administrative requirements and cost principles, award recipients are required to adhere to grant specific program requirements as defined in the grant agreement.

Reporting: Activity and financial reports are required for this grant and the reporting schedules are contained in the agreement. Financial Reporting can be accessed at: https://grantsportal.azcjc.gov/. Activity reporting can be accessed at: https://acjcreporting.azcjc.gov/.

Office of Civil Rights Requirements: Annual Completion of Civil Rights Training is required for this grant. Grantees must contact the Grant Coordinator to obtain registration to access the training. If applicable, agencies awarded must complete an EEOC plan and submit it to the Office of Civil Rights, Office of Justice Programs. Link to helpful EEOP information: https://www.ojp.gov/program/civil-rights-office/home.

If you have any questions, please contact Siyeni Yitbarek at syitbarek@azcjc.gov or 602.364.1163. Our office looks forward to the continued partnership.

Sincerely,

Siyeni Yitbarek

Siyeni Yitbarek, Program Manager
Drug, Gang, and Violent Crime Control Program

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ARIZONA CRIMINAL JUSTICE COMMISSION

DRUG, GANG, AND VIOLENT CRIME CONTROL GRANT AGREEMENT

ACJC Grant Number DC-26-009
Assistance Listings Number (ALN) Number 16.738

The following information is provided pursuant to 2 §C.F.R. 200.331(a)(1):

Grantee Name: Pinal County Sheriff's Office
Grantee's UEI Number: GX4FM9VQD7W3
Grantee Period of Performance Start and End Date: 07/01/2025 to 06/30/2026
Amount of Federal Funds Obligated by this Agreement: $73,725.30
Total Amount of Federal Funds Obligated to the Grantee: $73,725.30
Indirect Cost Rate used by the Grantee under this Agreement:
ALN Number and Name: 16.738 - BYRNE JAG
Name of Federal Awarding Agency: Bureau of Justice Assistance
Total Amount of the Federal Award in this Agreement: $4,600,513.00
Federal Award Identification Number (FAIN): 15PBJA-23-GG-02966-JAGX
Federal Award Date: 10/1/2022

Federal Award Project Description:
In general, JAG funds awarded to a state under this FY2026 solicitation may be used to provide additional personnel, equipment, supplies, contractual support, training, technical assistance, and information systems for criminal justice, including for any one or more of the following:

- Law enforcement programs
- Prosecution and court programs
- Prevention and education programs
- Corrections and community corrections programs
- Drug treatment and enforcement programs
- Planning, evaluation, and technology improvement programs
- Crime victim and witness programs (other than compensation)
- Mental health programs and related law enforcement and corrections programs

Name of Pass-Through Entity: Arizona Criminal Justice Commission
Contact Information for Pass-Through Entity: Arizona Criminal Justice Commission, 1110 W. Washington Street, Suite 230, Phoenix, AZ, 85007
Identification of Whether the Award is Research and Development: No
Indirect Cost Rate for the Federal Award:

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This Grant Agreement is made this 27th day of May, 2025 by and between the ARIZONA CRIMINAL JUSTICE COMMISSION hereinafter called "COMMISSION" and UNKNOWN JURISDICTION, through PINAL COUNTY SHERIFF'S OFFICE hereinafter called GRANTEE. The COMMISSION enters into this Agreement pursuant to its authority under the provisions of A.R.S. § 41-2405 (B)(6), and having satisfied itself as to the qualification of GRANTEE;

NOW, THEREFORE, it is agreed between the parties as follows:

1. This Agreement will commence on July 01, 2025 and terminate on June 30, 2026. This Agreement expires at the end of the award period unless prior written approval for an extension has been obtained from the COMMISSION. A request for an extension must be received by the COMMISSION sixty (60) days prior to the end of the award period. The COMMISSION in its sole discretion may approve an extension that furthers the goals and objectives of the program and shall determine the length of any extension.

2. GRANTEE agrees that grant funds will be used in accordance with applicable program rules, guidelines and special conditions.

3. The COMMISSION will monitor GRANTEE performance against program goals and performance standards and
those outlined in the grant application. Substandard performance as determined by the COMMISSION will constitute noncompliance with this Agreement. If the COMMISSION finds noncompliance, the GRANTEE will receive a written notice which identifies the area of noncompliance, and the appropriate corrective action to be taken. If the GRANTEE does not respond within thirty (30) calendar days to this notice, and does not provide sufficient information concerning the steps which are being taken to correct the problem, the COMMISSION may suspend funding, permanently terminate this Agreement or revoke the grant.

4. Any deviation or failure to comply with the purpose and/or conditions of this Agreement without prior written COMMISSION approval may constitute sufficient reason for the COMMISSION to terminate this Agreement, revoke the grant, require the return of all unspent funds, perform an audit of expended funds, and require the return of any previously spent funds which are deemed to have been spent in violation of the purpose or conditions of this grant.

5. This Agreement may be modified only by a written amendment signed by the Executive Director or by persons authorized by the Executive Director on behalf of the COMMISSION and GRANTEE. Any notice given pursuant to this Agreement shall be in writing and shall be considered to have been given when actually received by the following addressee or their agents or employees:

A. If to the COMMISSION:
Arizona Criminal Justice Commission
1110 W Washington St., Ste 230
Phoenix, Arizona 85007

Attn: Program Manager

B. If to the GRANTEE:
Pinal County Sheriff's Office
971 N. Jason Lopez Circle, P.O. Box 867
Florence, AZ 85132

Attn:Chairman of the Board , Stephen Q. Miller

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6. For grant awards above $100,000, GRANTEE may make budget adjustments of up to ten (10) percent of the total grant within any approved budget category excluding equipment. Written approval from the COMMISSION in advance is required if GRANTEE wishes to make adjustments or reprogram in excess of ten (10) percent or if GRANTEE wishes to purchase equipment not previously approved.

For grant awards less than $100,000, the GRANTEE may make budget adjustments within approved categories excluding equipment as long as there are no changes to the purpose or scope of the project. If GRANTEE wishes to purchase equipment not previously approved, written approval from the COMMISSION in advance is required.

APPROVED LINE ITEM PROGRAM BUDGET	
PERSONAL SERVICES	
Salaries	$0.00
Fringe Benefits*	$0.00
OVERTIME	
Wages	$58,416.00
Fringe Benefits*	$15,923.56
PROFESSIONAL CONSULTANT & CONTRACTUAL SERVICES	
Wages	$48,347.77
Fringe Benefits*	$30,907.04
TRAVEL EXPENSES	
In-State Travel	$0.00
Out-of-State Travel	$0.00
EQUIPMENT	
Capital	$0.00
Non-Capital	$0.00
OPERATING EXPENSES	
Supplies	$0.00
Registration/Training	$0.00
Other Operating Expenses	$0.00
Confidential Funds	$0.00
Additional Expenses	$0.00
TOTAL BUDGET	$153,594.37

POSITIONS FUNDED: Detective- Coolidge PD (0.75), Sergeant (0.2), Detective (0.2)
EQUIPMENT FUNDED:

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7. The total to be paid by the COMMISSION under this Agreement shall not exceed $73,725.30 in federal funds awarded to the COMMISSION by the U.S. Department of Justice (USDOJ), Office of Justice Programs (OJP) and $41,470.48 in State Funds. If this grant has a matching requirement, GRANTEE understands that other federal grant funds cannot be used as a match for this grant. The matching amount for this award is $38,398.59.

8. Every payment obligation of the COMMISSION under this Agreement is conditioned upon the availability of funds appropriated or allocated for the payment of such obligation. If funds are not allocated and available for the continuance of this Agreement, this Agreement may be terminated by the COMMISSION. No liability shall accrue to the COMMISSION in the event this provision is exercised, and the COMMISSION shall not be obligated or liable for any future payments or for any damages as a result of termination under this paragraph.

9. GRANTEE agrees that if it currently has an active award of federal funds or if it receives any other award of federal funds during the period of performance for this award, and those award funds have been, are being or are to be used, in whole or in part, for one or more of the identical cost items for which funds are being provided under this award, GRANTEE will promptly notify, in writing, the COMMISSION, of the potential of duplication, and if so requested by the COMMISSION, seek a budget modification or change-of-project-scope grant adjustment request (GAR) to eliminate any inappropriate duplication of funding.

10. GRANTEE agrees to retain all books, account reports, files and other records, (paper and/or electronic) relating to this Agreement and the performance of this Agreement for no less than five (5) years from the last financial report submitted to the COMMISSION. All such documents shall be subject to inspection and audit at reasonable times, including such records of any subgrantee, contractor, or subcontractor. GRANTEE also understands and agrees that USDOJ and the United States General Accounting Office (USGAO) are authorized to interview any officer or employee of the GRANTEE (or of any subgrantee, contractor, or subcontractor) regarding transactions related to this award.

11. GRANTEE agrees that activities funded under this award will be closely coordinated with related activities supported with Office of Justice Programs (OJP), State, local or tribal funds. Grant funds may only be used for the purposes in the GRANTEE's approved application. GRANTEE shall not undertake any work or activities not described in the grant application, including staff, equipment, or other goods or services without prior approval from the COMMISSION.

12. GRANTEE agrees to track, account for, and report on all funds (including specific outcomes and benefits) separately from all other funds for the same or similar purposes or programs.

Accordingly, the accounting systems of GRANTEE and all subgrantees must ensure that funds from this award are not commingled with funds from any other source.

13. GRANTEE agrees to abide by Federal and State laws and provide accounting, auditing and monitoring procedures to safeguard grant funds and keep such records to assure proper fiscal controls, management and the efficient disbursement of grant funds.

14. For the purposes of this grant, a capital expenditure means expenditures to acquire capital assets, as defined in 2 C.F.R. 200.12, or expenditures to make additions, improvements, modifications, replacements, rearrangements, reinstallations, renovations, or alterations to capital assets that materially increase their value or useful life, with a cost of $5,000 or greater. If the GRANTEE's capitalization policy defines a capital expenditure as less than $5,000, the GRANTEE will follow its own policy.

15. GRANTEE agrees to maintain property records for equipment purchased with grant funds and perform a physical inventory and reconciliation with property records at least every two years or more frequently if required by GRANTEE policy. GRANTEE agrees that funds will not be used for the construction of new facilities.

16. GRANTEE agrees to follow equipment disposition policies outlined in 2 C.F.R. 200.313(e)(1) through (4) *Uniform Administrative Requirements for Grants and Cooperative Agreements-Equipment*, when the equipment is no longer needed for the grant program **Link:** *e-CFR Navigation Aid* at http://www.ecfr.gov/cgi-bin/ECFR?page=browse.

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17. GRANTEE agrees that all salaried personnel (including subgrantee personnel) whose activities are to be charged to the award will maintain timesheets or certifications to document hours worked for activities related to this award and non-award related activities. GRANTEE agrees to keep time and attendance sheets for hourly employees signed by the employee and supervisory official having firsthand knowledge of the work performed by the grant-funded employees.

18. GRANTEE agrees that it will submit financial and activity reports to the COMMISSION in a format provided by the COMMISSION, documenting the activities supported by these grant funds and providing an assessment of the impact of these activities which may include documentation of project milestones. In the event reports are not received on or before the indicated date(s), funding may be suspended until such time as delinquent report(s) are received.

19. These reports are to be submitted according to the following schedule(s):

ACTIVITY REPORTS	
Report Period	Due Date
July 1st to September 30th	October 15th
October 1st to December 31st	January 15th
January 1st to March 31st	April 15th
April 1st to June 30th	July 15th

FINANCIAL REPORTS	
Report Period	Due Date
July 1st to July 31st	August 25th
August 1st to August 31st	September 25th
September 1st to September 30th	October 25th
October 1st to October 31st	November 25th
November 1st to November 30th	December 25th
December 1st to December 31st	January 25th
January 1st to January 31st	February 25th
February 1st to February 28/29th	March 25th
March 1st to March 31st	April 25th
April 1st to April 30th	May 25th
May 1st to May 31st	June 25th
June 1st to June 30th	July 25th

Additional reporting requirements may be required for GRANTEES who are considered high risk.

20. GRANTEE understands that financial reports are required as an accounting of expenditures for either reimbursement or COMMISSION-approved advance payments.

21. The final request for reimbursement of grant funds must be received by the COMMISSION no later than sixty (60) days after the last day of the award period.

22. All goods and services must be received or have reasonable expectations thereof and placed in service by GRANTEE by the expiration of this award.

23. GRANTEE agrees that all encumbered funds must be expended and that goods and services must be paid by GRANTEE within sixty (60) days of the expiration of this award.

24. GRANTEE agrees to remit all unexpended grant funds to the COMMISSION within thirty (30) days of written request from the COMMISSION.

25. GRANTEE agrees to account for interest earned on federal grant funds and shall manage interest income in accordance with the Cash Management Improvement Act of 1990 and as indicated in the Office of Justice Programs Financial Guide. Interest earned in excess of allowable limits must be remitted to the COMMISSION within 30 days after receipt of a written request from the COMMISSION. **Link:** *OJP Financial Guide* at https://ojp.gov/financialguide/doj/pdfs/DOJ_FinancialGuide.pdf.

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26. GRANTEE agrees to obtain written COMMISSION approval for all sole source procurements in excess of $250,000.

27. GRANTEE agrees to obtain written COMMISSION approval prior to the expenditure of grant funds for consultant fees in excess of $650 per day.

28. GRANTEE agrees to not use federal grant funds to pay cash compensation (salary plus bonuses) to any employee paid by the grant at a rate that exceeds 110% of the maximum annual salary payable to a member of the federal government's Senior Executive Service (SES) at an agency with a Certified SES Performance Appraisal System for that year. (An award recipient may compensate an employee at a higher rate, provided the amount in excess of this compensation limitation is paid with non-federal funds, unless otherwise noted in the grant solicitation.)

29. GRANTEE agrees not to use grant funds for food and/or beverage unless explicitly approved in writing by the COMMISSION.

30. GRANTEE agrees to comply with all applicable laws, regulations, policies and guidance (including specific cost limits, prior approvals and reporting requirements, where applicable) governing the use of grant funds for expenses related to conferences, meetings, trainings, and other events, including the provision of food and/or beverages at such events, and costs of attendance at such events unless explicitly approved in writing by the COMMISSION. Information on pertinent laws, regulations, policies, and guidance is available in the OJP Financial Guide (currently, as section 3.10 "Postaward Requirements" in the DOJ Grants Financial Guide).

31. No funds shall be used to supplant federal, state, county or local funds that would otherwise be made available for such purposes. Supplanting means the deliberate reduction of state or local funds because of the existence of any grant funds.

32. GRANTEE assigns to the COMMISSION any claim for overcharges resulting from antitrust violations to the extent that such violations concern materials or services applied by third parties to GRANTEE in exchange for grant funds provided under this Agreement.

33. The parties agree to use arbitration in the event of disputes in accordance with the provisions of A.R.S. § 12-1501-12-1518. The laws of the State of Arizona apply to questions arising under this Agreement and any litigation regarding this Agreement must be maintained in Arizona courts, except as pertaining to disputes which are subject to arbitration.

I. In the event of a dispute, controversy, or claim arising out of or relating in any way to the Agreement, the complaining Party shall notify the other Party in writing thereof. Within 30 calendar days of such notice, representatives of both Parties shall meet at an agreed location to attempt to resolve the dispute in good faith. Should the dispute not be resolved within 30 calendar days after such notice, the complaining Party shall seek remedies exclusively through arbitration, in accordance with the provisions of A.R.S. § 12-1501 through 12-1518.

II. The arbitration demand must be a clear and concise statement of the claim or dispute. The respondent's answer and any counterclaims must be filed within 20 calendar days of service of the demand.

III. The arbitration shall be conducted in Maricopa County.

IV. The arbitration shall be conducted by one arbitrator. If the Parties are not able to agree upon the selection of an arbitrator, within 20 calendar days of the commencement of an arbitration proceeding by service of a demand for arbitration, the court on application of a Party shall appoint the arbitrator.

V. The arbitrator must promptly set a conference to clarify the claims and defenses, to establish fair procedures, and to set a schedule for completing the arbitration.

VI. It is the intent of the parties that, barring extraordinary circumstances, arbitration proceedings will be concluded with 120 calendar days from the date the arbitrator is appointed. The arbitrator may extend the time limit in the interests of justice. Failure to adhere to this time limit shall not constitute a basis for challenging the award.

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VII. The arbitrator must issue a written, reasoned award within 20 calendar days from the date the hearing is formally closed, or as soon after that as is feasible. The sole remedy will be actual damages; no punitive damages are allowed.

VIII. Unless the arbitrator orders otherwise, the Parties must share arbitration costs equally, including arbitrator's fees and expenses. Each party must pay its own expenses and attorney's fees.

34. GRANTEE understands that grant funds may not be released until all delinquent reports and reversion of funds from prior grants are submitted to the COMMISSION.

35. GRANTEE agrees that grant funds are not to be expended for any indirect costs that may be incurred by GRANTEE for administering these funds unless explicitly approved in writing by the COMMISSION. This may include, but is not limited to, costs for services such as accounting, payroll, data processing, purchasing, personnel, and building use which may have been incurred by the GRANTEE.

36. Each party (as "Indemnitor") agrees to defend, indemnify, and hold harmless the other party (as "Indemnitee") from and against any and all claims, losses, liability, costs, or expenses, (including reasonable attorney's fees) (hereinafter collectively referred to as "Claims") arising out of bodily injury of any person (including death) or property damage, but only to the extent that such Claims which result in vicarious/derivative liability to the Indemnitee are caused by the act, omission, negligence, misconduct, or other fault of the Indeminitor, its officers, officials, agents, employees, or volunteers. If the GRANTEE is a State agency, board, commission, or university of the State of Arizona, this paragraph shall not apply.

37. Should GRANTEE utilize a contractor(s) and subcontractor(s) the indemnification clause between GRANTEE and its contractor(s) and subcontractor(s) shall include the following:

Contractor shall defend, indemnify, and hold harmless the GRANTEE and the State of Arizona, and any jurisdiction or agency issuing any permits for any work arising out of this Agreement, and its departments, agencies, boards, commissions, universities, officers, officials, agents, and employees (hereinafter referred to as "Indemnitee") from and against any and all claims, actions, liabilities, damages, losses, or expenses (including court costs, attorneys' fees, and costs of claim processing, investigation and litigation) (hereinafter referred to as "Claims") for bodily injury or personal injury (including death), or loss or damage to tangible or intangible property caused, or alleged to be caused, in whole or in part, by the negligent or willful acts or omissions of the contractor or any of the directors, officers, agents, or employees or subcontractors of such contractor. This indemnity includes any claim or amount arising out of or recovered under the Workers' Compensation Law or arising out of the failure of such contractor to conform to any federal, state or local law, statute, ordinance, rule, regulation or court decree. It is the specific intention of the parties that the Indemnitee shall, in all instances, except for Claims arising solely from the negligent or willful acts or omissions of the Indemnitee, be indemnified by such contractor from and against any and all claims. It is agreed that such contractor will be responsible for primary loss investigation, defense and judgment costs where this indemnification is applicable. Additionally on all applicable insurance policies, contractor and its subcontractors shall name the State of Arizona, and its departments, agencies, boards, commissions, universities, officers, officials, agents, and employees as an additional insured and also include a waiver of subrogation in favor of the State. Insurance requirements for any contractor used by GRANTEE are incorporated herein by this reference and attached to this Agreement as Exhibit "A".

38. Restrictions and certifications regarding non-disclosure agreements and related matters

No GRANTEE under this award, or entity that receives a procurement contract or subcontract with any funds under this award, may require any employee or contractor to sign an internal confidentiality agreement or statement that prohibits or otherwise restricts, or purports to prohibit or restrict, the reporting (in accordance with law) of waste, fraud, or abuse to an investigative or law enforcement representative of a federal department or agency authorized to receive such information.

The foregoing is not intended, and shall not be understood by the agency making this award, to contravene requirements applicable to Standard Form 312 (which relates to classified information), Form 4414 (which relates to sensitive compartmented information), or any other form issued by a federal department or agency governing the nondisclosure of classified information.

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I. In accepting this award, the GRANTEE--

a. represents that it neither requires nor has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise currently restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and

b. certifies that, if it learns or is notified that it is or has been requiring its employees or contractors to execute agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste, fraud, or abuse as described above, it will immediately stop any further obligations of award funds, will provide prompt written notification to the federal agency making this award, and will resume (or permit resumption of) such obligations only if expressly authorized to do so by that agency.

II. If the GRANTEE does or is authorized under this award to make subawards ("subgrants"), procurement contracts, or both--

a. it represents that--

(1) it has determined that no other entity that the recipient's application proposes may or will receive award funds (whether through a subaward ("subgrant"), procurement contract, or subcontract under a procurement contract) either requires or has required internal confidentiality agreements or statements from employees or contractors that currently prohibit or otherwise currently restrict (or purport to prohibit or restrict) employees or contractors from reporting waste, fraud, or abuse as described above; and

(2) it has made appropriate inquiry, or otherwise has an adequate factual basis, to support this representation; and

b. it certifies that, if it learns or is notified that any subrecipient, contractor, or subcontractor entity that receives funds under this award is or has been requiring its employees or contractors to execute agreements or statements that prohibit or otherwise restrict (or purport to prohibit or restrict), reporting of waste, fraud, or abuse as described above, it will immediately stop any further obligations of award funds to or by that entity, will provide prompt written notification to the federal agency making this award, and will resume (or permit resumption of) such obligations only if expressly authorized to do so by that agency.

39. GRANTEE agrees to notify the COMMISSION within ten (10) days in the event that the project official is replaced during the award period.

40. No rights or interest in this Agreement shall be assigned by GRANTEE without prior written approval of the COMMISSION.

41. GRANTEE will comply with the audit requirements of Uniform Guidance (2 CFR 200 subpart F 200.500) and provide the COMMISSION with the audit report and any findings within 90 days of receipt of such finding. If the report contains no findings, the GRANTEE must provide notification that the audit was completed. **Link:** *Audit Requirements for OJP Awards* at https://ojp.gov/funding/pdfs/AuditRequirementsPart200.pdf.

42. GRANTEE certifies that it will comply with the Uniform Administrative Requirements, Cost Principles, and Audit Requirements in 2 C.F.R. Part 200, as adopted and supplemented by DOJ in 2 C.F.R. Part 2800 (together, the "Part 200 Uniform Requirements") and the OJP Financial Guide. **Link:** *2 C.F.R Part 200 for OJP Awards* at https://ojp.gov/funding/Part200UniformRequirements.htm .

43. Compliance with general appropriations-law restrictions on the use of federal funds for awards made after FY 2018. GRANTEE or sub-grantee at any tier, must comply with all applicable restrictions on the use of federal funds set out in federal appropriations statutes. Should a question arise as to whether a particular use of federal funds by a GRANTEE would or might fall within the scope of an appropriations-law restriction, the recipient is to contact OJP for guidance, and may not proceed without the express prior written approval of OJP. Pertinent restrictions, including from various "general provisions" in the *Consolidated Appropriations Act, 2018* at https://www.ojp.gov/funding/Explore/FY22AppropriationsRestrictions.htm .

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44. GRANTEE agrees that it cannot use any federal funds, either directly or indirectly, in support of any contract or sub award to either the Association of Community Organizations for Reform Now (ACORN) or its subsidiaries, without the express written approval of the Office of Justice Programs through the COMMISSION.

45. GRANTEE understands and agrees that misuse of award funds may result in a range of penalties, including suspension of current and future funds, suspension or debarment from federal grants, recoupment of monies provided under an award, and civil and/or criminal penalties.

46. GRANTEE agrees not to do business with any individual, agency, company or corporation listed in the Excluded Parties Listing Service. **Link:** *System for Award Management* at https://www.sam.gov/SAM/ .

47. GRANTEE agrees to ensure that, no later than the due date of the GRANTEE's first financial report after the award is made, GRANTEE and any subgrantees have a valid DUNS profile and active registration with the System for Award Management (SAM) database.

48. GRANTEE certifies that it presently has no financial interest and shall not acquire any financial interest, direct or indirect, which would conflict in any manner or degree with the performance of services required under this Agreement.

49. GRANTEE understands and agrees that any training or training materials developed or delivered with funding provided under this award must adhere to the OJP Training Guide Principles for Grantees and Subgrantees. **Link:** *OJP Training Guide Principles for Grantees and Subgrantees* at https://www.ojp.gov/funding/implement/training-guiding-principles-grantees-and-subgrantees.

50. GRANTEE agrees to cooperate and participate with any and all assessments, evaluation efforts or information and data collection requests, and acknowledges that the federal or state grantor agency has the right to obtain, reproduce, publish or use data provided under this award and may authorize others to receive and use such information.

51. GRANTEE shall provide the COMMISSION with a copy of all interim and final reports and proposed publications (including those prepared for conferences and other presentations) resulting from this Agreement. Submission of such materials must be prior to or simultaneous with their public release.

52. GRANTEE agrees that any publications (written, visual, or sound) excluding press releases and newsletters, whether published at the GRANTEE'S or COMMISSION'S expense, shall contain the following statement:

"This was supported by Award No. 15PBJA-23-GG-02966-JAGX awarded by the Bureau of Justice Assistance, Office of Justice Programs, U.S. Department of Justice. The opinions findings, and conclusions or recommendations expressed in this publication/program/exhibition are those of the author(s) and do not necessarily reflect the views of the Department of Justice."

53. GRANTEE shall comply with all federal, state, and local laws, rules, policies, or executive orders to prohibit discrimination.

54. GRANTEE agrees to comply with the non-discrimination requirements of the Omnibus Crime Control and Safe Streets Act (Safe Streets Act) of 1968, as amended, 34 U.S.C. § 10228(c); the Victims of Crime Act of 1984, as amended, 34 U.S.C. § 20110(e); the Juvenile Justice and Delinquency Prevention Act of 1974, as amended, 34 U.S.C. § 11182(b); and VAWA, as amended, 34 U.S.C. § 12291(b)(13), contain prohibitions against discrimination on the basis of religion in employment. Despite these nondiscrimination provisions, the DOJ has concluded that it may construe the Religious Freedom Restoration Act (RFRA) on a case-by-case basis to permit some faith-based organizations to receive DOJ funds while taking into account religion when hiring staff, even if the statute that authorizes the funding program generally forbids recipients from considering religion in employment decisions. Please consult with the OCR if you have any questions about the regulation or the application of RFRA to the statues that prohibit discrimination in employment. An organization that is a recipient of financial assistance subject to the nondiscrimination provisions of the Safe Streets Act, must meet two obligations: (1) complying with the federal regulation pertaining to the development of an EEOP (see 28 C.F.R. pt. 42, subpt. E) and (2) submitting to the OCR findings of discrimination (see 28 C.F.R. §§ 42.204(c), .205(c)(5)). If in the three years prior to the date of the grant award a Federal or State Court or Federal or State administrative agency makes a finding of discrimination after a due process hearing against GRANTEE, GRANTEE will forward a copy of the findings to the Office for Civil Rights, Office of Justice Programs and the COMMISSION.

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55. In accordance with DOJ guidance pertaining to Title VI of the Civil Rights Act of 1964, 42 U.S.C. § 2000d, recipients of federal financial assistance must take reasonable steps to provide meaningful access to their programs and activities for persons with limited English proficiency (LEP). See U.S. Department of Justice, Guidance to Federal Financial Assistance Recipient Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons, 67 Fed. Reg. 41,455 (2002). For more information on the civil rights responsibilities that recipients have in providing language services to LEP individuals, please see the website: **Link:** *Limited English Proficiency A Federal Interagency Website* at http://www.LEP.gov.

56. GRANTEE agrees to comply with the applicable requirements of 28 CFR Part 38, the Department of Justice regulation governing "Partnerships with Faith - Based and Other Neighborhood Organizations"(the "PFNBO"). The PFNBO Regulation provides in part that Department of Justice financial assistance may not be used to fund any inherently religious activities, such as worship, religious instruction, or proselytization. Recipients of Department of Justice financial assistance may still engage in inherently religious activities, but such activities must be separate in time or place from the Department of Justice funded program, and participation in such activities by individuals receiving services from GRANTEE must be voluntary. The PFNBO Regulation also makes clear that organizations participating in programs receiving financial assistance from the Department of Justice are not permitted to discriminate in the provision of services on the basis of a beneficiary's religion. Notwithstanding any other special condition of this award, faith-based organizations may, in some circumstances, consider religion as a basis for employment. **Link:** *https://ojp.gov/funding/Explore/SolicitationRequirements/CivilRightsRequirements.htm#NDPFaith*.

57. Requirements pertaining to prohibited conduct related to trafficking in persons (including reporting requirements and OJP authority to terminate award)

The GRANTEE or subgrantee at any tier, must comply with all applicable requirements (including requirements to report allegations) pertaining to prohibited conduct related to the trafficking of persons, whether on the part of recipients, GRANTEES, or individuals defined (for purposes of this condition) as "employees" of the recipient or of any GRANTEE.

The details of the recipient's obligations related to prohibited conduct related to trafficking in persons are posted on the OJP web site at http://ojp.gov/funding/Explore/ProhibitedConduct-Trafficking.htm (Award condition: Prohibited conduct by recipients and GRANTEES related to trafficking in persons (including reporting requirements and OJP authority to terminate award)), and are incorporated by reference here.

58. GRANTEE should be mindful that the misuse of arrest or conviction records to screen either applicants for employment or employees for retention or promotion may have a disparate impact based on race or national origin, resulting in unlawful employment discrimination. As of June 2013 OJP has issued an advisory that grantees should consult local counsel in reviewing their employment practices. If warranted, grantees should also incorporate an analysis of the use of arrest and conviction records in their Equal Employment Opportunity Plan (EEOP). See Advisory for Recipients of Financial Assistance from the U.S. Department of Justice on the U.S. Equal Employment Opportunity Commission's Enforcement Guidance: Consideration of Arrest and Conviction Records in Employment Decisions Under Title VII of the Civil Rights Act of 1964 (June 2013), available at http://www.ojp.gov/about/ocr/pdfs/UseofConviction_Advisory.pdf.

59. GRANTEE assures that it will comply with all state and federal laws regarding privacy during the course of the award. All information relating to clients is to be treated with confidentiality in accordance with 42 USC section 3789g or 42 USC 14132(b)(3) that are applicable to the collection, disclosure, use and revelation of data information. GRANTEE further agrees to submit a privacy Certificate that is in accordance with requirements of 28 CFR Part 22 if applicable to the program.

60. GRANTEE agrees to formulate and keep on file an EEOP (if GRANTEE is required pursuant to 28 CFR 42 Subpart E). GRANTEE certifies that they have forwarded to the Office for Civil Rights, Office of Justice Programs the EEOP, or certifications that they have prepared and have on file an EEOP, or that they are exempt from EEOP requirements. Failure to comply may result in suspension of grant funds. Copies of all submissions such as certifications to or correspondence with the Office for Civil Rights, Office of Justice Programs regarding this requirement must be provided to the COMMISSION by GRANTEE. In the event a federal or state court or federal or state administrative agency makes an adverse finding of discrimination against GRANTEE after a due process hearing, on the ground of race, color, religion, national origin, or sex, GRANTEE will forward a copy of the findings to the Office for Civil Rights, Office of Justice Programs and the COMMISSION (see 28 CFR 42.204(c), .205(c)(5)).

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61. GRANTEE agrees to participate in any required civil rights related training to ensure compliance with all federal and state civil rights laws. GRANTEE will inform the COMMISSION of the position responsible for civil rights compliance and will inform the COMMISSION of change in personnel responsible for civil rights compliance within ten days. **Link:** *https://www.azcjc.gov/Grants/Civil-Rights-Compliance*.

62. Compliance with 41 U.S.C. 4712 (including prohibitions on reprisal; notice to employees) GRANTEE must comply with, and is subject to, all applicable provisions of 41 U.S.C. 4712, including all applicable provisions that prohibit, under specified circumstances, discrimination against an employee as reprisal for the employee's disclosure of information related to gross mismanagement of a federal grant, a gross waste of federal funds, an abuse of authority relating to a federal grant, a substantial and specific danger to public health or safety, or a violation of law, rule, or regulation related to a federal grant. GRANTEE also must inform its employees, in writing(and in the predominant native language of the workforce), of employee rights and remedies under 41 U.S.C. 4712. Should a question arise as to the applicability of the provisions of 41 U.S.C. 4712 to this award, the recipient is to contact the DOJ awarding agency (OJP or OVW, as appropriate) for guidance.

63. To support public safety and justice information sharing, GRANTEE, if a governmental subdivision, shall use the National Information Exchange Model (NIEM) specifications and guidelines for this grant. GRANTEE shall publish and make available without restrictions all schemas generated as a result of this grant to the component registry as specified in the guidelines. **Link:** *http://niem.github.io/reference/specifications/*.

64. In order to promote information sharing and enable interoperability among disparate systems across the justice and public safety community, OJP requires the grantee to comply with DOJ's Global Justice Information Sharing Initiative (DOJ's Global) guidelines and recommendations for this particular grant. Grantee shall conform to the Global Standards Package (GSP) and all constituent elements, where applicable, as described at *https://it.ojp.gov/gsp_grantcondition*.

Grantee shall document planned approaches to information sharing and describe compliance to the GSP and appropriate privacy policy that protects shared information, or provide detailed justification for why an alternative approach is recommended.

65. To avoid duplicating existing networks or IT systems in any initiatives for law enforcement information sharing systems which involve interstate connectivity between jurisdictions, such systems shall employ, to the extent possible, existing networks as the communication backbone to achieve interstate connectivity, unless GRANTEE can demonstrate to the satisfaction of the COMMISSION that this requirement would not be cost beneficial or would impair the functionality of an existing or proposed IT system.

66. If GRANTEE is a governmental political subdivision, the GRANTEE should, to the extent possible and practical, share criminal justice information with other authorized criminal justice agencies. The process control number (PCN) shall be used in accordance with A.R.S. § 41-1750 when sharing data with other criminal justice agencies as electronic data systems are developed or improved.

67. If GRANTEE is a state agency and the award is for the development of information technology projects for more than $25,000, GRANTEE must complete a Project Investment Justification (PIJ) and submit the justification to the Arizona Department of Administration (ADOA), with a copy to the COMMISSION. GRANTEE agrees to submit required project status reports to ADOA by the due dates and submit copies to the COMMISSION.

If GRANTEE is not a state agency and the award is for the development of information technology projects, GRANTEE will follow local technology policies and guidelines.

68. GRANTEE must promptly refer to the COMMISSION any credible evidence that a principal, employee, agent, contractor, subgrantee, contractor, subcontractor, or other person has, in connection with funds under this award, has either 1) submitted a false claim that violates the False Claims Act; or 2) committed a criminal or civil violation of laws pertaining to fraud, conflict of interest, bribery, gratuity, or similar misconduct. The COMMISSION shall forward the referral to the Department of Justice, Office of the Inspector General.

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69. The COMMISSION encourages GRANTEE to establish workplace safety policies and conduct education, awareness and other outreach to decrease crashes caused by distracted drivers, including adopting and enforcing policies banning employees from text messaging while driving any vehicle during the course of performing work funded by this grant. Executive Order 13513, "Federal Leadership on Reducing Text Messaging While Driving," 74 Fed. Reg. 51225 (October 2009).

70. GRANTEE certifies to comply with the Drug-Free Workplace Act of 1988, and implemented in 28 CFR Part 83, Subpart F, for grantees, as defined in 28 CFR, Part 83 Sections 83.620 and 83.650.

71. GRANTEE agrees to complete and keep on file, as appropriate, Immigration and Naturalization Form (I-9). This form is to be used by recipients to verify that persons are eligible to work in the United States. Additionally GRANTEE ensures compliance with A.R.S. § 41-4401.

72. GRANTEE acknowledges that immigration laws require them to register and participate with the E-Verify program (employment verification program administered by the United States Department of Homeland Security and the Social Security Administration or any successor program) as they both employ one or more employees in this state. GRANTEE warrants that they have registered with and participate with E-Verify. If the COMMISSION later determines that the GRANTEE has not complied with E-Verify, it will notify the non-compliant GRANTEE by certified mail of the determination and of the right to appeal the determination.

73. GRANTEE certifies that no federal funds will be paid, by or on behalf of, to any person for influencing or attempting to influence an officer or employee of any agency, a Member of Congress, an officer or employee of Congress, or an employee of a Member of Congress in connection with the awarding of any Federal contract, the making of any Federal grant, the making of any Federal loan, the entering into any cooperative agreement, and for the extension, continuation, renewal, amendment, or modification of any Federal contract, grant, loan or cooperative agreement. If any funds other than Federal funds are paid or will be paid to any person for influencing or attempting to influence an officer or employee of Congress, or an employee of a Member of Congress in connection with this Federal award, grant loan, or cooperative agreement, the GRANTEE will complete and submit to the COMMISSION Standard Form-LLL, "Disclosure Form to Report Lobbying" in accordance with its instructions.

74. GRANTEE understands and agrees that it cannot use any federal funds, either directly or indirectly, in support of the enactment, repeal, modification or adoption of any law, regulation or policy at any level of government, without the express prior written approval of the Commission.

75. GRANTEE agrees that no funds provided, or personnel employed under this Agreement shall be in any way, or to any extent, engaged in conduct of political activities in violation of USC Title 5, Part II, Chapter 15, section 1502.

76. GRANTEE understands and agrees that award funds may not be used to discriminate against or denigrate the religious or moral beliefs of students who participate in programs for which financial assistance is provided from those funds, or of the parents or legal guardians of such students.

77. GRANTEE understands and agrees that- (a) no award funds may be used to maintain or establish a computer network unless such network blocks the viewing, downloading and exchanging or pornography, and (b) nothing in subsection (a) limits the use of funds necessary for any Federal, State, tribal or local law enforcement agency or any other entity carrying out criminal investigations, prosecution, or adjudication activities.

78. GRANTEE agrees to comply with all federal, state and local environmental laws and regulations applicable to the development and implementation of activities to be funded under this award. Additional requirements may be found in Grant Agreement Continuation Sheet.

79. GRANTEE agrees that all gross income earned by the GRANTEE that is directly generated by a supported activity or earned as a result of this award during the period of performance shall be deemed program income. All program income must be accounted for and used for the purpose under the conditions applicable for the use of funds under this award, including the effective edition of the OJP Financial Guide and, as applicable in 2 C.F.R. Part 200 Uniform Requirements.

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80. This Agreement is subject to cancellation pursuant to the provision of A.R.S. § 38-511. This Agreement may also be cancelled at the COMMISSION'S discretion if not returned with authorized signatures to the COMMISSION within 90 days of commencement of the award.

81. If any provision of this Agreement is held invalid, the remainder of the Agreement shall not be affected thereby and all other parts of this Agreement shall be in full force and effect.

82. GRANTEE agrees to comply with all Special Condition(s) included with this Agreement on the Grant Agreement Continuation Sheet.

83. GRANTEE understands that grant funds may not be released until GRANTEE is compliant with all requirements of grant agreement.

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1. GRANTEE must verify the Agency Official, Financial Official, Project Official, and Authorized Official including telephone number and e-mail address. If any information is incorrect or has changed, a Grant Adjustment Request (GAR) must be submitted via the ACJC Grants Portal to document changes. In addition, the Agency Point of Contact for the grant record must assign the Financial Points of Contact and the Program Points of Contact in the Grants Portal prior to payments being made and update those contacts when necessary.

2. GRANTEE must submit the following documents within 45 days of award. Failure to submit the documents will result in a hold of grant funding. Documents must be submitted through the GRANTEE's Grants Portal "Attachment" section.

a. ACJC Subgrantee Self-Assessment Questionnaire can be completed in Grants portal at: https://grantsportal.azcjc.gov/

b. Benchmark Worksheet can be submitted through Grants Portal at: https://grantsportal.azcjc.gov/

c. For any agency that is eligible to receive income as a result of grant-funded activities, it must complete the ACJC program income worksheet on Grants Portal under Manage Personnel.

Before the COMMISSION may transmit Federal funds from FY 2022 Byrne/JAG grant the GRANTEE is required to submit the properly executed certification and assurance by the Chief Executive of the Applicant Government.

d. Certifications and Assurances by the Chief Executive of the Applicant Government. Failure to submit the certification will result in a hold of Federal funds. Certification can be obtained at: https://bja.ojp.gov/doc/fy-22-local-jag-ce-certification.pdf

3. GRANTEE agrees to comply with the requirements of 28 C.F.R. Part 46 and all Office of Justice Programs policies and procedures regarding the protection of human research subjects, including obtainment of Institutional Review Board approval, if appropriate, and subject informed consent.

4. GRANTEE agrees to comply with all confidentiality requirements of 34 U.S.C. and 28 C.F.R. Part 22 that are applicable to collection, use, and revelation of data or information. GRANTEE further agrees, as a condition of grant approval, to submit a Privacy Certificate that is in accord with requirements of 28 C.F.R. Part 22 and, in particular, section 22.23.

5. GRANTEE ensures that it uses generally accepted laboratory practices and procedures as established by accrediting organizations or appropriated certifying bodies.

6. Absent prior express written approval from the COMMISSION, rates for any lodging charged to the grant may not exceed the posted GSA rate for the location. If the GRANTEE opts to obtain lodging at a higher rate, the cost differential, including associated taxes may not be charged to the award.

7. GRANTEE acknowledges that OJP reserves a royalty-free, non-exclusive, and irrevocable license to reproduce, publish, or otherwise use, and authorize others to use (in whole or in part, including in connection with derivative works), for Federal purposes: (1) any work subject to copyright developed under an award or subaward; and (2) any rights of copyright to which a recipient or subrecipient purchases ownership with Federal support.

8. GRANTEE agrees to comply with the Government Performance and Results Act (Pub. L. No. 103-62) and the GRPA Modernization Act of 2010 (Pub. L. No. 111-352). Performance for current year award is measured by: 1) percent reduction in the average number of days from the submission of a sample to a forensic science laboratory to the delivery of test results to a requesting office or agency (calculated by reporting the average

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SPECIAL CONDITION(S) (Continued):

number of days to process a sample at the beginning of a grant period versus the average number of days to process a sample at the end of the grant period; 2) percent reduction in the number of backlogged forensic cases (calculated by reporting the number of backlogged forensic cases at the beginning of the award period versus the number of backlogged forensic cases at the end of the award period), if applicable to the grant; and 3) number of forensic science or medical examiner personnel who completed appropriate training or educational opportunities with current year Coverdell funds, if applicable to the award. GRANTEE is required to collect and report data relevant to these measures.

9. GRANTEE understands and agrees that program income earned during the award period and expenditures from program income must be reported on the monthly financial report. These funds are subject to audit. Program income that is earned during the final sixty (60) days of the award period, if appropriate, be obligated and expended for permissible uses during the sixty-day (60-day) period following the award period. Any program income that is earned, but not obligated or expended within sixty (60) days of the end of the award period must be returned to the COMMISSION.

10. GRANTEE agrees that within 120 days of award, for any law enforcement task force funded with these funds, the task force commander, agency executive, task force officers and other task force members of equivalent rank, will complete required online (internet-based) task force training to be provided free of charge through BJA's Center for Task Force Integrity and Leadership (www.ctfli.org). Task force members need only take the training once every four years. GRANTEE will compile and maintain a task force personnel roster and course completion certificates.

11. Quarterly performance metrics reports must be submitted through BJA's Performance Measurement Tool (PMT) website (https://ojpsso.ojp.gov/) and ACJC Reporting tool website (https://acjcreporting.azcjc.gov/). For more detailed information on reporting and other JAG requirements, refer to the AJG reporting requirements webpage. Failure to submit required JAG reports by established deadlines may result in the freezing of grant funds and future High Risk designation.

12. Any law enforcement agency receiving direct or sub-awarded JAG funding must submit quarterly accountability metrics data related to training that officers have received on the use of force, racial and ethnic bias, de-escalation of conflict, and constructive engagement with the public.

13. GRANTEE assures if they are a state agency that the State Information Technology Point of Contact receive written notification regarding any information technology project funded by this grant. GRANTEE agrees to keep on file documentation showing that it has met this requirement.

14. GRANTEE agrees and understands that funded activities may require the preparation of an Environmental Assessment (EA) as defined by the Council of Environmental Quality's Regulations for implementing the Procedural Provisions of the National Environmental Policy Act (NEPA), found at 40 CFR Part 1500.

15. GRANTEE agrees to comply with all federal, state and local environmental laws and regulations applicable to the development and implementation of activities to be funded under this award. The GRANTEE agrees and understands that complying with NEPA may require the preparation of an Environmental Assessment and/or an Environmental Impact Statement, as directed by BJA. The GRANTEE further understands and agrees to requirements for implementation of a Mitigation Plan, as detailed at https://www.bja.gov/Funding/nepa.html for programs relating to methamphetamine laboratory operations.

16. GRANTEE agrees that any information technology system developed or supported by funds will comply with 28 CFR Part 23, Criminal Intelligence Systems Operating Policies, if OJP determines this regulation be applicable. Should OJP determine 28 CFR Part 23 to be applicable, OJP may at its discretion, perform audits of the system, as per 28 CFR 23.20(g). Should any violation of 28 CFR Part 23 occur, GRANTEE may be fined as per 42 USC 3789g(c)-(d). GRANTEE may not satisfy such a fine with federal funds.

17. GRANTEE agrees that no JAG funds may be expended on unmanned aircraft, unmanned aircraft systems, or aerial vehicles (US, UAS, or UAV) without prior express written approval from Commission.

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SPECIAL CONDITION(S) (Continued):

18. If JAG Program funds will be used for DNA testing of evidentiary materials, any resulting eligible DNA profiles must be uploaded to the Combined DNA Index System (CODIS, the national DNA database operated by the Federal Bureau of Investigation (FBI)) by a government DNA lab with access to CODIS. No profiles generated with JAG funding may be entered into any other non-governmental DNA database without prior express written approval from BJA. For more information, refer to the NIJ DNA Backlog Reduction Program, available at www.nij.gov/topics/forensics/lab-operations/evidence-backlogs/Pages/backlogreduction-program.aspx.

19. Unreasonable restrictions on competition und the award; association with federal government

SCOPE. This condition applies with respect to any procurement of property or services that is funded (in whole or in part) by this award, regardless of the dollar amount of the purchase or acquisition, the method of procurement, or the nature of any legal instrument used. The provisions of this condition must be among those included in any award.

1. No discrimination, in procurement transactions, against associates of the federal government

Consistent with the (DOJ) Part 200 Uniform Requirements - including as set out at 2 C.F.R. 200.300 (requiring awards to be "manage[d] and administer[ed] in a manner so as to ensure that Federal funding is expended and associated programs are implemented in full accordance with U.S. statutory and public policy requirements") and 200.319(a) (generally requiring "[a]ll procurement transactions [to] be conducted in a manner providing full and open cometition 'and forbidding practices "restrictive of competition," such as "[p]lacing unreasonable requirements on firms in order for them to qualify to do business' and taking "[a]ny arbitrary action in the procurement process") -no the basis of such person or entity's status as an "associate of the federal government" (or on the basis of such person or entity's status as a 200.319(a) or as specifically authorized by USDOJ.

2. Rules of construction

a. The term "associate of the federal government" means any person or entity engaged or employed (in the past or at the present) by or on behalf of the federal government- as an employee, contractor or subcontractor (at any tier), grant recipient or- subgrantee (at any tier), agenty, or otherwise- in undertaking any work, project, or activity for or on behalf of (or in providing goods or services to or on behalf of) the federal government, and includes any applicant for such employment or engagement, and any person or entity committed by legal instrument to undertake any such work project, or activity (or to provide such goods or services) in future.

b. Nothing in this condition shall be understood to authorize or require any grantee, any subgrantee at any tier, or any person or other entity, to violate any federal law, including any applicable civil rights or nondiscrimination law.

20. GRANTEE must comply with all applicable requirements to obtain specific advance approval to use a noncompetitive approach in any procurement contract that would exceed the Simplified Acquisition Threshold (currently, $250,000). The details of the requirement for advance approval to use a noncompetitive approach in a procurement contract under an OJP award are posted on the OJP web site at https://ojp.gov/funding/Explore/NoncompetitiveProcurement.htm.

21. GRANTEE acknowledges the requirements of the award; remedies for non-compliance or for materially false statements. The conditions of this award are material requirements of the award. Compliance with any certifications or assurances submitted by or on behalf of the recipient that relate to conduct during the period of performance also is a material requirement of this award.

Failure to comply with any or more of these award requirements-whether a condition set out in full below, a condition incorporated by the reference below, or a certification or assurance related to conduct during the award period may result in the Office of Justice Programs ("OJP") taking appropriate action with respect to the recipient and the award. Among other things, the OJP may withhold finds, disallow costs, or suspend or terminate the award. The Department of Justice ("DOJ"), including OJP, also may take other legal action as appropriate.

Any materially false, fictitious, or fraudulent statement to the federal government related to this award (or concealment or omission of a material fact) may be the subject of criminal prosecution (including under 18

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SPECIAL CONDITION(S) (Continued):

U.S.C 1001 and/or 1621, and/or 34 U.S.C. 10271-10273), and also may lead to imposition of civil penalties and administrative remedies for false claims or otherwise (including under 31 U.S.C 3729-3730 and 3801-3812).

Should any provision of a requirement of this award be held to be invalid or unenforceable by its terms, that provision shall first be applied with limited construction so as to give it the maximum effect permitted by law. Should it be held, instead, that the provision is utterly invalid or unenforceable, such provision shall be deemed severable from this award.

22. If the recipient is designated "high risk" by a federal grant-making agency currently or at any time during the period of performance under this award, the GRANTEE must disclose that fact and certain related information to the COMMISSION by e-mail at dcadmin@azcjc.gov. For purposes of this disclosure, high risk includes any status under which a federal awarding agency provides additional oversight due to the GRANTEE'S past performance, or other programmatic or financial concerns with the GRANTEE. The GRANTEE'S disclosure must include the following: 1. The federal awarding agency that currently designates the GRANTEE high risk, 2. The date the GRANTEE was designated high risk, 3. The high-risk point of contact at that federal awarding agency (name, phone number, and e-mail address), and 4. The reasons for the high-risk status as set out by the federal awarding agency.

23. Consonant with federal statutes that pertain to firearms and background checks -- including 18 U.S.C. 922 and 34 U.S.C. ch. 409 -- if the GRANTEE uses this award to fund (in whole or in part) a specific project or program (such as a law enforcement, prosecution, or court program) that results in any court dispositions, information, or other records that are "eligible records" (under federal or State law) relevant to the National Instant Background Check System (NICS), or that has as one of its purposes the establishment or improvement of records systems that contain any court dispositions, information, or other records that are "eligible records" (under federal or State law) relevant to the NICS, the GRANTEE must ensure that all such court dispositions, information, or other records that are "eligible records" (under federal or State law) relevant to the NICS are promptly made available to the NICS or to the "State" repository/database that is electronically available to (and accessed by) the NICS, and -- when appropriate -- promptly must update, correct, modify, or remove such NICS relevant "eligible records". In the event of minor and transitory non-compliance, the GRANTEE may submit evidence to demonstrate diligent monitoring of compliance with this condition. COMMISSION will give great weight to any such evidence in any express written determination regarding this condition.

24. GRANTEE acknowledges JAG funds may not be used as the 50% match for purposes of the DOJ Bulletproof Vest Partnership (BVP) program.

25. GRANTEE must have written procedures in place to respond in the event of an actual or imminent "breach" (OMB M-17-12) if it 1) creates, collects, uses, processes, stores, maintains, disseminates, discloses, or disposes of "personally identifiable information (PII)" (2 CFR 200.79) within the scope of an OJP grant-funded program or activity, or 2) uses or operates a "Federal information system" (OMB Circular A-130). The GRANTEE'S breach procedures must include a requirement to report actual or imminent break of PII to the COMMISSION no later than 24 hours after an occurrence of an actual breach, or the detection of an imminent breach.

26. The GRANTEE warrants its compliance with all federal immigration laws and regulations that relate to its employees and A.R.S. § 23-214(A). If a grantee uses any subcontractors in performance of this contract,subcontractors shall warrant their compliance with all federal immigration laws and regulations that relate to their employees and A.R.S. § 23-214(A). A breach of this warranty shall be deemed a material breach of the contract subject to penalties up to and including termination of this contract. The Commission retains the legal right to inspect the papers of the grantee and its subcontractors who work on the contract to ensure that it or its subcontractors are complying with this warranty.

Authorized Official Initials: DS SM

Docusign Envelope ID: 1FE4C85F-7B56-42F5-A326-8CC8771AC7FD

IN WITNESS WHEREOF, the parties have made and executed the Agreement the day and year first above written.

FOR GRANTEE:

DocuSigned by:
Stephen Miller
081B635470D3404...

6/19/2025

Authorized Signatory — Date

Stephen Miller — Chairman, Pinal County

Printed Name & Title

Additional signature(s) if required by political subdivision — Date

Natasha Kennedy — Clerk of the Board

Printed Name & Title

ATTEST: DocuSigned by:
Natasha Kennedy
0592DE13079040B...

6/19/2025

Clerk — Date

Note: If applicable, the Agreement must be approved by the appropriate county supervisory board or municipal council and appropriate local counsel (i.e., county or city attorney). Furthermore, if applicable, resolutions and meeting minutes must be forwarded to the Commission with the signed Agreement.

Approved as to form and authority to enter into Agreement:

Signed by:
Ian Daranyi
75A9DF9E6F83423...

6/19/2025

Legal Counsel for GRANTEE — Date

Ian Daranyi — Deputy County Attorney

Printed Name & Title

Statutory or other legal authority to enter into Agreement:

11-952

Appropriate A.R.S., Ordinance, or Charter Reference

FOR CRIMINAL JUSTICE COMMISSION:

DocuSigned by:
Anthony Vidale
73E90517993A433...

6/19/2025

Anthony Vidale, Executive Director — Date
Arizona Criminal Justice Commission

Docusign Envelope ID: 1FE4C85F-7B56-42F5-A326-8CC8771AC7FD

***Insurance Requirements* for Governmental Parties to a Grant Agreement:**

None.

***Insurance Requirements* for Any Contractors Used by a Party to the Grant Agreement:**

(Note: this applies only to Contractors used by a governmental entity, not to the governmental entity itself.) The *insurance requirements* herein are minimum requirements and in no way limit the indemnity covenants contained in the Intergovernmental Agreement. The State of Arizona in no way warrants that the minimum limits contained herein are sufficient to protect the governmental entity or Contractor from liabilities that might arise out of the performance of the work under this Contract by the Contractor, his agents, representatives, employees or subcontractors, and Contractor and the governmental entity are free to purchase additional insurance.

A. **MINIMUM SCOPE AND LIMITS OF INSURANCE:** Contractor shall provide coverage with limits of liability not less than those stated below.

1. **Commercial General Liability - Occurrence Form**
Policy shall include bodily injury, property damage, and broad form contractual liability.

General Aggregate	$2,000,000
Products – Completed Operations Aggregate	$1,000,000
Personal and Advertising Injury	$1,000,000
Fire Legal Liability	$50,000
Each Occurrence	$1,000,000

a. The policy shall be endorsed, as required by this written agreement, to include the State of Arizona, and its departments, agencies, boards, commissions, universities, officers, officials, agents, and employees as additional insureds with respect to liability arising out of the activities performed by or on behalf of the Contractor.

(Note that the other governmental entity(ies) is/are also required to be additional insured(s) and they should supply the Contractor with their own list of persons to be insured.)

b. Policy shall contain a waiver of subrogation endorsement, as required by this written agreement, in favor of the State of Arizona, and its departments, agencies, boards, commissions, universities, officers, officials, agents, and employees for losses arising from work performed by or on behalf of the Contractor.

2. **Business Automobile Liability**
Bodily Injury and Property Damage for any owned, hired, and/or non-owned vehicles used in the performance of this Contract.

Combined Single Limit (CSL)	$1,000,000

a. The policy shall be endorsed, as required by this written agreement, to include the State of Arizona, and its departments, agencies, boards, commissions, universities, officers, officials, agents, and employees as additional insureds with respect to liability arising out of the activities performed by or on behalf of, the Contractor involving automobiles owned, hired and/or non-owned by the Contractor.

b. Policy shall contain a waiver of subrogation endorsement as required by this written agreement in favor of the State of Arizona, and its departments, agencies, boards, commissions, universities, officers, officials, agents, and employees for losses arising from work performed by or on behalf of the Contractor.

(Note that the other governmental entity(ies) is/are also required to be additional insured(s) and they should supply the Contractor with their own list of persons to be insured.)

Docusign Envelope ID: 1FE4C85F-7B56-42F5-A326-8CC8771AC7FD

Exhibit "A" Page 2

3. **Worker's Compensation and Employers' Liability**

Workers' Compensation	Statutory
Employers' Liability	
Each Accident	$1,000,000
Disease - Each Employee	$1,000,000
Disease - Policy Limit	$1,000,000

a. Policy shall contain a waiver of subrogation endorsement, as required by this written agreement, in favor of the State of Arizona, and its departments, agencies, boards, commissions, universities, its officers, officials, agents, and employees for losses arising from work performed by or on behalf of the Contractor.

b. This requirement shall not apply to each contractor or subcontractor that is exempt under A.R.S. § 23-901, and when such contractor or subcontractor executes the appropriate waiver form (Sole Proprietor or Independent Contractor).

Additional Insurance Requirements:

The policies shall include, or be endorsed to include, as required by this written agreement, the following provisions:

The Contractor's policies shall stipulate that the insurance afforded the Contractor shall be primary and that any insurance carried by the Department, its agents, officials, employees or the State of Arizona shall be excess and not contributory insurance, as provided by A.R.S. § 41-621 (E).

Insurance provided by the Contractor shall not limit the Contractor's liability assumed under the indemnification provisions of this Contract.

Notice of Cancellation:

For each insurance policy required by the insurance provisions of this Contract, the Contractor must provide to the State of Arizona, within two (2) business days of receipt, a notice if a policy is suspended, voided, or cancelled for any reason. Such notice shall be mailed, emailed, hand delivered or sent by facsimile transmission to (Enter Contracting Agency Representative's Name, Address, and Fax Number Here).

Acceptability of Insurers:

Contractor's insurance shall be placed with companies licensed in the State of Arizona or hold approved non-admitted status on the Arizona Department of Insurance List of Qualified Unauthorized Insurers. Insurers shall have an "A.M. Best" rating of not less than A- VII. The State of Arizona in no way warrants that the above-required minimum insurer rating is sufficient to protect the Contractor from potential insurer insolvency.

Verification of Coverage:

Contractor shall furnish the State of Arizona with certificates of insurance (valid ACORD form or equivalent approved by the State of Arizona) as required by this Contract. An authorized representative of the insurer shall sign the certificates.

All certificates and endorsements, as required by this written agreement, are to be received and approved by the State of Arizona before work commences. Each insurance policy required by this Contract must be in effect at, or prior to, commencement of work under this Contract. Failure to maintain the insurance policies as required by this Contract, or to provide evidence of renewal, is a material breach of contract.

All certificates required by this Contract shall be sent directly to the Department. The State of Arizona project/contract number and project description shall be noted on the certificate of insurance. The State of Arizona reserves the right to require complete copies of all insurance policies required by this Contract at any time.

Docusign Envelope ID: 1FE4C85F-7B56-42F5-A326-8CC8771AC7FD

Exhibit "A" Page 3

Subcontractors:

Contractor's certificate(s) shall include all subcontractors as insureds under its policies or Contractor shall be responsible for ensuring and/or verifying that all subcontractors have valid and collectable insurance as evidenced by the certificates of insurance and endorsements for each subcontractor. All coverages for subcontractors shall be subject to the minimum Insurance Requirements identified above. The Department reserves the right to require, at any time throughout the life of the Contract, proof from the Contractor that its subcontractors have the required coverage.

Approval and Modifications:

The Contracting Agency, in consultation with State Risk, reserves the right to review or make modifications to the insurance limits, required coverages, or endorsements throughout the life of this contract, as deemed necessary. Such action will not require a formal Contract amendment but may be made by administrative action.

Exceptions:

In the event the Contractor or subcontractor(s) is/are a public entity, then the Insurance Requirements shall not apply. Such public entity shall provide a certificate of self-insurance. If the Contractor or subcontractor(s) is/are a State of Arizona agency, board, commission, or university, none of the above shall apply.

END OF GRANT AGREEMENT DOCUMENTS

Certificate Of Completion

Envelope Id: 1FE4C85F-7B56-42F5-A326-8CC8771AC7FD
Status: Completed
Subject: Please DocuSign: FY 2026 Drug Program Grant Agreement
Source Envelope:
Document Pages: 23
Signatures: 4
Envelope Originator:
Certificate Pages: 5
Initials: 1
Rhaja Beck
AutoNav: Enabled
rbeck@azcjc.gov
EnvelopeId Stamping: Enabled
IP Address: 104.129.198.216
Time Zone: (UTC-07:00) Arizona

Record Tracking

Status: Original
5/29/2025 12:04:40 PM
Holder: Rhaja Beck
rbeck@azcjc.gov
Location: DocuSign
Security Appliance Status: Connected
Pool: StateLocal
Storage Appliance Status: Connected
Pool: Arizona Criminal Justice Commission
Location: Docusign

Signer Events	Signature	Timestamp
Ian Daranyi ian.daranyi@pinal.gov Deputy County Attorney Security Level: Email, Account Authentication (None)	Signed by: Ian Daranyi 75A9DF9E6F83423... Signature Adoption: Pre-selected Style Using IP Address: 67.128.3.2	Sent: 6/18/2025 7:48:25 PM Viewed: 6/19/2025 9:45:40 AM Signed: 6/19/2025 9:48:46 AM
Electronic Record and Signature Disclosure: Accepted: 6/19/2025 9:45:40 AM ID: 40db599a-6cbb-4883-96b9-553087888922 Company Name: Arizona Criminal Justice Commission		
Stephen Miller boschair@pinal.gov Chairman, Pinal County Security Level: Email, Account Authentication (None)	DocuSigned by: Stephen Miller 081B835470D3404... Signature Adoption: Pre-selected Style Using IP Address: 67.128.3.2	Sent: 6/19/2025 9:48:47 AM Viewed: 6/19/2025 10:02:53 AM Signed: 6/19/2025 10:19:23 AM
Electronic Record and Signature Disclosure: Accepted: 8/7/2020 10:33:37 AM ID: e50e0ad2-040d-4c02-ada6-90ca52aa6960 Company Name: Arizona Criminal Justice Commission		
Natasha Kennedy natasha.kennedy@pinal.gov Clerk of the Board Security Level: Email, Account Authentication (None)	DocuSigned by: Natasha Kennedy 0592DE13079040B... Signature Adoption: Pre-selected Style Using IP Address: 67.128.3.2	Sent: 6/19/2025 10:19:24 AM Viewed: 6/19/2025 10:53:10 AM Signed: 6/19/2025 10:53:31 AM
Electronic Record and Signature Disclosure: Accepted: 6/19/2025 10:53:10 AM ID: 928e6cc6-9928-455d-a72d-270c307b0fb2 Company Name: Arizona Criminal Justice Commission		
Anthony Vidale Tvidale@azcjc.gov Interim Executive Director Arizona Criminal Justice Commission Security Level: Email, Account Authentication (None)	DocuSigned by: Anthony Vidale 73E90517993A433... Signature Adoption: Pre-selected Style Using IP Address: 159.87.74.2	Sent: 6/19/2025 10:53:33 AM Viewed: 6/19/2025 11:03:45 AM Signed: 6/19/2025 11:03:55 AM

Signer Events	Signature	Timestamp
Electronic Record and Signature Disclosure: Not Offered via Docusign		

In Person Signer Events	Signature	Timestamp

Editor Delivery Events	Status	Timestamp

Agent Delivery Events	Status	Timestamp
Christopher Platt christopher.platt@pinal.gov Security Level: Email, Account Authentication (None)	VIEWED Using IP Address: 67.128.3.2 Completed using mobile	Sent: 5/29/2025 12:11:25 PM Viewed: 5/29/2025 2:12:04 PM Completed: 6/18/2025 7:48:25 PM
Electronic Record and Signature Disclosure: Accepted: 5/29/2025 2:12:04 PM ID: ebded23a-eebf-41f9-b0d3-0e1059d2d11b Company Name: Arizona Criminal Justice Commission		

Intermediary Delivery Events	Status	Timestamp

Certified Delivery Events	Status	Timestamp

Carbon Copy Events	Status	Timestamp
Christopher Platt christopher.platt@pinal.gov Security Level: Email, Account Authentication (None)	COPIED	Sent: 6/19/2025 11:03:56 AM
Electronic Record and Signature Disclosure: Accepted: 5/29/2025 2:12:04 PM ID: ebded23a-eebf-41f9-b0d3-0e1059d2d11b Company Name: Arizona Criminal Justice Commission		

Witness Events	Signature	Timestamp

Notary Events	Signature	Timestamp

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	5/29/2025 12:11:25 PM
Envelope Updated	Security Checked	6/18/2025 7:48:25 PM
Envelope Updated	Security Checked	6/18/2025 7:48:25 PM
Envelope Updated	Security Checked	6/18/2025 7:48:25 PM
Envelope Updated	Security Checked	6/18/2025 7:48:25 PM
Envelope Updated	Security Checked	6/18/2025 7:48:25 PM
Envelope Updated	Security Checked	6/18/2025 7:48:25 PM
Certified Delivered	Security Checked	6/19/2025 11:03:45 AM
Signing Complete	Security Checked	6/19/2025 11:03:55 AM
Completed	Security Checked	6/19/2025 11:03:56 AM

Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

From time to time, Arizona Criminal Justice Commission (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

Getting paper copies

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a $0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

Withdrawing your consent

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

Consequences of changing your mind

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

All notices and disclosures will be sent to you electronically

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

How to contact Arizona Criminal Justice Commission:

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:
To contact us by email send messages to: alefevre@azcjc.gov

To advise Arizona Criminal Justice Commission of your new email address

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at alefevre@azcjc.gov and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

To request paper copies from Arizona Criminal Justice Commission

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to alefevre@azcjc.gov and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

To withdraw your consent with Arizona Criminal Justice Commission

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;

ii. send us an email to alefevre@azcjc.gov and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

Required hardware and software

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: https://support.docusign.com/guides/signer-guide-signing-system-requirements.

Acknowledging your access and consent to receive and sign documents electronically

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify Arizona Criminal Justice Commission as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by Arizona Criminal Justice Commission during the course of your relationship with Arizona Criminal Justice Commission.

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

}
Funds #: 203
Dept. #: TBD
Dept. Name: Sheriff
Requested By: {Ross Teeple

AGENDA ITEM AND REQUESTED BOARD ACTION:

Discussion/approval/disapproval to accept the FY 25/26 Senate Bill 1735 appropriation to the Pinal County Sheriff's Office through the Pinal County Board of Supervisors beginning July 1, 2025, ending June 30, 2026, for $400,000. The award will be used by the Sheriff's Office to purchase an armored vehicle for Pinal County's Special Weapons and Tactics (SWAT) team. Acceptance requires an amendment to the FY 25/26 budget to transfer appropriation from Fund 213 (Grants/Project Contingency) to Fund 203 (Sheriff's Grants) to increase revenues and expenditures. There is no impact on the General Fund. (Ross Teeple)

MOTION:

Approve as presented.

Attachments

BOS Award Request
SB1735 - Section 118
Budget Appropriation - SB 1735 Sec 118

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Board of Supervisors Grant Request

Board of Supervisors meeting date: _____

Department seeking grant: _____

Name of Granting Agency: _____

Name of Grant Program: _____

Project Name: _____

Amount requested: _____

Match amount, if applicable: _____

Application due date: _____

Anticipated award date/fiscal year: _____

What strategic priority/goal does this project address?: _____

Applicable Supervisor District: _____

Brief description of project:

Approval received per Policy 8.20: _____ OnBase Grant #: _____

Please select one:

- Discussion/Approve/Disapproval consent item _____
- New item requiring discussion/action _____
- Public Hearing required _____

Please select all that apply:

- Request to submit the application _____
- Retroactive approval to submit _____
- Resolution required _____
- Request to accept the award _____
- Request to approve/sign an agreement _____
- Budget Amendment required _____
- Program/Project update and information _____

the provisions of section 35-190, Arizona Revised Statutes, relating to lapsing of appropriations, until June 30, 2026.

N. The amount of $7,000,000 appropriated from the automation projects fund established by section 41-714, Arizona Revised Statutes, in fiscal year 2023-2024 to the corporation commission by Laws 2023, chapter 133, section 113, as amended by Laws 2024, chapter 209, section 11, to replace the corporation commission's online records and filing system is exempt from the provisions of section 35-190, Arizona Revised Statutes, relating to lapsing of appropriations, until June 30, 2026.

Sec. 117. Department of economic security; loans; reimbursement; prohibition; fiscal year 2025-2026

On or after April 1, 2026, the department of economic security may use up to $25,000,000 from the budget stabilization fund established by section 35-144, Arizona Revised Statutes, for the purpose of providing funding for reimbursement grants. Before using the monies from the budget stabilization fund, the department shall notify the director of the joint legislative budget committee and the director of the governor's office of strategic planning and budgeting. This appropriation must be fully reimbursed on or before September 1, 2026 and must be reimbursed in full as part of the closing process for fiscal year 2025-2026. The department shall notify the joint legislative budget committee of the reimbursement on or before September 1, 2026. The appropriation may not be used for additional programmatic expenditures.

Sec. 118. Appropriations; state treasurer; local governments; distributions; fiscal year 2025-2026

A. The following amounts are appropriated from the state general fund in fiscal year 2025-2026 to the state treasurer for the following:

1. $300,000 to distribute to the Ak-Chin Indian community police department.
2. $100,000 to distribute to the Arizona City fire district.
3. $450,000 to distribute to the Prescott Valley police department.
4. $300,000 to distribute to the Casa Grande police department.
5. $200,000 to distribute to the Casa Grande fire department.
6. $200,000 to distribute to the Coolidge police department.
7. $200,000 to distribute to the Coolidge fire department.
8. $200,000 to distribute to the Eloy police department.
9. $200,000 to distribute to the Eloy fire district.
10. $500,000 to distribute to the Florence police department.
11. $270,000 to distribute to the Florence fire department.
12. $200,000 to distribute to the Gila River police department.
13. $200,000 to distribute to the Gila River fire department.
14. $2,000,000 to the Maricopa county attorney's office for sexual assault investigator training and anti-human trafficking activities.
15. $200,000 to distribute to the city of Maricopa police department.

16. $200,000 to distribute to the city of Maricopa fire and medical department.

17. $500,000 to distribute to Mohave county to purchase a mobile launch ramp for the south cove at Lake Mead recreational area.

18. $500,000 to distribute to Mohave county for improvements to firefighting infrastructure in the horizon six improvement district.

19. $400,000 to distribute to the Pinal county sheriff's office.

20. $50,000 to distribute to Pinal county for signage relating to the prohibition of illegal dumping.

21. $100,000 to distribute to the city of Sierra Vista for infrastructure funding.

22. $1,500,000 to distribute to the city of Sierra Vista for the purpose of attaining a part 433 reentry license through the federal aviation administration.

23. $100,000 to distribute to the Mohave county sheriff's office for search and rescue training expenses.

24. $100,000 to distribute to the town of Paradise Valley for the development of an indoor police shooting range.

25. $100,000 to distribute to the Phoenix police department for community policing.

26. $100,000 to distribute to the Salt River police department for community policing.

27. $100,000 to distribute to the city of Scottsdale to be used for an adaptive services park or adaptive services recreational facility.

28. $350,000 to distribute to the city of Snowflake to restore the James M. Flake house historical site for the purpose of providing community educational programming.

29. $100,000 to distribute to the Thunderbird fire district.

30. $2,000,000 to distribute to the Yavapai county sheriff's office to operate a criminal information intelligence analysis coordination center that is responsible for collecting, analyzing, synthesizing, and disseminating real-time, actionable information and that is designed to interdict human trafficking and controlled substance trafficking conducted by international criminal cartels.

31. $850,000 to distribute to Yuma county for the disposal of excess waste tires.

32. $1,000,000 to distribute to the Mohave county sheriff's office.

33. $500,000 to distribute to the La Paz county sheriff's office.

34. $950,000 to distribute to the Yavapai county sheriff's office.

35. $500,000 to distribute to the Yavapai county sheriff's office for a satellite communications pilot program.

36. $1,000,000 to distribute to Yavapai county for costs related to the construction of a public safety facility in southwest Yavapai county.

37. $1,000,000 to distribute to the Yuma county recorder for operating expenses.

38. $3,000,000 to distribute to the city of Yuma for further distribution to a nonprofit regional hospital located in the city of Yuma that supports at least four hundred beds.

39. $300,000 to distribute to the city of Peoria for capital improvements to city parks.

40. $2,500,000 to distribute to the city of Winslow.

B. The sum of $1,000,000 is appropriated from the long-term water augmentation fund established pursuant to section 49-1302, Arizona Revised Statutes, to the state treasurer for distribution to the city of Bullhead City for the installation of a new water transmission line.

C. The sum of $4,100,000 is appropriated from the state general fund in fiscal year 2025-2026 to the Maricopa county recorder for election-related operations. For fiscal year 2025-2026, the Maricopa county board of supervisors shall not in any way reduce the funding to the Maricopa county recorder's office below the amount of the adopted fiscal year budget for the Maricopa county recorder's office. The Maricopa county recorder's office shall submit quarterly expenditure summaries to the joint legislative budget committee detailing the use of the monies appropriated by this subsection. The monies appropriated in this subsection are exempt from the provisions of section 35-190, Arizona Revised Statutes, relating to lapsing of appropriations, until June 30, 2028.

Sec. 119. Appropriations; state treasurer; nonprofit organizations; fiscal year 2025-2026

The following amounts are appropriated from the state general fund in fiscal year 2025-2026 to the state treasurer for the following:

1. $3,300,000 to distribute to a nonprofit organization that is designated as an international dark sky discovery center and that is focused on dark sky preservation in this state. The nonprofit organization shall use these monies for the public purpose of providing educational programming to Arizona students and shall offer its capabilities to university students for research purposes. The state treasurer shall completely distribute these monies to the nonprofit organization on or before July 15, 2025.

2. $200,000 to distribute to a nonprofit organization located in Pinal county that provides after-school recreational and educational programming to students in Pinal county.

3. $300,000 to distribute to a nonprofit organization located in Pinal county that provides suicide prevention services to the residents of Pinal county.

4. $25,000 to distribute to a nonprofit organization that promotes economic development in Pinal county to support a reading program for residents of Pinal county.

5. $200,000 to distribute to a nonprofit that is located in Pinal county, that provides services to veterans in Pinal county with an

DEPARTMENT/FUND
APPROPRIATION ADJUSTMENT FORM

Fiscal Year	Agenda Item needed (yes/no)	Anticipated Meeting Date if applicable	Memo Attached if Board item
25/26	Yes	9/17/2025	☐

Please use one form per agenda item.

Sources (Fund Balance, Revenues, Transfers In, etc…)							
Fund	**Input "yes" if change in Fund Balance (2511)**	**Cost Center**	**Sub Ledger**	**Object Code**	**Subsidiary**	**Current Budget**	**Adjustment Add/ (Subtract)**
203		TBD		427000		$0	$400,000
213		3311003		457990		$19,500,000	($400,000)
Insert rows above this line and copy New Revised Budget formula down							
						Net Source Adjustment	$0

Uses (Expenditures, Transfers Out, etc….)							
Fund		**Cost Center**	**Sub Ledger**	**Object Code**	**Subsidiary**	**Current Budget**	**Adjustment Add/ (Subtract)**
203		TBD		550350		$0	$400,000
213		3311003		599500		$19,500,000	($400,000)
Insert rows above this line and copy New Revised Budget formula down							
						Net Use Adjustment	$0

Net Change	$0

Prepared by:	Jen Hansen	Date:

Explanation:	Senate Bill 1735 Section 118 states the state will fund Pinal County Sheriff's Office $400,000.00. We plan to use tl purchase a SWAT vehicle.

TYPE OF REQUEST:

- ☐ **Transfer within same Cost Center**
- ☐ **Transfer between Cost Centers within same Fund**
- ☐ **Transfer between Funds or Transfer In/Out adjustments**
- ☑ **Transfer from/to of Reserve/Contingency (e.g., new grant, change in special revenue projection, new proj**
- ☐ **Change in Fund Balance Appropriation**

For Budget Office Use Only

BUDGET OFFICE APPROVAL	COUNTY MANAGER APPROVAL	POSTED
BY:_____	BY:_____	BY:_____
DATE: _____	DATE: _____	DATE:_____

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #:
Dept. #:
Dept. Name: Clerk of the Board
Requested By: Christopher Wanamaker/Joe Ortiz

AGENDA ITEM AND REQUESTED BOARD ACTION:

Meeting of the Pinal County Flood Control District Board of Directors. (Christopher Wanamaker/Joe Ortiz)
Click Here for Agenda

MOTION:

Convene into the Pinal County Flood Control District Board of Directors Meeting.

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #:
Dept. #:
Dept. Name: Clerk of the Board
Requested By: Gloria Moreno

AGENDA ITEM AND REQUESTED BOARD ACTION:

Meeting of the Pinal County Library District Board of Directors. (Gloria Moreno/Cathryn Whalen)
Click Here for Agenda

MOTION:

Convene into the Pinal County Library District Board of Directors Meeting

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #:
Dept. #:
Dept. Name: Clerk of the Board
Requested By: Natasha Kennedy

AGENDA ITEM AND REQUESTED BOARD ACTION:

Meeting of the Pinal County Public Health Services District Board of Directors. (Merissa Mendoza/MaryEllen Sheppard)
Click Here for Agenda

MOTION:

Convene into the Pinal County Public Health Services District Board of Directors Meeting.

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #:
Dept. #:
Dept. Name: Clerk of the Board
Requested By:

AGENDA ITEM AND REQUESTED BOARD ACTION:

Call to the Public-- A "call to the public" is the time period for members of the public to address the Board of Supervisors to provide public input relating to subject matter within the Board of Supervisors authority or jurisdiction. Those wishing to address the Board of Supervisors need not request permission in advance. Action taken as a result of public comment will be limited to directing staff to study the matter or rescheduling it for further consideration and decision at a later date.
Click Here for Call to the Public Guidelines

MOTION:

Information Only

Attachments

Call to Public Guidelines and House Rules

CALL TO THE PUBLIC

There is no statutory requirement for a "call to the public"; it is a privilege, not a right, and given at the discretion of the Board of Supervisors. A "call to the public" is the time period for members of the public to address the Board of Supervisors on any item of concern or to provide public input relating to subject matter within the Board of Supervisors authority or jurisdiction.

Individuals and/or organizations wishing to speak during Call to the Public are encouraged to sign in with the Clerk. During the time set aside for public comment on the agenda, the Chairman will call forth individuals signed up.

Guidelines:

1. Fifteen minutes before the start of the meeting there will be public comment cards for members of the public to sign up if they wish to speak before the Board. After all individuals who signed up for Public Comment have spoken, the Chairman may ask if there are additional individuals who would like to speak.
2. Speakers should adhere to the following protocol:
    a. Sign in with the Clerk before the meeting
    b. At the speakers' podium please state your name and address
    c. Address comments to the Board as a whole
    d. Give written statements and other supporting material to the Clerk. Please note that written statements are made a part of the permanent records of the Board. In addition, if the speaker is unable to complete the presentation in the time allotted, a copy of supporting materials will be provided to the Board.
3. Up to three minutes will be allowed for each presenter to speak. A warning system (card or light) may be used to time presentations.
4. If the individual represents a group, the individual may ask group members to stand while the individual speaks, as opposed to having each member speak on the same issue.
5. In order to maintain civility and respect for all points of view, there will be no clapping, booing or any other verbal form of support or nonsupport. Any person making personal, impertinent, or slanderous remarks or who become boisterous while addressing the Board, shall be asked to refrain from such and if they refuse and continue, may be removed at the discretion of the Chairperson. Continued unauthorized remarks from the audience, stamping of feet, whistling, yelling, booing, clapping, cheering or similar demonstrations may be grounds for removal.
6. Debate or dialogue with the Board is not allowed during Call to the Public. Pursuant to A.R.S. 38-431.01 (H), if it's not an agenda item, the Board response is limited to:
    - Asking staff to study the matter
    - Request placement on a future agenda
    - Respond to criticism

    These three responses must take place at the conclusion of the call to the public.
7. Use of the projection system is reserved for staff. If a member of the public is providing a presentation, please provide 8 copies to the Clerk of the Board (5 copies for the Board and the remaining copies for the County Manager, County Attorney, and Clerk).

HOUSE RULES: CODE OF CONDUCT

1. Listen and understand before judging.
2. Be courteous, honest and respectful of others' opinions, preferences, and persons.
3. Focus on the vision and goals; no personal attacks or inferences.
4. Look for areas of agreement before differences.
5. Be on time; start on time; silence all personal communication devices, and do not allow them to distract from the work at hand.
6. Once a decision is made, support the County decision, but state your reservation.
7. Agree to disagree; move on to the next issue.
8. Come prepared to discuss issues; When possible, ask questions of staff prior to the meeting so that staff can be prepared. Avoid surprises; don't play "Gotcha."
9. Praise in public; provide constructive feedback in private.
10. Participate in discussions and focus on the issue; avoid side conversations. Be mindful that sidebar conversations are disruptive.
11. Communicate in an open, direct manner; keep others informed.
12. If you have a personal issue with another member of Board, go to that member directly and not to other Board members, the community or staff.
13. Be a positive ambassador for the County.
14. In the event of a conflict-of-interest when possible file said conflict with the Clerk of the Board prior to the meeting. The Board member shall make known said conflict and refrain from voting and participating in any discussion on the matter, pursuant to A.R.S. 38-503.

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

}
Funds #: 223
Dept. #: 334
Dept. Name: Office of Budget and Finance Grants
Requested By: {Heather Patel

AGENDA ITEM AND REQUESTED BOARD ACTION:

Public Hearing and discussion/approval/disapproval of the Program Year 2024 Consolidated Annual Performance and Evaluation Report. This report is submitted to the U.S. Department of Housing and Urban Development each September to demonstrate the successes of the Community Development Block Grant, HOME Investment Partnership, and Emergency Solutions Grant programs. This report covers activity completed from July 1, 2024, to June 30, 2025. (Heather Patel/Angeline Woods)

MOTION:

Approve as presented.

Attachments

CAPER
Presentation

CR-05 - Goals and Outcomes

Progress the jurisdiction has made in carrying out its strategic plan and its action plan. 91.520(a)

This could be an overview that includes major initiatives and highlights that were proposed and executed throughout the program year.

This Consolidated Annual Performance Evaluation Report (CAPER) for Program Year (PY) 2024 covers July 1, 2024 - June 30, 2025. Work performed under this PY includes the Consolidated Plans 2019-2023 and 2024-2028, which include the following Annual Action Plans and programs: 2021 (HOME, HOME-ARP, and ESG), 2022 (HOME and ESG), 2023 (CDBG and HOME), and 2024 (CDBG and HOME).

Pinal County is a new Urban County as of 2019. Since this time, Pinal has expended all funds under the following programs: FY19 CDBG, CDBG-CV, CDBG-CV3, FY20 CDBG, FY21 CDBG, FY22 CDBG, FY21 ESG, and FY22 ESG. This is a total investment of $9,768,196.00 in affordable housing, community facilities, and public service activities that provided benefits to low and moderate-income residents of Pinal County. These accomplishments exceeded the projections identified in the 2019-2023 Consolidated Plan.

During the PY2024 year, the following was completed: installation of ADA-compliant playground equipment at the Pinal County Housing Authority park, completion of ADA-compliant infrastructure at the Florence Senior Center and Heritage Park, installation of ADA-compliant crosswalk on Frontier and Main in Eloy, the renovation of 10 owner-occupied single-family homes, and rapid rehousing services for persons experiencing homelessness.

During the PY2024 year, the following projects were underway: construction and sale of 4 single family homes to low income households, rehabilitation of owner-occupied homes, design of flood control structure(s) in the Valley of the Sun Flood Control District, design of the San Manuel Community Center rehabilitation, construction services for the renovation of the Toltec Senior Center, tenant-based rental assistance, supportive services to veterans and domestic violence survivors, and the purchase and renovation of rental housing for persons experiencing homelessness.

Comparison of the proposed versus actual outcomes for each outcome measure submitted with the consolidated plan and explain, if applicable, why progress was not made toward meeting goals and objectives. 91.520(g)

Categories, priority levels, funding sources and amounts, outcomes/objectives, goal outcome indicators, units of measure, targets, actual outcomes/outputs, and percentage completed for each of the grantee's program year goals.

Goal	Category	Source / Amount	Indicator	Unit of Measure	Expected – Strategic Plan	Actual – Strategic Plan	Percent Complete	Expected – Program Year	Actual – Program Year	Percent Complete
Community Facilities and Infrastructure	Non-Housing Community Development	CDBG: $	Public Facility or Infrastructure Activities other than Low/Moderate Income Housing Benefit	Persons Assisted	35000	43585	124.53%	10000	43585	435.85%
Community Facilities and Infrastructure	Non-Housing Community Development	CDBG: $	Public Facility or Infrastructure Activities for Low/Moderate Income Housing Benefit	Households Assisted	10	0	0.00%			
Community Facilities and Infrastructure	Non-Housing Community Development	CDBG: $	Buildings Demolished	Buildings	4	0	0.00%			
Community Facilities and Infrastructure	Non-Housing Community Development	CDBG: $	Housing Code Enforcement/Foreclosed Property Care	Household Housing Unit	1	0	0.00%			
Decent Affordable Homeowner and Rental Housing	Affordable Housing	CDBG: $ / HOME: $	Rental units constructed	Household Housing Unit	13	0	0.00%			
Decent Affordable Homeowner and Rental Housing	Affordable Housing	CDBG: $ / HOME: $	Rental units rehabilitated	Household Housing Unit	2	0	0.00%			

Decent Affordable Homeowner and Rental Housing	Affordable Housing	CDBG: $ / HOME: $	Homeowner Housing Added	Household Housing Unit	15	0	0.00%	4	0	0.00%
Decent Affordable Homeowner and Rental Housing	Affordable Housing	CDBG: $ / HOME: $	Homeowner Housing Rehabilitated	Household Housing Unit	25	10	40.00%	6	10	166.67%
Decent Affordable Homeowner and Rental Housing	Affordable Housing	CDBG: $ / HOME: $	Direct Financial Assistance to Homebuyers	Households Assisted	10	0	0.00%			
Decent Affordable Homeowner and Rental Housing	Affordable Housing	CDBG: $ / HOME: $	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	25	29	116.00%	5	41	820.00%
Prevent and Reduce Homelessness	Homeless	ESG: $	Tenant-based rental assistance / Rapid Rehousing	Households Assisted	20	12	60.00%			
Program Administration	Program Administration	CDBG: $ / HOME: $	Other	Other	5	1	20.00%	1	1	100.00%

Public Services	Non-Homeless Special Needs	CDBG: $	Public service activities other than Low/Moderate Income Housing Benefit	Persons Assisted	100	0	0.00%			

Table 1 - Accomplishments – Program Year & Strategic Plan to Date

Assess how the jurisdiction's use of funds, particularly CDBG, addresses the priorities and specific objectives identified in the plan, giving special attention to the highest priority activities identified.

Pinal County only has access to FY23 and FY24 CDBG funds. The majority of FY23 projects were completed under the PY2023. The FY24 projects are presently underway.

Under the HOME-ARP program, there have been 29 persons served through the tenant-based rental assistance program. This far exceeds the projections.

The ESG program funds ended during the PY2024.

CR-10 - Racial and Ethnic composition of families assisted

Describe the families assisted (including the racial and ethnic status of families assisted). 91.520(a)

	CDBG	HOME
White	36,329	33
Black or African American	4,800	2
Asian	476	0
American Indian or American Native	1,623	2
Native Hawaiian or Other Pacific Islander	371	0
Total	**43,599**	**37**
Hispanic	17,994	6
Not Hispanic	25,605	31

Describe the clients assisted (including the racial and/or ethnicity of clients assisted with ESG)

	HESG
American Indian, Alaska Native, or Indigenous	1
Asian or Asian American	0
Black, African American, or African	7
Hispanic/Latina/e/o	2
Middle Eastern or North African	0
Native Hawaiian or Pacific Islander	0
White	2
Multiracial	0
Client doesn't know	0
Client prefers not to answer	0
Data not collected	0
Total	**12**

Table 2 – Table of assistance to racial and ethnic populations by source of funds

Narrative

Although the CDBG and HOME data were autopopulated, adjustments were made to reflect the actual accomplishments.

Data is taken from the PR03, the PR23, the SAGE CAPER reports, and the county's internal system to

collect the data. The PR23 also included a canceled project and two projects closed in prior years. This was extracted from the data.

The HOME data includes the 29 persons served under the HOME-ARP program and the 8 persons served under the OOHR program. This does not include the persons served under the supportive services activity, as this is not a completed activity.

The CDBG data incorporates data from the following projects: installation of ADA-compliant playground equipment at the Pinal County Housing Authority park, completion of ADA-compliant infrastructure at the Florence Senior Center and Heritage Park, installation of ADA-compliant crosswalk on Frontier and Main in Eloy, and the renovation of 10 owner-occupied single-family homes.

CR-15 - Resources and Investments 91.520(a)

Identify the resources made available

Source of Funds	Source	Resources Made Available	Amount Expended During Program Year
CDBG	public - federal	1,755,352	886,333
HOME	public - federal	432,774	1,341,892
ESG	public - federal	0	15,578

Table 3 - Resources Made Available

Narrative

Total amount of resources expended and drawn down = $2,243,802.24. Resources include:

CDBG FY24 = $252,231.70, FY23 = $634,100.81

HOME FY24 = $10,450, FY23 = $241,262.64, FY22 = $372,775.66, FY21 = $13,316.94, HOME-ARP = $704,086.31

ESG FY22 = $15,163.36, FY21 = $414.82

Other - Program Income = $419,656.57

Identify the geographic distribution and location of investments

Target Area	Planned Percentage of Allocation	Actual Percentage of Allocation	Narrative Description
County-wide	100	100	Pinal County

Table 4 – Identify the geographic distribution and location of investments

Narrative

<table border="0" cellpadding="0" cellspacing="0" width="1287"><colgroup><col width="48" span="2" /> <col width="61" /> <col width="25" /> <col width="38" /> <col width="18" /> <col width="168" /> <col width="42" /> <col width="53" /> <col width="84" /> <col width="48" span="2" /> <col width="12" /> <col width="24" /> <col width="48" /> <col width="13" /> <col width="10" /> <col width="36" /> <col width="60" /> <col width="8" /> <col width="16" /> <col width="60" /> <col width="10" /> <col width="14" /> <col width="35" /> <col width="38" /> <col width="36" /> <col width="24" /> <col width="12" span="2" /> <col width="24" /> <col width="78" /> <col width="36" /> </colgroup><tbody><tr height="17"><td height="17" class="xl63" colspan="33" width="1287"></td></tr><tr height="17"><td height="17" class="xl63" colspan="33">During the PY2024 year, the following was completed: installation of ADA-compliant playground equipment at the Pinal County Housing Authority park, completion of ADA-compliant infrastructure at the Florence Senior

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Leveraging

Explain how federal funds leveraged additional resources (private, state and local funds), including a description of how matching requirements were satisfied, as well as how any publicly owned land or property located within the jurisdiction that were used to address the needs identified in the plan.

Pinal County leveraged the program income from the closed NSP3 program to expand the owner-occupied housing rehabilitation program and the Randolph project.

No publicly owned property was used as leverage for these projects.

Match is required under the HOME and ESG programs. No additional match was provided as the county was using the excess match.

Match to date for HOME = $626,804.53

- $401,804.53, was provided by Habitat for Humanity in the form of cash and in-kind match for the construction of two single-family homes sold to low and moderate-income households. (Reported under the PY22 CAPER but the liability was incorrect)
- $225,000 from the State of Arizona for the owner-occupied housing rehabilitation program. (Incorrectly reported under the PY23 CAPER, likewise, the liability was incorrect)
- THIS CAPER HAS CORRECTED THE TOTAL EXCESS, LIABILITY, AND CARRY OVER.

Pinal County received ESG funds in FY 21 and FY22, requiring a total match of $311,048.
Total match to date = $430,417.18 for direct services to persons experiencing homelessness.

- $113,477.37, came from the subrecipient, CAHRA, through leveraged resources from other funders to provide supportive services and rental assistance to persons experiencing homelessness,
- $97,856.60 in other indirect programs funded by Pinal County for persons experiencing homelessness.
- $39,634.04 from subrecipients.
- $137,449.17, the County received a grant from the state CoC for capacity building.
- $42,000, the county provided $42,000 in funding to non-profits to provide services to persons experiencing homelessness.

Fiscal Year Summary – HOME Match	
1. Excess match from prior Federal fiscal year	413,289
2. Match contributed during current Federal fiscal year	99,049
3. Total match available for current Federal fiscal year (Line 1 plus Line 2)	512,338
4. Match liability for current Federal fiscal year	52,851
5. Excess match carried over to next Federal fiscal year (Line 3 minus Line 4)	459,487

Table 5 – Fiscal Year Summary - HOME Match Report

Match Contribution for the Federal Fiscal Year								
Project No. or Other ID	Date of Contribution	Cash (non-Federal sources)	Foregone Taxes, Fees, Charges	Appraised Land/Real Property	Required Infrastructure	Site Preparation, Construction Materials, Donated labor	Bond Financing	Total Match

Table 6 – Match Contribution for the Federal Fiscal Year

HOME MBE/WBE report

Program Income – Enter the program amounts for the reporting period				
Balance on hand at begin-ning of reporting period $	Amount received during reporting period $	Total amount expended during reporting period $	Amount expended for TBRA $	Balance on hand at end of reporting period $
0	0	0	0	0

Table 7 – Program Income

Minority Business Enterprises and Women Business Enterprises – Indicate the number and dollar value of contracts for HOME projects completed during the reporting period						
	Total	**Minority Business Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Contracts						
Dollar Amount	611,655	0	0	0	470,270	141,384
Number	5	0	0	0	4	1
Sub-Contracts						
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

	Total	**Women Business Enterprises**	**Male**
Contracts			
Dollar Amount	611,655	0	611,655
Number	5	0	5
Sub-Contracts			
Number	0	0	0
Dollar Amount	0	0	0

Table 8 - Minority Business and Women Business Enterprises

Minority Owners of Rental Property – Indicate the number of HOME assisted rental property owners and the total amount of HOME funds in these rental properties assisted						
	Total	**Minority Property Owners**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	0	0	0	0	0	0
Dollar Amount	0	0	0	0	0	0

Table 9 – Minority Owners of Rental Property

Relocation and Real Property Acquisition – Indicate the number of persons displaced, the cost of relocation payments, the number of parcels acquired, and the cost of acquisition		
Parcels Acquired	0	0
Businesses Displaced	0	0
Nonprofit Organizations Displaced	0	0
Households Temporarily Relocated, not Displaced	0	0

Households Displaced	**Total**	**Minority Property Enterprises**				**White Non-Hispanic**
		Alaskan Native or American Indian	**Asian or Pacific Islander**	**Black Non-Hispanic**	**Hispanic**	
Number	0	0	0	0	0	0
Cost	0	0	0	0	0	0

Table 10 – Relocation and Real Property Acquisition

CR-20 - Affordable Housing 91.520(b)

Evaluation of the jurisdiction's progress in providing affordable housing, including the number and types of families served, the number of extremely low-income, low-income, moderate-income, and middle-income persons served.

	One-Year Goal	Actual
Number of Homeless households to be provided affordable housing units	10	0
Number of Non-Homeless households to be provided affordable housing units	10	10
Number of Special-Needs households to be provided affordable housing units	2	0
Total	**22**	**10**

Table 11 – Number of Households

	One-Year Goal	Actual
Number of households supported through Rental Assistance	10	0
Number of households supported through The Production of New Units	4	0
Number of households supported through Rehab of Existing Units	8	10
Number of households supported through Acquisition of Existing Units	0	0
Total	**22**	**10**

Table 12 – Number of Households Supported

Discuss the difference between goals and outcomes and problems encountered in meeting these goals.

Several projects are still underway that will address these areas, including the construction and sale of 4 single-family homes to low-income households, tenant-based rental assistance, and the purchase and renovation of rental housing for persons experiencing homelessness.

Discuss how these outcomes will impact future annual action plans.

Once the aforementioned projects are complete, they will be calculated in the outcomes, thereby reaching the overall Consolidated Plan goal.

Include the number of extremely low-income, low-income, and moderate-income persons served by each activity where information on income by family size is required to determine the eligibility of the activity.

Number of Households Served	CDBG Actual	HOME Actual
Extremely Low-income	1	6
Low-income	3	2
Moderate-income	10	0
Total	**14**	**8**

Table 13 – Number of Households Served

Narrative Information

CR-25 - Homeless and Other Special Needs 91.220(d, e); 91.320(d, e); 91.520(c)

Evaluate the jurisdiction's progress in meeting its specific objectives for reducing and ending homelessness through:

Reaching out to homeless persons (especially unsheltered persons) and assessing their individual needs

Pinal County is the lead agency for the Pinal County Coalition to End Homelessness (PCCEH) under the State of Arizona Balance of State Continuum of Care. As the lead agency, Pinal County is responsible to ensure there is an operational, efficient, and effective coordinated entry system. This is achieved by holding bi-monthly coalition meetings, monthly coordinated entry/case conferencing/by name list meetings, establishing a strategic plan, coordinating services with area agencies, providing training for coalition members, and conducting the annual point-in-time count.

There are several groups that meet throughout the county to provide information, resources, and services to persons experiencing homelessness and other non-special needs populations. These groups are: Apache Junction Homeless Coalition, Casa Grande Homeless Coalition, CARE Network, Apache Junction Resource Center, CGHelps Resource Center, Compassion Connect, and other small community groups.

In an effort to reach out to persons experiencing homelessness or who are at risk of homelessness, Pinal County continues to support the PCCEH member agencies in their outreach and engagement efforts among the sheltered and unsheltered homeless population. These agencies include:

- Against Abuse, Inc.
- Apache Junction Health and Human Services Board
- Arizona Complete Health
- Arizona Department of Veteran's Services
- Community Alliance Against Family Abuse
- Community Action Human Resources Agency
- Catalysts Helping Increase Potential
- Chicanos Por La Causa
- City of Casa Grande
- Community Bridges
- Community Health Associates
- Community Partners of Southern Arizona
- Compassion Care Center
- Genesis Project
- Higher Heights
- Honoring, Hiring, Helping our Heroes of Pinal County

- Horizon Health and Wellness
- La Frontera Empact
- Molina Healthcare
- National Community Health Partners
- Pinal County Housing Authority
- Pinal County Public Health
- Pinal Hispanic Council
- Pinal Partnership
- Salvation Army Apache Junction
- Seeds of Hope
- Solari 211 Arizona
- Southern Arizona VA Health Care System
- Gila River Indian Community
- Veterans 5-9
- Mercy Care

There are two community resource centers providing services daily. These services include case management, diversion, food, hygiene, hydration, and other essential services. There are six public access points to the coordinated entry system throughout Pinal County. There is also a statewide 211 system in place to provide assistance to persons experiencing homelessness. Information about Pinal County's efforts can be found at www.pcceh.com.

Addressing the emergency shelter and transitional housing needs of homeless persons

The County continues to support the Pinal County Coalition to End Homelessness (PCCEH) in its efforts to coordinate emergency shelter and transitional housing needs of homeless persons.

Pinal County issued a request for proposals (RFP) in 2021 to identify potential housing development projects and projects to serve persons experiencing homelessness through the life of the Consolidated Plan 2019-2023. These projects could include new affordable housing development, rental programs and rehabilitation, transitional housing projects, rapid re-housing, emergency shelter, emergency shelter renovations, and supportive services. The following projects addressing emergency shelter and transitional housing needs were proposed and awarded HOME, HOME ARP, and ESG funds through Pinal County:

Tenant-Based Rental Assistance (TBRA) - Financial assistance may include rental assistance, security deposit payment, and utility deposit assistance. This project also includes personnel costs for one full-time rapid rehousing case manager to assess, arrange, coordinate, and monitor the delivery of individualized services to program participants. TBRA may be provided for housing located throughout Pinal County.

The development of affordable housing rental units for permanent supportive housing. All units shall be occupied by homeless or at-risk of homelessness individuals with serious mental illness or other disabilities. Supportive services will be provided to all residents of this project.

Rapid Rehousing services for an individual or family who lacks a fixed, regular, and adequate nighttime residence. Rapid Rehousing includes housing relocation and stabilization services, and short and/or medium-term rental assistance.

The renovation of a building to be used as an emergency shelter for homeless individuals.

Supportive services in the form of salary and benefits package to pay for one full-time case manager to assess, arrange, coordinate, and monitor the delivery of individualized housing relocation and stabilization services to individuals fleeing or attempting to flee domestic violence, dating violence, sexual assault, stalking, or human trafficking.

Helping low-income individuals and families avoid becoming homeless, especially extremely low-income individuals and families and those who are: likely to become homeless after being discharged from publicly funded institutions and systems of care (such as health care facilities, mental health facilities, foster care and other youth facilities, and corrections programs and institutions); and, receiving assistance from public or private agencies that address housing, health, social services, employment, education, or youth needs

Specific activities completed during the PY include:

Crisis Response Network (Pinal County 2-1-1) continues to expand its resource database and availability of resource specialists to assist Pinal County residents is accessing resources online or over the phone.

Pinal County provided rental assistance to persons at risk of homelessness.

Pinal County provided workforce training through the WIOA program.

Pinal County funded two positions to support the Coalition members including an outreach and service coordinator and a landlord liaison.

Helping homeless persons (especially chronically homeless individuals and families, families with children, veterans and their families, and unaccompanied youth) make the transition to permanent housing and independent living, including shortening the period of time that individuals and families experience homelessness, facilitating access for homeless individuals and families to affordable housing units, and preventing individuals and families who were recently homeless from becoming homeless again

1. Pinal County’s partnership with the Arizona Balance of State Continuum and the Pinal County Coalition to End Homelessness offers outreach, case conferencing, and other referrals to local organizations.
2. Pinal County’s partnership with A New Leaf provides TBRA assistance.
3. Pinal County's partnership with Against Abuse provides supportive services to domestic violence survivors.
4. Pinal County Housing Authority issued 15 VASH vouchers.
5. Pinal County Housing Authority issued 33 Emergency Housing Vouchers.
6. Pinal County Housing Authority issued 706 Housing Choice Vouchers.
7. Pinal County Housing Authority issued 5 Stability Vouchers.

CR-30 - Public Housing 91.220(h); 91.320(j)

Actions taken to address the needs of public housing

Pinal County Housing Authority's mission is to provide safe, decent, and affordable housing options to qualified low-income families in Pinal County; while encouraging economic self-sufficiency through education, training, and employment opportunities. Pinal County Housing Authority also looks for opportunities to partner with property owners, service agencies, and developers for future development of more affordable housing units. Pinal County Housing Authority owns, manages, and maintains 139 public housing units for Pinal County low-income residents. Additionally, the Public Housing Authority (PHA) provides voucher-based rental assistance to 706 Pinal County residents through the Housing Choice Voucher program, 33 Emergency Housing Vouchers to persons experiencing homelessness, 5 Stability Vouchers, and 15 VASH vouchers.

Actions taken to encourage public housing residents to become more involved in management and participate in homeownership

Pinal County Housing Authority encourages Public Housing residents to form and participate on a Resident Advisory Board. The PHA encourages residents to participate in various activities and programs that will help with setting and establishing goals and promoting self-sufficiency and improving their quality of life. The Housing Choice Voucher (HCV) Family Self-Sufficiency (FSS) participants and the Public Housing Resident Opportunity Self-Sufficiency (ROSS) participants receive job training and readiness assessment and training through community-based partnerships. They attend financial literacy, budgeting, financial counseling, and credit repair workshops. Participants interested in homeownership attended preparation workshops on first-time home buying.

Actions taken to provide assistance to troubled PHAs

Pinal County Housing Authority is not a troubled agency.

CR-35 - Other Actions 91.220(j)-(k); 91.320(i)-(j)

Actions taken to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment. 91.220 (j); 91.320 (i)

Pinal County is a new recipient of HOME funds as of FY20. Prior to the receipt of funds, housing development was at the mercy of the market. Over the years, this has caused a severe lack of quality affordable housing within the county. Pinal County has worked to develop relationships with housing developers and has encouraged the use of Low Income Housing Tax Credits under the Arizona Department of Housing. Pinal County has also established relationships with Community Housing Development Organizations (CHDO). The County issued a request for proposals encouraging developers and CHDO's to submit potential project ideas.

Pinal County's Community Development Department which includes planning and building safety are active partners in HUD funded programs including permitting, inspections, and environmental concerns. Planning activities including the county's comprehensive plan include subsections relating to housing, the housing market, residential land use, planning guidelines, and strategic growth. Unfortunately, the Arizona state legislature has prohibited counties from making affordable housing conditional as part of zoning approval.

Pinal County completed a housing assessment under the FY24-28 Consolidated Plan including an analysis of impediments to fair housing and a housing market analysis. This information helps the county to be informed on strategies that affect affordable housing.

Pinal County has established an Affordable Housing Task Force to address housing-related issues, and public policy within Pinal County. The task force is also completing a housing inventory. An affordable housing roundtable was held in September 2023.

Although Pinal County has assessed our housing situation, we know we need an actionable plan with identified milestones. Therefore, Pinal County will use consultants to develop an Affordable Housing Plan that includes: A housing needs assessment; A Housing Opportunity Area Assessment; Identification of specific housing initiatives, including programs, policies, and zoning strategies that have the potential to increase the production of housing to meet estimated demand, including potential private sector partnerships, and organizational structures; An action plan that includes an implementation timeline, potential partners and resources, and a mechanism for tracking and reporting progress; A two-part education program; and Pinal County will adopt the action plan and commit to implementation.

Actions taken to address obstacles to meeting underserved needs. 91.220(k); 91.320(j)

The county faces challenges in meeting underserved needs from a funding perspective, particularly in

the area of affordable housing units targeted to low- and moderate-income people. Within the limitations of state law, the county will explore potential incentives for developers to create affordable housing in a very robust single-family home housing market.

The County issued a request for a proposal in 2021 to identify potential housing development projects. Typical obstacles for development include gap funding. Pinal County hopes the HOME funding will encourage CHDOs and developers to develop affordable housing in Pinal County.

The County will continue to work through its existing networks and partners to better coordinate the provision of services for low- and moderate-income people. The County works with its partner agencies to provide services to individuals and families that promote more stable homes and community environments, including food, public safety, and transportation services.

Actions taken to reduce lead-based paint hazards. 91.220(k); 91.320(j)

Pinal County Housing Authority inspected all the existing public housing units for lead paint. Each unit was determined to be clear of hazardous lead paint.

The County offers an owner-occupied housing rehabilitation program. Under this program, homes built prior to 1978 are tested and remediation of lead-based paint is completed as part of the project scope. The county provides all applicants with printed materials on the hazards of lead-based paint.

Actions taken to reduce the number of poverty-level families. 91.220(k); 91.320(j)

Pinal County has a wide range of service providers that include homeless prevention services, street outreach, emergency shelters, transitional housing, and mental health services. These services and programs are provided by nonprofit organizations and the Continuum of Care member agencies. Pinal County will identify opportunities to create partnerships with private and public entities for project development and funding. The county recognizes that collective impacts are stronger than any one organization's impact in helping low- and moderate-income people to regain and maintain stable living conditions. Coordinating the delivery of services to citizens is a first step in strengthening the reach and effectiveness of various social service supports.

In order to reduce the number of residents who are living below the poverty line and aid in connecting citizens to economic opportunities, Pinal County will leverage resources to increase affordable housing options; expand employment opportunities through workforce training, and improve access to services through coordinated efforts with partnering agencies.

The Pinal County Housing Authority encourages Section 8 and public housing program participants to enroll in self-sufficiency programs offered through the housing department. Pinal County will continue with efforts in conjunction with the Continuum of Care and the Workforce Investment and Opportunities Act program to reduce the number of families in poverty through referrals and the

development of services to provide families with job training, education, life skills, counseling services, and other needed services.

The Economic and workforce Development department seeks to grow the economy of the County by working with our community stakeholders and partners to locate and grow companies, bringing capital investment and employment opportunities, help meet the needs of our employers by ensuring the workforce is prepared with the skills for the jobs of today and the future, and promote tourism and recreation-related activity in the region. ARIZONA@WORK Pinal County partners with employers to recruit, develop and retain a workforce that supports business success while providing job seekers career development services, including connecting to employment opportunities.

Actions taken to develop institutional structure. 91.220(k); 91.320(j)

Pinal County became an urban county in 2019. In May 2020, grant staff was hired to manage the CDBG program. Then in 2021, grant staff was hired to manage the HOME program. In addition to grant management staff, Pinal County hired staff to coordinate the owner-occupied housing rehabilitation program, and staff to provide homelessness outreach in conjunction with the ESG and EHV programs. Pinal County has also taken control of the Pinal County Coalition to End Homelessness as the lead agency under the State of Arizona Balance of State Continuum of Care.

Since the establishment of the urban county designation, Pinal County has created policies and procedures to manage the CDBG, HOME, and ESG programs. These policies include CDBG application and sub-recipient program information, HOME program guidelines, Housing Rehabilitation program guidelines, ESG program guidelines, labor standard procedures, environmental procedures, deferred payment forgivable loan maintenance procedures, monitoring and risk assessment procedures, underwriting and subsidy layering procedures, citizen participation procedures, HUD reporting and financial procedures, and procurement procedures.

Actions taken to enhance coordination between public and private housing and social service agencies. 91.220(k); 91.320(j)

Pinal County will continue to coordinate activities with service agencies, private housing providers, and Community Housing Development Organizations. Pinal County's staff participates in various groups that address different needs, including the Pinal County Coalition to End Homelessness and the State of Arizona Balance of State CoC. Pinal County will use its ESG, HOME, and HOME-ARP allocations to fund local organizations and non-profits for projects that assist persons experiencing homelessness and for housing development opportunities. The Pinal County Board of Supervisors provides additional funding each year to local non-profits which further the economic opportunities within Pinal County.

Identify actions taken to overcome the effects of any impediments identified in the jurisdictions analysis of impediments to fair housing choice. 91.520(a)

Pinal County collaborates with Southwest Fair Housing Council to provide annual fair housing training to area realtors and municipalities. Additional activities include the publication and distribution of fair housing materials including posters and brochures. Outreach includes public notices and information posted at Pinal County facilities and in newspaper publications throughout the County. Pinal County Public Housing Authority counsels all participants on fair housing matters and serves as the recipient of complaints about housing discrimination. Pinal County works with the Arizona Department of Housing and the Arizona Attorney Generals' office on any complaints relating to fair housing. Specific impediments in the Analysis of Impediments include zoning, development fees, taxation, transportation, building codes, housing choice, and private sector lending policies.

CR-40 - Monitoring 91.220 and 91.230

Describe the standards and procedures used to monitor activities carried out in furtherance of the plan and used to ensure long-term compliance with requirements of the programs involved, including minority business outreach and the comprehensive planning requirements

Pinal County has created internal procedures to monitor projects completed with CDBG, HOME, and ESG funds. These monitoring procedures include activities for internal departments and external sub-recipients. The procedures include records retention, files and documentation, site visits, and contract compliance in accordance with 2 CFR 200. Training is provided to sub-recipients for long-term compliance with the requirements of the programs.

The purchasing department within Pinal County is updating procedures on minority and women-owned business outreach to encourage participation in HUD-funded activities.

Monitoring of sub-recipients under the CDBG and ESG programs includes a site visit and desk monitoring of all steps in the process including procurement, contracts, and DBRA and Section 3 compliance.

Monitoring of sub-recipients under the HOME program includes risk assessment procedures. A monitoring plan is established over the life of the affordability period.

Citizen Participation Plan 91.105(d); 91.115(d)

Describe the efforts to provide citizens with reasonable notice and an opportunity to comment on performance reports.

Prior to the adoption of a Consolidated Plan (including the AFH), Annual Action Plan, CAPER or any substantial amendments to the Consolidated Plan or Annual Action Plan, the county will make the draft documents available for a comment period. Unless otherwise directed by HUD, the county will make the Consolidated Plan (including the AFH), Annual Action Plan and any substantial amendment available for review for not less than 30 (thirty) days. The CAPER will be made available for not less than 15 (fifteen) days.

Pinal County will consider any comments by individuals or groups received in writing during the public comment periods or orally at public meetings/hearings. A summary of the written and oral comments received during the comment period and at public meetings/hearings will be included in the Consolidated Plan, Annual Action Plan, CAPER or substantial amendment, as applicable.

Opportunities to comment on or participate in planning for community development and affordable housing activities and projects, will be publicized and disseminated as widely as possible. Partner organizations will be asked to encourage the participation of the populations whom they serve.

Each public meeting/hearing will be noticed at least 14 (fourteen) days prior to the hearing/meeting date. Notices will include the date, time, and location of the hearing/meeting, as well as a summary of the matter that will be discussed. A contact name and telephone number will be provided to allow interested parties to ask questions or make requests for special accommodations, including accommodations for persons with disabilities and non-English speakers.

Each public comment period will be noticed at least 14 (fourteen) days prior to the start of the public comment period. Notice of public comment period may be combined with notice of public meetings/hearings.

Notices will, at a minimum be published in newspapers of general circulation in Pinal County, including but not limited to Copper Basin News, Superior Sun News, San Manuel Miner, and Casa Grande Valley Newspapers.

Additionally, residents will be informed through email distribution lists, posting on the county's website (https://www.pinalcountyaz.gov/Pages/Home.aspx), the Pinal County Housing Authority, Pinal County Libraries, notification through partner provider organizations, at (https://www.pinalcountyaz.gov/Grants/Pages/home.aspx) and Pinal County outlets including the front page of pinal.gov, social media, and newsletters.

The county will provide a reasonable number of free copies of the Consolidated Plan (including the AFH), Annual Action Plan, CAPER, or any substantial amendment to citizens and groups that request them.

For this years' CAPER - Pinal County ran a public notice on August 27-28, 2025. The public comment period was from August 27-September 17, 2025. The public hearing was held on September 17, 2025.

CR-45 - CDBG 91.520(c)

Specify the nature of, and reasons for, any changes in the jurisdiction's program objectives and indications of how the jurisdiction would change its programs as a result of its experiences.

Pinal County's current Consolidated Plan covers FY2024-2028. For the three year qualifying period of 2022-2024, Pinal County has three communities within the CDBG program including Eloy, Florence, and Mammoth. Maricopa has an executed Joint Agreement with Pinal Cunty. However, in FY25, Maricopa will return as a participating community under a coordination agreement. Additionally, a new community, Queen Creek, will join the county's program in FY2025.

Pinal County continues to seek ways to identify and complete projects throughout the unincorporated areas of Pinal County that meet the national objectives. Pinal County is a large county and with the cost of construction, the funding does not go far. Pinal County has limited planning funding available, thus also making it hard to identify construction-ready projects.

Because of these factors, Pinal County works with the local participating communities to identify and plan out projects over several years and often in phases.

Does this Jurisdiction have any open Brownfields Economic Development Initiative (BEDI) grants?

No

[BEDI grantees] Describe accomplishments and program outcomes during the last year.

CR-50 - HOME 24 CFR 91.520(d)

Include the results of on-site inspections of affordable rental housing assisted under the program to determine compliance with housing codes and other applicable regulations

Please list those projects that should have been inspected on-site this program year based upon the schedule in 24 CFR §92.504(d). Indicate which of these were inspected and a summary of issues that were detected during the inspection. For those that were not inspected, please indicate the reason and how you will remedy the situation.

During this program year, five homes were rehabilitated, and site visits and final inspections were completed on each property. One single-family home was constructed but not yet sold, and therefore, this was not listed as an accomplishment in this year's CAPER. However, the home was inspected in August 2025. There was a two-unit rental property purchased but not yet renovated and therefore was not inspected. This will be completed in the PY2025.

Provide an assessment of the jurisdiction's affirmative marketing actions for HOME units. 24 CFR 91.520(e) and 24 CFR 92.351(a)

Pinal County requires all developers to provide a marketing strategy as part of the underwriting process. Pinal County has guidelines and requirements in place that align with the HOME program requirements.

Refer to IDIS reports to describe the amount and use of program income for projects, including the number of projects and owner and tenant characteristics

No program income was captured under the HOME program for the PY2024.

Describe other actions taken to foster and maintain affordable housing. 24 CFR 91.220(k) (STATES ONLY: Including the coordination of LIHTC with the development of affordable housing). 24 CFR 91.320(j)

Pinal County has established an Affordable Housing Task Force. This task force is an interdepartmental task force comprised of the department that manages the HUD CPD-funded programs, the Pinal County Housing Authority (Section 8 and HCV), Economic and Workforce Development, Community Development, and management. Through this task force, the county aims to identify and address affordable housing-related issues within the county, attract housing and rental development that is suitable to address those needs, and identify ways to increase the economic capacity of our residents by bringing quality jobs to our area. Pinal County has incorporated housing within its overall Comprehensive Plan and has incorporated these strategies in the recently submitted HUD Consolidated Plan for FY24-28. The task force is in the process of completing a Housing Plan and will request the Board of Supervisor’s support on a new housing policy that will drive this initiative.

CR-58 – Section 3

Identify the number of individuals assisted and the types of assistance provided

Total Labor Hours	CDBG	HOME	ESG	HOPWA	HTF
Total Number of Activities	2	0	0	0	0
Total Labor Hours	1,019				
Total Section 3 Worker Hours	0				
Total Targeted Section 3 Worker Hours	0				

Table 14 – Total Labor Hours

Qualitative Efforts - Number of Activities by Program	CDBG	HOME	ESG	HOPWA	HTF
Outreach efforts to generate job applicants who are Public Housing Targeted Workers	1				
Outreach efforts to generate job applicants who are Other Funding Targeted Workers.					
Direct, on-the job training (including apprenticeships).	2				
Indirect training such as arranging for, contracting for, or paying tuition for, off-site training.	2				
Technical assistance to help Section 3 workers compete for jobs (e.g., resume assistance, coaching).					
Outreach efforts to identify and secure bids from Section 3 business concerns.					
Technical assistance to help Section 3 business concerns understand and bid on contracts.					
Division of contracts into smaller jobs to facilitate participation by Section 3 business concerns.	1				
Provided or connected residents with assistance in seeking employment including: drafting resumes,preparing for interviews, finding job opportunities, connecting residents to job placement services.	1				
Held one or more job fairs.	2				
Provided or connected residents with supportive services that can provide direct services or referrals.	1				
Provided or connected residents with supportive services that provide one or more of the following: work readiness health screenings, interview clothing, uniforms, test fees, transportation.	1				
Assisted residents with finding child care.	2				
Assisted residents to apply for, or attend community college or a four year educational institution.	2				
Assisted residents to apply for, or attend vocational/technical training.	2				
Assisted residents to obtain financial literacy training and/or coaching.	2				
Bonding assistance, guaranties, or other efforts to support viable bids from Section 3 business concerns.					
Provided or connected residents with training on computer use or online technologies.	2				
Promoting the use of a business registry designed to create opportunities for disadvantaged and small businesses.					
Outreach, engagement, or referrals with the state one-stop system, as designed in Section 121(e)(2) of the Workforce Innovation and Opportunity Act.	2				

Other.					

Table 15 – Qualitative Efforts - Number of Activities by Program

Narrative

Pinal County struggles to meet the quantitative measures for Section 3 compliance. Given our geographic location, many contractors and employees come from surrounding counties in larger metropolitan areas such as Maricopa and Pima Counties. Therefore, we have not been able to meet the Targeted Section 3 goals. Pinal County encourages and supports the need for more Section 3 workers and makes various qualitative efforts to engage potential Section 3 workers and help them obtain quality high-wage jobs. These efforts are primarily completed through the Workforce Investment Opportunities Act program within the county and in collaboration with the Arizona Department of Economic Security. ARIZONA@WORK Pinal County partners with employers to recruit, develop, and retain a workforce that supports business success while providing job seekers career development services, including connecting to employment opportunities.

PINAL COUNTY

WIDE OPEN OPPORTUNITY

U.S. Department of Housing and Urban Development Program

Consolidated Annual Performance and Evaluation Report (CAPER)

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Contacts:
Heather Patel
Grants Manager
(520) 866-6422
heather.patel@pinal.gov

Consolidated Annual Performance and Evaluation Report

- Reporting on performance from previous program year (July – June)
- Due each September to HUD
- Applicable funding years FFY2019-FFY2024
- Amount expended = $2,324,305.23

Completed Projects

- Installation of ADA-compliant playground equipment at the Pinal County Housing Authority park,
- Completion of ADA-compliant infrastructure at the Florence Senior Center and Heritage Park,
- Installation of ADA-compliant crosswalk on Frontier and Main in Eloy,
- Renovation of 10 owner-occupied single-family homes,
- Rapid rehousing services for persons experiencing homelessness.

Projects underway

- Against Abuse – supportive services
- HOHP – supportive services
- A New Leaf – tenant based rental assistance
- Construction and sale of 4 single family homes to low income households,
- Rehabilitation of owner-occupied homes,
- Design of flood control structure(s) in the Valley of the Sun Flood Control District,
- Design of the San Manuel Community Center rehabilitation,
- Construction services for the renovation of the Toltec Senior Center,
- Purchase and renovation of rental housing for persons experiencing homelessness.

PINAL COUNTY

WIDE OPEN OPPORTUNITY

U.S. Department of Housing and Urban Development Program

Commitment * Diversity * Integrity * Respect * Responsibility * Service

Inspiring the Gold Standard of Financial Stewardship

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #: 64
Dept. #: 311
Dept. Name: Development Services Public Works
Requested By: Claudia Ibarra

AGENDA ITEM AND REQUESTED BOARD ACTION:

Public Hearing and discussion/approval/disapproval of Ordinance No. 091725-AD25-002 of an Ordinance establishing minimum standards for the use of microtrenching as a method for installation of fiber optic cables in the public right-of-way. (AD25-002) (Christopher Wanamaker/Joe Ortiz)

MOTION:

Approved as presented

Fiscal Impact

Fiscal Year:
Budgeted Y/N:
Account(s):

FISCAL CONSIDERATIONS AND/OR EXPECTED FISCAL IMPACT OF THIS AGENDA ITEM:
There are no expected performance impacts associated with this agenda item.

Attachments

Ordinance
Presentation

When recorded return to:
Clerk of the Board
P.O. Box 827
Florence AZ 85132

ORDINANCE NO. _____

AN ORDINANCE OF THE PINAL COUNTY BOARD OF SUPERVISORS ESTABLISHING MINIMUM STANDARDS FOR THE USE OF MICROTRENCHING AS A METHOD FOR INSTALLATION OF FIBER OPTIC CABLES IN PUBLIC RIGHTS-OF-WAY

WHEREAS, A.R.S. § 11-251(4) authorizes the Board of Supervisors to layout, maintain, control and manage public roads within the County; and

WHEREAS, the establishment of design and construction standards for infrastructure located within the public right-of-way is part of that authority and is essential for the health, safety and welfare of the general public traveling said roadways; and

WHEREAS, the Board of Supervisors recognizes the need to update and modify standards from time to time to accommodate changes in technology and construction practices.

NOW, THEREFORE, BE IT ORDAINED, that the Board of Supervisors hereby adopts minimum standards for the use of microtrenching as a method for installation of fiber optic cables in public rights-of-way which are attached hereto, made a part hereof, and identified as Pinal County Standard Detail Drawings PC-700-1 through PC-700-5 (inclusive).

PASSED AND ADOPTED ON THIS _____ DAY OF _____, 2025, BY THE PINAL COUNTY BOARD OF SUPERVISORS.

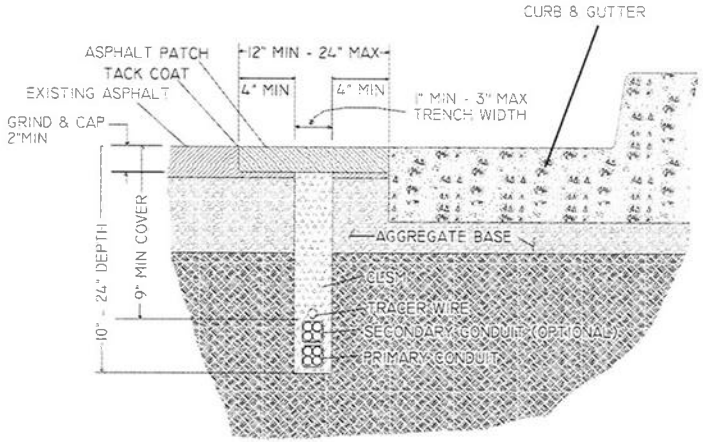
_____
Chairman of the Board of Supervisors

ATTEST:

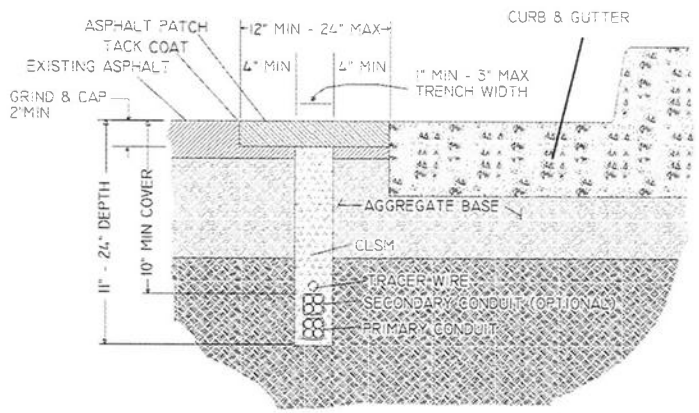
_____
Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:

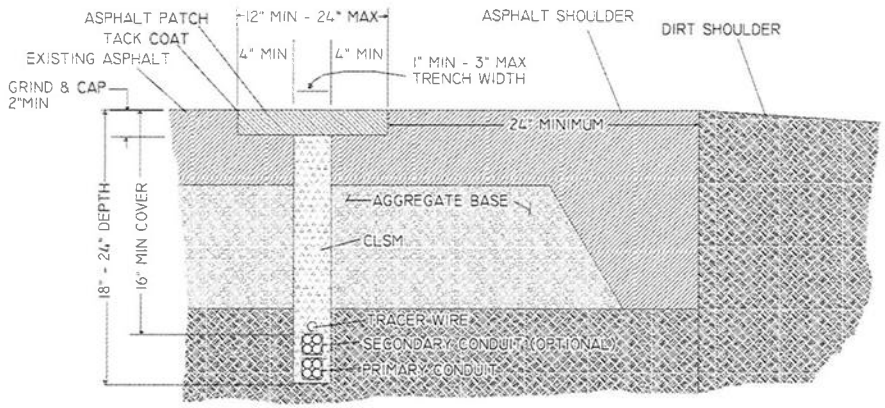
_____
Deputy County Attorney



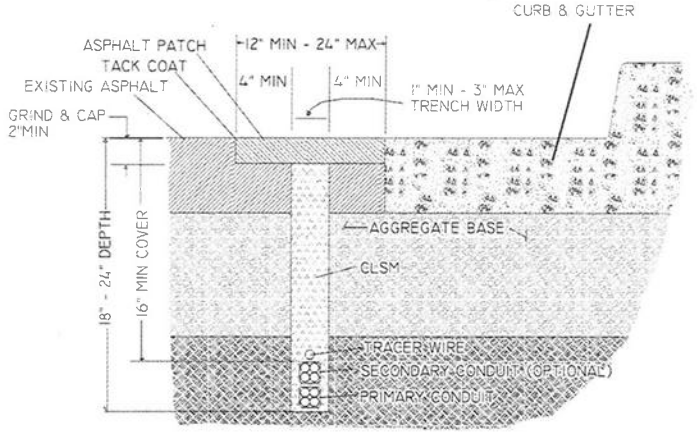
LOCAL STREET



COLLECTOR STREET



ARTERIAL STREET W/O CURB



ARTERIAL STREET

LEGEND

- ASPHALT
- ASPHALT PATCH
- CEMENTITIOUS BACKFILL
- CONCRETE
- AGGREGATE BASE COURSE
- SUBGRADE/NATIVE MATERIAL

PINAL COUNTY
WIDE OPEN OPPORTUNITY

STANDARD DETAILS

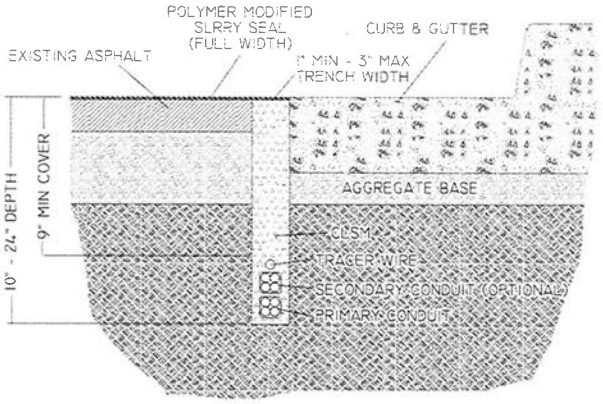
Detail No: **PC-700-1**

MICROTRENCH DETAILS
ROADWAY CROSS SECTIONS
"T-TOP" ALTERNATIVE

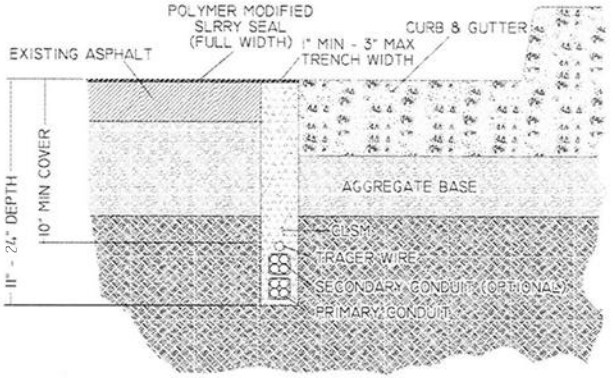
INITIAL/DRAFT	06/16/2025
REVISED	07/24/2025
REVISED	08/06/2025

APPROVED

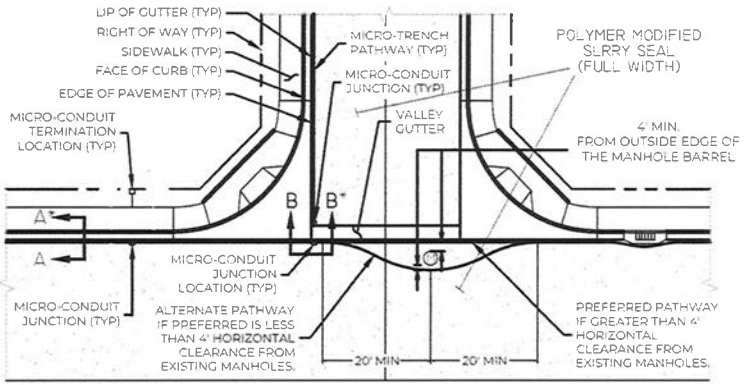
COUNTY ENGINEER **DATE**



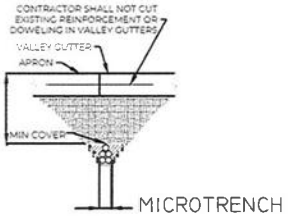
LOCAL STREET
(SECTION A-A)



MINOR COLLECTOR STREET
(SECTION A-A)



ROADWAY WITH VALLEY GUTTER & APRON CURB RETURN



SECTION B-B

LEGEND

- POLYMER MODIFIED SLURRY SEAL
- ASPHALT
- CEMENTITIOUS BACKFILL
- CONCRETE
- AGGREGATE BASE COURSE
- SUBGRADE/NATIVE MATERIAL

*FOR USE ON LOCAL & MINOR COLLECTOR STREETS ONLY WITH NO PAVEMENT MARKINGS

PINAL COUNTY
WIDE OPEN OPPORTUNITY

STANDARD DETAILS

Detail No: **PC-700-2**

MICROTRENCH DETAILS
ROADWAY CROSS SECTIONS
SLURRY SEAL ALTERNATIVE

INITIAL/DRAFT	06/16/2025
REVISED	07/24/2025
REVISED	08/06/2025

APPROVED

COUNTY ENGINEER **DATE**

NOTES & SPECIFICATIONS

THE FOLLOWING STANDARDS APPLY TO MICROTRENCHING:

1) MICROTRENCHING IS NOT PERMITTING IN THE FOLLOWING AREAS

A. CONCRETE STREETS, DRIVEWAYS, SIDEWALKS, CURB & GUTTER, APRONS, OR OTHER CONCRETE STRUCTURES.
B. SPECIAL PAVEMENTS SUCH AS DECORATIVE PARKING, BRICKS, CONCRETE PAVERS, EXPOSED AGGREGATE CONCRETE, STAMPED ASPHALT, OR OTHER UNIQUE NON-CONCRETE OR NON-ASPHALT MATERIALS
C. NON-ASPHALT PAVEMENTS SUCH AS ASPHALT-ROCK DUST PALLIATIVE (ARDP), SINGLE, OR DOUBLE CHIP SEAL ROADWAYS
D. CROWN OF THE STREET

2) MICROTRENCHING MUST:

A. HAVE SUFFICIENT DEPTH FOR THE CONDUITS TO BE INSTALLED WITH A MINIMUM DEPTH OF COVER AS SHOWN ON THE DETAIL DRAWINGS. THE TOP OF ANY CONDUIT MUST BE BELOW THE ROADWAY STRUCTURAL SECTION (ASPHALT + AGGREGATE BASE)\
B. HAVE A MAXIMUM 3-INCH WIDE TRENCH. WHERE TRENCH EXCEEDS 3-INCHES, CONTRACTOR WILL BE REQUIRED TO PROVIDE A MAG STANDARD TRENCH CONFORMING TO MAG STD DETAILS.
C. BE RESTORED WITH PREAPPROVED CEMENTIOUS BACKFILL
D. CONFORM TO SEPARATION REQUIREMENTS (HORIZONTAL AND VERTICAL) FROM EXISTING UTILITIES PER COUNTY STANDARDS AND UTILITY OWNER'S STANDARDS
E. BORE OVER OR UNDER TRAFFIC LOOPS WITH A MINIMUM OF 6-INCH CLEARANCE.
F. ALL PAVEMENT MARKINGS SHALL BE AVOIDED. ANY PAVEMENT MARKINGS DISTURBED SHALL BE REPLACED IN NEW CONDITION WITH LIMITS TO BE AT COUNTY STAFF DISCRETION.
G. BE USED FOR TELECOMMUNICATIONS (FIBER OPTICS) CONDUITS ONLY.
H. HAVE TRACER WIRE INSTALLED IN THE TRENCH ABOVE THE CONDUIT
I. HAVE A MAXIMUM OF TWO CONDUITS PER TRENCH

3) LOCATION OF MICROTRENCHES

A. MICROTRENCHING IS APPROVED ON ALL STREET CLASSIFICATIONS
B. MICROTRENCHING MAY BE UTILIZED ON EACH SIDE OF THE STREET; PERPENDICULAR ROAD CROSSINGS SHOULD BE AVOIDED WHERE POSSIBLE.
C. IF PLACED AT THE LIP OF THE GUTTER PROVIDE FULL WIDTH SLURRY SEAL OTHERWISE LOCATE A MINIMUM OF 4-INCH FROM LIP FOR AN ASPHALT T-TOP.
D. MICROTRENCHING SHALL BE CONSTRUCTED AND PHASED TO MINIMIZE INTERFERENCE WITH VEHICULAR TRAFFIC.
E. INTERSECTION CROSSINGS MUST BE ACHIEVED BY BORING; MICROTRENCHING IS PERMITTED TO CROSS ROADWAYS PERPENDICULARLY BEFORE OR AFTER AN INTERSECTION.
F. MICROTRENCHES MUST MAINTAIN A MINIMUM OF 4-FOOT SEPARATION FROM MANHOLES AND VALVES.
G. MICROTENCHES MUST MAINTAIN A MINIMUM 2-FOOT SEPARATION FROM SURVEY MONUMENTS.
H. AVOID PLACEMENT OF MICROTRENCHES IN THE VEHICLE WHEELPATH.
I. ROADWAY CROSSINGS MUST OCCUR 90 DEGREES (PERPENDICULAR) FROM THE DIRECTION OF THE ROAD.
J. VAULTS, PEDESTALS, AND HAND HOLES MUST BE LOCATED BEHIND THE SIDEWALK IN THE PUBLIC UTILITY EASEMENT. IF NO PUBLIC UTILITY EASEMENT EXISTS, THEY MUST BE LOCATED AT THE FAR EDGE OF THE RIGHT OF WAY.

4) PAVEMENT CUTS

A. SAW CUTS SHALL BE STRAIGHT AND CLEAN
B. THE VERTICIAL FACES OF THE TRENCH MUST BE CLEAN, OIL FREE, WITH NO LOOSE MATERIAL.
C. CONTRACTOR SHALL JACK OR PUSH CONDUITS DIRECTLY UNDER THE CURB AND GUTTER, SIDEWALK, AND/OR VALLEY GUTTERS. NO CONCRETE CUTS ARE PERMITTED.

5) BACKFILL PROCEDURES

A. THE BACKFILL MATERAL MUST BE 1200-2000 PSI CONTROLLED LOW STRENGTH MATERIAL (CLSM) WITH SAND OR AN EQUIVALENT FLOWABLE TYPE BKACFILL AS SPECIFIED IN MAG SPECIFICATION SECTION 604, 701.3, AND 728. MICROTRENCHING AND CORES SHALL BE BACKFILLED BY THE END OF THE DAY FOLLOWING THE INSTALLATION OF THE NEW FACILITY. THIS BACKFILLING PROCES MUST ADHERE TO THE FOLLOWING REQUIREMENTS:
   I. THE BACKFILL MUST BE PLACED IN A TRENCH FREE OF WATER.
   II. BEFORE PLACING ANY BACKFILL, REMOVE ALL LOOSE CONCRETE, ROCKS, TRASH, AND OTHER DEBRIS FROM THE EXCAVATION.
   III. SAND BEDDING IS NOT ALLOWED.
   IV. THE BACKFILL MUST BE PLACED USING ON-BOARD VIBRATOR THAT MATCHES THE TRENCH WIDTH.
   V. THE BACKFILL MATERIAL MUST ADHERE TO MAG SPECIFICATION 604.I, MODIFIED TO REPLACE COARSE AGGREGATE WITH FINE AGGREGATE (SAND), AS SPECIFIED IN MAG SPECIFICATION SECTION 701.3.

PINAL COUNTY
WIDE OPEN OPPORTUNITY

STANDARD DETAILS

Detail No: **PC-700-3**

MICROTRENCH DETAILS NOTES & SPECIFICATIONS

INITIAL/DRAFT	06/16/2025
REVISED	07/24/2025
REVISED	08/06/2025

APPROVED

COUNTY ENGINEER **DATE**

THE MATERIAL MUSTALSO:

I. FLOW FREELY TO THE TRENCH'S BOTTOM
2. BE SUITABLE FOR THE ROAD ENVIRONMENT.
3. MEET PERFORMANCE TESTING PER MAG SPECIFICATION SECTION 604.4
4. MEET ACCEPTANCE PER MAG SPECIFICATION SECTION 604.5

VI. THE BACKFILL MUST BE 100% CURED BEFORE APPLYING ASPHALT PATCH

VII. IF TESTS OR INSPECTIONS REVAL THAT THE BACKFILL FAILS TO MEET THE REQUIREMENTS MENTIONED ABOVE, THE BACKFILL WILL BE CONSIDERED UNACCEPTABLE AND MIST BE REMOVED AND REPLACED. ALL COSTS RELATED TO THE CORRECTIONS AND SUBSEQUENT TESTING WILL BE THE RESPONSIBILITY OF THE CONTRACTOR IF THE BACKFILL IS DEEMED UNNACCEPTABLE AND/OR IF THE TRENCH IS BACKFILLED WITHOUT BEING INSPECTED BY THE COUNTY INSPECTOR.

6) "T-TOP" TRENCH & ASPHALT REPAIR (PC-700-I DETAIL)

A. PAVEMENT REPLACEMENT TO BE PER MAG STANDARD SPECIFICATION SECTION 336.2.4.
B. PROVIDE MINIMUM 4 INCH WIDE SHELF AS SHOWN IN MICROTRENCH DETAILS.
C. SAWCUT OR MILL EDGE AND APPLY TACK COAT. APPLY 2 I/2 INCH WIDE SECTION 337.2.I COMPLIANT JOINT SEALANT.
D. "T-TOP" TO BE A MINIMUM OF I2 INCHES WIDE UP TO OF 24 INCHES WIDE MAXIMUM.

7) POLYMER MODIFIED (PM) SLURRY SEAL (PC-700-2 DETAIL)

A. WHEN A MICROTRENCH IS PLACED ON A LOCAL OR COLLECTOR STREET WITHOUT A "T-TOP" REPAIR, A POLYMER MODIFIED SLURRY SEAL IS REQUIRED TO RESTORE THE PAVEMENT SURFACE TO CONDITION EQUAL TO OR BETTER THAN PRIOR TO THE MICROTRENCH. THE SLURRY SEAL SHALL:
   I. BE PLACED FOR THE FULL WIDTH OF THE PAVEMENT SECTION (GUTTER LIP TO GUTTER LIP) FOR ANY LOCAL OR COLLECTOR ROAD WHERE A MICROTRENCH WAS PLACED.
   II. CONSIST OF A PROPERLY PROPORTIONED EMULSIFIED POLYMER MODIFIED ASPHALT, MINERAL AGGREGATE, MINERAL FILLERS, WATER, AND ADDITIVES AS APPROVED BY PINAL COUNTY.
   III. BE PLACED AS A SINGLE LATER WITH A MINIMUM THICKNESS GREATER THAN THE NOMINAL AGGREGATE SIZE SPECIFIED IN THE MIX DESIGN. THE AGGREGATE GRADATION IS USED TO FILL SURFACE VOIDS, ADDRESS SURFACE DISTRESSES, SEAL, AND PROVIDE A DURABLE WEARING SURFACE.
B. THE PM SLURRY SEAL SHALL NOT COVER ANY PAVEMENT MARKINGS.
C. THE UTILITY POTHOLE-KEYHOLE METHOD, ALSO KNOWN AS CORE RESTORATION, SHALL CONFORM TO MAG DETAIL 2I2, TYPE 'A' MODIFIED WITH A 2' X D' PAVEMENT REPLACEMENT DIMENSION.
   I. IF THE PAVEMENT CORE IS FOUND FRACTURED OR DEFECTIVE UPON REMOVAL OR IF IT BECOMES DAMAGED AFTER REMOVAL AND BEFORE REINSTATATEMENT, THE DEFECTIVE OR DAMAGED CORE SHALL NOT BE BE USED TO RESTORE THE PAVEMENT.
   II. CLSM SHALL CONFORM TO MAG STANDARD SPECIFICATIONS SECTIONS 728 AND BE PLACED TO TOP OF TRENCH.
   III. CONVENTIONAL POTHOLE RESTORATION SHALL CONFORM TO MAG DETAIL TYPE A PAVEMENT REPAIR.
D. RESTORATION OF ANY DAMAGED TRAFFIC CONTROL DEVICES MUST BE COMPLETED, INCLUDING BUT NOT LIMTED TO EMBEDDED LOOP DETECTORS AND PAVEMENT MARKINGS, DAMAGED LOOP DETECTORS SHALL BE REPLACED PER PINAL COUNTY REQUIREMENTS.

8) SITE RESTORATION

A. A CONTRACTOR PERFORMING CONSTRUCTION IN PUBLIC RIGHT-OF-WAY (ROW) MUST RESTORE THE ROW TO A CONDITION EQUAL TO OR BETTER THAN THAT SPECIFIED IN THIS DETAIL OR OTHER APPLICABLE COUNTY DESIGN AND CONSTRUCTION STANDARDS.
B. CONCRETE DAMAGE, POTHOLE EXCAVATIONS OR OTHER DAMAGE IN CONCRETE FACILITIES, SHALL BE SAW CUT AND REMOVED AND REPLACED IN KIND TO THE NEAREST JOINT.
C. TURF REPLACEMENT AND SOD MATCHING EXISTING TURF SHOULD BE USED AND CONFORM TO MAG STANDARD SPECIFICATION 430, RUTS SHOULD BE ELIMINATED, AND TOPSOIL MUST BE PREPARED TO CREATE A SMOOTH SURFACE DEVOID OF ROCKS AND GRAVEL.
D. ANY IRRIGATION SYSTEMS SHALL BE RESTORED PER MAG SPECIFICATION SECTION 440. ALL IRRIGATION SYSTEMS (I.E. SPRINKLER HEADS, BUBBLERS, EMITTERS, CONTROLS, ETC.) SERVING AN AREA AFFECTED BY THIS PROJECT SHALL BE RESTORED AS REQUIRED TO FACILITATE THE CONTINUED OPERATION FOR THEIR INTENDED USE. NEW SPRINKLER HEADS SHALL HAVE THE SAME PRECIPITATION OUTPUT AS THE EXISTING LAWN HEADS. ALL PIPING, PIPE FITTINGS, COUPLINGS, SPRINKLERS, EMITTERS CONDUIT, SLEEVING, LOW VOLTAGE CONDUCTORS, SERVICE LINE CONDUCTORS, DRIP LINE, FIXTURES, ETC. USED IN THE REPAIR AND RESTORATION OF EXISTING SPRINKLER AND EMITTER SYSTEMS SHALL BE NEW, IN PERFECT CONDITION, AND SHALL COMPLY WITH MAG SPECIFICATION SECTION 757.

PINAL COUNTY
WIDE OPEN OPPORTUNITY

STANDARD DETAILS

Detail No: **PC-700-4**

MICROTRENCH DETAILS NOTES & SPECIFICATIONS

INITIAL/DRAFT	06/16/2025
REVISED	07/24/2025
REVISED	08/06/2025

APPROVED

COUNTY ENGINEER **DATE**

E. RESTORATION WORK SHOULD BE CARRIED OUT PROMPTLY. UNSATISFACTORY RESTORATION OR DELAYED COMPLETION WILL LEAD TO A HALT IN ALL CONTRACTOR WORK ON THE OVERALL PROJECT. NO ADDITIONAL PERMITS WILL BE ISSUED UNTIL SATISFACTORY RESTORATION IS COMPLETED, INCLUDING PREVIOUSLY PERMITTED BUT UNFINISHED WORK.

9) ADDITIONAL REQUIREMENTS

A. ANY MICROTRENCHING ON ARTERIAL ROADWAYS MAY BE RESTRICTED TO NIGHTWORK ONLY AT THE DISCRETION OF THE COUNTY INSPECTOR

B. PRIOR TO MICROTRENCHING OPERATION, THE COUNTY INSPECTER SHALL "WALK" THE MICROTRENCH PATH AFTER AZ811 LOCATE MARKS HAVE BEEN COMPLETED. THE PURPOSE OF THE "WALK" IS TO IDENTIFY ANY AREAS OF POTENTIAL CONFLICT AND/OR INTERFERENCE AND RECORD THE RESULTS OF THE "WALK". ADDITIONALLY, THE CONTRACTOR SHOULD VERIFY THAT ALL UTILITIES HAVE BEEN LOCATED. THE CONTRACTOR SHALL CROSS CHECK THE RECORD DRAWINGS AND PLANS WITH FIELD LOCATE MARKS TO DETERMINE DISCREPANCIES.

C. PRIOR TO MICROTRENCHING, THE CONTRACTOR SHALL PROVIDE PUBLIC NOTIFICATION OF THE PROJECT AT LEAST 14 DAYS PRIOR TO THE START OF CONSTRUCTION. PUBLIC NOTIFICATION SHALL INCLUDE DOOR HANGARS, SIGNS LOCATED AT THE PROJECT SITE, AND PHONE NUMBER FOR THE PUBLIC TO CONTACT.

D. CONSTRUCTION SHALL OCCUR IN ONE CONTINUOUS OPERATION TO MINIMUMIZE DISRUPTION TO THE PUBLIC.

E. BEFORE MICROTRENCHING WILL BE PERMITTED, AN EVALUATION OF OTHER CONSTRUCTION ALTERNATIVES MUST BE CONSIDERED FIRST. THE COUNTY INSPECTOR OR COUNTY ENGINEER MAY REQUIRE TRADITIONAL TRENCH AND BORE INSTALLATION WHERE THERE ARE LIMITED ADVANTAGES TO PUBLIC FOR MICROTRENCHING.

PINAL COUNTY
WIDE OPEN OPPORTUNITY

STANDARD DETAILS

Detail No: **PC-700-5**

MICROTRENCH DETAILS NOTES & SPECIFICATIONS

INITIAL/DRAFT	06/16/2025
REVISED	07/24/2025
REVISED	08/06/2025

APPROVED

COUNTY ENGINEER **DATE**

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #: 10
Dept. #: 1030
Dept. Name: Development Services Community Development
Requested By: Glenn Bak/Dedrick Denton

AGENDA ITEM AND REQUESTED BOARD ACTION:

Public Hearing and discussion/approval/disapproval of Resolution No. 2025-PZ-PA-016-24, a Resolution approving case PZ-PA-016-24; The Arizona State Land Department, landowner, Alex Stedman, RVi Planning + Landscape Architecture, applicant, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 389± acres of land from Suburban Neighborhood to Special District, situated on a portion of Sections 28, 20, and, 29, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcel: 210-27-7000, located southeast of E. Hunt Highway and N. Gantzel Road, Pinal County. The Planning Commission recommended approval (7-0) of case PZ-PA-016-24 with no stipulations. Supervisor District #4. (Continued from August 27, 2025, Board Meeting with Public Hearing) (Glenn Bak/Dedrick Denton)

MOTION:

Approve as presented with no stipulations.

Attachments

Packet
PPT
Applicant PPT
Resolution 09.17.2025

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: AUGUST 27, 2025

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **PZ-PA-016-24, PZ-030-24, & PZ-PD-018-24 (North Copper Basin)**

CASE COORDINATOR: GLENN BAK, SENIOR PLANNER

SUPERVISOR DISTRICT #4, JEFFREY MCCLURE

Executive Summary:

PZ-PA-016-24: Alex Stedman, consultant with RVi Planning + Landscape Architecture, applicant, on behalf of the Arizona State Land Department, landowner, is requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 389± acres of land from Suburban Neighborhood to Special District, situated on a portion of Sections 28, 20, & 29, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcel: 210-27-7000, and generally located southeast of E Hunt Highway and N Gantzel Road in unincorporated Pinal County.

If This Request is Approved by the Board:
The Arizona State Land Department will bring the property to auction.

Planning & Zoning Recommendation:
The Planning and Zoning Commission voted 7-0 to recommend approval of PZ-PA-016-24, based upon the record as presented.

Executive Summary:

PZ-030-24 The Arizona State Land Department, landowner, Alex Stedman, consultant with RVi Planning + Landscape Architecture, applicant, on behalf of the Arizona State Land Department, landowner, is requesting a rezoning of 256.1± acres from General Rural Zoning District (GR) to R-7 Single Residence Zoning District, 68.1± acres from General Rural Zoning District (GR) to MR Multiple Residence Zoning District, and 64.8± acres from General Rural Zoning District (GR) to C-3 General Commercial Zoning District, situated on a portion of Sections 28, 20, & 29, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcel: 210-27-7000, and generally located southeast of E Hunt Highway and N Gantzel Road in unincorporated Pinal County.

If This Request is Approved by the Board:
The Arizona State Land Department will bring the property to auction.

Planning & Zoning Recommendation:
The Planning and Zoning Commission voted 7-0 to recommend approval of PZ-030-24, with one stipulation, based upon the record as presented.

1. Approval of this zone change (PZ-030-24) shall require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;

Executive Summary:

PZ-PD-018-24: Alex Stedman, RVi Planning + Landscape Architecture, applicant, on behalf of the Arizona State Land Department, landowner, is requesting a Planned Area Development (PAD) Overlay District to allow for deviations to development standards on 389± acres known as North Copper Basin in the R-7, MR, & C-3 zoning districts, within Tax Parcel: 210-27-7000, situated on a portion of Sections 28, 20, & 29, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file), generally located southeast of E Hunt Highway and N Gantzel Road, in unincorporated Pinal County.

If This Request is Approved by the Board:
The Arizona State Land Department will bring the property to auction.

Planning & Zoning Recommendation:
The Planning and Zoning Commission voted 7-0 to recommend approval of PZ-PD-018-24, with fifteen stipulations, based upon the record as presented. Staff received comments from the Open Space, Trails, and Regional Parks Department on 7/24/2025, advising the burrowing owls were observed on the subject property. In lieu of this, staff has added a 16th stipulation to insure compliance with state and federal laws.

1. Approval of this zone change (PZ-PD-018-24) shall require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;

2. The western most portion of the proposal identified as 'Area C' shall retain a minimum of twenty-five (25) acres to be developed as commercial or office land uses.

3. The overall development shall adhere to the acreages, and not exceed the Overall Dwelling Units per Land Use Area, as described in Table 2 of the PAD Book.

4. Upon submittal for plat or site plan review, the owner/applicant must identify the zoning district and development standards the proposed development will be required to follow
5. According to the "Regionally Significant Routes for Safety and Mobility, Final Report", the section of Hunt Highway abutting the proposed development is identified as a Regionally Significant Route (Principal Arterial). The minimum half-street right-of-way (ROW) of 75 feet is required with the approval of the Final Plat, and. the dedication of 75' of right-of-way shall be dedicated at no cost to the County and unencumbered;
6. Judd Road, which is abutting the development, is situated on a section line. According to the Subdivision & Infrastructure Design Manual (S&IDM), minor arterial half-street right-of-way widths, such as those found on section lines, shall be a minimum of 55' wide. Pinal County requires that the entire 55' right-of-way dedication be completed concurrent with the approval of the final plat, and shall be at no cost to the County and unencumbered;;
7. The proposed realignment of Tourmaline Road may be allowed with conditions as provided below. Further discussion and review with the County Engineer are staff are required to approve a realignment proposal. Conditions for approval include the following:
    a) To maintain physical access on Tourmaline Road at all times, except during limited instances to allow for infrastructure tie ins. For a period during such instances 2 separate points of access from the community must be maintained. The county engineer will be provided with sufficient advance notice for review and approval."
    b) The new alignment needs to be built before the old one is vacated,
    c) Abandonment of the ROW cannot occur until dedication of the new ROW and construction of the new road is completed first. This will impact how the development is planned/phased and this will necessitate staff review and approval on infrastructure phasing ,
    d) The new alignment shall meet the County's Access Management Manual,
    e) The design needs to show how the new alignment will connect to Tourmaline on the northside at Bella Vista Road. Connectivity between arterials via a collector road is necessary to maintain roadway hierarchy and adequate traffic circulation within the region.
8. A drainage report will be required to be submitted to the County Engineer at the time of site plan or tentative subdivision plat submittal for review and approval. The drainage report shall include a drainage plan that complies with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Report and drainage plan shall include provisions to accommodate offsite runoff and shall provide retention for storm waters in an onsite retention/common retention area or as approved by the County Engineer;
9. A Traffic Impact Analysis (TIA) or Traffic Impact Statement (TIS) will be required to be submitted to the County Engineer at the time of Tentative Plat or Site Plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Tentative Plat approval;

10. A minimum of two permanent access points shall be provided for ingress and egress from the development to existing public roads. Approval of adequate access by the county engineer shall be a condition of approval of each plat by the board of supervisors;
11. Any additional right-of-way dedications needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
12. All right-of-way dedications shall be free and unencumbered;
13. Any roadway sections, alignments, access locations, and access movements shown in the rezoning application are conceptual only and have not been approved by the Pinal County Engineer;
14. Drainage/irrigation canals/ditches in project-dedicated Right of Way, will be required to be under grounded prior to dedication; and
15. If offsite improvements are required to be completed by the project per the Traffic or Drainage report,, an offsite plan for the improvement is required with the first submittal of a tentative plat or any site plan.
16. The applicant/developer must adhere to state and federal regulations regarding the presence, mitigation, or removal of animals present prior to earth moving work and construction.

Items for Consideration:

- *At present, the site is essentially vacant. A formal site plan shall be required at the Site Plan Review process to establish specific aspects of internal circulation across the site as well as other life-safety aspects.*
- *The conceptual proposed land use concept shows the eastern portion developed as a subdivision of comparable density to existing subdivisions in the area. To the west of this, multi-family zoning is proposed, and the westernmost portion abutting Hunt Highway, Gantzel Road, and Judd Road as commercial C-3 zoning.*
- *In addition to the above proposed zoning, the Planned Area Development (PAD) Overlay District provides allowance for additional flexibility within Land Use Areas B and C. The added flexibility is being sought, as the Arizona State Land Department wishes to bring the property to auction, as the ultimate end users are currently unknown*

At the time of this revised report, staff had received no letters of support and one item of opposition to this proposal from members of the public.

PINAL COUNTY PLANNING AND ZONING COMMISSION
(PO NUMBER 252269)

Regular Meeting
9:00 a.m.
Thursday, July 7, 2025

Pinal County Administrative Complex
Emergency Operations Center
85 North Florence Street, Florence, Arizona

INDEX:

CALL TO ORDER & ROLL CALL: [Missing audio]

PLANNING MANAGER REPORT: [Missing Audio]

CONTINUED CASES:

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- **PZ-008-25, PZ-PD-005-25, SUP-006-25** – pp. 43-66
- **PZ-006-25** – pp. 66-70
- **PZ-012-25, PZ-PD-007-25** – pp. 71-117
- **PZ-009-24** – pp. 117-132

CALL TO THE COMMISSION – pp. 132-139

ADJOURNMENT: p. 140

TRANSCRIPTION PROVIDED BY

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ORIGINAL PREPARED FOR:
PINAL COUNTY, ARIZONA

KRAUSS: A couple of things as a follow-up. Follow-up –

KLOB: Your mic.

KRAUSS: Not working.

KLOB: There we go.

KRAUSS: There it is, sorry. Once again, good morning Mr. Chairman. As a follow-up from our last meeting, I distributed copies within your packet - I think you have them today, too - is the bylaws, the revised bylaws. So I will put that on the next meeting agenda for discussion, for review and discussion. So no action today, but just for...

KLOB: I got a quick question on that. One of the items that we talked about during that work session, in addition to the bylaws, was potential emails. Did that ever go anywhere? I didn't notice anything in this, but I don't know if this was the place for it, so….

KRAUSS: No. We'll need to talk about that elsewhere, no.

KLOB: Very good, thank you.

KRAUSS: And then the other is, per, I think three of you I - we registered you for the Arizona planning state conference this year, September 3rd through the 5th in Tucson Omni. I's Vice Chair Klob and Commissioner Scott and Commissioner Mooney, the three of you, and then there's some staff also going. That's all that I have, unless you have

some questions of me.

MOONEY: Harvey?

KRAUSS: Yes.

KRAUSS: Tempe, not Tucson?

KLOB: Yes.

KRAUSS: Tempe, yeah, sorry. Did I say Tucson?

MOONEY: You said Tucson, I just wanted clarification, thank you.

KLOB: Tucson was last year.

MOONEY: Thanks.

KRAUSS: Sorry, that's all I have.

KLOB: And this says there's a District 2 video?

KRAUSS: No, we're not doing that. It's not ready.

KLOB: And so with that, we will pick up where we left off a couple weeks ago. Thank you for everyone that was here for that long, arduous day and ended up getting kicked to this week. I apologize, things happen. And part of me says I'm glad we didn't keep you all till midnight as well, so thank you for accommodating and working this out. So with that, I will call SUP-006-23. Is this one - no, sorry, my error. This one went to –

KRAUSS: Begin with F as in Frank.

KLOB: Yep, there we go. I had the full agenda in front of me. Yep, PZ-PA-016-24 and PZ-030-24, PZ-PD-018-24.

BAK: Good morning Mr. Vice Chair, Commissioners.

North Copper Basin, otherwise known as the case numbers you had mentioned. This is a proposal for first a Non-Major Comprehensive Plan Amendment to amend the San Tan Valley Special Area Plan from Suburban Neighborhood to Special District, as well as a rezoning proposal for a total of 256.1 acres, and lastly, a Planned Area Development to allow deviations from development standard. The overall size of the total property is approximately 389 acres. It is located southeast of East Hunt Highway and North Gantzel Road. Owner is Arizona State Land Department. Alex Stedman and Carolina Oberholtzer are here to represent the owner. So this gives you the overall location here in the San Tan Valley area. Clicker's not responding, so if you can advance it, thanks. So this is the zoning map, the overall case map showing the project area. Next, there we go. Aerial map of the property. You can see it's vacant, maybe recently farmed. So existing land use is Suburban Neighborhood and then proposed is, as mentioned earlier, Special District. This shows you the 600 foot mail-out radius and the proposed land use concept. So with this here, this is the meat and potatoes, essentially, of what's being proposed here, and I'll let the applicant further discuss this. It's more cut and dry in the yellow portions. It's a little bit - it's the western portion there, the orange and the pink are intended to allow for, you know, unknown end-users at this time, so there's a good amount of flexibility

envisioned in this. So this is the proposed land use concept and development standards for the R-7 component. Development standards for MR. Utilities. And looking north from the project area. To the south, you can see it's vacant. And to the east, where it looks like it was fairly recently farmed. And then to the west, also vacant. So items of consideration. Location south of approved San Tan Valley Urban Core. Opens up locked land located centrally in San Tan Valley sitting vacant, surrounded by fast-developing areas. And assists the parallel process to rezone R-7, MR, and C-3. So land use aligns with San Tan Valley Special Area Plan in that it preserves and enhances existing neighborhood character, fosters more housing diversity, broadens economic opportunity, and improves transportation systems. Rezone would allow opportunities to include diverse array of residential uses, balanced growth - what happened there? Okay, and items of consideration. Development plan, a formal site plan, plats shall be required to establish specific residential and commercial. C-3 development standards per the code. And a PAD allow flexibility, once again. No letters of opposition were received, at least at the time of the creation of the original report. So stipulations as presented in your staff report. No stipulations for the first case, one for the rezone request, and then 15 stipulations for the PAD question. And so staff would be happy to entertain any questions the

Commissioners may have.

KLOB: Any questions for the staff? Hearing none, I'll bring the applicant up.

STEDMAN: Good morning Mr. Chairman and Members of the Commission. Thank you for having us back, and off of a long holiday weekend. Nice to be here. My name is Alex Stedman, and I'm with RVi Planning + Landscape Architecture. Glenn did a great job of kind of covering the essence of the request, but I'm going to go through it in a little bit more, but in light of a heavy agenda this morning, I may skip past a couple of things. It's just not to be redundant, but we do have a presentation up, and so if we could get that loaded up, that'd be great.

BAK: Maybe before that, there's one more slide I just learned of that has the amended stipulations. So if we can go to that next slide. There we go. So this is amendment stipulation 5, and I believe the next one will have the other. And to stipulation 7. So that's all.

STEDMAN: Yeah, and I do have this as part of my presentation as well. I'll go through it in a little bit more detail. Okay, well so before we get started with the request, I just wanted to kind of remind the Commission that this is a piece of State Land, and so I want to talk a little bit about the differences between private and State Land before we got into the request. Glenn, can I use that clicker?

BAK: Sure, go ahead.

STEDMAN: Thank you. Okay, so what is State Trust Land? Just a quick overview here. It's land that was granted to the State from the federal government about the time of incorporation or creation of the State, and so it's been around for a long time. And the proceeds of State Land sales go to a handful of beneficiaries. So those beneficiaries include primarily K-8 education, building, school facilities, but they also go to universities. They go to the School for the Blind and Deaf and a handful of other beneficiaries of that type. Let me skip past – whoops, looks like we're going backwards. Okay, so our site here outlined in yellow and blue, and blue represents State Land. So along the Hunt Highway corridor, and frankly a lot of Pinal County, is State Trust Land. So we're probably not the first, and we won't be the last, but you can see the amount of State Land, not just for us, but to our north, to our west, and in the region in general. So quite a bit out there. The white and gray areas represent private land. Okay, so the purpose of State Trust Land, this slide here clears up some common misconceptions about State Trust Land. It's not public land, it's more akin to private property in the way that it's handled, and up until recently, this site was leased for agricultural purposes. So now it's in a transition period. The way that State Land is disposed of is through public auction, and so we anticipate an

auction on a portion of the property - and I'll define that for you here in a minute - but it goes through a public auction process to the highest bidder. D.R. Horton is my client on this. They are the applicant, but they don't own the property yet. We expect an auction to be held probably in quarter one of next year for a majority of the property. Okay, so let's get to the property itself. Glenn kind of set it up already. 389 acres adjacent to Hunt Highway, just south of Judd Road. We do have the Copper Basin community to our south and to our east that kind of wraps around us, and then Johnson Ranch off to the west a little bit on the other side of Hunt Highway. We do have a number of schools, those are outlined in blue. K-8 schools around us, as well as Poston Butte, which is up to the north, and the Central Arizona College, which is also kind of up about a mile north of the property. There is a Rural Metro fire station up Hunt Highway, probably about half a mile to the northwest. Okay, and this is where I'll - I'd be happy to slow down if you need me to, but I can go through this pretty quickly as Glenn kind of covered this already. This is the Comprehensive Plan request. So taking it from the current designation of Suburban, changing it to the State Land special use designation in green there, which provides the State with the flexibility that it requires. And then existing zoning on this site is the GR designation. You can see to the north and

to the west that same zoning designation. It's to the south there in Copper Basin that you do have some residential and commercial uses outlined. You see the different colors there. Okay, and then there's our proposed zoning, and we have three different areas within the site. We're calling them A, B, and C, working from right to left there, and I'll cover those in more detail here in just a second. Okay. And then here's our overall land use plan put together. Okay, so let's talk about planning area A, which is that yellow area. This is an area that's designated for single-family residential uses only. Our maximum density on this portion of the property would be about 4.5 dwelling units to the acre, so typical with single-family detached uses. Our smallest lot that we're requesting in there would be a 40-wide lot, but we are self-limiting the amount of that lot size. There's a requirement to have at least three different lot sizes, substantially different lot sizes on the property, and it's a maximum of 30 percent of the units could be allowed to be that smallest 40-wide lot. But the reason we've positioned the single-family on this portion of the property is to give those protections or those transitions to Copper Basin to our west and to our east. One of the things that's kind of harder to see at this scale is that we do have some open space buffers along the Copper Basin side to our south. There's a sewer easement and sewer line along our eastern edge that creates a buffer as well. So

there is some setback between existing homes and these proposed single-family homes. Area B here, which again is not adjacent to the existing single-family - and that's intentional. This would allow some flexibility of residential uses in here. So we are requesting the MR district here, but it would allow for single-family uses, in combination with mixed dwelling, kind of higher density - not apartments - and we've limited, so this would be townhomes, villas, duplexes, that character is kind of the next density level up from single-family residential. We would cap the density on this parcel at six dwelling units to the acre, maximum building height of 30 feet, so that's two-story. And then again, we would see the blend of residential uses happening in parcel B. And the reason that we've gone from single-family on A, now to B - I'll show you C in a second - is again, we're trying to transition this density. C allows for some higher-intensity uses. It's right adjacent to Hunt Highway, so it's got great access, it's got great potential for those higher-intensity uses. It accommodates the traffic a little bit better. We would be zoning this to a base district of C-3. And then with some supplementary districts of office, so O-2, MR, MD, it would even allow for single-family residential, R-7. The maximum density on this parcel is 12 dwelling units to the acre. So which is, you know - and we've established a requirement on this thing that a minimum of 25 percent of the

area you see in red on this would be non-residential uses. So again, commercial and office. So we think it's a great site for non-residential uses, but the State is needing the flexibility here just because there are some issues associated with this parcel in terms of service right now. It is not within the EPCOR service area, and that's a process that needs to be played out. So I spoke earlier about a portion of the property going to auction in the near term, and then there's a portion that would be auctioned off later on. So the area not highlighted, A and B on this slide here, that would be coming to auction here early next year. It's undetermined - because of that, the water provider hasn't been established on Area C, we don't know when that auction will be. So that's a little further into the future, but we're setting it up to allow for some flexibility of land uses there. Okay, so that's the entire property put together here. So it's really a mixed-use community. If you think about everything from single family all the way up to that C-3 commercial, what we're hoping to do is provide some connectivity and some internal capture where our residents can shop and maybe even work within this larger community, this 389-acre property as it develops. Okay. And I kind of beat myself to the punch, but there are the two phases sort of highlighted. So 64 acres in Phase 2, and then 324 acres on Phase 1 in the blue. Okay, and Glenn started to go through this, I'll go through this in a little bit more

detail. But our stipulation requests - and these are not major changes, and we think they're kind of common sense - but the stipulation was essentially that as the property begins to develop, that right-of-way would be dedicated for Hunt Highway. That makes sense. But because we're phasing the property and Hunt Highway is associated with that Area C, all we're asking is a slight tweak to the language here to introduce that all those dedications for Hunt Highway right-of-way would occur in association with the Area C development coming forward with a plat. So it's just a clarification, it's not trying to remove a requirement necessarily. Okay, and then a change to stip 7, and again, we think this is the existing language. What I've highlighted in bold here is new language. But as the Area A and B begins to develop, Tourmaline Road runs right through the middle - north-south right through the middle of that area. And let me go back a couple slides so we can look at the site plan. This slide here. So right now, where you see that roadway connect about halfway across the southern property line there, Tourmaline Road goes straight north-south today. With the development proposal, we'd like to bifurcate and split that roadway, and we think that'll just make the traffic flow a little bit better, introduce a couple more intersections, and allow the circulation within the community to work a little bit better. So in abandoning Tourmaline Road with these new alignments

here, we just need some flexibility. Right now, the stipulation is worded in a way that we would not be able to shut down Tourmaline Road at all, and while that's kind of our intent, too, is to keep traffic moving, especially for residents already in the area that use Tourmaline Road, from time to time we're going to need some flexibility for infrastructure tie-in, whether it's water, sewer, or street improvements, as the community is development. We don't think that those closures will last very long - we're probably talking about days, maybe a week – but what we would do is provide a sufficient advance notice to the County. We'd probably put up some signage out there on the site. So again, it won't be months long, this protracted thing, this will be quick. But the language was so definitive, it saying the road cannot be closed at any time. We just would like to sort of flex that a little bit. So that would be our request there for clarification on the stip language. And that concludes my presentation, and I'd be happy to answer any questions that the Commission has.

KLOB: Any questions for the applicant? Go ahead, Commissioner Mooney.

MOONEY: So what if - and I'm new to this, so I apologize - what if the sale doesn't go through, you're not the winning bidder, how does that affect if we go through and make all these changes? Maybe that's for the staff and

County.

KRAUSS: The zoning and the land use goes with the ownership. So the State is the applicant, so the State is seeking the zoning application, not D.R. Horton. D.R. Horton may be one prospective buyer, so there could be other buyers.

MOONEY: Gotcha. Okay.

KRAUSS: So they've agreed to advance the planning and entitlement work for the State and if they're the successful bidder, I think they get reimbursed. If not, then the next bidder would have to pay for it.

MOONEY: All right, thank you for that clarification. On the duplexes, townhouses, you said six per acre. So six duplexes, so technically 12 families, 12 houses?

STEDMAN:. Yeah. Chair and Commissioner Mooney, so six is actually pretty low. And a product of that type, a duplex, townhomes, those develop probably about 10 dwelling units to the acre. So when I say six dwelling units to the acre, we're talking about across that entire orange area. But what it means is that the entirety of that orange won't be able to develop because the density would be too high if they were all that one type. So what we envision here is really a mix of single family and then some allowance for townhome, villas, you know, that lower density, multifamily attached.

MOONEY: Okay. Then the next section had 12 units per acre, was that also just residential homes or also mixed

use with townhomes, villas?

STEDMAN: Yeah, Chair and Commissioner Mooney, it will be a lot of different types, and in fact, it allows for all types of residential, including multifamily in there. But in the same sense that we just spoke about B, it can't all be apartments, for example. A small portion could be, because apartments will typically be 20 to 25 dwelling units to the acre. So all that could be on C, but you're going to hit a cap at some point. And there are a maximum number of units that we've set for Area C in addition to the densities. So there will be limitations on higher density product types in that sense that we've restrained ourselves a little bit, and that will promote those alternative uses like non-residential uses, commercial and office.

MOONEY: Okay. And I just got two more questions. Section A and B will be auctioned next year, but Section C, you're not sure. What is the problem with EPCOR, are they just - you're just trying to negotiate with them still or there isn't anything really? I mean you're looking at a piece of land that has no water, so I'm just wondering why that's here today.

STEDMAN: Yeah, it's a great question. We haven't even started those conversations yet. But the short answer is the Areas A and B appeal to the D.R. Hortons of the world and maybe other bidders and builders out there. That's where the

interest is in the near term, so the State has made a decision to bifurcate that property and that auction process. And another builder or commercial developer will take an interest in Area C once the water situation is kind of straightened out and we have a designated provider on the property.

MOONEY: And then my last question is for the County. Do you have any concerns with the road closures? I just know that we've had a lot of those with a lot of the construction going around, so does the County have any concerns with any of that?

BAK: We don't have the benefit of engineering here right now, but from looking at those stipulations, the one ultimately leaves engineering to make the call on that road closure issue. The other one, I think, maintains the spirit of that stipulation, so I didn't see any issues with either, in my opinion.

MOONEY: Okay. Tourmaline's quite a busy road, so –

KRAUSS: Commissioner Mooney, I think typically for fire purposes, we need to have - maintain two access points at all times, so that'll probably need to be done regardless of how they phase the project. We'll need to have two access points.

STEDMAN: Agree with that. I just wanted to add one point of clarification. We had talked with the County Engineer, Chris Wanamaker, a number of weeks ago specifically

about this stipulation, and we had gotten some agreement, some head nod from him, that this was an acceptable change to the language.

MOONEY: And you had said a day or two or maybe a week, so would you try and coordinate the different things that you wanted to do so that it - I just know that other areas - I live in San Tan, in case you couldn't tell – and deal with those issues a lot, and so just trying to coordinate it for the least amount of time that it would have to be closed.

STEDMAN: I think that would be our objective. Given the stipulation language that we're still subject to here, even with the change, it would incentivize us to try to couple some of these improvements.

MOONEY: All right, thank you. I'm done. I'm done.

PRANZO: I have just one question. It's a simple one. What municipality do you anticipate will annex this project?

STEDMAN: We believe - Chairman and Commissioner Pranzo – we believe that this will stay in the County. We're not anticipating an annexation at this time.

PRANZO: Well somebody's going to get to own it sooner or later.

STEDMAN: It could be.

PRANZO: Okay, thank you.

KLOB: Commissioner Schnepf.

SCHNEPF: That could be incorporation, we don't know yet.

KLOB: We'll know more in a month or two.

SCHNEPF: Yes, possibly. I kind of - Commissioner Mooney kind of had the question I had on C. You haven't had any talks with EPCOR, it sounds like, and you may not even be the ultimate developer on it.

STEDMAN: Right.

SCHNEPF: So it could be somebody else. I think they're waiting, probably because there's no water entitlements on it, so they probably have to get a will serve and 100 year water supply for that property. So that theoretically could sit there for a while. That would be kind of up to EPCOR and the developers. Sorry, I come from the water utility background, so I understand that part of it. On B, is that - are those going to be for rent or sell? I'm just curious.

STEDMAN: Yeah, Commissioner –

SCHNEPF: The townhomes and villas.

STEDMAN: We anticipate it could be both. It could be both. The way that our proposal is drafted, they could be detached multifamily, but they also could be for sale townhomes and villas, so –

SCHNEPF: Okay. Not determined yet.

STEDMAN: Not determined yet.

SCHNEPF: Okay. But needing the zoning to be able to make that determination.

STEDMAN: Correct.

SCHNEPF: Okay, thank you. That's all I have.

KLOB: Staff, we seem to be getting some feedback on Commissioner Schnepf's mic. Maybe you hum when you talk, I don't know. Any other Commissioners? Commissioner Hartman.

HARTMAN: Thank you, Chairman. Quick question, and I'm sorry if I missed it before, but there's no opposition, which is good to see. Refreshing. And I'm just curious on the east, on the south sides, what's the spacing there? On A.1 and A.3? Between the existing homes of Copper Basin and your proposed.

STEDMAN: Yeah, Commissioner Hartman, good question. Let me see, I thought I had written this down here. Let me see if I can find it.

HARTMAN: Because I see the tree lines and the large blue line.

STEDMAN: Yeah. Commissioner Hartman, there is an existing buffer there, and at a minimum it's 30 feet wide, at a maximum it extends up to 250 feet. So there's sort of this curvilinear edge to it, but it becomes significant. Even 30 feet is, you know, is a decent setback.

HARTMAN: Okay, thank you.

SCHNEPF: I do have another question. On the access between A and B, you have Tourmaline Road going north to south, are these other roads going to Hunt Highway to Tourmaline, and another one going up to Judd, are those the access points?

STEDMAN: Yes, correct.

SCHNEPF: Okay, just wanted to make sure. But we don't know how - when they'll be under construction for access, depending on phases.

STEDMAN: Yeah Commissioner Schnepf, we don't know at this point. But when you asked the question, it made me remember that we had conversations with the County about Tourmaline extending north, even of our property, and how that comes back to its current alignment north of us. And so it kind of arcs back. Imagine that mirroring up top and coming back to its midsection alignment.

SCHNEPF: Okay.

STEDMAN: So that will connect, that's the point.

SCHNEPF: I just kind of agree with County that, you know, for fire access points as this is under development, if Tourmaline's closed, you need to have another access point.

STEDMAN: The conversations that we'll have with County staff when we – we agree. We agree.

SCHNEPF: Okay, thank you.

KLOB: Any other questions? Commissioner Scott.

SCOTT: I was looking through your proposal here and I did read it cover to cover, and I noticed that you have a neighborhood meeting (inaudible) in the five mile requirement. My question is, why would you have that meeting at 5:00 in the afternoon, and that's when most people get off work. Now I'd assume that some of those people that might want to attend that meeting maybe work in Chandler or Gilbert, AJ or some place like that, and given that the known traffic, you know, going through Queen Creek and San Tan Valley, why did you schedule that when maybe only a few people could attend?

STEDMAN: Yeah, Commissioner Scott, that is a fair question and it wasn't our intent to try to cut people out of the process. There was a notification letter that went out explaining the request, and it gave a couple of avenues for contacting us if there were concerns. So whether that was by email, by phone or by letter, so if they couldn't make the neighborhood meeting, but again, it wasn't our objective to –

SCOTT: I just find that, you know, a lot of people, if I would have read that and I had a 45 minute commute, I knew I wasn't going to make it, I'm just not going to show up. But I think it's really important that we give citizens adequate time to meet their schedules, so to speak, than your schedule and make these times available where they can come in and get educated on this project and maybe have more questions, than be directed to a person and not an email.

Personal opinion. And then on Table 6, this is a modified MR development standards. Did you cover this in your presentation?

STEDMAN: No, but we can we can go back to that. I think it was in the staff presentation. Could we bring that up again? Please? Okay, let's - let me go back a few slides.

SCOTT: That's it. That was it. All right, one of my questions is maximum building height. Looks like the existing code is 36 feet, and you're proposing 52 feet, or up to 52 feet. Where would those - I guess those would be apartments or what are those?

STEDMAN: Yeah, Commissioner Scott, that's correct. And those would be adjacent to Hunt Highway. So this - these standards would not apply to development in Areas A and B where they're closer to the existing community.

SCOTT: So that's in the portion that doesn't have the 100 year certificate of water?

STEDMAN: That's correct.

SCOTT: How many of these structures will it be, that are four stories?

STEDMAN: We don't – Commissioner Scott, we don't know at this point. We do - I mean, okay. So on this table here, this is our proposed land use concept. Area C would allow up to 777 residential units. Now we don't know if those are all one type or another, it could be a blend of

residential densities and uses, but that would be a cap within area C.

SCOTT: It's just kind of hard to vote on something that's going to be a what if. You know what? 52 feet, that's pretty high, isn't it?

STEDMAN: That's about a four story building, yes.

SCOTT: Right. How many four story buildings are within three miles of there?

STEDMAN: None yet.

SCOTT: Okay. All right.

STEDMAN: Is that it?

SCOTT: No, I was just looking through the, you know, the existing development standards compared on other charts of what you're proposing, and what you're proposing is significantly less than the current or existing standards, why is that?

STEDMAN: Commissioner Scott, what we're trying to do here for residential uses is provide a diversity of housing types here. So with our client, D.R. Horton, you know, they're trying to offer multiple ranges of single family uses as well as non-single family attached to uses, like those, like the townhomes, attached multi - or detached multifamily. So we're trying to cover a lot of things and provide housing options for the greater number of folks out there.

SCOTT: Yeah, I can appreciate that. I can also

understand that you get more units per acre, which is more valuable development, but in some cases when we get our lots too small and too tiny, then, you know, it's more like a cookie cutter type of development. It doesn't really have much character. I think that's all the questions I have. I might have some more.

KLOB: Commissioner Mooney.

MOONEY: I don't even think we have three story buildings in San Tan Valley yet, so four stories, not a big fan. And the side yards – this may be for County - I believe those side yards and rear setbacks were now put to five and maybe Vice Chair Klob, on other cases I think we've discussed and had that –

KLOB: It's on my list.

MOONEY: Okay, that was your question. Okay, those are my two. I'm just, four stories, I missed that. Thank you, Commissioner Scott, I missed that because three stories aren't even in San Tan yet. We really try and save what views are left with the - I've been here 16 years, and there was a lot of vacant land back then and people are losing their views and so I know that's close to Hunt Highway, but it's just a concern of mine. Thanks.

KLOB: Any other questions for the applicant? I have a few. Alex, thank you for your presentation and your candor, you know, answering the question so far. Bring up the

first one, as we have the chart on the screen here. As a design professional, I run into this on a regular basis 20 years after the fact when people want to put in something in their backyard and there's a three foot or a four foot setback, and the building code says anything less than five feet has to be fire rated, and my clients get mad at me when their structure becomes 25-30 percent more expensive. I hate being the bad guy in 20 years - hopefully I'm not practicing in 20 years - but that being said, I would really push back on this on a regular basis because it comes through. It's in our code, I get it, that we can change – if we could change all of the four foot side yards - side and rear yard setbacks for any structure, be it primary or accessories building, change that to five feet.

STEDMAN: It's five feet, yes.

KLOB: Okay.

STEDMAN: Chair, it is five feet. I think we're - are we looking – if we're looking at the same thing here, minimum side setback we're requesting.

KLOB: On detached accessory buildings, you'll see minimum distance to side and rear, four feet.

STEDMAN: Oh, there at the bottom.

KLOB: Yeah, at the bottom. I'd like to see that changed to five. I think it just – it just aligns with the building codes, it makes things a lot easier in the future.

STEDMAN: I think we'd be fine with that.

KLOB: Okay. One of my concerns with a lot of these developments - and I appreciate what you said about, you know, creating this diversity - as so many of these developments as are coming into Pinal County, we're losing the diversity of - because there's so much focus right now politically and, you know, as a country on affordable housing and creating small, more affordable lots, and I support that a hundred percent. But I don't think it needs to be the only thing that we do, and there needs to be housing in all of these communities for that next level move-up for the professionals that are coming in here. You know, there are, you know, maybe a little higher income individuals that want to live out in this area. I think we're losing a lot of that housing stock. The developers are so laser focused on small lot builds that they're losing the focus on larger lots, and we're seeing it across the County. And so - whereas I appreciate, you know, having the maximum number of lots available, I am concerned that we're losing that diversity and the focus, you know, albeit 40 percent, or 30 percent, 40 percent, whatever it was. But then we kind of stip up, okay, well whatever's the next size up, and that's what we focus on. And the bulk of it becomes this and there's such a small piece that's left over that either A, it goes undeveloped because it's such a small piece and nobody wants to come in with large lot development,

or larger lot production development, you know, it loses its enticing, you know, aspect. And so I'm really concerned as kind of as we move forward with these developments, especially open-ended like this, where, you know, we don't have a site plan, we have nothing to judge anything on, we just have a maximum number of lots and however that mix happens, it's how it happens. I really want to make sure that we're getting that diversity that these communities need. You know, we need workforce housing, but we also need housing for the business owners and the doctors and the lawyers and so on and so forth that these communities need and will need in the future, and we're accommodating that as well. Regarding the two stips, the changes to the two stipulations, if we can pull those up. So number 5, I think I had – so my concern with number 5 is - I'm a - I was here two - you know, I was designing production homes in 2004, 2005, 2006, and then I saw what happened in 2008, '09, '10, and so on. And as we are in uncertain times today, what my concern is allowing a stipulation like this that says, you know, we already know that there's some entitlement challenges with parcels A - or parcel A, logistically it'll probably happen, I get it. But on the flip side, if it doesn't, and that never develops, so now we have this, you know, what do we have, 2,000 homes or whatever it is, that now don't get the benefit of a Hunt Highway development because A never got developed. And we've now

penalized these people because the water access couldn't be – or we went into a recession or - I mean, there's a lot of what ifs, and I get that, but I kind of have a little bit of a hard time with this one, since the bulk of the project is going to be affected the most by whether this gets developed or not. And then putting it off to the backend gives me a little bit of heartache. Can you talk a little bit about that?

STEDMAN: Yeah, sure. And it is not our intent to, again, to weasel out of any improvements here. I think it was the logistics of bringing kind of a disassociated right-of-way dedication from the piece that will go to auction here in the near term, so there was a complexity associated with that. But the improvements on Hunt Highway are likely – the existing improvements can handle the traffic that the initial auction will bring to additional traffic on Hunt Highway. I don't think I said that very clearly, but - and so we believe that when area C comes on board, that will bring a higher level of traffic and that would be the right time to not only make the dedication of right-of-way, but the improvements that would be associated with that portion of the project.

KLOB: And I'm going to come back on staff on this one. What if, in addition to this stipulation, there was some type of timeline that, you know, if not done in one year, two years, whatever, I mean whatever should the should the dais decide that would be a stipulation they would entertain, is

that something that can be done on the staff side? Is it –

KRAUSS: Yeah, Vice Chair, I noticed the attorney just popped up right away as soon as you said that. You can put performance standards on roads, and that's a permissible thing. It's just, the market, as you know, developers with markets, they don't know what the future will bring, so they don't want to obligate something in the future. You could do it based upon not time, but you could do it based upon number of homes, is another way to do it. Another way to approach a performance standard, as opposed to time, because that's somewhat arbitrary, especially with the market, but homes might do it.

OBERHOLTZER: Mr. Vice Chair, could I add? For your records - and I did sign in earlier, thank you - Carolyn Oberholtzer, with Bergen Frakes Smalley and Oberholtzer, 4343 East Camelback. I am outside land use counsel for the Arizona State Land Department. And one of the tricky things about the Land Department is all of the property must be acquired. It is not able to give land away, so right-of-way has to be purchased. We are not able to commit to timeframes for dedications because the State Land Department has no authority to give right-of-way away. So this stipulation, I think is – the clarification was being made, or proposed by the applicant team - being the homebuilders, because the auction will absolutely be for parcels A and B. But as we've discussed,

Area C has no services so that's going to be a longer timeframe. But it is the connection point to Hunt Highway, and so the Land Department wanted to make sure that it was included in a comprehensive master plan for circulation purposes so that everybody can plan for these routes. But when these properties come through to plat, which would be the next stip after the auction, the successful bidders will come and they'll do their tentative plat, that's going to carry with it the requirement for an updated traffic study. That is when you'll have the lotting, that is when you'll have the traffic patterns, and that is when County staff will say, these are the right-of-way dedications, this is the timing of the signals. And so what this is meant to do is, because areas A and B are different and separate physically and are not part of the auction, those builders would not be able to time the dedication of this road because it's adjacent to parcel C, and parcel C is, when that develops, that property would be dedicating that adjacent right-of-way. However, the road exists. I think there's not a concern about there being sufficient right-of-way currently for Hunt Highway. Were there some situation where the County needs that right-of-way in advance of these auctions, then there is that right-of-way acquisition process with the State Land Department that the County goes through in any circumstance where they need a road through State Land property. So long-winded answer, just to

explain the dynamic of this, does not lend itself well to a time stipulation, and that's why we connected it to a physical property. But none of this changes the requirement for, in a traffic study, going along with these plats, if that roadway is a requirement of that, then they're going to have to figure that out and time that, and that will have to be covered in that plat application.

KLOB: So thank you for that explanation, and with that in mind, instead of tying it to a timeline, what about tying it to number of lots sold, percentage of development, something along those lines?

OBERHOLTZER: Well, and that's going to be what this traffic study would do. It was create a recommendation that the County would then confirm in stipulations on the plat cases, that once these things happen that is when those things are triggered. At zoning, where we aren't really sure where everything is going to go, we're not even sure we're going to get to that ultimate lot count - many times these projects don't develop at that ultimate lot - we're just at a, we're in a blind spot on how this is going to develop, and it's really at that plat process where you're going to have the information so that you can adequately say, okay this is when you're going to need that. And so at that point, that is when the County would stipulate to those requirements. We just don't have the benefit of enough information at zoning,

because we don't have the necessary triggers yet. We don't know what the density on those - parcel B would be. It's very likely that parcel B would be predominantly single family, so it's just, again, all of the guardrails are in place with the County's engineering standards and with their process and with the engineering that has to be done at plat. Just are highlighting this now, because again, it's that physical separation to Hunt Highway that these properties wouldn't have. So normally when a landowner acquires the property, they're able to say, yes, and I will give you this now, but that land is separate. If that land is required as a part of those improvements, then they will have to acquire that land from the Land Department, if it hasn't already been dedicated to the County. It may very well be by that point. This is just a timing of dedication requirement, this isn't a timing of improvement.

SCHNEPF: Can I interject something real quick? Can we pull up the map that has the three distinct parcels with the roads in it? Correct me if I'm wrong, did the road that go from Tourmaline to Hunt Highway, is that not in parcel B at the very Southern end? Or does it cross over?

OBERHOLTZER: It clips parcel C, and that is going to be included within the auction parcel. That right-of-way is going to go with the auction property.

MOONEY: Which auction?

OBERHOLTZER: The auction for A and B. That's a great clarification, sorry. Thank you, Vice Chair and Commissioners. Yes, so that roadway –

SCHNEPF: Those two parcels will be auctioned together.

OBERHOLTZER: Correct. A and B are going in one auction.

SCHNEPF: So then that's when the right-of-ways and stuff will be entertained, with B and C.

OBERHOLTZER: So the auction for A and B will come with right-of-way dedication requirements. So the ultimate purchaser will be buying all of the land necessary to then dedicate to the County for those parcels, and that is why that connection point through C is there.

SCHNEPF: I could just see where some of the heartburn could be that if B developed and C stood there for a long time and traffic that road was made, then we're putting a lot of traffic onto Hunt Highway without C being auctioned. But if they're together, I get that.

OBERHOLTZER: Well, and so again, this stipulation is just with regard to the width of the dedication. There is Hunt Highway right-of-way, there's the road there now, so this is not presumed that improvements couldn't be made within the existing. If there are additional that are necessary, then yes, that would have to be figured out. But the way that it's

configured right now, there shouldn't need to be any additional right-of-way dedications or improvements that would be beyond the existing improvements onto Hunt Highway in parcels A and B. So, but again, when it comes through in plat, this is going to be vetted and determined through the County's review process and the engineering department and staff. So – and with regard to what is platted, because while we've talked about density ranges, again, these are just setting, you know, the outer limits of what is possible here, and it is quite likely that it would not even develop as densely as it would be entitled to be developed.

SCHNEPF: Yeah, and I get that. It helps for State Land to be able to sell if there's already these type of entitlements on or these - my beautiful voice. So it helps for the sale of the land when State Land is involved and they know that there's going to be something of a determination.

OBERHOLTZER: That's correct.

SCHNEPF: It just makes sense now that if A's going to be sold separately and B and C are going to be together, then that's when the roadway and - I see what's going on.

OBERHOLTZER: Let me clarify. It's A and B that are going together.

SCHNEPF: Oh, A and B.

OBERHOLTZER: Yes, correct. A and B are one development parcel that will be auctioned together. In fact,

that auction was scheduled last year and it was postponed so that this process could proceed. So it is ready. Once these entitlements - once the entitlement package is approved for this, the Land Department is prepared to schedule the auction. But because of the process that's required prior to that with regard to notifications - that's why Alex mentioned Q1 of next year, that's when it's probably going to go, but no, it's A and B together that are going together, but with the extension out to Hunt Highway that clips the bottom of C. That's included within the auction.

SCHNEPF: And then, so I see where Vice Chair Klob is having the issue because we're putting traffic now on to Hunt Highway from that development and we don't know when C will ever be sold or developed. So I get both sides here.

OBERHOLTZER: Correct. Yes. This would just be dealing with that frontage of Hunt Highway along C.

SCHNEPF: Okay.

OBERHOLTZER: That's just that frontage, correct.

KLOB: That's where my issue is coming in, is if this becomes for whatever reason a zombie site, then it never gets developed and the 2,000 homesites - essentially 4,000 people driving - are not getting the benefit of updated roadway until such time in the future. You know, you would hope that a commercial development would come in quickly, but we've all seen in San Tan Valley - I'm in the Maricopa side -

where commercial sites sit, you know, we have sites that have sat – potentially great sites - sat for 20 years and not developed. And this is my concern with this area and how do we get, you know, what the bulk of this community is going to need. And some could argue it's a bit unfair to put this all onto the future owner of lot C, but that's not our issue. Because, you know, we have two things happening here. We have, you know, all this traffic coming onto, you know, Judd and Gantzel Road, in addition to going onto Hunt Highway and I think, my personal opinion is, is I think we need to work on some type of - be it time, be it percentage of development, be it some type of caveat that pushes back on whoever picks up A and B knows that, hey, if C never happens, at some point you are going to be responsible for developing this and making it happen. I'd be open if staff wants to chime in a little bit to kind of help move this along, but –

OBERHOLTZER: We have stipulation 9 in the case, which might be beneficial to bring up on the screen. I don't know, Glenn, do you have the full set of stipulations in here or just the staff report?

BAK: I do have it in the staff report, so –

OBERHOLTZER: Okay, in the staff report you have stipulation 9, which is again that - I don't have it up on the screen, but I can read it. And this is the traffic impact analysis that basically trumps everything else. And this is a

traffic impact analysis or traffic impact statement will be required to be submitted to the County Engineer at the time of tentative plat or site plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved traffic impact analysis to mitigate impacts on all surrounding roadways to be completed at developer's cost. These may include construction of acceleration and deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA guidelines and procedures and shall be approved prior to the tentative plat approval. So when the tentative plat comes to you, there will be a traffic study that is required, per this stipulation, to come with it and if that study recommends that those - that that dedication happen, then that developer is – if that land is not already dedicated - and again, nothing about this limits the dedication of that land prior to, this is just the 75, the full 75 foot half street of Hunt Highway dedication that we're talking about, as the outside point - to your point about timing - the outside point would be when area C is finally - is included within a final plat. But none of this - if this is a requirement of the development of A and B, then the plat stipulation would be for that dedication to occur on the schedule that you're trying to articulate at this point. So I just bring this up to say that

this stipulation on the zoning is what will secure the County's ability to time that improvement, even if it's offsite it's outside the boundary of the property to that development. So at that time, again, if it's not already dedicated, then that is what would trigger the requirement for that improvement with A and B. So it's not like the County would be - the future residents would be in a situation where they weren't able to access that improvement, that improvement would have to proceed the development.

KLOB: Okay. I guess part of me then comes back to, even with that in mind and from a legal standpoint, how do you force a future owner, possibly even the State if this doesn't sell at auction for whatever reason, to rededicate that land, even if a traffic study does warrant it and if it didn't sell at auction, then I mean there's a whole can of worms that happens here.

OBERHOLTZER: It is. But we have some helpful things in the toolbox. There is a statute that in the very unique situation, allows the State Land Department to tie the dedication of right-of-way for offsite land to an auction, if the property is zoned. That is a State statute that only allows that scenario if the property adjacent to it, it is going to trigger that development, is zoned. So that's one of the important reasons to include area C in this zoning package, is so that the State Land Department does have the

ability to make future purchasers of the property, so that the public bidding process will have to acquire that right-of-way. And so - and that will enable them to then dedicate that right-of-way to the County. So there is a mechanism already in place to allow this so that if parcel A and B owners need that land, the State has the process in place to allow it if area C adjacent to it is also zoned with it. So that's one of the important reasons of keeping area C in this, even though we're just not like quite sure what's going to happen with the infrastructure with EPCOR. But if it does not sell at auction, then it's not developing, right? That is the only way the property will ever develop is if it's sold at auction, and so there wouldn't be any traffic in that event to handle if it's not sold at auction. But this process does allow for the dedication of that land to be attached to the A and B parcels. It's a unique situation of State Trust Land and statutes, but it is all of the tools to require this are there. It would not be a situation where it is inaccessible to the County or the developer to get at that land if they need it to be improved to handle the traffic from the development.

KLOB: Okay, thank you. Can we have stip 7 up? I'm always concerned when there's vague terminology in stipulations, and I get why we need it. This one says, you know, we'll let the County engineering be provided with

sufficient advanced notice. What does that mean? Is that 24 hours? Is that 30 days? Is that - and that's the, you know –

??: The normal process.

STEDMAN: Yeah, I'm hearing from my client, Vice Chair. It's a normal process. So it would be - we would identify some of these things, I think, during the construction document, you know, preparing the plans, we would identify some of these issues. We could put the County on notice that, you know, we anticipate these things, but it won't be a day of, it won't be a day before, that's not what I think I'm hearing. I think I'm hearing there's going - I'm going to use vague terminology again, but there's going to be sufficient heads up on this before this happens. And I don't know if we can – months? Months.

KLOB: I like that answer.

STEDMAN: Okay, I do too.

KLOB: With that in mind, I just had another case like this, where there's, you know, potentially, you know, single point of access for emergency vehicles and there's temporary roads. There's lots of ways to accommodate this. It gets messy, but I think it's important to maintain two points of access at any given time, especially if we're dealing with - we have people living in this community. I mean if the road goes in and there's nobody living there, then no harm, no foul. But if we have 500 homesites that have been

developed and now we want to block, you know, Tourmaline Road, you know, because we've got to bring the sewer line across and all these people are used to using it, that's a bigger challenge and we block it from emergency access for those people. So I actually would like to see maybe an amended stip to allow for, you know, in the event that there's a closure of it, because it's such a high traffic road, that there is two points of access at any given time for emergency.

STEDMAN: Yeah, and Vice Chair, we share those concerns. Your concerns are our concerns as well. I wish I had a map up that showed the regional, but Tourmaline is not the only other secondary point of access for the existing community to the south for Copper Basin. So I think what we're talking about is probably preparing a little bit of a strategic plan with the County ahead of these closures, and with fire involved as well, to say look, do we have sufficient alternative access? Is this a safe condition? All those things, and then determine our timelines for closure. I think we can work this out. It's not a cul-de-sac situation where people are trapped or have one alternative point of access.

[No audio for 10 minutes]

SCHNEPF: …Road, or is the language good that you think is there?

KLOB: The fire code I think actually gets into that, the separation between access points and so on.

KRAUSS: There are ways you can - there are a couple of ways you can skin that cat, but so - but you want to give us a little bit of - I think the intent is two separate, we could put separate there.

KLOB: Yeah. There's private fire lanes, there's all kinds of different ways to make it, make it work, but I like that change.

KRAUSS: Okay.

KLOB; Commission, that's good? Any other thoughts on other changes to stips? Do we - I apologize – do we want to change 5? Leave it as it is?

MOONEY:. I agree with removing the area C. As it's been stated, they have to come back before us anyway, so let's just remove that for now, and when it comes back before us. Because that is a serious concern for Hunt Highway.

PRANZO: Changing 5 now will put the horse back in front of the cart.

KLOB: Yeah, I would agree.

??: I agree.

KLOB: Agreement to remove that? Take out for area C? Staff good?

KRAUSS: Yes.

KLOB: Any other comments on this? I'm open to a motion. If not. Commissioner Mooney.

MOONEY: So the first case, I move the Planning and

Zoning Commission forward a recommendation of conditional approval for case PZ-PA-016-24 to the Board of Supervisors.

KLOB: With zero stipulations.

MOONEY: Oh, zero stipulations, not listed.

KLOB: Do I have a second?

SCHNEPF: I'll second.

KLOB: Second by Commissioner Schnepf. All in favor?

COLLECTIVE: Aye.

KLOB: All opposed? Motion carries. Item number 2. Do I have a motion? Commissioner Mooney.

MOONEY: I move the Planning and Zoning Commission forward a recommendation of conditional approval for case PZ-PD-018-24 to the Board of Supervisors, subject to the following 15 stipulations and two changes to the stipulations. One on 7(a) as amended, that was read by Harvey, and number 5, remove for area C. And it's not a stipulation, but to change the five foot setback for rear and side yards in their chart.

KLOB: Very good, do I have a second?

HARTMAN: I'll second that.

KLOB: Commissioner Hartman. All in favor say aye.

COLLECTIVE: Aye.

KLOB: Any opposed? That motion carries. And we have - we skipped over one. PZ-030-24, with its one stipulation. Do I have a motion on that one?

MOONEY: Oh, I'm so sorry. You're right. I'll make a motion.

KLOB: Commissioner Mooney.

MOONEY: I move the Planning and Zoning Commission forward a recommendation of conditional approval for PZ-030-24 to the Board of Supervisors, subject to the following one stipulation.

KLOB: Do I have a second?

HARTMAN: I'll second that.

KLOB: Commissioner Hartman. All in favor say aye.

COLLECTIVE: Aye.

KLOB: All opposed? Motion carries. Very good. Thank you guys. With that one, we'll move on to PZ-08-25, and - yeah, PZ-PD-005-25, and SUP-006-25.

PANCHENKO: Good morning Vice Chair, Commission Members. My name is Valentyn Panchenko, I'm planner for those three cases, for the project Mitchell Trail Commercial. Those three items, one is a rezone from General Rural to General Commercial C-3, a PAD overlay district, and special use permit to operate an outdoor storage facility for construction-related materials and vehicles. It's located to the northwest of the Town of Florence, almost two miles to the east of intersection Hunt Highway and East Arizona Farms Road. Its size is 9.94 acres. And the applicant is present here today. Here's a general location of the property. Here's a zoning

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: JUNE 19, 2025

TO: PINAL COUNTY PLANNING AND ZONING COMMISSION

CASE NO.: **PZ-PA-016-24, PZ-030-24, & PZ-PD-018-24 (North Copper Basin)**

CASE COORDINATOR: GLENN BAK, SENIOR PLANNER

SUPERVISOR DISTRICT #4, JEFFREY MCCLURE

Executive Summary/ Requested Action/Purpose:

PZ-PA-016-24 – PUBLIC HEARING/ACTION: Alex Stedman, consultant with RVi Planning + Landscape Architecture, applicant, on behalf of the Arizona State Land Department, landowner, is requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 389± acres of land from Suburban Neighborhood to Special District, situated on a portion of Sections 28, 20, & 29, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcel: 210-27-7000, and generally located southeast of E Hunt Highway and N Gantzel Road in unincorporated Pinal County.

To Approve: I move that the Planning and Zoning Commission forward a recommendation of conditional approval of Case PZ-PA-016-24 to the Board of Supervisors.

To Deny: I move that the Planning and Zoning Commission forward a recommendation of denial of Case PZ-PA-016-24 to the Board of Supervisors.

Executive Summary/ Requested Action/Purpose:

PZ-030-24 – PUBLIC HEARING/ACTION: The Arizona State Land Department, landowner, Alex Stedman, consultant with RVi Planning + Landscape Architecture, applicant, on behalf of the Arizona State Land Department, landowner, is requesting a rezoning of 256.1± acres from General Rural Zoning District (GR) to R-7 Single Residence Zoning District, 68.1± acres from General Rural Zoning District (GR) to MR Multiple Residence Zoning District, and 64.8± acres from General Rural Zoning District (GR) to C-3 General Commercial Zoning District, situated on a portion of Sections 28, 20, & 29, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcel: 210-27-7000, and generally located southeast of E Hunt Highway and N Gantzel Road in unincorporated Pinal County.

To Approve: *I move that the Planning and Zoning Commission forward a recommendation of conditional approval of Case PZ-030-24 to the Board of Supervisors subject to the following 1 stipulation-:*

1. Approval of this zone change (PZ-030-24) shall require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;

To Deny: *I move that the Planning and Zoning Commission forward a recommendation of denial of Case PZ-030-24 to the Board of Supervisors.*

Executive Summary/ Requested Action/Purpose:

PZ-PD-018-24 – PUBLIC HEARING/ACTION: Alex Stedman, RVi Planning + Landscape Architecture, applicant, on behalf of the Arizona State Land Department, landowner, is requesting a Planned Area Development (PAD) Overlay District to allow for deviations to development standards on 389± acres known as North Copper Basin in the R-7, MR, & C-3 zoning districts, within Tax Parcel: 210-27-7000, situated on a portion of Sections 28, 20, & 29, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file), generally located southeast of E Hunt Highway and N Gantzel Road, in unincorporated Pinal County.

To Approve: *I move that the Planning and Zoning Commission forward a recommendation of conditional approval of Case PZ-PD-018-24 to the Board of Supervisors subject to the following 15 stipulations:*

1. Approval of this zone change (PZ-PD-018-24) shall require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;

2. The western most portion of the proposal identified as ‘Area C’ shall retain a minimum of twenty-five (25) acres to be developed as commercial or office land uses.

3. The overall development shall adhere to the acreages, and not exceed the Overall Dwelling Units per Land Use Area, as described in Table 2 of the PAD Book.

4. Upon submittal for plat or site plan review, the owner/applicant must identify the zoning district and development standards the proposed development will be required to follow

5. According to the “Regionally Significant Routes for Safety and Mobility, Final Report”, the section of Hunt Highway abutting the proposed development is identified as a Regionally Significant Route (Principal Arterial). The minimum half-street right-of-way (ROW) of 75 feet is

required with the approval of the Final Plat, and. the dedication of 75' of right-of-way shall be dedicated at no cost to the County and unencumbered;

6. Judd Road, which is abutting the development, is situated on a section line. According to the Subdivision & Infrastructure Design Manual (S&IDM), minor arterial half-street right-of-way widths, such as those found on section lines, shall be a minimum of 55' wide. Pinal County requires that the entire 55' right-of-way dedication be completed concurrent with the approval of the final plat, and shall be at no cost to the County and unencumbered;;
7. The proposed realignment of Tourmaline Road may be allowed with conditions as provided below. Further discussion and review with the County Engineer are staff are required to approve a realignment proposal. Conditions for approval include the following:
    a) Maintain physical access on Tourmaline Road at all times (i.e. Road cannot be closed at any time),
    b) The new alignment needs to be built before the old one is vacated,
    c) Abandonment of the ROW cannot occur until dedication of the new ROW and construction of the new road is completed first. This will impact how the development is planned/phased and this will necessitate staff review and approval on infrastructure phasing ,
    d) The new alignment shall meet the County's Access Management Manual,
    e) The design needs to show how the new alignment will connect to Tourmaline on the northside at Bella Vista Road. Connectivity between arterials via a collector road is necessary to maintain roadway hierarchy and adequate traffic circulation within the region.
8. A drainage report will be required to be submitted to the County Engineer at the time of site plan or tentative subdivision plat submittal for review and approval. The drainage report shall include a drainage plan that complies with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Report and drainage plan shall include provisions to accommodate offsite runoff and shall provide retention for storm waters in an onsite retention/common retention area or as approved by the County Engineer;
9. A Traffic Impact Analysis (TIA) or Traffic Impact Statement (TIS) will be required to be submitted to the County Engineer at the time of Tentative Plat or Site Plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Tentative Plat approval;
10. A minimum of two permanent access points shall be provided for ingress and egress from the development to existing public roads. Approval of adequate access by the county engineer shall be a condition of approval of each plat by the board of supervisors;
11. Any additional right-of-way dedications needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in

accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;

12. All right-of-way dedications shall be free and unencumbered;

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

14. Drainage/irrigation canals/ditches in project-dedicated Right of Way, will be required to be under grounded prior to dedication; and

15. If offsite improvements are required to be completed by the project per the Traffic or Drainage report,, an offsite plan for the improvement is required with the first submittal of a tentative plat or any site plan.

To Deny: *I move that the Planning and Zoning Commission forward a recommendation of denial of Case PZ-PD-018-24 to the Board of Supervisors.*

BACKGROUND AND FINDINGS:

HISTORY:
The site has been historically used for agricultural field crops, as evidenced by aerial photos.

ANALYSIS:
San Tan Valley Special Area Plan
Suburban Neighborhood

Surrounding Land Uses and Zoning
Properties to the west and north are currently vacant. Residential subdivisions border the subject site to the south and east.

Surrounding Land Uses and Zoning Designations:

North: General Rural (GR) - Vacant
South: Single Residence Zoning District (CR-3) - Residential Subdivision

East: Single Residence Zoning District (CR-3) - Residential Subdivision
West: General Rural (GR) - Vacant

Development Plan and Site Plan
At present, the site is essentially vacant. A development plan and/or formal site plan shall be required to establish specific aspects of internal circulation across the site as well as other life-safety aspects. Staff will require that the proposed layout provide an acceptable area for future circulation options. Pinal County Engineering has also added a stipulation of approval requiring a minimum of two permanent access points. The conceptual proposed land use concept shows the eastern

portion developed as a subdivision of comparable density to existing subdivisions in the area. To the west of this, multi-family zoning is proposed, and the westernmost portion abutting Hunt Highway, Gantzel Road, and Judd Road as commercial C-3 zoning.

Proposed Uses

In addition to the above proposed zoning, the Planned Area Development (PAD) Overlay District provides allowance for additional flexibility within Land Use Areas B and C. The added flexibility is being sought, as the Arizona State Land Department wishes to bring the property to auction, as the ultimate end users are currently unknown.

Flood Zone*:* "X" is an area of minimal flood hazard.

Public Participation

Neighborhood Meeting:	December 10, 2024
Neighborhood Mail out:	June 3, 2025
Newspaper Advertising:	June 3, 2025
Site Posting: Applicant:	May 28, 2025

At the time of this report, staff had received no letters of support or opposition to this proposal from members of the public.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **19th** DAY OF **JUNE 2025**, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER 301 E 11th St., FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A **NON-MAJOR COMPREHENSIVE PLAN AMENDMENT TO AMEND THE SAN TAN AREA PLAN, REZONING, AND A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT (PAD)** IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

PZ-PA-016-24 – PUBLIC HEARING/ACTION: The Arizona State Land Department, landowner, Alex Stedman, RVi Planning + Landscape Architecture, applicant, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 389± acres of land from Suburban Neighborhood to Special District, situated on a portion of Sections 28, 20, & 29, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcel: 210-27-7000, located southeast of E Hunt Highway and N Gantzel Road, Pinal County.

PZ-030-24 – PUBLIC HEARING/ACTION: The Arizona State Land Department, landowner, Alex Stedman RVi Planning + Landscape Architecture, applicant, requesting a rezoning of 256.1± acres from General Rural Zoning District (GR) to R-7 Single Residence Zoning District, 68.1± acres from General Rural Zoning District (GR) to MR Multiple Residence Zoning District, and 64.8± acres from General Rural Zoning District (GR) to C-3 General Commercial Zoning District, situated on a portion of Sections 28, 20, & 29, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcel: 210-27-7000, located southeast of E Hunt Highway and N Gantzel Road, Pinal County.

PZ-PD-018-24 – PUBLIC HEARING/ACTION: The Arizona State Land Department, landowner, Alex Stedman, RVi Planning + Landscape Architecture, applicant, requesting a Planned Area Development (PAD) Overlay District to allow for developments standards on 389± acres to allow deviations from the R-7, MR, & C-3 development standards, Tax Parcel: 210-27-7000, situated on a portion of Sections 28, 20, & 29, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcel: 210-27-7000, located southeast of E Hunt Highway and N Gantzel Road, Pinal County.

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. DOCUMENTS PERTAINING TO THIS CASE CAN BE REQUESTED AND ARE AVAILABLE FOR REVIEW FROM PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT PLEASE CALL (520) 866-6442 FOR MORE INFORMATION

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT: https://www.pinal.gov/236/Notice-of-Hearings

DATED THIS 27th DAY OF **MAY 2025**, by Pinal County Community Development Department

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

ANY WRITTEN STATEMENTS ARE ACCEPTED ON AN ONGOING BASIS, BUT WRITTEN STATEMENTS DESIRED TO BE A PART OF THE CASE PACKET FORWARDED TO THE COMMISSION IS REQUESTED TO BE PROVIDED TO STAFF.

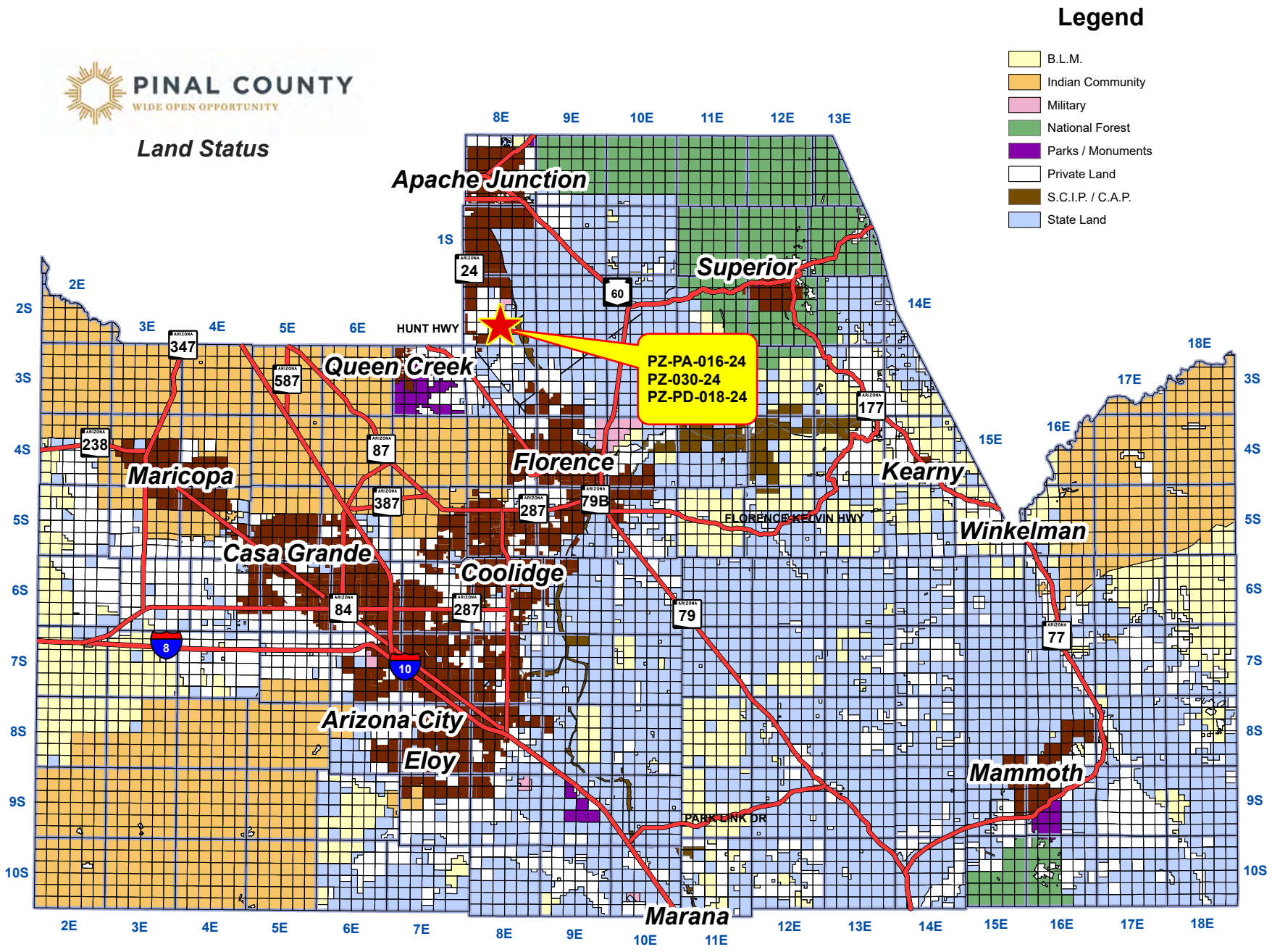
IF TWENTY PERCENT OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN THE ZONING AREA FILE PROTESTS, AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD WILL BE REQUIRED TO APPROVE THE REZONING.

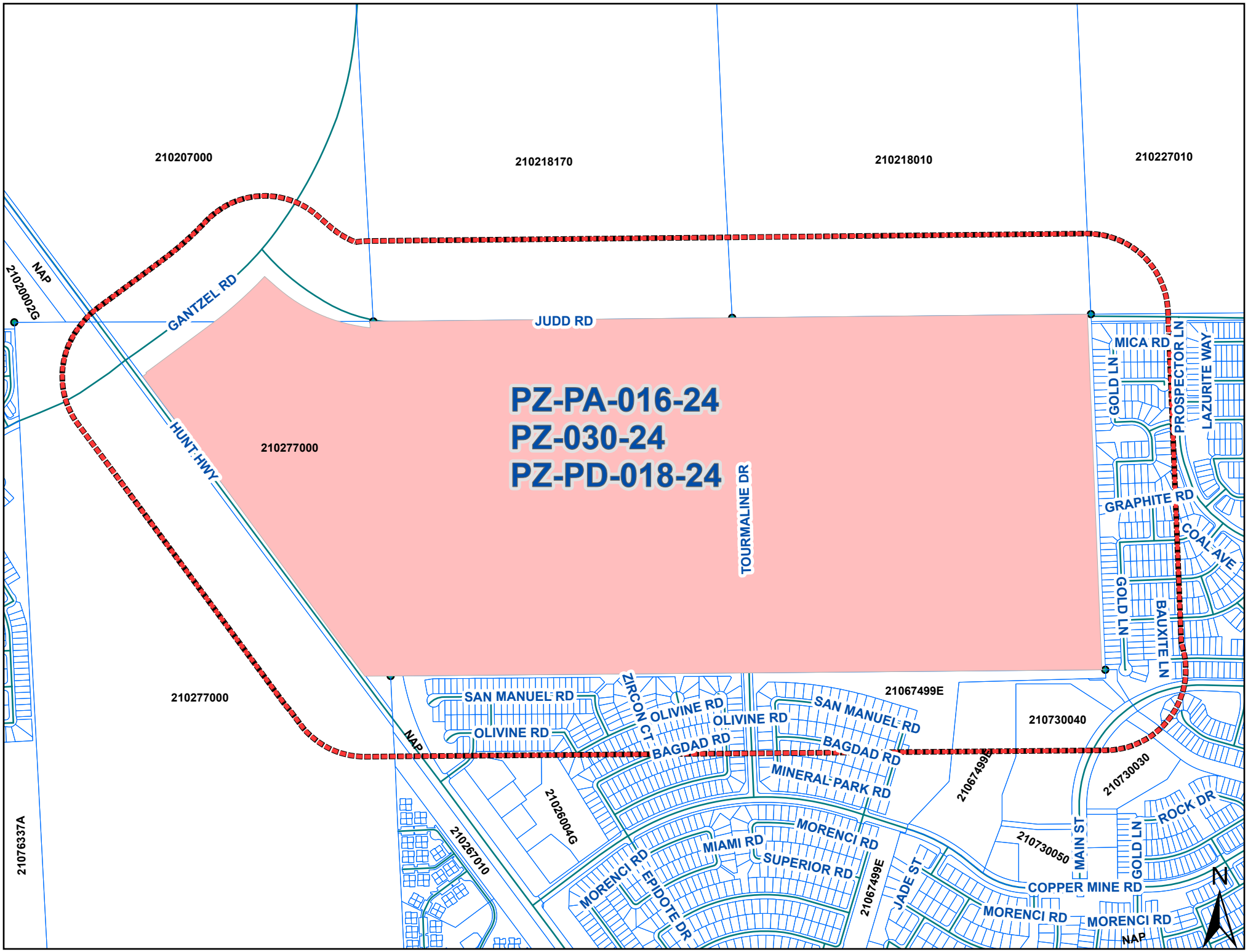
PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

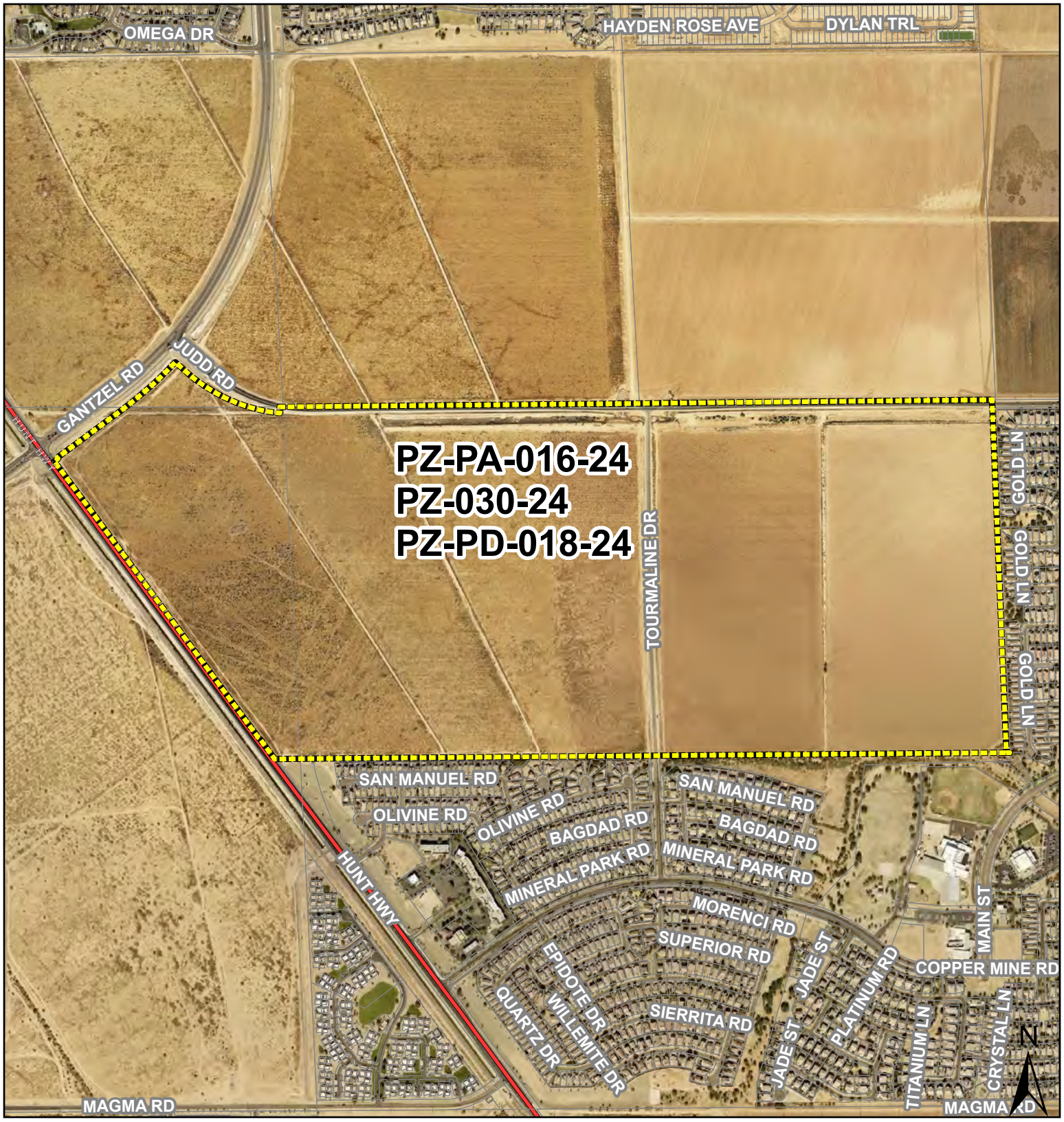
Contact for this matter: Glenn Bak, Senior Planner
E-mail address: glenn.bak@pinal.gov
Phone # (520) 866-6444

[*Anything below this line is not for publication*.]

PUBLISHED ONCE:
Pinal Central Dispatch
Arizona Republic


PINAL COUNTY
WIDE OPEN OPPORTUNITY
Land Status
Legend
B.L.M.
Indian Community
Military
National Forest
Parks / Monuments
Private Land
S.C.I.P. / C.A.P.
State Land
PZ-PA-016-24
PZ-030-24
PZ-PD-018-24
Apache Junction
Superior
Queen Creek
Florence
Kearny
Winkelman
Maricopa
Casa Grande
Coolidge
Arizona City
Eloy
Mammoth
Marana
HUNT HWY
FLORENCE-KELVIN HWY
PARK LINK DR

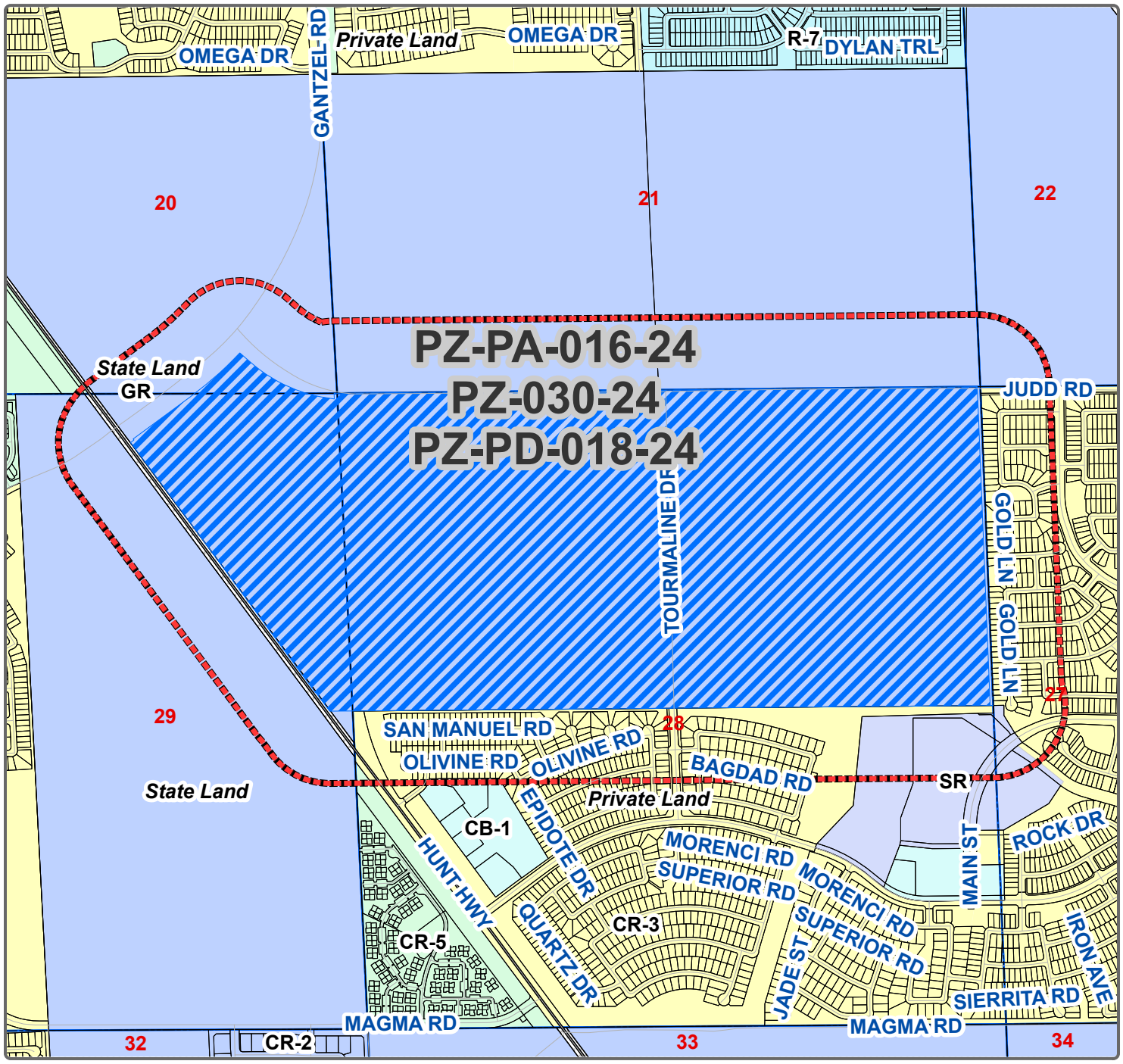

PZ-PA-016-24
PZ-030-24
PZ-PD-018-24
210207000
210218170
210218010
210227010
210277000
210277000
210277000
NAP
2102002G
GANTZEL RD
HUNT HWY
JUDD RD
TOURMALINE DR
MICA RD
GOLD LN
PROSPECTOR LN
LAZURITE WAY
GRAPHITE RD
COAL AVE
GOLD LN
BAUXITE LN
21067499E
210730040
SAN MANUEL RD
ZIRCON CT
OLIVINE RD
OLIVINE RD
SAN MANUEL RD
BAGDAD RD
BAGDAD RD
MINERAL PARK RD
NAP
21026004G
210267010
MIAMI RD
MORENCI RD
SUPERIOR RD
MORENCI RD
EPIDOTE DR
21067499E
JADE ST
210730050
MAIN ST
210730030
GOLD LN
ROCK DR
COPPER MINE RD
MORENCI RD
MORENCI RD
NAP
21076337A
N



Community Development

PZ-PA-016-24
PZ-030-24
PZ-PD-018-24

PINAL COUNTY
WIDE OPEN OPPORTUNITY



Community Development

PZ-PA-016-24 – PUBLIC HEARING/ACTION: The Arizona State Land Department, landowner, Kristine Gay, RVi Planning + Landscape Architecture, applicant, requesting a Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate 389± acres of land from Suburban Neighborhood to Special District, situated on a portion of Sections 28, 20, & 29, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcel: 210-27-7000, located southeast of E Hunt Highway and N Gantzel Road, Pinal County.
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Current Zoning: GR	Requested Zoning: Rezone	Current Land Use: SAN TAN VALLEY SAP

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:
Situated on a portion of Sections 28, 20, & 29, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcel: 210-27-7000, located southeast of E Hunt Highway and N Gantzel Road, Pinal County

SEC 29 TWN 03S, RNG 08E

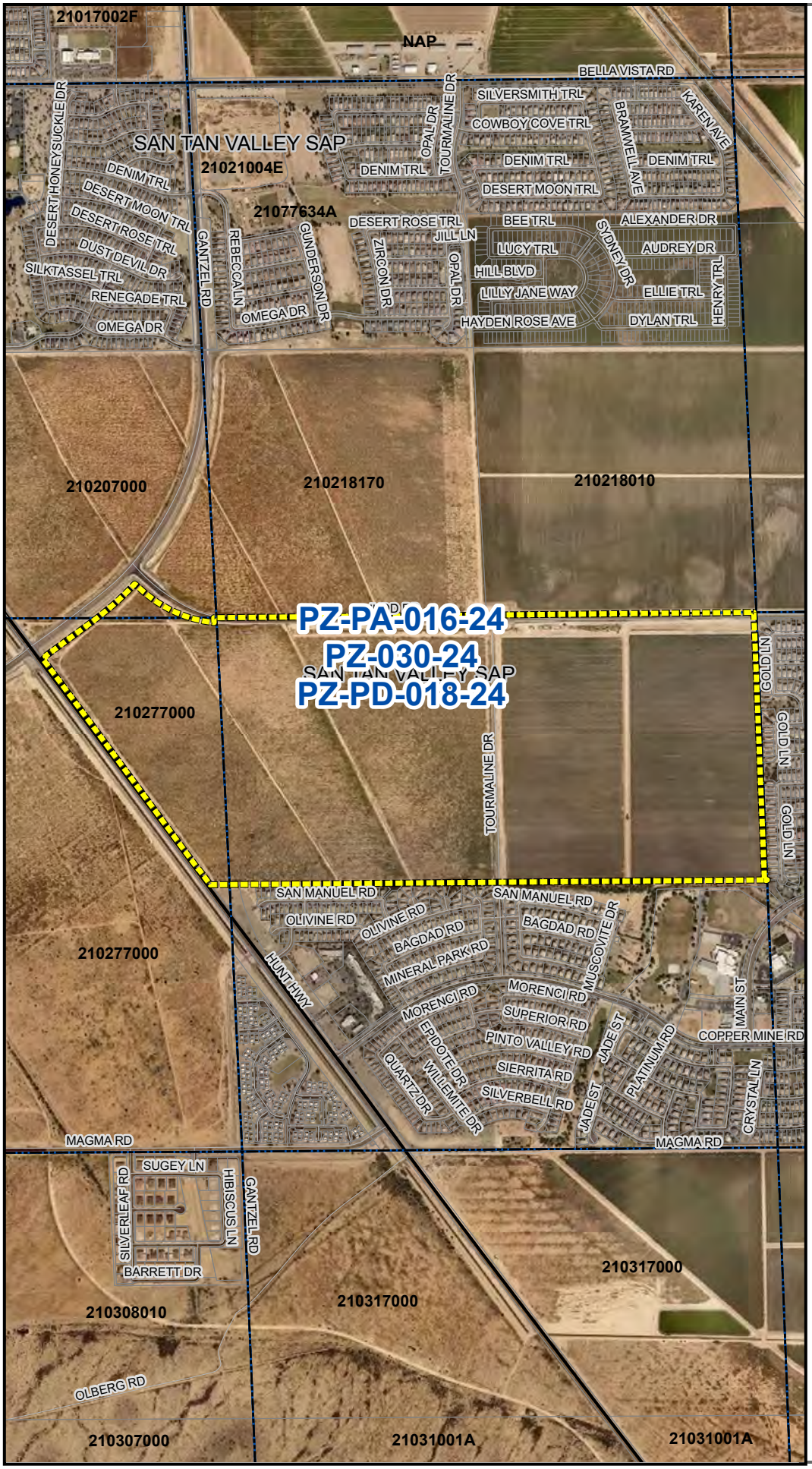
Sheet No. 1 of 1

Owner/Applicant: THE ARIZONA STATE LAND DEPARTMENT

Drawn By:	Date:
GIS / IT /RWH	05/21/2025

Section	Township	Range
29	03S	08E

Case Number: PZ-PA-016-24, PZ-030-24, PZ-PD-018-24



PINAL COUNTY
WIDE OPEN OPPORTUNITY

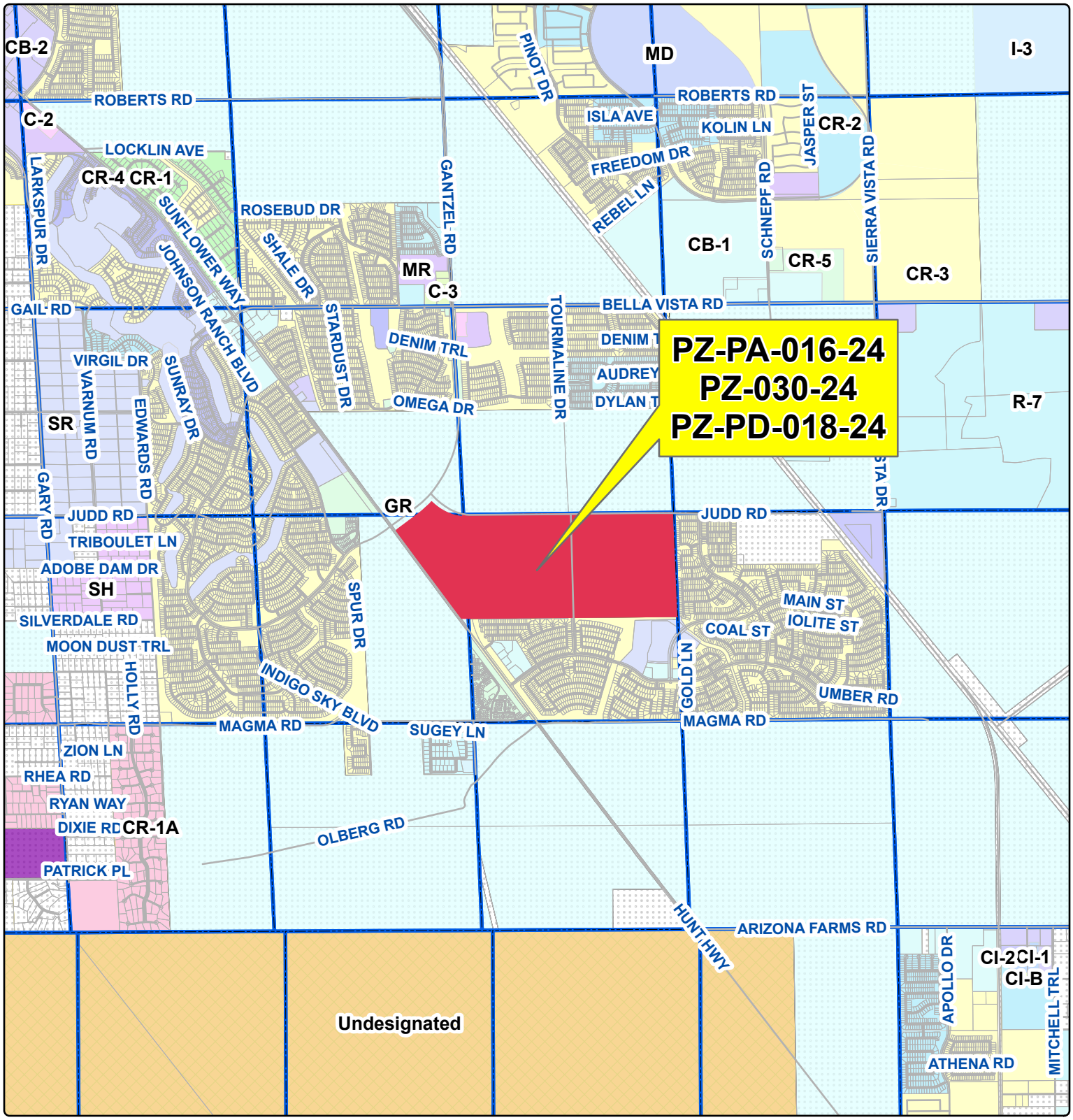
PZ-PA-016-24
PZ-030-24
PZ-PD-018-24

FROM:

SUBURBAN NEIGHBORHOOD

TO:

SPECIAL DISTRICT



Community Development

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Legal Description:
Situated on a portion of Sections 28, 20, & 29, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcel: 210-27-7000, located southeast of E Hunt Highway and N Gantzel Road, Pinal County

SEC 29 TWN 03S, RNG 08E

Sheet No. 1 of 1

Owner/Applicant: THE ARIZONA STATE LAND DEPARTMENT

Drawn By:	Date:
GIS / IT / RWH	05/21/2025

Section	Township	Range
29	03S	08E

Case Number: PZ-PA-016-24, PZ-030-24, PZ-PD-018-24

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PROCEDURE AND APPLICATION FOR A PROPOSED NON-MAJOR COMPREHENSIVE PLAN AMENDMENT

A. Attend a Concept Review (Zoning pre-application (Z-PA)) meeting with the Planning Department and affected County agencies.

B. File an application and all required supporting documentation for a Comprehensive Plan Amendment. Please use the attached application forms.

C. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors. Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department.

D. Public hearing, (approximately 4 to 8 weeks after Planning Commission hearing), before the Board of Supervisors.

PROCEDURE FOR A PROPOSED MAJOR COMPREHENSIVE PLAN AMENDMENT

A. Attend a Concept Review (Zoning Pre-Application (Z-PA)) meeting with the Planning Department and affected County agencies.

B. File an application and all required supporting documentation for a Comprehensive Plan Amendment. Please use the attached application forms.

C. Public meeting with the Citizens Advisory Committee.

D. Public hearing before the Planning Commission with Commission recommendation to the Board of Supervisors.

E. Public hearing before the Board of Supervisors.

*Public hearing schedule will be made available in June.

FEE SCHEDULE FOR MAJOR AND NON-MAJOR AMENDMENTS

A. Major Comprehensive Plan Amendment: $5,091.00

B. Non-major Comprehensive Plan Amendment:

   a. 0-499 mailouts: $4,478.00
   b. 500 or more mailouts: $4,824.00
   c. With accompanying zone change: $3,354.00

COMMUNITY DEVELOPMENT
Planning Division

85 N. Florence St., PO Box 2973, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530
www.pinalcountyaz.gov

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA
(All Applications Must Be Typed or Written in Ink)

Comprehensive Plan Amendment unincorporated & Property Information:
(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. The legal description of the property: See attached legal description

2. Parcel Number(s): 210277000 Total Acreage: 389 acres

3. Current Land Use Designation: Suburban Neighborhood + West Pinal Growth Area

4. Requested Land Use Designation: [State Land] Special District and West Pinal Growth Area

5. Date of Concept Review: 10-8-2024 Concept Review Number: Z-PA-103-24

6. Why is this Comprehensive Plan Amendment being requested? (You must provide a summary of the anticipated development on this page, if not provided, the application cannot be processed.):
To allow for more flexible zoning and development options beyond only single-family residential and suburban land uses. To support the unique ownership and development process of land owned by the State
Land Department.

7. Discuss any recent changes in the area that would support your application.
Designation of adjacent ROW as a Route of Regional Significance and Principal Arterials.
Establishment of West Pinal Growth Area
Establishment of the "Special District" future land use designation which is meant specifically to support the flexible entitlement of State Land.

8. Explain why the proposed amendment is needed and necessary at this time.
As outlined in the Comp Plan Amendment that established the Special District future land use designation, the amendment is needed to best cooperate with the State Land Department towards the development of State Land in a manner that meets the overall goals of the Comprehensive Plan which support a "special" approach to entitling State Lands.

INV#: AMT: DATE: CASE: Xref:

COMMUNITY DEVELOPMENT
Planning Division

85 N. Florence, St, PO Box 2973, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530
www.pinalcountyaz.gov

PINAL COUNTY COMPREHENSIVE PLAN AMENDMENT APPLICATION

IN ADDITION TO THIS APPLICATION, YOU WILL NEED TO SUBMIT:

- [x] A. **Certified Boundary Survey**, including legal descriptions of the proposed designations
- [x] B. Location map which identifies the property and its relationship to Pinal Countyenvirons.
- [x] C. Map showing the topography of the property.
- [x] D. Site map which specifically identifies the property including parcels under separate ownership.
- [x] E. Property owner(s) authorization for the Comprehensive Plan Amendment.
- [x] F. Other information as may be determined necessary by the Planning staff or other information the applicant feels is pertinent to this request.
- [x] G. Non-refundable filing fee as shown on the cover page.
- [x] H. Narrative in PDF format.
- [x] I. Neighborhood meeting report

Your application must be submitted digitally via the online submittal portal site at https://citizenaccess.pinalcountyaz.gov/CitizenAccess/Default.aspx

Please call or email the Planning Division for more information.

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

See attached authorization letter	1110 West Washington Street | Phoenix, AZ 85007	602-542-3118
Name of Landowner (Applicant)	Address	Phone Number

See attached authorization letter	kdada@azland.gov
Signature of Landowner (Applicant)	E-Mail Address

Name of Agent	Address	Phone Number

Signature of Agent	E-Mail Address

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

Land Owner Authorization Letter + Correspondence

Re: North Copper Basin Green Light

KD

Karen Dada <kdada@azland.gov>
To Kristine Gay
Cc Angela Carmitchel; Carolyn Oberholtzer; Jose Luis Castillo, II; Fadl Azzam; Mike Hifler; Alex Stedman

You forwarded this message on 11/26/2024 1:16 PM.
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

53-123981 North Copper Basin Planning Authorization Letter.pdf
764 KB

Kristine,

The attached letter should be used in lieu of the property owner's signature.

Thanks,

Karen Dada, AICP | Assistant Director, Real Estate Division
Arizona State Land Department
1110 West Washington Street | Phoenix, AZ 85007
O: 602-542-3118 | kdada@azland.gov
Funding Arizona Public Schools and Institutions since 1915

Katie Hobbs
Governor

Robyn Sahid
Commissioner

Arizona State Land Department

1110 West Washington Street, Phoenix, AZ 85007
(602) 542-4631

September 5, 2024

Heath Reed
Entitlement Manager
DR Horton – Phoenix East
2525 West Frye Road, Suite 2500
Chandler, AZ 85225

RE: State Trust land located in T3S, R8E, Sections 20, 28 and 29 in Pinal County
ASLD KE#53-123981 – North Copper Basin Rezoning

Dear Heath:

The Arizona State Land Department ("ASLD") has received your request representing Pinal County for permission to act as authorized agent for ASLD to apply to Pinal County (the "Jurisdiction") for a Comprehensive Plan Amendment and Planned Area Development Rezone (the "Entitlement.

DR Horton, its employees, representatives, agents, and/or consultants (hereinafter "Applicant") therefore, has permission to file for the Entitlement as required by the Jurisdiction.

Please be advised the following conditions and understandings accompany this approval:

1. Applicant shall pay all costs associated with the Entitlement. Associated costs will be reimbursed by a subsequent purchaser at auction as stipulated in the separate Reimbursement Letter (37-205(B)) associated with this purchase application.

2. Applicant, their employees, representatives, agents, and/or consultants shall be permitted to act as ASLD's agents to procure the Entitlements subject to final review and approval by ASLD.

3. Applicant shall diligently pursue the satisfaction of the Entitlement. Further, it shall respond to all inquiries by ASLD as to the status of the Entitlement Process and provide regular updates without formal request.

4. Prior to beginning the Entitlement Process, the Applicant shall provide ASLD with an outline of the proposal and a timeline for the process which identifies key dates with the Jurisdiction or other jurisdictional agency staff with any agency or jurisdiction. All

documentation, including, but not limited to land use plans, engineering drawings, application materials and development agreements, shall be submitted to ASLD for approval prior to the date the documentation is filed with the approving jurisdiction. A copy of the application shall be submitted to ASLD on the same day it is filed with the Jurisdiction or other jurisdictional agency.

5. ASLD staff shall be invited, but not required to attend, all meetings with the various agencies, elected officials, and the Jurisdiction as the Entitlement is processed through relevant hearings. A minimum of five (5) business days' notice shall be provided to Department staff in advance of any meeting.

6. As additional consideration for the grant of this permission, all Entitlements and/or rights obtained pursuant to the described application are the property of ASLD and will only be transferred to the successful bidder, if any, at the time the land is auctioned for sale or lease at some point in the future.

7. The Jurisdiction is authorized to enter and inspect the subject property.

8. This authorization may be revoked at any time without notice and in no way creates an obligation on the part of ASLD of any kind.

All information will be provided to Bryan Sparks, ASLD Sales and Commercial Leasing with a copy to Karen Dada, Assistant Real Estate Division Director.

ASLD appreciates your consideration in this matter and looks forward to working with you through this process. Please contact Bryan Sparks at 602-542-2651 or bsparks@azland.gov or Karen Dada at 602-542-3118 or kdada@azland.gov if you have any questions.

Sincerely,

Mark Edelman, AICP
Executive Planner
Special Projects and Economic Development Initiatives

cc: Bryan Sparks, ASLD Sales and Commercial Leasing
Karen Dada, ASLD Real Estate Division Assistant Director

Site Legal Description

LEGAL DESCRIPTION

A PORTION OF LAND DESCRIBED IN DOCUMENT NUMBER 2009-001425, PINAL COUNTY RECORDS, AS THE NORTH HALF OF SECTION 28, A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR AFFIXED WITH PLASTIC CAP "38862" MARKING THE EAST QUARTER CORNER OF SAID SECTION 28, FROM WHICH A PINAL COUNTY BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 28, BEARS NORTH 2°18'21" WEST, A DISTANCE OF 2651.94 FEET, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28;

THENCE SOUTH 89°30'05" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 28, A DISTANCE OF 5325.56 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE CONTINUING SOUTH 89°30'05" WEST, A DISTANCE OF 190.26 FEET;

THENCE NORTH 36°23'35" WEST, A DISTANCE OF 182.65 FEET;

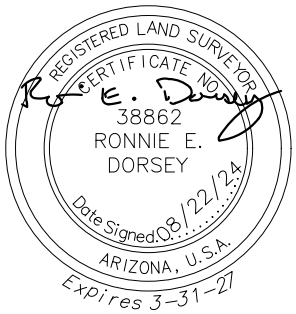
THENCE NORTH 53°36'34" EAST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 36°23'35" WEST, A DISTANCE OF 2106.13 FEET;

THENCE NORTH 36°40'43" WEST, A DISTANCE OF 476.78 FEET;

THENCE NORTH 53°30'59" EAST, A DISTANCE OF 35.04 FEET;

THENCE NORTH 36°42'52" WEST, A DISTANCE OF 10.00 FEET;



THENCE NORTH 53°30'59" EAST, A DISTANCE OF 595.28 FEET TO A THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3035.00 FEET, A CENTRAL ANGLE OF 10°19'11", AND A CHORD THAT BEARS NORTH 48°21'24" EAST, 545.91 FEET;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 546.65 FEET;

THENCE SOUTH 48°47'09" EAST, A DISTANCE OF 120.41 FEET TO A THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1250.00 FEET, A CENTRAL ANGLE OF 35°18'35", AND A CHORD THAT BEARS SOUTH 66°26'27" EAST, 758.21 FEET;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 770.34 FEET;

THENCE NORTH 2°47'34" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE 47.06 FEET;

THENCE NORTH 89°25'38" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2674.40 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 28;

THENCE NORTH 89°25'00" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 2673.42 FEET TO A FOUND PINAL COUNTY BRASS CAP IN HAND HOLE, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 28;

THENCE SOUTH 2°18'21" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2651.94 FEET TO THE POINT OF BEGINNING.

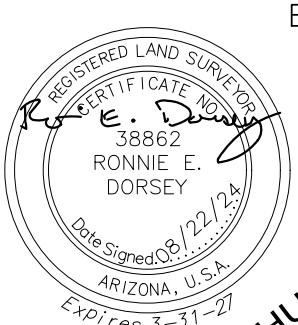
CONTAINS 16948527 SQ FT OR 389.0846 ACRES OF LAND, MORE OR LESS.

SEE ATTACHED EXHIBIT "A" BY REFERENCE MADE A PART HERETO.

SUNRISE ENGINEERING
2045 SOUTH VINEYARD, SUITE 101
MESA, ARIZONA 85210
TEL 480.768.8600
www.sunrise-eng.com

P:\DR Horton\09185 State Land 325\Survey\dwg\EXHIBITS\ASLD-Tourmaline DR-Residential Exhibit 3.dwg Aug 22, 2024 02:44PM eduardo.bartolini

EXHIBIT "A"



NOT TO SCALE

HUNT HIGHWAY

L3 N36°23'35"W 2106.13'

GANTZEL ROAD

L1 L2 L4 L5 L6 L7 L8 C1 C2

UNSUBDIVIDED
APN 210207000

UNSUBDIVIDED
APN 210277000
BOOK 23, PAGE 160

SEE DETAIL "D"
ON SHEET 3

NORTHWEST CORNER
SEC 28 T3S R8E G&SRM
FOUND PK NAIL
WITH STAINLESS
TAG "38862"

WEST 1/4 CORNER
SEC 28
T3S R8E G&SRM
FOUND AND
ACCEPTED REBAR
AFFIXED PLASTIC CAP
"38862"

46

CENTER 1/4 CORNER
SEC 28
T3S R8E G&SRM
CALCULATED POSITION

5325.56'
S89°30'05"W

SUBJECT PARCEL
APN 210268100
BOOK 23, PAGE 160

N89°25'38"E 2674.40'

JUDD ROAD

KOEPNICK MAX
APN 210218170
BOOK 23, PAGE 160

NORTH 1/4 CORNER
SEC 28 T3S R8E G&SRM
FOUND PK NAIL
WITH STAINLESS
TAG "38862"

N2°32'15"W 2648.34'

SUBJECT PARCEL
APN 210268100
BOOK 23, PAGE 160

UNSUBDIVIDED
APN 210218010
BOOK 23, PAGE 160

47

EAST 1/4 CORNER
SEC 28 T3S R8E G&SRM
FOUND 5/8" REBAR
AFFIXED WITH PLASTIC CAP "38862"

N89°25'00"E 2673.42'

NORTHEAST CORNER
SEC 28 T3S R8E G&SRM
FOUND AND ACCEPTED
PINAL COUNTY
BRASS CAP
IN HANDHOLE

SEE DETAIL "B"
ON SHEET 3

SEE DETAIL "C"
ON SHEET 3

SEE DETAIL "A"
ON SHEET 3

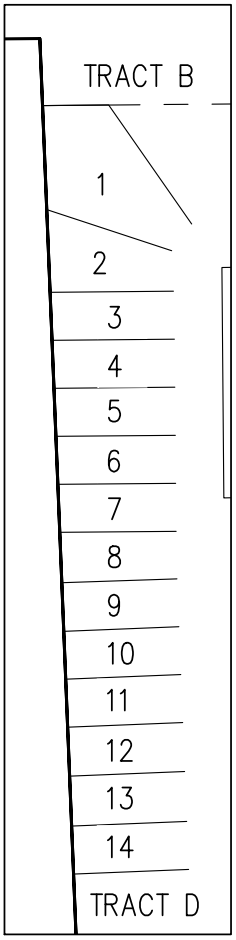
(BASIS OF BEARING)
S2°18'21"E 2651.94'

POC

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2045 SOUTH VINEYARD, SUITE 101
MESA, ARIZONA 85210
TEL 480.768.8600
www.sunrise-eng.com

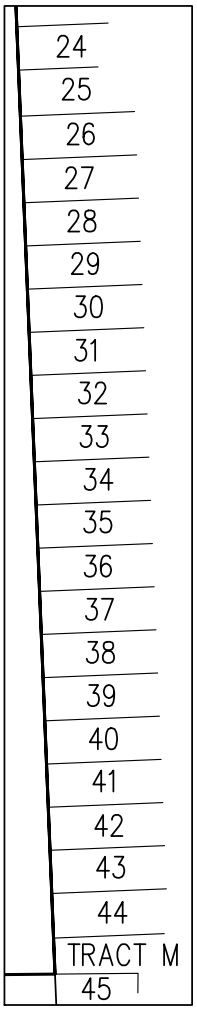
EXHIBIT "A"



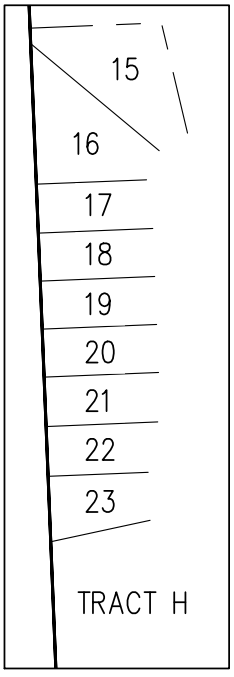
DETAIL "A"
NOT TO SCALE

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	10°19'11"	3035.00	546.65'	N48°21'24"E	545.91'
C2	35°18'35"	1250.00	770.34'	S66°26'27"E	758.21'

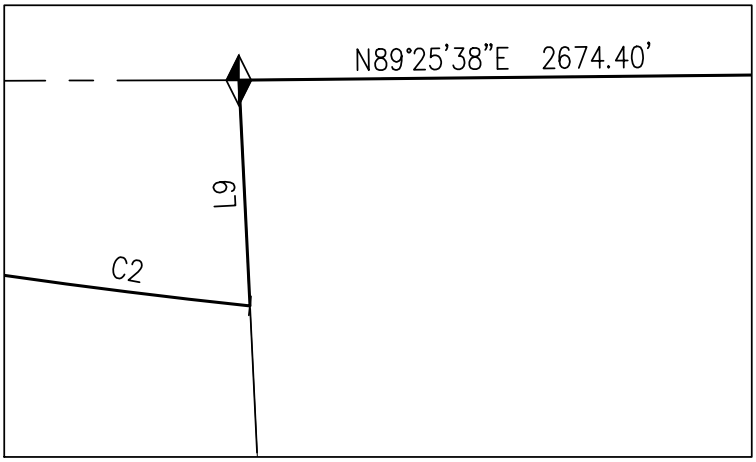
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°30'05"W	190.26'
L2	N36°23'35"W	182.65'
L3	N53°36'34"E	15.00'
L4	N36°40'43"W	476.78'
L5	N53°30'59"E	35.04'
L6	N36°42'52"W	10.00'
L7	N53°30'59"E	595.28'
L8	S48°47'09"E	120.41'
L9	N2°47'34"W	47.06'



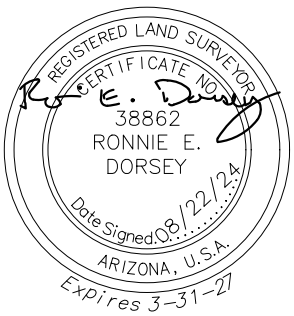
DETAIL "C"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



DETAIL "D"
NOT TO SCALE





NOT TO SCALE

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EXHIBIT "A"

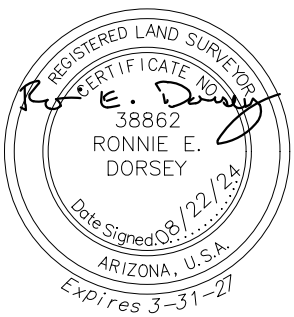
TRACT TABLE			
TRACT	APN	OWNER	BOOK–PAGE
TRACT M	21067499E	THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	G–140
TRACT H	21067499E	THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	G–140
TRACT D	21067499E	THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	G–140
TRACT B	21067499E	THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	G–140

ABBREVIATIONS

APN	ASSESSOR PARCEL NUMBER
BCHH	BRASS CAP IN HAND HOLE
COR	CORNER
DOC NO.	DOCUMENT NUMBER
E	EAST
G&SRM	GILA & SALT RIVER MERIDIAN
MCR	MARICOPA COUNTY RECORDS
N	NORTH
PCHD	PINAL COUNTY HIGHWAY DEPARTMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RANGE
S	SOUTH
SEC	SECTION
SQ FT	SQUARE FEET
SRP	SALT RIVER PROJECT
T	TOWNSHIP
W	WEST

LEGEND

SUBJECT BOUNDARY
PLSS SECTION LINE
PLSS SUB–SECTION LINE
OTHER PROPERTY LINE

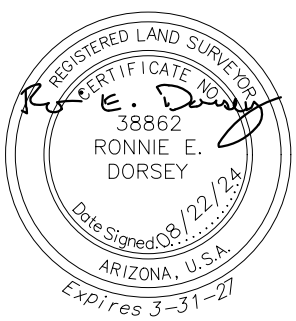


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EXHIBIT "A"

LOT TABLE			
LOT NO.	APN	OWNER	CABINET–SLIDE
1	210840100	COURY DANIEL L SR TR	G–140
2	210840110	ZAVALA RAYMOND Y & CATHY E	G–140
3	210840120	LUU LYDIA G AND HOANG D	G–140
4	210840130	ESTRADA DAVID B	G–140
5	210840140	LAMARRE PIERRE P & CHANTALE	G–140
6	210840150	STOKES JOHNNY C AND GLYNN D	G–140
7	210840160	RUELAS HUMBERTO	G–140
8	210840170	VALENZUELA YOLANDA M	G–140
9	210840180	DETERS JOSEPH & KAYLA	G–140
10	210840190	SWEET WILLIAM E & TERESA M	G–140
11	210840200	FKH SFR PROPCO J LP	G–140
12	210840210	DICKEY ROBERT RYAN SR	G–140
13	210840220	FEIDLER DONNA & JOHN ALLEN	G–140
14	210840230	HAYDEN JAMES W	G–140
15	210840670	HEATH DENNIS RALPH II	G–140
16	210840680	TSUKRUK VLADIMIR	G–140
17	210840690	VARGECKO SHARON S & PATRICK PAUL JR CO–TRS	G–140
18	210840700	WATSON DOROTHY	G–140
19	210840710	COPELAND JACKIE	G–140
20	210840720	BLAKE THOMAS W & RACHEL E	G–140
21	210840730	MENA MICHAEL & LAUREN	G–140

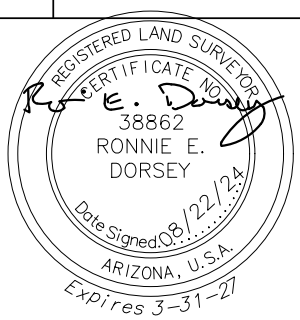


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EXHIBIT "A"

22	2006-164078	NAME: COPPER BASIN UNIT 5A	G-140
23	2006-164078	NAME: COPPER BASIN UNIT 5A	G-140
24	210840990	DUENAS ZACHARY V	G-140
25	210841000	PROGRESS PHOENIX LLC	G-140
26	210841010	LINDEN SHAWN R TR	G-140
27	210841020	ABRAHAM APRIL D	G-140
28	210841030	SIMEONE THOMAS C AND HEIDI V	G-140
29	210841040	IH6 PROPERTY PHOENIX LP	G-140
30	210841050	DURAN VIRIDIANA G	G-140
31	210841060	VELAZQUEZ MARTIN G	G-140
32	210841070	FISH PRUDENCE M FAM REV TRUST	G-140
33	210841080	PATINO MATTHEW M & MANDY L	G-140
34	210841090	KELLEY ERIC & ASHLEY	G-140
35	210841100	DONAHUE DONALD D JR TR	G-140
36	210841110	HADSEL LYALL & ALICE	G-140
37	210841120	SPRINKLE JEREMIAH E & CYNTHIA LYNN	G-140
38	210841130	LAGRAND CHARLES	G-140
39	210841140	PASLEY DEAN & HOLLAND JOAN	G-140
40	210841150	LE DIEP THI NGOC	G-140
41	210841160	WEAVER RICHARD G & GLORIA R TRS	G-140
42	210841170	GREEN MICHAEL & PAMELA	G-140
43	210841180	RITCHIE SHAWN & ALICIA	G-140
44	210841190	TISDALE DONALD & CARLENE LIV TRUST	G-140
45	21073007B	EPCOR WATER AZ INC	E-029



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AGENCY AUTHORIZATION

(To be completed by landowners of subject property when landowners do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85132

_____

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

hereinafter referred to as "Owner," is/are the owner(s) of_____acres located at _____, and further identified

[Insert Address of Property]

as assessor parcel number_____and legally described as follows:

[Insert Parcel Number]

[Legal Description is attached hereto as Exhibit A]

Said property is hereinafter referred to as the "Property."

Owner hereby appoints _____

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approvals from Pinal County for any necessary amendment to Pinal County's Comprehensive Plan; zone changes; planned area development overlay districts; platting of the subject property; special use permit or industrial use permit; and to file applications and make the necessary submittals for such approvals.

Owner consents and agrees to be bound by all stipulations agreed to by this Agent in connection with any of above-referenced processes.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

_____ _____

[Signature] ***[Signature]***

_____ _____

[Address] ***[Address]***

Dated: _____ Dated: _____

STATE OF_____)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me this____day of__,_____by _____.

[Insert Name of Signor(s)]

My commission expires_____

_____ _____

Printed Name of Notary Signature of Notary Public

Corporate PROPERTY OWNER signature block and acknowledgment the appropriate corporate officer or trustee signs this signature block NOT the block on the previous page.

_____
[Insert Company or Trustee's Name]

By: _____
[Signature of Authorized Officer or Trustee]

Its: _____
[Insert Title]

Dated: _____

STATE OF_____)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me, this_____day of_____,
_____, by_____,_____of
[Insert Signor's Name] ***[Insert Title]***
_____, an _____
[Insert Name of Company or Trust] ***[Insert State of Incorporation, if applicable]***

and who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

_____
Notary Public

My commission expires: _____

ALTERNATE: Use the following acknowledgment only when a second company is signing on behalf of the owner:
STATE OF_____)
) ss.
COUNTY OF_____)

On this_____day of_____, _____, before me, the undersigned, personally appeared

_____ Who acknowledged himself/herself to be
[Insert Signor's Name]

_____ of _____
[Title of Office Held] ***[Second Company]***
As_____for_____, and who being
[i.e, member, manager, etc.] ***[Owner's Name]***
Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My commission expires: _____

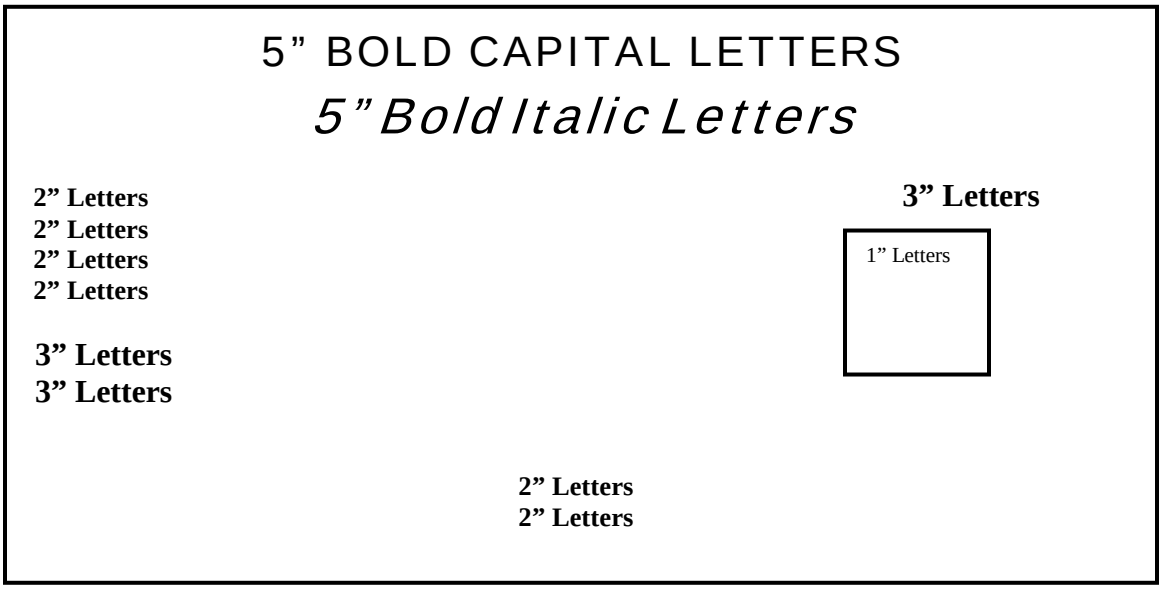
_____ _____
Printed Name of Notary Signature of Notary

Pinal County Broadcast Notification Signs:

Comprehensive Plan Amendment <u>Site Posting Requirements</u>

1. Broadcast signs shall be installed and removed by the applicant
2. Broadcast signs shall be installed 21 days before the Planning Commission hearing (Non-Major Amendments) <u>or</u> 21 days before the first Citizen's Advisory Committee meeting (Major Amendments)
3. Broadcast signs shall remain in place until the Board of Supervisors has made a decision on the case
4. Broadcast signs shall be removed no later than 30 days after the Board of Supervisors has made a decision on the case
5. Broadcast signs shall be placed adjacent to each road that borders the property, or as determined by the Planning Manager
6. Broadcast signs can contain more than one case
7. Regular signs, if needed, will be posted by County staff
8. Text on the sign shall meet the specifications shown on page 2 of this document
9. Broadcast sign specifications:
    a. 4 Feet Tall by 8 Feet Wide
    b. Top of the sign shall be 6 feet above the ground
    c. Laminated plywood or MDO board
    d. Attached to 2 – 4" by 4" wooden poles
    e. All surfaces, including edges shall be painted **White**
    f. **Black** letters shall be used and shall be sized per the specifications shown below
10. Pinal County staff will place information about Planning Commission and Board of Supervisor hearings on the Broadcast sign in the designated area

Letter Sizes: All Letters Upper and Lower Case Unless Specified



Comprehensive Plan Amendment Cases:

4 Feet Tall by 8 Feet Wide

PINAL COUNTY

Public Hearings

Case Number:
Existing Comprehensive Plan Designation:

Proposed Comprehensive Plan Designation:

Acreage:

Public Hearing Information

Hearing Info Posted by Pinal County

Applicant Name: Applicant
Phone Number:

Case Information Available at Pinal County Planning and Development Services (520) 866-6442

AFFIDAVIT OF POSTING OF BROADCAST SIGN

I,_____, Applicant for case_____(Case number), personally caused_____sign(s) to be posted in a visible place on or near the proposed project site on_ _____(Date), at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed_____(Type of application), in unincorporated Pinal County

The notice was posted as indicated on the attached map and photograph.

_____
Applicant

STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

Subscribed and sworn to me by_____this_____day of_____, 20_____.

_____
Notary Public

My Commission Expires: _____

E-Submittal Requirements:

All Zoning Case reviews must be submitted digitally through the online permitting portal using the following naming convention:

ePlan Reviews

Plans can be submitted electronically through the Citizen Access Portal, which can be found at https://citizenaccess.pinalcountyaz.gov/CitizenAccess/ When plans are submitted through the ePlan review system, they **MUST** be in **one multi-page PDF** and use following naming format:
Review Type #_Plan Type. For example:

- First Submittal Review
  - SUB1_Application
  - SUB1_PAD Book or Narrative
  - SUB1_TIA
  - SUB1_ALTA
  - SUB1_Drainage Report...etc
  - SUB1 _...etc

- Second Substantive Review (only resubmit items that are being amended)
  - SUB2_Application
  - SUB2_Drainage Report
  - SUB2_TIA
  - SUB2_ALTA
  - SUB2_...etc

** Documents that are uploaded which do not follow the appropriate naming convention will be rejected.*
** Online submittals are subject (up to) a 5 day processing timeframe for invoicing based on uploaded documents please do not pay until your staff coordinator has provided a fee amount*

Brent Billingsley
Community Development Associate Director

Todd Williams
Community Development Deputy Director

Celeste Garza
Public Works Deputy Director

Christopher Wanamaker
County Engineer

PINAL COUNTY
WIDE OPEN OPPORTUNITY

Leo Lew
County Manager

Joe Ortiz
Development Services
Managing Director

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

(All Applications Must Be Typed or Written in Ink)

Formal Zoning Change & Property Information:

(feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: Monica Smriti
2. Date of Pre-application Review: 10 / 8 / 2024 Pre-Application Review No.: Z-PA-103 - 24
3. Current Zoning *(Please provide Acreage Breakdown)*: GR General Rural - 389 acres
4. Requested Zoning *(Please provide Acreage Breakdown)*: C-3 (64.8 AC) MR (68.1 AC) and R-7(256.1 AC)
5. Parcel Number(s): 210277000
6. Parcel Size(s): 389 acres total
7. The existing use of the property is as follows: undeveloped, partial agriculture
8. The exact use proposed under this request: single family, duplex, townhomes, multi-family, commercial, and office
9. What is the Comprehensive Plan Designation for the subject property: Suburban Neighborhood + West Pinal Growth Area
10. Is the property located within three (3) miles of an incorporated community? ☒ YES ☐ NO
11. Is an annexation into a municipality currently in progress? ☐ YES ☒ NO
12. Is there a zoning violation on the property for which the owner has been cited? ☐ YES ☒ NO

    If yes, zoning violation # _____

13. 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. Within the last 15-20 years, prior to the (1) substantial rise in housing demand post-COVID, (2) focus on housing attainability, (3) a strong focus on water sensitive landscaping and site design, and (4) the establishment of the West Pinal Growth Area, PAD rezonings have been approved surrounding the Site (Copper Basin and Johnson Ranch) with similarly sized single family lots. The market and environmental demands of today support communities that offer more environmentally sensitive, sustainable, and diverse housing options.
14. Explain why the proposed development is needed and necessary at this time. The proposed development is needed to forward the guidance of the County's Comprehensive Plan pertaining to coordinating with the Arizona State Land Department to support development of ASLD properties and to meet the Comprehensive Plan's goals for the West Pinal Growth Area and the Suburban Neighborhood land use designation.

INV#:_____ AMT:_____ DATE:_____ CASE:_____ Xref:_____

SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public: At this time, the applicant team is not aware of services that are not available to the site. At this time it is not proposed that improvements or services be paid for by the public,

2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: 1,730 AM peak hour trips and 3,916 PM peak hour trips

3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: All land uses will follow County parking requirements. No deviations are requested.

4. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors?

No excessive noise or nuisance is proposed as part of this project.

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

The PAD proposed detailed landscape standards as requested by Planning Staff.

6. What type of signage are you proposing for the activity? Where will the signs be located?

Signage is proposed to follow County standards. No deviations are requested.

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

N/A

8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested: The proposed land uses and building sizes are intentionally planned to transition in intensity towards Hunt Hwy to keep massing consistent with Copper Basin along the south and east property lines.

9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?

❑ YES ☒ NO

10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? ☒ YES ❑ NO

PROPERTY OWNERSHIP LIST
(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600 feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list. See attached list.

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

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City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

Parcel No.:_____
Name:_____
Address:_____
City/ST/Zip:_____

I hereby verify that the name list above was obtained on the 25th day of November, 2024, at the office of Pinal County and is accurate and complete to the best of my knowledge.
(Source of Information)

On this 17th day of December, 2024, before me personally appeared Kristine Gay
(Name of signor)

Signature Kristine Gay Date 12-17-2024

State of Arizona)ss.
County of Maricopa

RACHEL ARNDT
Notary Public - Arizona
Maricopa County
Commission # 635320
My Comm. Expires Sep 23, 2026

(SEAL)

My Commission Expires Sep 23, 2026

Signature of Notary Public Rachel Arndt

I **certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing**

Kristine Gay, RVi Planning + Landscape Architecture	4900 N Scottsdale Road, Suite 1200, Scottsdale, AZ,85251	
Name of Applicant	Address	
Kristine Gay	kgay@rviplanning.com	480-994-0994
Signature of Applicant	E-Mail Address	Phone Number

Name of Agent/Representative	Address	
Signature of Agent/Representative	E-Mail Address	Phone Number

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

Arizona State Land Department	1110 West Washington Street, Phoenix, AZ 85007	
Name of Landowner	Address	
See attached letter to serve as landowner signature.	kdada@azland.gov	602-542-3118
Signature of Landowner	E-Mail Address	Phone Number

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

AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

_____

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Hereinafter referred to as "Owner," is/are the owner(s) of _____acres located at _____, and further identified

[Insert Address of Property]

As assessor parcel number _____and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."
Owner hereby appoints _____

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment.
DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]

_____ _____

[Signature] ***[Signature]***

_____ _____

[Address] ***[Address]***

Dated: _____ Dated: _____

STATE OF_____)
) ss. (SEAL)
COUNTY OF_____)

The foregoing instrument was acknowledged before me, this_____ day_____, 20____
by _____

My Commission Expires_____

Signature of Notary Public_____

_____ _____

Printed Name of Notary Signature of Notary

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

_____
[Insert Company's or Trust's Name]

By: _____
[Signature of Authorized Officer, or Trustee]

Its: _____
[Insert Title]

Dated: _____

STATE OF_____)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me, this_____ day of _____, 20____ by

_____,_____ _____
[Insert Signor's Name] ***[Insert Title]***

_____, _____an,
[Name of Company or Trust] ***[Insert State of Incorporation, if applicable]***

And who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

My Commission Expires: _____

_____ _____
Printed Name of Notary Signature of Notary

ALTERNATE: Use the following acknowledgment only when a second company is signing

On behalf of the owner:

STATE OF_____)
) ss. (Seal)
COUNTY OF_____)

The foregoing instrument was acknowledged before me, this_____ day of _____, 20____ by
_____, who acknowledges himself/herself to be
[Insert Signor's Name]

_____, of _____
[Title of Office Held] ***[Second Company]***

As _____ for _____, and who being
[i.e. member, manager, etc.] ***[Owner's Name]***

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My Commission Expires_____

_____ _____
Printed Name of Notary Signature of Notary

Application Checklist:

A. Check the appropriate item:

☐ This Zone Change is being submitted without a PAD request

☒ This Zone Change is being submitted in conjunction with a PAD request.

Include the Development Agreement, if applicable. (Check mark on page 9, line item I of the application check list.)

The applicant must complete a PAD application. – *(Please utilize the "PAD Book" and the "Site Plan" of the PAD application to fulfill the Zoning Application "Narrative" and "Site Plan" in lieu of while having separate copies for each application).*

B. Hold a Neighborhood/Community Meeting:

☒ Notify all property owners within 1200' (feet)

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

☒ Hold the meeting between 5:00 pm – 9:00 pm

☒ Include with the application the following:

- Copy of Notice of Neighborhood/Community Meeting
- List of property owners notified - ***(Use page 5 of this application)***
- Minutes of the meeting
- Attendance sign-in sheet with names & addresses

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

D. Submit a written **Narrative** concerning the proposed development ***(if not submitting in conjunction with a PAD Application)*** to include: See Narrative from PAD Application

☐ **1.** Title Page

☐ **2.** Purpose of Request

☐ **3.** Description of Proposal

a. Nature of the Project including Proposed Land Use

b. Conformance to adopted Comprehensive Plan

c. Answers to the questions from the **Supporting Information** sheet

d. Location & Accessibility

e. Utilities & Services

f. Neighborhood Meeting Information

g. Existing Zoning Stipulation

h. Appendix, as applicable

E. Submit a **Site Plan** ***(if not submitting in conjunction with a PAD Application).*** The submittal shall be professionally prepared (*by a surveyor, architect, or other design professional*) and drawn at a sufficient scale as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print and include:

- ☐ **1.** Legal Description of total site. See site plan submitted with PAD application
- ☐ **2.** Name(s) of Landowner(s), Developer, Applicant and Person or Firm preparing plan.
- ☐ **3.** North Arrow, Scales (*written and graphic*), Preparation Date and Subsequent Revision Dates.
- ☐ **4.** Location of all Existing & Proposed Structures & Buildings
- ☐ **5.** Location of all Existing & Proposed Utilities with Location & Width of Associated Easements.
- ☐ **6.** All Existing & Proposed Public and/or Private Streets with Location & Width of Associated Easements & Right-of-Ways.
- ☐ **7.** All Points of Ingress & Egress.
- ☐ **8.** Location & Types of Existing & Proposed Landscaping.
- ☐ **9.** Indicate Location, Type, Height, & Materials for Proposed Walls, Fences & Signs.
- ☐ **10.** Show whether the property is adjacent to a projected regionally significant route (RSR) as identified on the Corridor Preservation Map (Figure 9) in the Regionally Significant Routes for Safety and Mobility (RSRSM), Final Report. If adjacent to a projected RSR, show how applicant will comply with the RSRSM Final Report and the RSRSM Access Management Manual.

F. Submit the following information regarding **Water Supply**:

- ☒ **1**. Identify the water service provider See the submitted prelim water report.
- ☒ **2**. Provide an estimated range of water demand and include an explanation of the method used to obtain the estimate
- ☒ **3.** Provide information about water supply and source, including renewable and non-groundwater supplies
- ☒ **4**. If a portion of the water supply for the proposed project is groundwater, the application shall be accompanied by the following information that is publicly available from the Arizona Department of Water Resources (ADWR) and/or Arizona Geological Survey, or otherwise available to the land owner:
  - o Depth to bedrock & Depth to groundwater
  - o Known fissures or land subsidence in the area
  - o Known wells in the area, available information on status and water levels
  - o Summary of data-gathering efforts and sources of information

G. Provide a copy of the **Title Report**

H. **Submit** a copy of a certified **A.L.T.A.** survey, including a legal description of proposed zoning districts.

I. **Development Agreements (DA):**

❑ Provide a copy of the approved DA, if applicable. NA

J. Submit a **Drainage report** and a **TIA report.** ***(Public Works fees for these reviews will be due at the time of submittal and each subsequent review until deemed acceptable).***

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

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

M. **Complete and Submit** the "Comprehensive Plan Compliance Checklist" a copy of the Checklist can be found here: http://www.pinalcountyaz.gov/CommunityDevelopment/Planning/Documents/Planning%20Applications/CompPlan%20Checklist.pdf

N. **Submit** the Non-Refundable fees for a zone change outlined on page one of the Zone Change Application.

O. **Submit** all documentation outlined in the Zone Change application in a multi-PDF format per item of the application with all supporting documentation via the online portal site at: https://citizenaccess.pinalcountyaz.gov/CitizenAccess/. *

a. An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection

** Your application must be submitted digitally via the online portal site. Please call or email the Planning Division for more information.*

P. **Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** (*See page 10 & 11 of this application for illustrative details*). **Aware** that newspaper advertising fees and postage must be paid **by the applicant.** *(in addition to application fees*

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

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

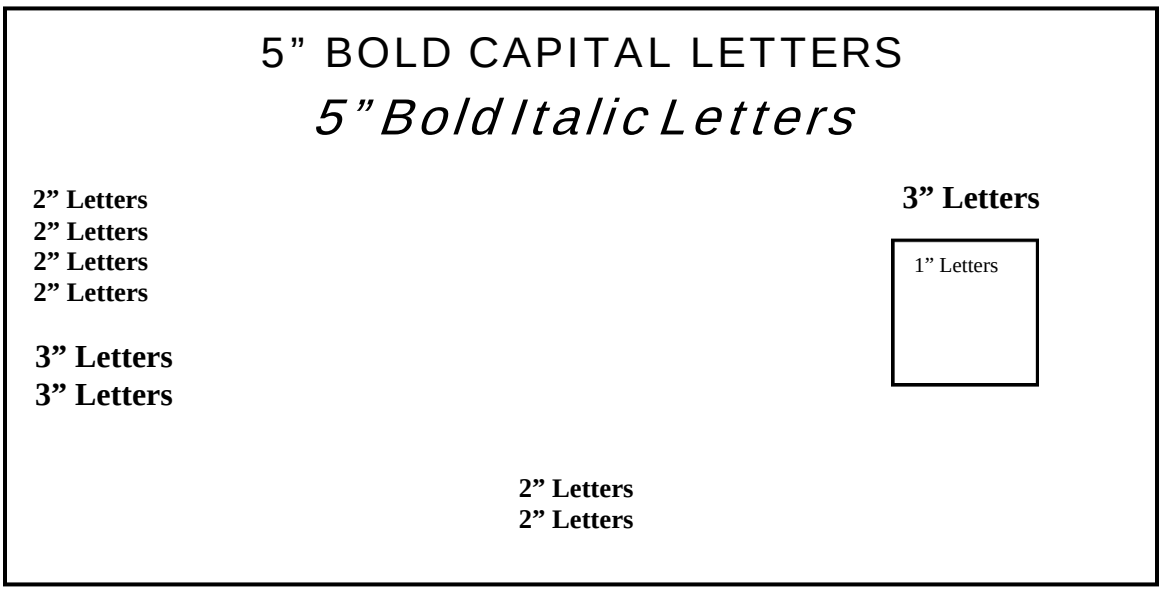
Kristine Gay, RVi Planning + Landscape Architecture	4900 N Scottsdale Drive, Suite1200, Scottsdale, AZ 85251
Name of Applicant	Address

Kristine Gay	12/17/2024
Signature	Date

Pinal County Broadcast Notification Signs:
Zoning, Planned Area Developments, Special Use Permits and Industrial Use Permits
Site Posting Requirements

1. Broadcast signs shall be installed and removed by the applicant
2. Broadcast signs shall be installed 28 days before the Planning Commission hearing
3. Broadcast signs shall remain in place until the Board of Supervisors has made a decision on the case
4. Broadcast signs shall be removed no later than 30 days after the Board of Supervisors has made a decision on the case
5. Broadcast signs shall be placed adjacent to each road that borders the property, or as determined by the Planning Manager
6. Broadcast signs can contain more than one case
7. Regular signs, if needed, will be posted by County Staff
8. Text on the sign shall meet the specifications shown on page 2 of this document
9. Broadcast sign specifications:
    a. 4 Feet Tall by 8 Feet Wide
    b. Top of the sign shall be 6 feet above the ground
    c. Laminated plywood or MDO board
    d. Attached to 2 – 4" by 4" wooden poles
    e. All surfaces, including edges shall be painted **Yellow**
    f. **Black** letters shall be used and shall be sized per the specifications shown below
10. Pinal County staff will place information about Planning Commission and Board of Supervisor hearings on the Broadcast sign in the designated area

Letter Sizes: All Letters Upper and Lower Case Unless Specified



Zoning and Planned Area Development Cases:
(4 Feet Tall by 8 Feet Wide)

PINAL COUNTY

Public Hearings

Case Number:
Existing Zoning:
Proposed Zoning:
Acreage:

Public Hearing Information

Hearing Info Posted by Pinal County

Applicant Name: Applicant
Phone Number:

Case Information Available at Pinal County Planning and Development Services (520) 866-6442

Special Use Permit and Industrial Use Permit Cases
(4 Feet Tall by 8 Feet Wide)

PINAL COUNTY

Public Hearings

Case Number:
Existing Zoning: Proposed
SUP/IUP Use: Acreage:

Public Hearing Information

Hearing Info Posted by Pinal County

Applicant Name: Applicant
Phone Number:

Case Information Available at Pinal County Planning and Development Services (520) 866-6442

AFFIDAVIT OF POSTING OF BROADCAST SIGN (and Notice of Hearing)*

I,_____, Applicant for case_____(Case number), personally caused_____sign(s) to be posted in a visible place on or near the proposed project site on_ _____(Date), at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed_____(Type of application), in unincorporated Pinal County

The notice(s) was posted as indicated on the attached map and photograph.

_____
Applicant

STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

Subscribed and sworn to me by_____this____day of_____, 20___.

_____
Notary Public
My Commission Expires:

*** as directed by your staff Coordinator**

AFFIDAVIT OF Mailing of Notice of Hearing*

I,_____, Applicant for case_____(Case number), personally caused_____mailer(s) to be mailed by first class post regarding the public hearing associated with case _____ on _____(Date), on a form prescribed by the planning division at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed_____(Type of application), in unincorporated Pinal County.

The notice(s) and mailing lists were mailed as attached.

_____
Applicant

STATE OF ARIZONA)
) ss:
COUNTY OF PINAL)

Subscribed and sworn to me by_____this____day of_____, 20___.

_____
Notary Public
My Commission Expires:

*** as directed by your staff Coordinator**
*** please attach the mailer and the list addresses**

Land Owner Authorization Letter + Correspondence

Re: North Copper Basin Green Light

KD

Karen Dada <kdada@azland.gov>
To Kristine Gay
Cc Angela Carmitchel; Carolyn Oberholtzer; Jose Luis Castillo, II; Fadl Azzam; Mike Hifler; Alex Stedman

You forwarded this message on 11/26/2024 1:16 PM.
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

53-123981 North Copper Basin Planning Authorization Letter.pdf
764 KB

Kristine,

The attached letter should be used in lieu of the property owner's signature.

Thanks,

Karen Dada, AICP | Assistant Director, Real Estate Division
Arizona State Land Department
1110 West Washington Street | Phoenix, AZ 85007
O: 602-542-3118 | kdada@azland.gov
Funding Arizona Public Schools and Institutions since 1915

Katie Hobbs
Governor

Robyn Sahid
Commissioner

Arizona State Land Department

1110 West Washington Street, Phoenix, AZ 85007
(602) 542-4631

September 5, 2024

Heath Reed
Entitlement Manager
DR Horton – Phoenix East
2525 West Frye Road, Suite 2500
Chandler, AZ 85225

RE: State Trust land located in T3S, R8E, Sections 20, 28 and 29 in Pinal County
ASLD KE#53-123981 – North Copper Basin Rezoning

Dear Heath:

The Arizona State Land Department ("ASLD") has received your request representing Pinal County for permission to act as authorized agent for ASLD to apply to Pinal County (the "Jurisdiction") for a Comprehensive Plan Amendment and Planned Area Development Rezone (the "Entitlement.

DR Horton, its employees, representatives, agents, and/or consultants (hereinafter "Applicant") therefore, has permission to file for the Entitlement as required by the Jurisdiction.

Please be advised the following conditions and understandings accompany this approval:

1. Applicant shall pay all costs associated with the Entitlement. Associated costs will be reimbursed by a subsequent purchaser at auction as stipulated in the separate Reimbursement Letter (37-205(B)) associated with this purchase application.

2. Applicant, their employees, representatives, agents, and/or consultants shall be permitted to act as ASLD's agents to procure the Entitlements subject to final review and approval by ASLD.

3. Applicant shall diligently pursue the satisfaction of the Entitlement. Further, it shall respond to all inquiries by ASLD as to the status of the Entitlement Process and provide regular updates without formal request.

4. Prior to beginning the Entitlement Process, the Applicant shall provide ASLD with an outline of the proposal and a timeline for the process which identifies key dates with the Jurisdiction or other jurisdictional agency staff with any agency or jurisdiction. All

documentation, including, but not limited to land use plans, engineering drawings, application materials and development agreements, shall be submitted to ASLD for approval prior to the date the documentation is filed with the approving jurisdiction. A copy of the application shall be submitted to ASLD on the same day it is filed with the Jurisdiction or other jurisdictional agency.

5. ASLD staff shall be invited, but not required to attend, all meetings with the various agencies, elected officials, and the Jurisdiction as the Entitlement is processed through relevant hearings. A minimum of five (5) business days' notice shall be provided to Department staff in advance of any meeting.

6. As additional consideration for the grant of this permission, all Entitlements and/or rights obtained pursuant to the described application are the property of ASLD and will only be transferred to the successful bidder, if any, at the time the land is auctioned for sale or lease at some point in the future.

7. The Jurisdiction is authorized to enter and inspect the subject property.

8. This authorization may be revoked at any time without notice and in no way creates an obligation on the part of ASLD of any kind.

All information will be provided to Bryan Sparks, ASLD Sales and Commercial Leasing with a copy to Karen Dada, Assistant Real Estate Division Director.

ASLD appreciates your consideration in this matter and looks forward to working with you through this process. Please contact Bryan Sparks at 602-542-2651 or bsparks@azland.gov or Karen Dada at 602-542-3118 or kdada@azland.gov if you have any questions.

Sincerely,

Mark Edelman, AICP
Executive Planner
Special Projects and Economic Development Initiatives

cc: Bryan Sparks, ASLD Sales and Commercial Leasing
Karen Dada, ASLD Real Estate Division Assistant Director

Site Legal Description

LEGAL DESCRIPTION

A PORTION OF LAND DESCRIBED IN DOCUMENT NUMBER 2009-001425, PINAL COUNTY RECORDS, AS THE NORTH HALF OF SECTION 28, A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR AFFIXED WITH PLASTIC CAP "38862" MARKING THE EAST QUARTER CORNER OF SAID SECTION 28, FROM WHICH A PINAL COUNTY BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 28, BEARS NORTH 2°18'21" WEST, A DISTANCE OF 2651.94 FEET, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28;

THENCE SOUTH 89°30'05" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 28, A DISTANCE OF 5325.56 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE CONTINUING SOUTH 89°30'05" WEST, A DISTANCE OF 190.26 FEET;

THENCE NORTH 36°23'35" WEST, A DISTANCE OF 182.65 FEET;

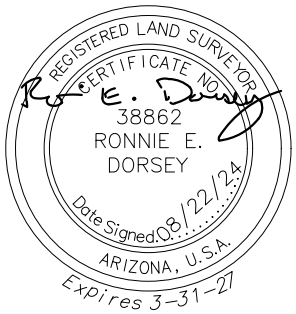
THENCE NORTH 53°36'34" EAST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 36°23'35" WEST, A DISTANCE OF 2106.13 FEET;

THENCE NORTH 36°40'43" WEST, A DISTANCE OF 476.78 FEET;

THENCE NORTH 53°30'59" EAST, A DISTANCE OF 35.04 FEET;

THENCE NORTH 36°42'52" WEST, A DISTANCE OF 10.00 FEET;



THENCE NORTH 53°30'59" EAST, A DISTANCE OF 595.28 FEET TO A THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3035.00 FEET, A CENTRAL ANGLE OF 10°19'11", AND A CHORD THAT BEARS NORTH 48°21'24" EAST, 545.91 FEET;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 546.65 FEET;

THENCE SOUTH 48°47'09" EAST, A DISTANCE OF 120.41 FEET TO A THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1250.00 FEET, A CENTRAL ANGLE OF 35°18'35", AND A CHORD THAT BEARS SOUTH 66°26'27" EAST, 758.21 FEET;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 770.34 FEET;

THENCE NORTH 2°47'34" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE 47.06 FEET;

THENCE NORTH 89°25'38" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2674.40 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 28;

THENCE NORTH 89°25'00" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 2673.42 FEET TO A FOUND PINAL COUNTY BRASS CAP IN HAND HOLE, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 28;

THENCE SOUTH 2°18'21" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2651.94 FEET TO THE POINT OF BEGINNING.

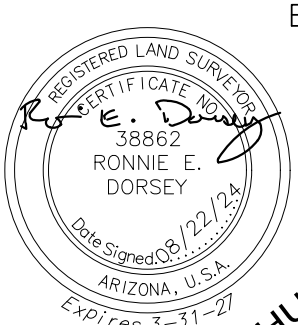
CONTAINS 16948527 SQ FT OR 389.0846 ACRES OF LAND, MORE OR LESS.

SEE ATTACHED EXHIBIT "A" BY REFERENCE MADE A PART HERETO.

SUNRISE ENGINEERING
2045 SOUTH VINEYARD, SUITE 101
MESA, ARIZONA 85210
TEL 480.768.8600
www.sunrise-eng.com

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EXHIBIT "A"



NOT TO SCALE

HUNT HIGHWAY

L3 N36°23'35"W 2106.13'

GANTZEL ROAD

L1 L2 L4 L5 L6 L7 L8 C1 C2

UNSUBDIVIDED
APN 210207000

UNSUBDIVIDED
APN 210277000
BOOK 23, PAGE 160

SEE DETAIL "D"
ON SHEET 3

NORTHWEST CORNER
SEC 28 T3S R8E G&SRM
FOUND PK NAIL
WITH STAINLESS
TAG "38862"

WEST 1/4 CORNER
SEC 28
T3S R8E G&SRM
FOUND AND
ACCEPTED REBAR
AFFIXED PLASTIC CAP
"38862"

46

CENTER 1/4 CORNER
SEC 28
T3S R8E G&SRM
CALCULATED POSITION

5325.56'
S89°30'05"W

SUBJECT PARCEL
APN 210268100
BOOK 23, PAGE 160

N89°25'38"E 2674.40'

JUDD ROAD

KOEPNICK MAX
APN 210218170
BOOK 23, PAGE 160

NORTH 1/4 CORNER
SEC 28 T3S R8E G&SRM
FOUND PK NAIL
WITH STAINLESS
TAG "38862"

N2°32'15"W 2648.34'

SUBJECT PARCEL
APN 210268100
BOOK 23, PAGE 160

UNSUBDIVIDED
APN 210218010
BOOK 23, PAGE 160

47

EAST 1/4 CORNER
SEC 28 T3S R8E G&SRM
FOUND 5/8" REBAR
AFFIXED WITH PLASTIC CAP "38862"

N89°25'00"E 2673.42'

NORTHEAST CORNER
SEC 28 T3S R8E G&SRM
FOUND AND ACCEPTED
PINAL COUNTY
BRASS CAP
IN HANDHOLE

SEE DETAIL "B"
ON SHEET 3

SEE DETAIL "C"
ON SHEET 3

SEE DETAIL "A"
ON SHEET 3

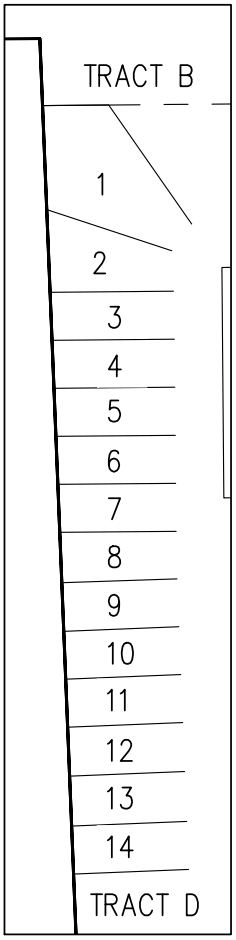
(BASIS OF BEARING)
S2°18'21"E 2651.94'

POC

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MESA, ARIZONA 85210
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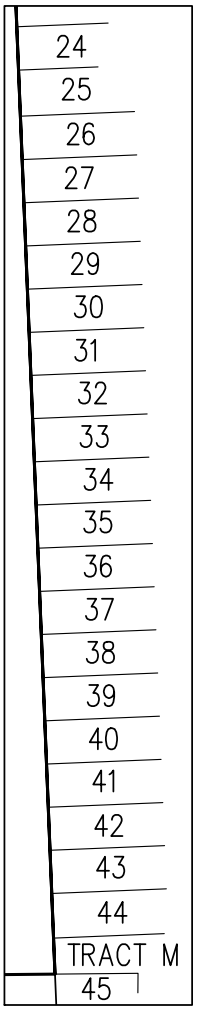
EXHIBIT "A"



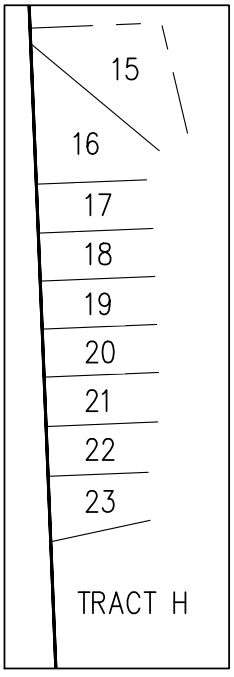
DETAIL "A"
NOT TO SCALE

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	10°19'11"	3035.00	546.65'	N48°21'24"E	545.91'
C2	35°18'35"	1250.00	770.34'	S66°26'27"E	758.21'

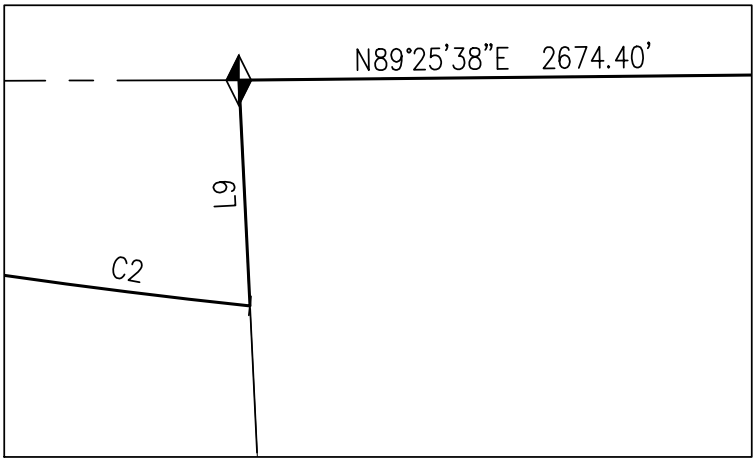
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°30'05"W	190.26'
L2	N36°23'35"W	182.65'
L3	N53°36'34"E	15.00'
L4	N36°40'43"W	476.78'
L5	N53°30'59"E	35.04'
L6	N36°42'52"W	10.00'
L7	N53°30'59"E	595.28'
L8	S48°47'09"E	120.41'
L9	N2°47'34"W	47.06'



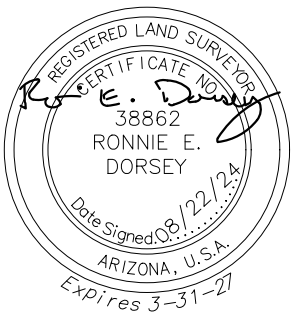
DETAIL "C"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



DETAIL "D"
NOT TO SCALE





NOT TO SCALE

SUNRISE ENGINEERING
2045 SOUTH VINEYARD, SUITE 101
MESA, ARIZONA 85210
TEL 480.768.8600
www.sunrise-eng.com

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EXHIBIT "A"

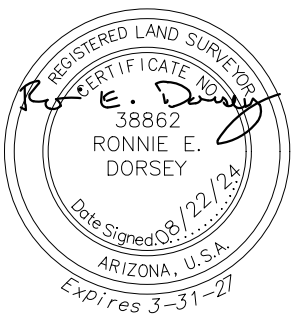
TRACT TABLE			
TRACT	APN	OWNER	BOOK–PAGE
TRACT M	21067499E	THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	G–140
TRACT H	21067499E	THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	G–140
TRACT D	21067499E	THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	G–140
TRACT B	21067499E	THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	G–140

ABBREVIATIONS

APN	ASSESSOR PARCEL NUMBER
BCHH	BRASS CAP IN HAND HOLE
COR	CORNER
DOC NO.	DOCUMENT NUMBER
E	EAST
G&SRM	GILA & SALT RIVER MERIDIAN
MCR	MARICOPA COUNTY RECORDS
N	NORTH
PCHD	PINAL COUNTY HIGHWAY DEPARTMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RANGE
S	SOUTH
SEC	SECTION
SQ FT	SQUARE FEET
SRP	SALT RIVER PROJECT
T	TOWNSHIP
W	WEST

LEGEND

SUBJECT BOUNDARY
PLSS SECTION LINE
PLSS SUB–SECTION LINE
OTHER PROPERTY LINE

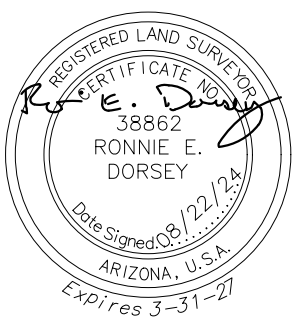


SUNRISE ENGINEERING
2045 SOUTH VINEYARD, SUITE 101
MESA, ARIZONA 85210
TEL 480.768.8600
www.sunrise-eng.com

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EXHIBIT "A"

LOT TABLE			
LOT NO.	APN	OWNER	CABINET–SLIDE
1	210840100	COURY DANIEL L SR TR	G–140
2	210840110	ZAVALA RAYMOND Y & CATHY E	G–140
3	210840120	LUU LYDIA G AND HOANG D	G–140
4	210840130	ESTRADA DAVID B	G–140
5	210840140	LAMARRE PIERRE P & CHANTALE	G–140
6	210840150	STOKES JOHNNY C AND GLYNN D	G–140
7	210840160	RUELAS HUMBERTO	G–140
8	210840170	VALENZUELA YOLANDA M	G–140
9	210840180	DETERS JOSEPH & KAYLA	G–140
10	210840190	SWEET WILLIAM E & TERESA M	G–140
11	210840200	FKH SFR PROPCO J LP	G–140
12	210840210	DICKEY ROBERT RYAN SR	G–140
13	210840220	FEIDLER DONNA & JOHN ALLEN	G–140
14	210840230	HAYDEN JAMES W	G–140
15	210840670	HEATH DENNIS RALPH II	G–140
16	210840680	TSUKRUK VLADIMIR	G–140
17	210840690	VARGECKO SHARON S & PATRICK PAUL JR CO–TRS	G–140
18	210840700	WATSON DOROTHY	G–140
19	210840710	COPELAND JACKIE	G–140
20	210840720	BLAKE THOMAS W & RACHEL E	G–140
21	210840730	MENA MICHAEL & LAUREN	G–140

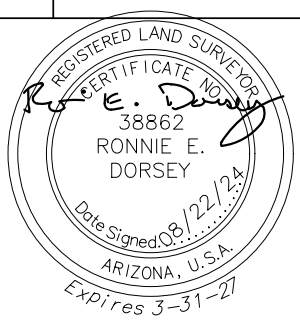


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2045 SOUTH VINEYARD, SUITE 101
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EXHIBIT "A"

22	2006-164078	NAME: COPPER BASIN UNIT 5A	G-140
23	2006-164078	NAME: COPPER BASIN UNIT 5A	G-140
24	210840990	DUENAS ZACHARY V	G-140
25	210841000	PROGRESS PHOENIX LLC	G-140
26	210841010	LINDEN SHAWN R TR	G-140
27	210841020	ABRAHAM APRIL D	G-140
28	210841030	SIMEONE THOMAS C AND HEIDI V	G-140
29	210841040	IH6 PROPERTY PHOENIX LP	G-140
30	210841050	DURAN VIRIDIANA G	G-140
31	210841060	VELAZQUEZ MARTIN G	G-140
32	210841070	FISH PRUDENCE M FAM REV TRUST	G-140
33	210841080	PATINO MATTHEW M & MANDY L	G-140
34	210841090	KELLEY ERIC & ASHLEY	G-140
35	210841100	DONAHUE DONALD D JR TR	G-140
36	210841110	HADSEL LYALL & ALICE	G-140
37	210841120	SPRINKLE JEREMIAH E & CYNTHIA LYNN	G-140
38	210841130	LAGRAND CHARLES	G-140
39	210841140	PASLEY DEAN & HOLLAND JOAN	G-140
40	210841150	LE DIEP THI NGOC	G-140
41	210841160	WEAVER RICHARD G & GLORIA R TRS	G-140
42	210841170	GREEN MICHAEL & PAMELA	G-140
43	210841180	RITCHIE SHAWN & ALICIA	G-140
44	210841190	TISDALE DONALD & CARLENE LIV TRUST	G-140
45	21073007B	EPCOR WATER AZ INC	E-029



SUNRISE ENGINEERING
2045 SOUTH VINEYARD, SUITE 101
MESA, ARIZONA 85210
TEL 480.768.8600
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Addresses within 1,200 Feet of Site

SHARKETTI MORGAN
2300 E MAGMA RD UNIT 155
SAN TAN VALLEY, AZ 85143

PALACIOS ROCKY B
2300 E MAGMA RD UNIT 167
SAN TAN VALLEY, AZ 85143

SPOEHR JONATHAN WILLIAM
2300 E MAGMA RD 175
SAN TAN VALLEY, AZ 85143

MJI REAL ESTATE INVESTMENT...
10115 E BELL RD APT 107-492
SCOTTSDALE, AZ 85260

COMBINED COMMERCIAL LLC
3641 N 39TH AVE
PHOENIX, AZ 85019

BERRY DAVID E
2300 E MAGMA RD UNIT 178
SAN TAN VALLEY, AZ 85143

MELNYK KEN
2359 20TH AVE SE
MEDICINE HAT, AB

ANDJELKOVIC PROPERTIES LL...
922 N WADE DR
GILBERT, AZ 85234

LEAN DORON & CAROL
3641 N 39TH AVE
PHOENIX, AZ 85019

LJS REAL ESTATE LLC
3947 SOURDOUGH RD
ACTON, CA 93510

EQUITY TRUST COMPANY
2300 E MAGMA RD 169
SAN TAN VALLEY, AZ 85143

BJELLAND JAMES C & DARLEN...
3159 E MORENCI RD
SAN TAN VALLEY, AZ 85143

REYNOSO MANUEL & MARIA T
520 REDLANDS AVE
CLAREMONT, CA 91711

FIGUEROA GEORGE
2048 E TEAKWOOD PL
CHANDLER, AZ 85249

AH4R PROPERTIES TWO LLC
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

BOWMAN SHEREE L
2300 E MAGMA RD UNIT 157
SAN TAN VALLEY, AZ 85143

FEENEY MARIAN A
MAIL RETURN
,

FARNSWORTH CASSANDRA M...
2300 E MAGMA RD, UNIT 176
SAN TAN VALLEY, AZ 85143

THOMAS AUGUSTA WHITNEY
2300 E MAGMA RD UNIT 160
SAN TAN VALLEY, AZ 85143

AZ SQUARE #12 LLC
1370 W 3RD AVE
BROOMFIELD, CO 80020

TAH 2018-1 BORROWER LLC
MAIL RETURN
,

DAVIS ROBERT W
85 COX ST
NASHUA, NH 03064

VEST OPHELIA F & HOUSE ISS...
2300 E MAGMA RD UNIT 161
SAN TAN VALLEY, AZ 85143

ADAMCZYK JERRY & ILONA E
6690 E SUPERSTITION WAY
FLORENCE, AZ 85132

ANDJELKOVIC PROPERTIES LL...
922 N WADE DR
GILBERT, AZ 85234

VALENZUELA ENRIQUE
371 GULL CT
RIO RICO, AZ 85648

JK RINALDI PROPERTIES LLC
2125 BOW LN
SAFETY HARBOR, FL 34695

HERMAN WILEY III
2141 E LA JOLLA DR
TEMPE, AZ 85282

COMBINED COMMERCIAL LLC
3641 N 39TH AVE
PHOENIX, AZ 85019

JPS SUPERSTITION VIEWS 177 ...
2733 N POWER RD STE 102 PM...
MESA, AZ 85215

,

,

BUCKSHOT INVESTMENTS LLC
549 E BENRICH DR
GILBERT, AZ 85295

,

,

MCCLEVE VERL L CO-TRS
176 W 7TH ST S
SNOWFLAKE, AZ 85937

,

,

WHITEHEAD STEPHANIE MARI...
2300 E MAGMA RD UNIT 150
SAN TAN VALLEY, AZ 85143

,

,

TIM&QUIM LLC
22702 E CALLE LUNA
QUEEN CREEK, AZ 85142

,

,

SUPERSTITION VIEWS COMMU...
3101 N CENTRAL AVE STE 325
PHOENIX, AZ 85012

,

2300 E MAGMA #142 LLC
25809 S 174TH ST
QUEEN CREEK, AZ 85142

VALENZUELA ALEX
4375 E ROSE QUARTZ LN
SAN TAN VALLEY, AZ 85143

,

REYNOSO MANUEL & MARIA T
520 REDLANDS AVE
CLAREMONT, CA 91711

BIBLE NORMAN JR
28810 N BAUXITE LN
SAN TAN VALLEY, AZ 85143

,

EMERY RYAN TAKATA
2300 E MAGMA RD # 141
SAN TAN VALLEY, AZ 85143

VILLANUEVA MICHAEL CARL JR
11474 E ASTER LN
FLORENCE, AZ 85132

,

HERMANN ENGRID
2300 E MAGMA RD UNIT 61
SAN TAN VALLEY, AZ 85143

MATTHEWS KEITH BRIAN
2300 E MAGMA RD UNIT 152
SAN TAN VALLEY, AZ 85143

,

DAVIS ROBERT W
85 COX ST
NASHUA, NH 03064

QUATRARO SUZANNE
2300 E MAGMA RD UNIT 149
SAN TAN VALLEY, AZ 85143

PRESENT DAVID
1401 UNION ST APT 2212
SAN DIEGO, CA 92101

LEEDER SCOTT ALEXANDER
2732 E MORENCI RD
SAN TAN VALLEY, AZ 85143

SAYLOR-SCHEETZ HENRY & JU...
2989 E MORENCI RD
SAN TAN VALLEY, AZ 85143

COCHRAN GREGORY F TR
4955 E BELLERIVE DR
CHANDLER, AZ 85249

MAYO DENNIS & HEATHER
28346 N TOURMALINE DR
SAN TAN VALLEY, AZ 85143

DOMINGUEZ LORENZO R & TE...
4534 N 112TH DR
PHOENIX, AZ 85037

MORRIS EARL & PEGGY LOUIS...
5267 WARNER AVE #355
HUNTINGTON BEACH, CA 9264...

MAYA HENRY
3091 E MORENCI RD
SAN TAN VALLEY, AZ 85143

CBY LLC
MAIL RETURN
,

NIRBHAU PROPERTIES LLC
MAIL RETURN
,

HUNTINGTON ANDREW J
28358 N GOLD LN
SAN TAN VALLEY, AZ 85143

CERBERUS SFR HOLDINGS III ...
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

KENNEDY WILLIAM L & FELLO...
2716 E MORENCI RD
SAN TAN VALLEY, AZ 85143

SUITER MICHAEL & VIRGINIA
1904 RIGGS DR
PIERRE, SD 57501

BOSCHETTO STEVEN J & MICH...
3244 E MORENCI RD
SAN TAN VALLEY, AZ 85143

SHERZER DAVID P & JULIE M
2861 E MORENCI RD
SAN TAN VALLEY, AZ 85143

SFR 2012-1 U S WEST LLC
PO BOX 4900
SCOTTSDALE, AZ 85261

SUPERSTITION VIEWS COMMU...
3101 N CENTRAL AVE STE 325
PHOENIX, AZ 85012

AMIRKHANI ARIN
3125 E MORENCI RD
SAN TAN VALLEY, AZ 85143

KENNEY BRADLEY P & TAMMA...
3057 E MORENCI RD
SAN TAN VALLEY, AZ 85143

OGUADIMMA CHANTELLE EZIN...
28370 N GOLD LN
SAN TAN VALLEY, AZ 85143

JONES DARRIN A & PAMELA R
28341 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

HERNANDEZ JOSE CARMEN H...
3041 E MORENCI RD
SAN TAN VALLEY, AZ 85143

JACKRABBIT REAL PROPERTIE...
2558 S RIATA CT
GILBERT, AZ 85295

SUPERSTITION VIEWS COMMU...
3101 N CENTRAL AVE STE 325
PHOENIX, AZ 85012

MCH SFR PROPERTY OWNER ...
14355 COMMERCE WAY
MIAMI LAKES, FL 33016

COFFEY NICOLE BREANN & JO...
MAIL RETURN
,

BROWNING BRIAN & CHELSEY
3109 E MORENCI RD
SAN TAN VALLEY, AZ 85143

FOCHT THEODORE LIVING TR...
3007 E MORENCI RD
SAN TAN VALLEY, AZ 85143

BACA ALBERT & VERA
3865 E ROCK DR
SAN TAN VALLEY, AZ 85143

HATCHER GWENDA
18750 E PURPLE SAGE DR
QUEEN CREEK, AZ 85142

GABRIEL ALYSSA & DUMLING D...
2806 E MORENCI RD
SAN TAN VALLEY, AZ 85143

LEAL DIANA A & VELAZQUEZ L...
2836 E MORENCI RD
SAN TAN VALLEY, AZ 85143

SFR JV-2 2022-2 BORROWER L...
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

VALENZUELA MARICELA L
2198 E ASTER DR
CHANDLER, AZ 85286

CHAVEZ SALVADOR
3800 E MAGNUS CIR
SAN TAN VALLEY, AZ 85140

BRASS LEVI
3879 E ROCK DR
SAN TAN VALLEY, AZ 85143

COMBINED COMMERCIAL LLC
3641 N 39TH AVE
PHOENIX, AZ 85019

GREENE KEN
270 E HUNT HWY STE 16-120
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

FIGUEROA GEORGE
2048 E TEAKWOOD PL
CHANDLER, AZ 85249

28353 N MAIN ST LLC
17822 N 75TH AVE
GLENDALE, AZ 85308

CHEN HOU WEI
5234 AREDENAL AVE
TEMPLE CITY, CA 91780

COMBINED COMMERCIAL LLC
3641 N 39TH AVE
PHOENIX, AZ 85019

MUNGUIA MARC
28394 N GOLD LN
SAN TAN VALLEY, AZ 85143

MOORE ROSS
2790 E MORENCI RD
SAN TAN VALLEY, AZ 85143

GRANADOS MANUEL GUADALU...
3929 E ROCK DR
SAN TAN VALLEY, AZ 85143

RANDOLPH JAMES
2245 SPYGLASS TRL W
OXNARD, CA 93036

BRINSON SCOTT & SHERYL
62 RABANO
RANCHO SANTA MARGARITA, C...

PHELPS KENNY L & LORRI L
28372 N TOURMALINE DR
SAN TAN VALLEY, AZ 85143

RYAN PATRICK J
28381 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

THOMAS FRANCIS A
3915 E ROCK DR
SAN TAN VALLEY, AZ 85143

SAPUGAY ALAN & GENEVIEVE ...
5695 MAYMONT LN
DUBLIN, CA 94568

COMBINED COMMERCIAL LLC
3641 N 39TH AVE
PHOENIX, AZ 85019

FKH SFR PROPCO H LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

HANDLER LESLIE
2029 CAROLYN WAY
NOVATO, CA 94945

SHREVE ASHLEY
3154 E MORENCI RD
QUEEN CREEK, AZ 85143

NOYES REV LIV TRUST
309 PORT CHARLOTTE AVE
FORT PIERRE, SD 57532

SALGUERO KARLA Y
28380 N EPIDOTE DR
SAN TAN VALLEY, AZ 85143

LEAN DORON & CAROL
3641 N 39TH AVE
PHOENIX, AZ 85019

DOMINGUEZ GUADALUPE & JAI...
2685 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

WILLIAMS PATRICK & TINKLE-W...
3082 E MORENCI RD
SAN TAN VALLEY, AZ 85143

ENGEL TIMOTHY L & LAURIE S
3010 E MORENCI RD
SAN TAN VALLEY, AZ 85143

MORRIS EARL & PEGGY LOUIS...
5267 WARNER AVE APT 355
HUNTINGTON BEACH, CA 9264...

MILE HIGH BORROWER 1 (VAL...
PO BOX 4090
SCOTTSDALE, AZ 85261

COMBINED COMMERCIAL LLC
3641 N 39TH AVE
PHOENIX, AZ 85019

SHOREVIEW LLC
5602 E MOCKINGBIRD LN
PARADISE VALLEY, AZ 85253

TAYABJI MUNIRA
1107 VISTA RDG
BURBANK, CA 91504

BIEN-WILLNER JERALD D
5602 E MOCKINGBIRD LN
PARADISE VALLEY, AZ 85253

COMBINED COMMERCIAL LLC
3641 N 39TH AVE
PHOENIX, AZ 85019

HERRERA GRISELDA GANDARI...
4615 E MOUNTAIN VISTA DR
PHOENIX, AZ 85048

NEVAREZ PEDRO
2727 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

LINDEN SHAWN R TR
28992 N GOLD LN
SAN TAN VALLEY, AZ 85143

KENNEDY STEPHEN S
28396 N TOURMALINE DR
SAN TAN VALLEY, AZ 85143

STEWART MATTHEW A & DARC...
6825 E PEARL ST
MESA, AZ 85207

FOX HEATHER & JUSTIN
3136 E MORENCI RD
SAN TAN VALLEY, AZ 85143

BOWMAN KEVIN
3046 E MORENCI RD
SAN TAN VALLEY, AZ 85143

OLSON ROCKY ROAD LLC
633 36TH AVE W
WEST FARGO, ND 58078

SALDIVAR PEDRO R T & CRYST...
2868 E MORENCI RD
SAN TAN VALLEY, AZ 85143

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

SAFARI ONE ASSET COMPANY ...
5001 PLAZA ON THE LK STE 20...
AUSTIN, TX 78746

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

FKH SFR PROPCO H LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

HOUGHTON DAVID & ERIKA R
2741 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

FKH SFR M LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

CARBAJAL ALEJANDRA
2974 E MORENCI RD
SAN TAN VALLEY, AZ 85143

SCHMIDEK LEE D & LORELIE A
11312 RANGE RD 44
CYPRESS COUNTY, AB

SZEWC IRENEUSZ
3100 E MORENCI RD
SAN TAN VALLEY, AZ 85143

LUGO REYNALDO
2992 E MORENCI RD
SAN TAN VALLEY, AZ 85143

FLOCO SONIA
3876 E ROCK DR
SAN TAN VALLEY, AZ 85143

NESMITH DUSTIN & SONIA
4003 E ROCK DR
SAN TAN VALLEY, AZ 85143

ROMERO ALFREDO
2769 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

GOMEZ ANGEL DE JESUS CLA...
2811 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

ZAK VENTURES LLC
10115 E BELL RD STE 107-232
SCOTTSDALE, AZ 85260

MORRISON KENNETH ROBERT...
3912 E ROCK DR
SAN TAN VALLEY, AZ 85143

FUJISHIRO RANDOLPH X REV ...
3185 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

COMBINED COMMERCIAL LLC
3641 N 39TH AVE
PHOENIX, AZ 85019

QUINTERO MONICA R
2662 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

VILLA CHRISTOPHER
2688 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

BIEN-WILLNER LAURA CORINA
3641 N 39TH AVE
PHOENIX, AZ 85019

PAGAYA SMARTRESI F1 FUND ...
6101 BAKER RD STE 200
MINNETONKA, MN 55345

BYRNE SCOTT
2825 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

,

COCKBURN CANDICE
3924 E ROCK DR
SAN TAN VALLEY, AZ 85143

RASMUSSEN ERICA
28458 N EPIDOTE DR
SAN TAN VALLEY, AZ 85143

MALONE MACKENZIE STIPES
2755 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

TORRES RANDY C
7744 CALLE COMODO NE
ALBUQUERQUE, NM 87113

BARNES STACEY T
2839 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

SANDOVAL AMANDO & VANESS...
3900 E ROCK DR
SAN TAN VALLEY, AZ 85143

EISENHAUER KIMBERLY
28446 N EPIDOTE DR
SAN TAN VALLEY, AZ 85143

KLINGER BARBARA
3163 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

RUIZ JUAN CARLOS & MARIA D...
6481 E REFUGE RD
FLORENCE, AZ 85132

2676 E MINERAL PARK LLC
4921 S ANTONIO
MESA, AZ 85212

MCBRIDE HAROLD C & CONNIE...
2702 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

WU JOANNA CHIA-I TR
121 BONITA ST #C
ARCADIA, CA 91006

MATHIS MICHAEL W & JULIE A
3205 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

ZIEMER FRANK H
2853 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

JOHNSTONE JILL MARIE
3245 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

KARLE JOSHUA & AMY
3936 E ROCK DR
SAN TAN VALLEY, AZ 85143

SHAY SHERRY
3143 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

WILLIAMS BUFFIE MARIE
2867 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

NEVILLE SCOTT & ELIZABETH
29 SILVER LN
LEVITTOWN, NY 11756

CATALFAMO JOSPEH ANTHONY...
3996 E ROCK DR
SAN TAN VALLEY, AZ 85143

BIA COLIN TRENTON
2716 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

BERUMAN GARY M & APODAC...
2923 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

WARTEMBERG LISA FLORENC...
4020 E ROCK DR
SAN TAN VALLEY, AZ 85143

COFFEY NICOLE BREANN & JO...
2881 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

NEZ SANDRA LYNN
4044 E ROCK DR
SAN TAN VALLEY, AZ 85143

HOUSEMAN RICK V & REBECC...
2937 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

RAMIREZ RAUL E & SANDRA
2647 E BAGDAD RD
QUEEN CREEK, AZ 85143

BIGGS JESSICA H
2661 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

BEEBE CARL & JOANNA
4008 E ROCK DR
SAN TAN VALLEY, AZ 85143

EPHRAIM BENNY & REUVEN
MAIL RETURN
,

CARTER GLENNA L & ALLEN
3081 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

TURNER RICHARD
3123 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

KL ALEXANDER PROPERTIES L...
PO BOX 1040
SERGEANT BLUFF, IA 51054

FKH SFR PROPCO I LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

B & B PIZZA LLC
633 E RAY RD STE 116
GILBERT, AZ 85296

ZARAGOZA GREGORY & ERIN
2742 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

GREEN NICOLE M
28472 N EPIDOTE DR
SAN TAN VALLEY, AZ 85143

BOULTON PROPERTIES LLC
2325 POINTE PKWY STE 250
CARMEL, IN 46032

ZAVALA SERGIO A SAMANO
4032 E ROCK DR
SAN TAN VALLEY, AZ 85143

HUELSMAN JOHN ALLEN & DO...
3262 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

FLORES PEDRO
2730 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

HOSLER DANNY & CHRISTY
3061 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

SCHRAMM RYAN DAVID & LAU...
3019 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

POWELL RICHARD & BENIETA
121 WOODLINE DR
MAKANDA, IL 62958

OPRISAN CATALIN & MARIANA
3039 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

JOSIL ROUSSEAU B & AMBER ...
2770 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

STONE CAROLYN S
2689 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

MORRIS EARL & PEGGY LOUIS...
5267 WARNER AVE APT 355
HUNTINGTON BEACH, CA 9264...

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

BARRAZA MANUEL ANTONIO IB...
3242 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

HERNANDEZ NETZA & IDOLINA...
28490 N OBSIDIAN DR
SAN TAN VALLEY, AZ 85143

VASQUEZ SYLVIA & LUIS G
3160 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

WEALTH E INV LLC
19211 E VIA DE ARBOLES
QUEEN CREEK, AZ 85142

MANEK RONAK & POONAM
4341 S BINARY
MESA, AZ 85212

SIMPER JOSEPH DANIEL
2864 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

LOPEZ JAIME & JACQUELINE L
28481 N OPAL DR
SAN TAN VALLEY, AZ 85143

SUPERSTITION VIEWS COMMU...
3101 N CENTRAL AVE STE 325
PHOENIX, AZ 85012

VANDERPOOL LAUNA JEAN
3273 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

NOBELWOOD LLC
MAIL RETURN
,

DWF VI ATLAS SFR-AZ LLC
970 YUMA ST
DENVER, CO 80204

FRASIER PROPERTIES LLC
18550 ROAD 26
DOLORES, CO 81323

EUBANKS THOMAS DALE & SH...
2400 E BASELINE AVE LOT 165
APACHE JUNCTION, AZ 85119

CATLING AARON & TRANICE
2729 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

BENNETT FAMILY TRUST ETAL
101 E 1ST AVE STE 105
MESA, AZ 85210

CORBETT JOSEPH M & PATRICI...
2796 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

GREER JASON M
3180 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

MIERAS PAUL E & MELISSA M
3138 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

SMITH CANDACE THERESA
2836 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

KUNZ ELEANOR J
2876 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

THACKER QUINN
2715 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

ROSIN LAUREN
PO BOX 13812
SCOTTSDALE, AZ 85267

MACBETH JOHN W
2890 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

PRITCHETT WILLIAM M & DEBR...
2610 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

HILL TRENT
10645 N TATUM BLVD STE 200-4...
PHOENIX, AZ 85028

DENSON GABRIEL & STEPHANI...
28510 N OBSIDIAN DR
SAN TAN VALLEY, AZ 85143

RODRIGUEZ-LEON ASHLEY DA...
3253 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

REZEK ROBERT & NICOLE
28506 N EPIDOTE DR
SAN TAN VALLEY, AZ 85143

MCDONALD MICHAEL K
2676 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

MORRIS EARL & PEGGY LOUIS...
5267 WARNER AVE # 355
HUNTINGTON BEACH, CA 9264...

FIRST INTERNATIONAL BANK & ...
PO BOX 10938
FARGO, ND 58106

EMPACT-SUICIDE PREVENTION...
618 S MADISON DR
TEMPE, AZ 85281

PARISH MICHELLE
2769 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

MORRIS EARL & PEGGY LOUIS...
5267 WARNER AVE # 355
HUNTINGTON BEACH, CA 9264...

2510 E HUNT HIGHWAY LLC
3113 S UNIVERSITY DR STE 60...
FORT WORTH, TX 76109

MONTERO KYLE
MAIL RETURN
,

TRIPP ADAM D & DEBRA A
2662 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

PARRISH SHANE & JENNIFER
3193 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

MILE HIGH BORROWER 1 (COR...
PO BOX 4090
SCOTTSDALE, AZ 85261

ADAMS DONALD & SHARON F
2795 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

HUYNH JOSEPH T
28514 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

ARREDONDO CARLOS
28513 N OPAL DR
SAN TAN VALLEY, AZ 85143

GARCIA-GUERRERO CHRIS & B...
3213 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

CEDERS JANE
2823 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

DUPONT ERIC
3098 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

FKH SFR PROPCO J LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

VESTER PATRICIA J
28529 N OPAL DR
SAN TAN VALLEY, AZ 85143

PIRIA RUBEN LOYA
2783 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

ONE GOLDEN FINCH LLC
1915 W MUIRHEAD LOOP
TUCSON, AZ 85737

UNGER RICHARD P
3328 W 2ND AVE
SPOKANE, WA 99224

ADAMS MICHAEL K & BROOKE ...
3233 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

LOPEZ CHRISTINA
2601 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

KERR CHRIS T JR & ALISON L
2690 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

SUN VALLEY PLAZA GENERAL ...
1136 W BASELINE RD
MESA, AZ 85210

IIF SFR LP
58 S RIVER DR STE 150
TEMPE, AZ 85288

LUNA NELLA
MAIL RETURN
SAN TAN VALLEY, AZ 85143

DUFFY BRYAN N
3173 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

PAGAYA SMARTRESI F1 FUND ...
2325 POINTE PKWY STE 250
CARMEL, IN 46032

URQUIDEZ ABIGAIL KRISTINE
2643 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

ALEXANDER MATTHEW & SOBE...
2617 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

PIERCE CRAIG D & SHERRI
3135 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

CODAY SAMANTHA
3095 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

MOLDERMAKER JAMES W
8029 E VIA DE VIVA
SCOTTSDALE, AZ 85258

EPCOR WATER AZ INC
2355 W PINNACLE PEAK RD ST...
PHOENIX, AZ 85027

BROCK CHERYL L
2730 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

FAMILIA JOHN J & NATALIE P T...
1138 N LAS ENTRADAS DR
WASHINGTON, UT 84780

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

OASIS LAKES LLC
3805 BEDWELL BAY ROAD
BELCARRA, BC

MENESES LETICIA A TRUST
28530 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

SHAMBURG GREGREY S & CA...
25815 E 1ST AVE
AURORA, CO 80018

LIPARI DAVID J
28550 N OBSIDIAN DR
SAN TAN VALLEY, AZ 85143

TAH 2018-1 BORROWER LLC
MAIL RETURN
,

MCGHEE BRIAN & SHANITA
2716 E BAGDAD RD
QUEEN CREEK, AZ 85143

DONOVAN PATRICK & CHRISTIA...
3055 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

DWF VI ATLAS SFR AZ LLC
970 YUMA ST
DENVER, CO 80204

LEE FREDERICK E & DEBORAH...
28548 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

FULLERTON ROBERT J
405 BELLEVUE AVE APT 104
OAKLAND, CA 94610

FKH SFR PROPCO I LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

PIERCE BRUCE R & MARILYN
3113 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

BROWN VANESSA
3292 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

ALDERTON MICHAEL
28538 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

IH6 PROPERTY PHOENIX LP
PO BOX 4900
SCOTTSDALE, AZ 85261

SARSAR RYAN
2657 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

MACHUCA JOSEPH VARGAS
2631 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

WU YAO
72 YORK ST # 701
JERSEY CITY, NJ 07302

ABROKWAH JONATHAN & COM...
1922 E HARRISON ST
CHANDLER, AZ 85225

ECKHARDT JACOB HENRY & M...
28572 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

CHAVEZ MANUEL & ROSA C
6126 S 64TH DR
LAVEEN, AZ 85339

BORUP LORA K
2531 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

IH6 PROPERTY PHOENIX LP
PO BOX 4900
SCOTTSDALE, AZ 85261

AZAD MONTASIR
2409 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

KUNZ JAMIE
MAIL RETURN
,

AMERICAN HOMES 4 RENT TR...
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

BOLTZ ROBERT & ALLISON
39422 N SCHNEPF RD
SAN TAN VALLEY, AZ 85140

RIDGEWAY AUBREY DONALD
3250 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

DE ANAYA MARTHA F
28559 N OPAL DR
SAN TAN VALLEY, AZ 85143

RAMIREZ ANDRES E & JENNIFE...
2435 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

D PEARCE & ASSOCIATES LLC
13850 THOMPSON DR
LOWELL, MI 49331

POECKER JEFFERY G
2756 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

BOGLE CALLIE E
2449 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

BURR SCOTT W & MELISSA L
28633 N DOLOMITE LN
QUEEN CREEK, AZ 85143

SPANGEHL XAVIER
2671 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

JIMENEZ STEPHANIE
2461 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

DISTINCTIVE PROPERTIES USA...
1529 HORNBEAM GLN
ESCONDIDO, CA 92025

JIMENEZ SOCORRO
2321 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

WINCAPAW STEVEN J
2475 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

PUTHALATH SAJITHA
3132 E BELLERIVE DR
CHANDLER, AZ 85249

HARRIS DAVID
2335 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

SALMONS NATHAN
3230 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

NGUYEN LUAN MAI FAM TRUST
642 E MANOR DR
CHANDLER, AZ 85225

,

VOGEL AUSTIN T
2381 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

SALDANA CRISTIAN
2517 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

MIGGINS JOSEPH ANDRE
28570 N OBSIDIAN DR
SAN TAN VALLEY, AZ 85143

COMPARONE MATTHEW & CAR...
28590 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

GOMEZ-AYOUB NOELLE
28576 N CRYSTAL DR
SAN TAN VALLEY, AZ 85143

LEMINGS JOANNA S & JOHN C
28587 N EPIDOTE DR
SAN TAN VALLEY, AZ 85143

CLOYD TABITHA
MAIL RETURN
,

VALENTINI PATRICK G & SHELL...
500 4TH AVE NE
CHISHOLM, MN 55719

VISTICA DANNY
1790 MEDWIN PL
NORTH VANCOUVER, BC

NEZ ZACKERY
2796 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

CASTILLO COZBI A
28579 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

WOOD JIMMY D JR & SARAH J
28591 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

SCOTT JEREMY S
28567 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

REYNOSO MARK ALLEN & NATA...
520 REDLANDS AVE
CLAREMONT, CA 91711

SIMMONS DONNA F
2739 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

SLHOPPE HOLDINGS LLC
1335 N 100TH PL
MESA, AZ 85207

CHO DAVID & CHO WOO CATH...
9530 W PROSPECTOR DR
QUEEN CREEK, AZ 85142

HOLT MICHAEL
MAIL RETURN
,

MANEK RONAK B & POONAM
4341 S BINARY
MESA, AZ 85212

COOPER ANTHONY W & BREN...
2725 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

WATSON JUSTIN D & SUZANNE...
3154 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

MPCPMT HOMES LLC
1136 W BASELINE RD
MESA, AZ 85210

KLEMENT RICHARD E
2836 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

FOLEY JOHN ALLEN SR TRUST
28591 N OPAL DR
SAN TAN VALLEY, AZ 85143

DELGADO KIMBERLY & CRUZ ...
28573 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

HEROD LARIA JENAE & BRADF...
3301 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

KUEBLER THERESA MARIE & J...
3281 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

GEMLINE PROPERTIES LLC
530 E HUNT HWY STE 103 PMB...
SAN TAN VALLEY, AZ 85143

BROWN FORREST D JR & VENI...
3172 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

OPLINGER ROBERT & ALLYSO...
28597 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

CRABTREE CAROL A
2711 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

SFR JV-2 2022-1 BORROWER L...
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

JONES QUAID
2876 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

CRYSTAL DRIVE LLC
28588 N CRYSTAL DR
SAN TAN VALLEY, AZ 85143

TAH MS-2 BORROWER LLC
1508 BROOKHOLLOW DR
SANTA ANA, CA 92705

JONES SCOTT D
20239 E VIA DEL ORO
QUEEN CREEK, AZ 85142

FKH SFR PROPCO I LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

BRUNSDON INVESTMENTS LP
#208 - 5384 TYEE LANE
CHILLIWACK, BC

GOMEZ ESTEVAN ANGEL JR
2793 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

MILE HIGH BORROWER 1 (INC...
PO BOX 4090
SCOTTSDALE, AZ 85261

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

MICK SANFORD
12 OAK ST
GEORGETOWN, ON

LEYVA JUAN CARLOS
3134 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

STARKEL ROGER & CHIYOKO
3076 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

BENNETT SPENCER C
3219 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

ESPINOZA ROXANNE
2890 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

CLUFF SCOTT A
28597 N CRYSTAL DR
SAN TAN VALLEY, AZ 85143

WALSH KEVIN & CATHERINE T...
2805 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

SELF ANDREA LIV TRUST
28603 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

DANIEL SCOTT J & ANGELA B
3239 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

CASTLEBERRY JAMES D & LUL...
28621 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

BAITINGER SUZANNE E
28614 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

NEUENFELDT JEFFREY N & YU...
1270 N BRENTWOOD PL
CHANDLER, AZ 85224

CRUZ-LEMUS VICTOR
2294 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

TAH 2018-1 BORROWER LLC
MAIL RETURN
,

GRIMES JEREMY & RENE
3056 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

BRATLEY JORDAN T & KANDIS ...
2308 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

BRUTTO FRANCA
196 BUTTERFIELD CRESCENT
MAPLE , ON

HUFF CHARLES ALFRED & ESP...
28615 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

ALVAREZ JOHNATHAN
254 E MEAD DR
CHANDLER, AZ 85249

PATTERSON ARNOLD C
3114 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

NEUNDORFF ANTHONY & KATT...
28624 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

SCHENK SHARON L
2334 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

ROBERTSON KENNETH & KATH...
728 NE 36TH ST
OWATONNA, MN 55060

VILLARREAL VICTORIA
2490 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

LANE RAYMOND R
28611 N CRYSTAL DR
QUEEN CREEK, AZ 85143

JACOBSON AMANDA J
2362 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

JONES MARIO E & DONA C
4412 RIVER DR UNIT 101
MOLINE, IL 61265

SILVA RICARDO & DA SILVA MA...
4095 E COAL ST
QUEEN CREEK, AZ 85143

THOMPSON BRUCE H & ELISA ...
1630 E KAEL ST
MESA, AZ 85203

JOHAL AMREE S & AUTAR S TR...
11289 MARWICK DR
DUBLIN, CA 94568

SCHIESS ROGER
13031 31ST AVE NE
SEATTLE, WA 98125

MOHAMMED FATI
MAIL RETURN
,

CERBERUS SFR HOLDINGS III ...
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

CHF CONSULTING LLC
PO BOX 64122
COLORADO SPRINGS, CO 809...

WIN WIN COMPANIES LLC
PO BOX 1142
QUEEN CREEK, AZ 85142

ANAFI ARCHIBALD & MARJORI...
3179 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

P2 SUB REIT 1 BORROWER LL...
PO BOX 4090
SCOTTSDALE, AZ 85261

WHITTLE HAROLD D III LIVING ...
1549 E SCENIC SUNRISE DR
WASHINGTON, UT 84780

CAMPBELL JOYCE LIV TRUST
2847 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

RAIKKONEN SCOTT A
2450 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

MALIZIA JUSTIN
28621 N OPAL CT
SAN TAN VALLEY, AZ 85143

SAFARI TWO ASSET COMPANY ...
5001 PLAZA ON THE LK STE 20...
AUSTIN, TX 78746

PROGRESS PHOENIX LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

RODRIGUEZ JANCARLOS
2859 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

KONGSLIE VERN & DOROTHY
208 5TH AVE NW
TOWNER, ND 58788

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

PERALTA GREG J
3157 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

SACHSE JACQUELINE M TR
2476 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

PETTY ULENE B & ALLEN JOE
28612 N ZIRCON CT
SAN TAN VALLEY, AZ 85143

BENTHIN JIMMY
1005 FLAG HOLLOW RD
LAKESIDE, AZ 85929

KEMP RONALD L & NANCY J TR...
2873 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

INKSTER MATTHEW & SABRINA
3296 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

WIN WIN COMPANIES LLC
PO BOX 1142
QUEEN CREEK, AZ 85142

HELLMICH BRIAN & HEATHER
28630 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

WALTON CHRISTOPHER D
3097 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

MARTINI GENE P
PO BOX 152
ERRINGTON, BC

HOWSMON RICKY JAMES & KA...
3314 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

LEWRENZ OLAF DIETMAR & GI...
9 OASIS CRT
ST ALBERT , AB

MARRUJO PETER CHRISTOPH...
3260 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

PHAN NHA & DIEP THI
3137 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

CORUM COLTON & MADISON
2269 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

2018-3 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

SHANTY AMY
28625 N CRYSTAL DR
SAN TAN VALLEY, AZ 85143

GAMINO JOSHUA
3075 E SAN MANUEL RD
QUEEN CREEK, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

SHREWSBURY JAMIE & GALLO...
2887 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

URNESS RYAN J & JENNIFER
3055 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

ADAMS MICHAEL K & DEANNA ...
MAIL RETURN
,

AH4R PROPERTIES LLC
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

NEIGHBORS PATRICIA LIV TRU...
632 S HOLLENBECK ST
WEST COVINA, CA 91791

LABER JOHN J III
1821 PLAYA RIVIERA DR
CARDIFF BY THE SEA, CA 9200...

FKH SFR PROPCO J LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

BURR SCOTT WALLACE & MELI...
28633 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

SOUTHERN MANAGEMENT LLC
19427 E FAIR PL
AURORA, CO 80016

ALTO ASSET COMPANY 1 LLC
5001 PLAZA ON THE LK STE 20...
AUSTIN, TX 78746

TAH 2018-1 BORROWER LLC
3278 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

ATKINS STEPHEN S SEPARATE ...
31422 N SONZA WAY
SAN TAN VALLEY, AZ 85143

FLOREZ ANTHONY & PRISCILL...
28630 N OBSIDIAN DR
SAN TAN VALLEY, AZ 85143

HAUGEN MICHAEL J & JANICE ...
28639 N CRYSTAL DR
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

BRAME DONALD LEE & COTA B...
10011 E PASEO DE LA MASADA
TUCSON, AZ 85747

PARRA ROSA H
28651 N OPAL CT
SAN TAN VALLEY, AZ 85143

TAYLOR KATHLEEN
2409 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

SMITHERMAN CHARLTON K & K...
475 EQUESTRA N
AURORA, OH 44202

HENDRIX TRACY S
28655 N CRYSTAL DR
SAN TAN VALLEY, AZ 85143

RESIDENTIAL HOME BUYER PH...
PO BOX 4090
SCOTTSDALE, AZ 85261

FRANKOWSKI LISA K & THOMA...
28645 N ZIRCON CT
SAN TAN VALLEY, AZ 85143

PASKIEWITZ CHADWICK JOHN ...
30443 3RD AVE S
FEDERAL WAY, WA 98003

DRAGER GEORGE
MAIL RETURN
,

KITTERMAN KILEY ANN
2561 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

HURTADO VICTOR M & MARIBE...
3224 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

FAETH TAMMY
2451 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

MAGALLANEZ MATTHEW
2575 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

TIMOTHY SONDRA
28651 N OLIVINE CT
SAN TAN VALLEY, AZ 85143

HOFF MATTHEW GORDON & TI...
2463 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

DOCSUTTONBIGHOUSE LLC
1051 N QUAIL
MESA, AZ 85205

LOMBARDI CHRISTOPHER M & ...
28656 N ZIRCON CT
SAN TAN VALLEY, AZ 85143

WELSH WILLIAM J & SALUD S
413 S CENTER ST
BENSENVILLE, IL 60106

NORTHHOLD LLC
4235 E MONTECITO AVE
PHOENIX, AZ 85018

LYNCH-CONRAD KATHRYN L
MAIL RETURN
,

RDB VENTURES LLC
13410 E SORREL LN
SCOTTSDALE, AZ 85259

MATA MISTY
2617 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

IH6 PROPERTY PHOENIX LP
PO BOX 4900
SCOTTSDALE, AZ 85261

MILLAUD MARK A
2830 N RIVERSIDE DR
FLORENCE, AZ 85132

PAMPANIN PATRICK & SARAH
28640 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

COX ERIC & ANDREA
4140 E COAL ST
SAN TAN VALLEY, AZ 85143

ALARCON JESUS JR
2519 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

3242 E SAN MANUEL LLC
16428 E KINGSTREE BLVD
FOUNTAIN HILLS, AZ 85268

PERRY RALPH & DEBORAH
28661 N ZIRCON CT
SAN TAN VALLEY, AZ 85143

BURGOYNE ROBERT & ADRIEN...
15007 E CROWN AVE
SPOKANE VALLEY, WA 99216

CANNON MILTON DWIGHT
28669 N CRYSTAL DR
SAN TAN VALLEY, AZ 85143

KEENAN VERN S T & TRUDY A ...
2270 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

SCARFF DENISE
270 E HUNT HWY STE 16-142
SAN TAN VALLEY, AZ 85143

FLORENCE UNIFIED SCHOOL D...
PO BOX 2850
FLORENCE, AZ 85132

NAVARRETE CESAR
2282 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

STENSGAARD CRAIG A & BESI...
28650 N OBSIDIAN DR
SAN TAN VALLEY, AZ 85143

VANDYKE JUSTIN & KIMBERLY
3098 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

WATSON HEATHER
2296 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

SUN VALLEY PLAZA GENERAL ...
1136 W BASELINE RD
MESA, AZ 85210

KLEEN CHRISTOPHER & REBE...
3080 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

NAVES ANTHONY W TR
378 WAGON TONGUE RD
BAILEY, CO 80421

JOHNSON DAVID M & DIANA D
3170 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

,

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

EPPS JEFFREY SCOTT
28660 N OPAL CT
SAN TAN VALLEY, AZ 85143

FOX NATHAN LEE
3044 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

SCHELLENBERG ADAM & JENIF...
2338 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

ROCHE CHAD A & JILL M
3336 W LAMPLIGHTER TRL
BELOIT, WI 53511

HALPIN ANDREW J & ACEVEDO...
2352 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

PEARSON MATTHEW R & HEWI...
3134 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

SENGIR JOE
28669 N OLIVINE CT
SAN TAN VALLEY, AZ 85143

CRITCHFIELD KATHERINE A
2366 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

ROEMER GEORGE & MELANIE
28667 N OPAL CT
SAN TAN VALLEY, AZ 85143

CHATMAN ALVIN L & REGINA O
28672 N ZIRCON CT
SAN TAN VALLEY, AZ 85143

DISTINCTIVE PROPERTIES USA...
1529 HORNBEAM GLN
ESCONDIDO, CA 92025

KUTYBA VERA
3116 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

AH4R PROPERTIES TWO LLC
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

AMMONS ANDREW
2392 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

LEMPECK JUSTIN & KELSEY R...
2406 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

ZERBY DONNA M
2544 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

JOHNSON BRYCE S & EMILY J
28672 N OLIVINE CT
SAN TAN VALLEY, AZ 85143

OZDEMIR REMO F
2836 E DENNISPORT CT
GILBERT, AZ 85295

WALKER SHAWN & KRISTIN
2556 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

STRADER DAVID L & KYLA
28690 N OLIVINE CT
SAN TAN VALLEY, AZ 85143

REED RONALD D
2434 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

OLYMPUS BORROWER 1 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

DOMBROFF GLORIA
28687 N OLIVINE CT
SAN TAN VALLEY, AZ 85143

CARLOTA AZ HOLDINGS LLC
1436 QUEEN SUMMIT DR
WEST COVINA, CA 91791

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

OLYMPUS BORROWER 1 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

STARKS-SWARNER PHYLLIS S
2765 WATERGATE WAY
KENAI, AK 99611

CARBONE FRANK R
2598 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

OLSEN JAN
28690 N OPAL CT
SAN TAN VALLEY, AZ 85143

WALSH SHAWN L
2474 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

JUST SUN PROPERTIES LLC
7153 S PENROSE DR
GILBERT, AZ 85298

FRITZ DAWN
28691 N OPAL CT
SAN TAN VALLEY, AZ 85143

TROMBETTA NATALIE
2488 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

INCE MARK & JENNIFER
2626 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

BUSH BRANDON J & HEIDI E
28713 N GOLD LN
SAN TAN VALLEY, AZ 85143

KANAHELE WILLIAM JOSHUA KI...
2502 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

ACUNA LINDA M
28690 N ZIRCON CT
SAN TAN VALLEY, AZ 85143

EPCOR WATER AZ INC
2355 W PINNACLE PEAK RD ST...
PHOENIX, AZ 85027

TOMAN BRANDON
2516 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

RENNIE GARY L & DEBRA A
28691 N ZIRCON CT
SAN TAN VALLEY, AZ 85143

ROSSITER BARBARA A
28727 N GOLD LN
SAN TAN VALLEY, AZ 85143

MIEDOWICZ JOHN & ERICA
2530 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

SHAUL ODED
PO BOX 12708
TEMPE, AZ 85284

LEGACY 95 LLC
24711 S 222ND ST
QUEEN CREEK, AZ 85142

GLERUP MELVIN O & ROBERTA ...
4101 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

SLUPSKI TODD M
4143 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

KAESCHE KELLIE M
28755 N GOLD LN
SAN TAN VALLEY, AZ 85143

OPPENHEIM DAVID
4115 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

TURNER COREY
3959 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

NOWLIN ERINN
28754 N BAUXITE LN
SAN TAN VALLEY, AZ 85143

DIAZ RUBY N
4087 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

PENA ROSA K TRUST
4019 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

RITCHIE SHAWN & ALICIA
28762 N GOLD LN
SAN TAN VALLEY, AZ 85143

GARCIA GWENDOLYN
3933 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

NELSON ROLLAND H & LILA M
3675 S ROME ST APT 222
GILBERT, AZ 85297

CHABOWSKI VANESSA A
28769 N GOLD LN
SAN TAN VALLEY, AZ 85143

ROACH HERMAN RAY JR
4075 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

NGUYEN TOMMY V
4444 S KOLB ST
GILBERT, AZ 85297

ARCINIEGA MARISOL
3826 S 101ST LN
TOLLESON, AZ 85353

MAY JOHN E
4129 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

GOMEZ VIRGINIA A
4003 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

GREEN MICHAEL A & PAMELA L...
9388 E GRAPEFRUIT DR
FLORENCE, AZ 85132

COLLINS CHARLES
4061 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

SANBORN KRISTINA M
4157 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

JIMENEZ RUSSELL
28783 N GOLD LN
SAN TAN VALLEY, AZ 85143

BERNAL KEVIN & ANGELICA
3947 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

DENNIS THOMAS J
28741 N GOLD LN
SAN TAN VALLEY, AZ 85143

TORRES JOSE M
28782 N BAUXITE LN
SAN TAN VALLEY, AZ 85143

SFR II BORROWER 2021-3 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

WEAVER RICHARD G & GLORIA...
28790 N GOLD LN
SAN TAN VALLEY, AZ 85143

FRANKENBERGER JOETTE
31151 N ORANGE BLOSSOM CI...
SAN TAN VALLEY, AZ 85143

TISDALE DONALD & CARLENE ...
28748 N GOLD LN
SAN TAN VALLEY, AZ 85143

CULWELL JACOB & BRITTNEE
4118 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

HAWAII AVENUE LLC
1845 ROCKY LN
SHOW LOW, AZ 85901

ANGULO MARIA & HUERTA FRA...
5836 S ROBINS WAY
CHANDLER, AZ 85249

BAKER GREGORY J & JULIE A
28825 N GOLD LN
SAN TAN VALLEY, AZ 85143

BERTRAND KENDRA M & JOSH...
4088 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

MADURA DONNA
28824 N BAUXITE LN
SAN TAN VALLEY, AZ 85143

4076 EAST TANZANITE LANE LL...
8131 E WILLETTA ST
MESA, AZ 85207

STEELMON BRYAN WAYNE
4026 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

CJ TRUST
28830 N GOLD LN
SAN TAN VALLEY, AZ 85143

WATZLAWICK JASON & MICHEL...
4134 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

GALVEZ JUAN M
4040 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

TURNER EDNA MICHELLE
3931 E COPPER RD
SAN TAN VALLEY, AZ 85143

GAMEZ CARLOS F MARQUEZ &...
4152 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

KTESTES KELLY C
28797 N GOLD LN
SAN TAN VALLEY, AZ 85143

LUJANO JULIO AND VELASQUE...
3945 E COPPER RD
SAN TAN VALLEY, AZ 85143

JOHNSON CHARLES AND AND...
3930 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

RUBIO HIGINIO F
28796 N BAUXITE LN
SAN TAN VALLEY, AZ 85143

MILE HIGH BORROWER 1 (VAL...
PO BOX 4090
SCOTTSDALE, AZ 85261

PETERSON PHILIP & MARIE RE...
3944 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

LE DIEP THI NGOC
4444 S KOLB ST
GILBERT, AZ 85297

CHAVEZ DAN AND LUPE
3971 E COPPER RD
SAN TAN VALLEY, AZ 85143

AV EQUITY LLC
1350 S ELLSWORTH RD APT 20...
MESA, AZ 85209

MILLER ANGELIC & MICHAEL
28811 N GOLD LN
SAN TAN VALLEY, AZ 85143

OGUNSUYI PETER & MINDY
3985 E COPPER RD
SAN TAN VALLEY, AZ 85143

CHARLIE NICOLE A
3970 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

BIBLE NORMAN JR
28810 N BAUXITE LN
SAN TAN VALLEY, AZ 85143

OHLMAIER FRANCISCO
3999 E COPPER RD
SAN TAN VALLEY, AZ 85143

ALVAREZ JOHNATHAN & GASC...
254 E MEAD DR
CHANDLER, AZ 85249

PASLEY DEAN & HOLLAND JOA...
28818 N GOLD LN
SAN TAN VALLEY, AZ 85143

DONNER ANTHONY & CHERIE ...
PO BOX 713
CLARA CITY, MN 56222

HARPER PAUL H & LINSALATA T...
4027 E COPPER RD
SAN TAN VALLEY, AZ 85143

YIU JOSEPH KWOK CHEUNG & ...
3100 W RAY RD STE 201
CHANDLER, AZ 85226

MILLS KEVIN & WENDY
4237 230TH AVE
MARATHON, IA 50565

SPRINKLE JEREMIAH E & CYNT...
28844 N GOLD LN
SAN TAN VALLEY, AZ 85143

SULLIVAN JOHN JR
3868 E COPPER RD
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

SFR JV-2 PROPERTY LLC
PO BOX 15087
SANTA ANA, CA 92735

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

REYNOSO MANUEL & MARIA
520 REDLANDS AVE
CLAREMONT, CA 91711

ATKINS DEANDREA M
28880 N NUGGET CT
SAN TAN VALLEY, AZ 85143

FARLEY RYAN CHRISTOPHER
3882 E COPPER RD
SAN TAN VALLEY, AZ 85143

ORTEGA BRIAN & NORMA
3994 E COPPER RD
SAN TAN VALLEY, AZ 85143

HADSEL LYALL & ALICE
28858 N GOLD LN
SAN TAN VALLEY, AZ 85143

LUKEY MIRANDA
3896 E COPPER RD
SAN TAN VALLEY, AZ 85143

DAWLEY 2022 FAM REV TRUST
MAIL RETURN
,

TAH MS BORROWER LLC
28888 N NUGGET CT
SAN TAN VALLEY, AZ 85143

PRICE DAVID
3910 E COPPER RD
SAN TAN VALLEY, AZ 85143

CONE KIMBERLY & DAVID
28873 N NUGGET CT
SAN TAN VALLEY, AZ 85143

FLOWERS DEEANNE L
28847 N NUGGET CT
SAN TAN VALLEY, AZ 85143

SFR JV-2 2024-2 BORROWER L...
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

WILLIS ERIC D
4042 E COPPER RD
SAN TAN VALLEY, AZ 85143

DONAHUE DONALD D JR TR
28872 N GOLD LN
SAN TAN VALLEY, AZ 85143

HERNANDEZ ALEXANDRA & W...
3938 E COPPER RD
SAN TAN VALLEY, AZ 85143

PATINO MATTHEW M & MANDY ...
28898 N GOLD LN
SAN TAN VALLEY, AZ 85143

OATIS BONITA
28857 N NUGGET CT
SAN TAN VALLEY, AZ 85143

VAN DAMME MARK
3952 E COPPER RD
SAN TAN VALLEY, AZ 85143

CALL JANET ASHLEY
28881 N NUGGET CT
SAN TAN VALLEY, AZ 85143

VILLAVICENCIO ANA E
3840 E COPPER RD
SAN TAN VALLEY, AZ 85143

AH4R PROPERTIES TWO LLC
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

JACKOWSKI BRADFORD L
4058 E COPPER RD
SAN TAN VALLEY, AZ 85143

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

AH4R PROPERTIES TWO LLC
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

HANLON JEREMY & LAURA
4100 E COPPER RD
SAN TAN VALLEY, AZ 85143

FISH PRUDENCE M FAM REV T...
28912 N GOLD LN
SAN TAN VALLEY, AZ 85143

HAGAN TERRI D
3953 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

DURAN VIRIDIANA G
28938 N GOLD LN
SAN TAN VALLEY, AZ 85143

RAMIREZ MONICA Y
3841 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

SAILER CLYDE A & JANELL LIV ...
2305 13TH AVE W
WILLISTON, ND 58801

ROMERO ISAIAS G
4047 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

SLADE JOHN BENJAMIN & REN...
3855 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

PATEL NILKANTH C
3983 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

ROBINSON TERESA
4114 E COPPER RD
SAN TAN VALLEY, AZ 85143

GEMIGNANI ROBERT & CYNTHI...
3869 E HERMATITE LN
SAN TAN VALLEY, AZ 85143

WESLEY RANDY VELT JR & SAR...
32231 N SUNFLOWER TRL
SAN TAN VALLEY, AZ 85143

PAGAYA SMARTRESI FUND PR...
2325 POINTE PKWY STE 250
CARMEL, IN 46032

ROBERTS MICHAEL
4072 E COPPER RD
SAN TAN VALLEY, AZ 85143

COPE ANDREW & MICHELE
24 HAMPDEN CIR
SIMSBURY, CT 06070

IH6 PROPERTY PHOENIX LP
PO BOX 4900
SCOTTSDALE, AZ 85261

CLAY ERIC H & KALESHA L TRS
3883 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

VELAZQUEZ MARTIN G
28926 N GOLD LN
SAN TAN VALLEY, AZ 85143

MCKERCHER JAMES CRAIG
BOX 592
ROSETOWN, SK

HAYES LARRY
3897 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

MCCAIN KELLENE
28956 N COAL AVE
SAN TAN VALLEY, AZ 85143

FLACK KENNETH
PO BOX 547
ABERDEEN, SD 57402

NEWTON CAROLE
3911 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

SFR BORROWER 2021-2 LLC E...
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

SIMEONE THOMAS C AND HEID...
28966 N GOLD LN
SAN TAN VALLEY, AZ 85143

SANDOVAL DANIEL
3925 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

ESPINOZA TIMOTHY L
4031 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

VALENZUELA ALEX
3840 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

MCELROY SHARON M
3854 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

RESIDENTIAL HOME BUYER PH...
PO BOX 4090
SCOTTSDALE, AZ 85261

CLUFF DENISE P
3855 E ROSE QUARTZ LN
SAN TAN VALLEY, AZ 85143

LORENTZEN DANIEL J
3868 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

CAHILL KELLI ANN
2903 BAYSIDE WALK
SAN DIEGO, CA 92109

SCHROYER JANELLE
PO BOX 1192
ORACLE, AZ 85623

MCDAVID CARY J
3882 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

ABRAHAM APRIL D
28978 N GOLD LN
SAN TAN VALLEY, AZ 85143

RANSANTAN LLC
1648 N AVON ST
BURBANK, CA 91505

SANCHEZ JASMINE
3896 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

DOMINGUEZ LORENZO R & TE...
4534 N 112TH DR
PHOENIX, AZ 85037

BEAUCHAMP JARED & MARY
22143 E DOMINGO RD
QUEEN CREEK, AZ 85142

AH4R PROPERTIES TWO LLC
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

DANTE DAVID K
4036 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

TEPFER NOREEN A
3911 E ROSE QUARTZ LN
SAN TAN VALLEY, AZ 85143

ELLIOTT GLORIA M TR
3924 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

KUBAS ARDIS LEROUX REV TR...
4511 CAMDEN DR
CORONA DEL MAR, CA 92625

ELSNER LORNA V
3925 E ROSE QUARTZ LN
SAN TAN VALLEY, AZ 85143

VALDIVIA DANIEL V TR
4083 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

CASH DEREK MICHAEL
4066 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

COHEN KAREN K
3939 E ROSE QUARTZ LN
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

LINDEN SHAWN R TR
28992 N GOLD LN
SAN TAN VALLEY, AZ 85143

PAWLOWSKI PETER & CARROL...
3953 E ROSE QUARTZ LN
SAN TAN VALLEY, AZ 85143

LEBRAY COLIN
953512 HWY 779
PARKLAND COUNTY, AB

MULLOCK HOLDINGS LP
3402 PHANEUF CRESCENT
REGINA, SK

P3 TRS 1 A LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

ROSALES ALEXANDER
3966 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

SENIFF SHENA
3841 E ROSE QUARTZ LN
SAN TAN VALLEY, AZ 85143

MURPHY JAMES W
35900 261ST AVE NW
DONNYBROOK, ND 58734

TRUJILLO RICARDO
4003 E ROSE QUARTZ LN
SAN TAN VALLEY, AZ 85143

BOECHLER SYDNEY RENEE
3862 E ROSE QUARTZ LN
SAN TAN VALLEY, AZ 85143

MCCOY MICHAEL C
4040 E ROSE QUARTZ LN
SAN TAN VALLEY, AZ 85143

GAUSTAD RACHEL & BRIAN
28997 N COAL AVE
SAN TAN VALLEY, AZ 85143

DIETRICH RICHARD J & PATRI...
3876 W ROSE QUARTZ LN
SAN TAN VALLEY, AZ 85143

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

MALL KAUSHAL
4027 E ROSE QUARTZ LN
SAN TAN VALLEY, AZ 85143

OLYMPUS BORROWER LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

FIELDS RUSSELL M
3841 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

LATHROP ROBERT & ANNETTE
3890 E ROSE QUARTZ LN
SAN TAN VALLEY, AZ 85143

WILLIAMS JO
3859 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

DUENAS ZACHARY V
29018 N GOLD LN
SAN TAN VALLEY, AZ 85143

WALKER MICHAEL
3920 E ROSE QUARTZ LN
SAN TAN VALLEY, AZ 85143

WOLFE CHRISTOPHER J & KEN...
3875 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

KALLA ROBERT PAUL
29007 N COAL AVE
SAN TAN VALLEY, AZ 85143

ROBLES JOHN JR
3934 E ROSE QUARTZ LN
SAN TAN VALLEY, AZ 85143

TAYLOR WILLIAM THOMAS & LA...
3889 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

CHENEY ROBERT BOYD & JOY...
29015 N COAL AVE
SAN TAN VALLEY, AZ 85143

SCHNER JOHN MICHAEL
80 CARRINGTON PLAZA NW UN...
CALGARY, AB

OSTER KENNETH R & NORENE...
PO BOX 791
WEST FARGO, ND 58078

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

ABDO SALIM
MAIL RETURN
,

PANTOJA ALEXANDER & PAULA
29088 N GOLD LN
SAN TAN VALLEY, AZ 85143

VERM FW RESIDENTIALHOME ...
PO BOX 4090
SCOTTSDALE, AZ 85261

BRAGG TRACY L
4026 E ROSE QUARTZ LN
SAN TAN VALLEY, AZ 85143

BANAC ERNEST JOSEPH
3935 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

AH4R PROPERTIES TWO LLC
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

SORENSEN MILTON KEITH
#306 5300 48TH ST
RED DEER, AB

TWEEDY JAMES R & CELIA L
3951 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

BONDURANT AUSTIN J
4113 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

MENA MICHAEL & LAUREN
29122 N GOLD LN
SAN TAN VALLEY, AZ 85143

LE THANH TRUONG THI
6869 W MILLERTON CT
FLORENCE, AZ 85132

GODES MARK D & DAWN M
4125 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

BLAKE THOMAS W & RACHEL E
29136 N GOLD LN
SAN TAN VALLEY, AZ 85143

COPELAND JACKIE
29152 N GOLD LN
SAN TAN VALLEY, AZ 85143

JOHNSON JOSHUA MICHAEL
4139 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

POLANCO ALFONSO
3842 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

ROGERS JUDY ANN
4122 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

OBENA WILA L
4151 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

TOWNSEND BRUCE E & LEANN...
29128 N LAZURITE WAY
SAN TAN VALLEY, AZ 85143

SCHULTZ WYATT
4136 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

CRAMER ROBERT A
3967 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

LONGSTREET LEWIS T & KIRITI...
3860 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

MCDERMOTT LAWRENCE D & ...
4148 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

CHRISTIAN GLENN P & MARGA...
29106 N GOLD LN
SAN TAN VALLEY, AZ 85143

BASQUEZ DAVID MARTIN & MA...
3876 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

ROBISON MITCHEL & PATRICIA
4160 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

FKH SFR PROPCO H LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

PARVEZ ASHER & SANDAL
MAIL RETURN
,

MATLOCK JACI ANN & MCCARL...
3944 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

DEMETROPOULOS KIM LEANN...
3983 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

MACKEY DAWN E & MARK C
3904 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

SEVEN POINTS BORROWER LL...
PO BOX 4090
SCOTTSDALE, AZ 85261

KECKTA DUSTIN & MIKI
4063 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

ORENSTEIN LAWRENCE G & S...
29140 N LAZURITE WAY
SAN TAN VALLEY, AZ 85143

WATSON DOROTHY A LIV TRU...
29166 N GOLD LN
SAN TAN VALLEY, AZ 85143

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

SOLIS JONATHAN D
3920 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

RAUH JULIE
3966 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

BENESH COLLIN
29166 N LAZURITE WAY
SAN TAN VALLEY, AZ 85143

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

EICHHORST ROBERT
29215 N BAUXITE LN
SAN TAN VALLEY, AZ 85143

RODRIGUEZ LUIS
3982 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

KLICH SLAWOMIR A
4087 E AZURITE RD
SAN TAN VALLEY, AZ 85143

TSUKRUK VLADIMIR
29200 N GOLD LN
SAN TAN VALLEY, AZ 85143

THOMPSON GLENN E
3841 E AZURITE RD
SAN TAN VALLEY, AZ 85143

CHAPMAN MICHELLE
4099 E AZURITE RD
SAN TAN VALLEY, AZ 85143

HEATH DENNIS RALPH II
8730 E MONTECITO AVE
SCOTTSDALE, AZ 85251

P2 SUB REIT 1 BORROWER LL...
PO BOX 4090
SCOTTSDALE, AZ 85261

HALLMAN ZACHARY
4111 E AZURITE RD
SAN TAN VALLEY, AZ 85143

PAMPANIN BERTRAM J
3846 E AZURITE RD
SAN TAN VALLEY, AZ 85143

VARGECKO SHARON S & PATRI...
29182 N GOLD LN
SAN TAN VALLEY, AZ 85143

TRUE NORTH PROPERTY OWN...
PO BOX 4090
SCOTTSDALE, AZ 85261

3864 E AZURITE LLC
3864 E AZURITE RD
SAN TAN VALLEY, AZ 85143

KRYWKO KENDALL & JEANNIN...
55530 RG RD 262
STURGEON COUNTY, AB

BLANCO YOLANDA M
4137 E AZURITE RD
SAN TAN VALLEY, AZ 85143

MAZEPA MICHAEL
2 AINSLEY PL
ST ALBERT, AB

COLLINS LAURENE REV LIV TR...
3889 E AZURITE RD
SAN TAN VALLEY, AZ 85143

GREEN DANIELLE M
4149 E AZURITE RD
SAN TAN VALLEY, AZ 85143

ABERCROMBIA JAMES E
3892 E AZURITE RD
SAN TAN VALLEY, AZ 85143

TODD MARLENE ANNETTE & R...
29178 N LAZURITE WAY
SAN TAN VALLEY, AZ 85143

KINCAID SIDNEY D
PO BOX 952
LUMSDEN, SK

EDWARDS SONIA G & EDWARD...
29231 N BAUXITE LN
SAN TAN VALLEY, AZ 85143

CHARTIER GHISLAIN & CATHY
163 MEADOW RD
WHITE CITY, SK

MATTI RONY A & SAKAT RANEE...
29190 N LAZURITE WAY
SAN TAN VALLEY, AZ 85143

MARTIN KAITLYN & SCHRAMM ...
4044 E AZURITE RD
SAN TAN VALLEY, AZ 85143

HITCHCOCK CHRISTOPHER L
29156 N CACTUS CIR
SAN TAN VALLEY, AZ 85143

UMBACH THOMAS W
6-52426 RANGE ROAD 265
SPRUCE GROVE, AB

PARR MARGARETE AND MARTI...
4058 E AZURITE RD
SAN TAN VALLEY, AZ 85143

BOUCON PHILIP G & SUSAN KA...
4875 W MCMILLAN RD
MUSKEGON, MI 49445

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

SFR II BORROWER 2021-3 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

OCHOA ABRAM T & MATILDA C
4082 E AZURITE RD
SAN TAN VALLEY, AZ 85143

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

HAYDEN JAMES W
29272 N GOLD LN
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

HAMPTON DYLAN J
4108 E AZURITE RD
SAN TAN VALLEY, AZ 85143

ARTEAGA MIGUEL ANGEL
4045 E ARAGONITE LN
SAN TAN VALLEY, AZ 85143

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

GARCIA JONATHON & MADELY...
4138 E AZURITE RD
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

FEIDLER DONNA & JOHN ALLE...
29288 N GOLD LN
SAN TAN VALLEY, AZ 85143

LALANI ALTAZ A & NASREEN A
290 CATALINA PL NE
CALGARY, AB

RICH JOHN HAROLD & ANN MA...
2856 E HAZELTINE WAY
CHANDLER, AZ 85249

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

REMPEL GERARD
MAIL RETURN
,

MAIREY SEBASTIEN & ADRIAN...
4083 E ARAGONITE LN
SAN TAN VALLEY, AZ 85143

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

BATES MITCHELL ANDREW & C...
4095 E ARAGONITE LN
SAN TAN VALLEY, AZ 85143

GRANT ROBERT L
29294 N LAZURITE WAY
SAN TAN VALLEY, AZ 85143

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

HACEGABA MIGUEL
28007 N MUSCOVITE DR
SAN TAN VALLEY, AZ 85143

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

CALLOWAY WILLIAM
3884 E EARLEY RD
CASA GRANDE, AZ 85194

JOHNSON RANCH COMM ASSO...
MAIL RETURN
,

DICKEY ROBERT RYAN SR
29302 N GOLD LN
SAN TAN VALLEY, AZ 85143

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

VERDUGO JESUS
4104 E ARAGONITE LN
SAN TAN VALLEY, AZ 85143

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

GONZALEZ VINCI
1239 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

TAYCO ROMEO J & AMINAH T
4150 E ARAGONITE LN
SAN TAN VALLEY, AZ 85143

VALENCIA ADAM & SUSAN
29308 N LAZURITE WAY
SAN TAN VALLEY, AZ 85143

FKH SFR N LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

EDWARDS RYAN SCOT & SOPH...
1249 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

LUNA MARIA A
3860 E ARAGONITE LN
SAN TAN VALLEY, AZ 85143

SWEET WILLIAM E & TERESA M
29334 N GOLD LN
SAN TAN VALLEY, AZ 85143

OLDHAM GLORIA
3910 E ARAGONITE LN
SAN TAN VALLEY, AZ 85143

ERICKSON DAVID W & SANDRA...
3878 E ARAGONITE LN
SAN TAN VALLEY, AZ 85143

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

RESIDENTIAL HOME BUYER PH...
PO BOX 4090
SCOTTSDALE, AZ 85261

GONZALEZ ADRIANA
1269 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

CUMMINGS PAULA
4068 E ARAGONITE LN
SAN TAN VALLEY, AZ 85143

GONZALEZ JUNIOR RODRIGUE...
29348 N LAZURITE WAY
SAN TAN VALLEY, AZ 85143

DWF VI ATLAS SFR AZ LLC
970 YUMA ST
DENVER, CO 80204

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

MCCONNELL JACOB ORVILLE ...
29348 N GOLD LN
SAN TAN VALLEY, AZ 85143

FKH SFR PROPCO J LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

TAH 2018-1 BORROWER LLC
MAIL RETURN
,

OLYMPUS BORROWER 1 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

OSBORN NORMAN RAY JR & DI...
3896 E ARAGONITE LN
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

ROMESBURG ROBERT BRUCE ...
3949 E CITRINE RD
SAN TAN VALLEY, AZ 85143

STEPHENS BILLYRAY L & EVEL...
3933 E CITRINE RD
SAN TAN VALLEY, AZ 85143

HAZELTINE ROBYN L AND JOH...
4069 E CITRINE RD
SAN TAN VALLEY, AZ 85143

SRP SUB LLC
PO BOX 4900
SCOTTSDALE, AZ 85261

BARTH MELVIN & LUCILLA
1890 BONN BLVD
BISMARCK, ND 58504

NEUS KATRINA
4081 E CITRINE RD
SAN TAN VALLEY, AZ 85143

RUELAS HUMBERTO
29378 N GOLD LN
SAN TAN VALLEY, AZ 85143

VEGA ISRAEL AND MONTOYA B...
29360 N LAZURITE WAY
SAN TAN VALLEY, AZ 85143

VALDEZ MATTHEW S & RETHO...
4093 E CITRINE RD
SAN TAN VALLEY, AZ 85143

IH6 PROPERTY PHOENIX LP
PO BOX 4900
SCOTTSDALE, AZ 85261

COLA JOSEPH M SR & BRIGITT...
3857 E CITRINE RD
SAN TAN VALLEY, AZ 85143

STEEGE RONALD & TERESA
4105 E CITRINE RD
SAN TAN VALLEY, AZ 85143

STOKES JOHNNY C AND GLYN...
29394 N GOLD LN
SAN TAN VALLEY, AZ 85143

SANTOS CASEY A & KIMBERLY
3873 E CITRINE RD
SAN TAN VALLEY, AZ 85143

FKH SFR PROPO B-HLD LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

ESTRADA ALEJANDRO & ANDR...
1278 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

ODUTOLA IBUKUN
3887 E CITRINE RD
SAN TAN VALLEY, AZ 85143

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

PLUCINSKI CHRISTIE MARIE
29396 N LAZURITE WAY
SAN TAN VALLEY, AZ 85143

HIGGINS RILEY EUGENE
3903 E CITRINE RD
SAN TAN VALLEY, AZ 85143

FRANKENBERGER/LANGEVIN-...
31151 N ORANGE BLOSSOM CI...
SAN TAN VALLEY, AZ 85143

HALPAIN ANDREW BRYCE & TI...
1292 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

HARDING DARYLE
3919 E CITRINE RD
SAN TAN VALLEY, AZ 85143

MARTINEZ ASHLEY & OBDULIO
4151 E CITRINE RD
SAN TAN VALLEY, AZ 85143

MARTIN WENDIE
1336 W PALOMINO WAY
SAN TAN VALLEY, AZ 85143

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

VALENZUELA YOLANDA M
29364 N GOLD LN
SAN TAN VALLEY, AZ 85143

TUXEDO MAPP LLC
22424 S ELLSWORTH LOOP RD ...
QUEEN CREEK, AZ 85142

RIVAS RYAN A
4057 E CITRINE RD
SAN TAN VALLEY, AZ 85143

JOHNSON RANCH COMM ASSO...
MAIL RETURN
,

CASTANEDA JAVIER & KARLA
29408 N LAZURITE WAY
SAN TAN VALLEY, AZ 85143

COPE TINA
1316 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

NGUYEN LEYNA
4054 E CITRINE RD
SAN TAN VALLEY, AZ 85143

FRITZIAN MARK A & ALICIA V
29420 N LAZURITE WAY
SAN TAN VALLEY, AZ 85143

LAMARRE PIERRE P & CHANTA...
29410 N GOLD LN
SAN TAN VALLEY, AZ 85143

MALOLEY ROBERT N & JESSIC...
4066 E CITRINE RD
SAN TAN VALLEY, AZ 85143

ESTRADA DAVID B
29424 N GOLD LN
SAN TAN VALLEY, AZ 85143

OROZCO MARYLISA
3842 E CITRINE RD
SAN TAN VALLEY, AZ 85143

AWE HASSAN
4078 E CITRINE RD
SAN TAN VALLEY, AZ 85143

AGYEI LAKEISHA
1352 W PALOMINO WAY
SAN TAN VALLEY, AZ 85143

BILLING DAVID & MARTINA R
3856 E CITRINE RD
SAN TAN VALLEY, AZ 85143

GAGO RICHARD JR
4090 E CITRINE RD
SAN TAN VALLEY, AZ 85143

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

HASKELL BLAKE & KACY
3872 E CITRINE RD
SAN TAN VALLEY, AZ 85143

REYES BERTHA Q
MAIL RETURN
,

MCCOMBS MANDRA
1271 E DRAGON FLY RD
SAN TAN VALLEY, AZ 85143

RSS INVESTMENTS GROUP LL...
MAIL RETURN
,

DOBSON JIM B & JAN CAMELA
4114 E CITRINE RD
SAN TAN VALLEY, AZ 85143

LEE DAVID & BRANDIE
29432 N LAZURITE WAY
SAN TAN VALLEY, AZ 85143

GRAHAM JEANETTE RENA
3902 E CITRINE RD
SAN TAN VALLEY, AZ 85143

TRUE NORTH PROPERTY OWN...
PO BOX 4090
SCOTTSDALE, AZ 85261

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

DENMAN JOSEPH & YVETTE
3918 E CITRINE RD
SAN TAN VALLEY, AZ 85143

HUCK MATTHEW A
5744 SCHOTH RD SW
OLYMPIA, WA 98512

LUU LYDIA G AND HOANG D
29440 N GOLD LN
SAN TAN VALLEY, AZ 85143

GEREG STEPHAN G III & SHAW...
3932 E CITRINE RD
SAN TAN VALLEY, AZ 85143

SOLIS KEISHA & NYONYINTON...
4150 E CITRINE RD
SAN TAN VALLEY, AZ 85143

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

JURADO ABINAEL A
3948 E CITRINE RD
SAN TAN VALLEY, AZ 85143

OLSON JEREMY
218 W 4400 S
OGDEN, UT 84405

SFR JV-2 2022-2 BORROWER L...
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

MURANAKA SANAE
73 E LATIMER AVE
CAMPBELL, CA 95008

WAKEMAN CHARLES R & CHER...
3949 E MICA RD
SAN TAN VALLEY, AZ 85143

ZAVALA RAYMOND Y & CATHY ...
29456 N GOLD LN
SAN TAN VALLEY, AZ 85143

BELL ANGELA J
3843 E MICA RD
SAN TAN VALLEY, AZ 85143

VARELA CRYSTAL
4055 E MICA RD
SAN TAN VALLEY, AZ 85143

UNGER RICHARD P
3328 W 2ND AVE
SPOKANE, WA 99224

GREGORY MICHAEL
3857 E MICA RD
SAN TAN VALLEY, AZ 85143

SANDOVAL SYLVIA RAE LIV TR...
4067 E MICA RD
SAN TAN VALLEY, AZ 85143

TRAN HIEP & FIEGEL JEFFREY ...
720 DEVILS DROP CT
EL SOBRANTE, CA 94803

CZUPRYNSKI JONATHAN & KRI...
3873 E MICA RD
SAN TAN VALLEY, AZ 85143

SPECTOR SHELDON LAURENC...
1139 STANFORD ST
SANTA MONICA, CA 90403

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

OROZCO JOSE & MARTHA
3887 E MICA RD
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

PASTRANA JESSIKA M
3903 E MICA RD
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

DONOVAN SHANNON C REV LI...
3919 E MICA RD
SAN TAN VALLEY, AZ 85143

RAMIREZ MARCO
4115 E MICA RD
SAN TAN VALLEY, AZ 85143

CSH PROPERTY ONE LLC
PO BOX 4900
SCOTTSDALE, AZ 85261

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

RIVERA AMADA
24205 CHESTNUT OAK ST
MURRIETA, CA 92562

AH4R PROPERTIES TWO LLC
23975 PARK SORENTO STE 300
CALABASAS, CA 91302

P2 SUB REIT 1 BORROWER LL...
PO BOX 4090
SCOTTSDALE, AZ 85261

JACKS CONSTRUCTION LLC
PO BOX 608
EAGLE, ID 83616

JOHNSON RANCH COMM ASSO...
MAIL RETURN
,

FKH SFR PROPCO H LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

CHURCH OF JESUS CHRIST LA...
50 E NORTH TEMPLE RM 2225
SALT LAKE CITY, UT 84150

JOHNSON RANCH COMM ASSO...
MAIL RETURN
,

ARIAS-CHAGOYAN ALMA
3948 E MICA RD
SAN TAN VALLEY, AZ 85143

BRETZ D&R REV TRUST
4132 E MICA RD
SAN TAN VALLEY, AZ 85143

COURY DANIEL L SR TR
9602 W BUCKEYE RD
TOLLESON, AZ 85353

FKH SFR PROPCO K LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

LUCERO-ALBA FRANCISCO & D...
4146 E MICA RD
SAN TAN VALLEY, AZ 85143

GNECKOW DEBORAH & DOUG...
3824 E MICA RD
SAN TAN VALLEY, AZ 85143

AUCH MARLIN G & TERRI L
MAIL RETURN
,

,

MILLER JOSEPH M & MARIE C ...
3842 E MICA RD
SAN TAN VALLEY, AZ 85143

CHUDOBA NICHOLAS
4048 E MICA RD
SAN TAN VALLEY, AZ 85143

,

CORONA REY D & SORAYA CO-...
1163 S KAREN LN
GILBERT, AZ 85296

MEDINA JOHN JAMES
4060 E MICA RD
SAN TAN VALLEY, AZ 85143

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

GREEN GEORGETTA
3872 E MICA RD
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

DIAZ ALEJANDRO T & CLAUDIA
3886 E MICA RD
SAN TAN VALLEY, AZ 85143

BENNETT GAIL
677 REBA RD
LANDING, NJ 07850

FLORENCE UNIFIED SCHOOL D...
PO BOX 2850
FLORENCE, AZ 85132

BEYRER MARK W & GRACE PRI...
3902 E MICA RD
SAN TAN VALLEY, AZ 85143

ALVERNIA KEVIN ORLANDO
4096 E MICA RD
SAN TAN VALLEY, AZ 85143

,

BUCK MICHAEL A AND LAURIE ...
3918 E MICA RD
SAN TAN VALLEY, AZ 85143

PAGAYA SMARTRESI F1 FUND ...
90 PARK AVE FL 31
NEW YORK, NY 10016

KOEPNICK MAX
25200 E RITTENHOUSE RD
SAN TAN VALLEY, AZ 85143

ASFEHA MARTHA
3932 E MICA RD
SAN TAN VALLEY, AZ 85143

STAPLEY ALEC JACOB & RACH...
4120 E MICA RD
SAN TAN VALLEY, AZ 85143

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THE VILLAGE OF COPPER BASI...
MAIL RETURN
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THE VILLAGE OF COPPER BASI...
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MAIL RETURN
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THE VILLAGE OF COPPER BASI...
MAIL RETURN
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,

LIFE POINT CHRISTIAN FELLO...
28479 N MAIN ST
SAN TAN VALLEY, AZ 85143

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

THE VILLAGE OF COPPER BASI...
MAIL RETURN
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THE VILLAGE OF COPPER BASI...
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THE VILLAGE OF COPPER BASI...
MAIL RETURN
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THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

Land Owner Authorization Letter + Correspondence

Re: North Copper Basin Green Light

KD

Karen Dada <kdada@azland.gov>
To Kristine Gay
Cc Angela Carmitchel; Carolyn Oberholtzer; Jose Luis Castillo, II; Fadl Azzam; Mike Hifler; Alex Stedman

You forwarded this message on 11/26/2024 1:16 PM.
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53-123981 North Copper Basin Planning Authorization Letter.pdf
764 KB

Kristine,

The attached letter should be used in lieu of the property owner's signature.

Thanks,

Karen Dada, AICP | Assistant Director, Real Estate Division
Arizona State Land Department
1110 West Washington Street | Phoenix, AZ 85007
O: 602-542-3118 | kdada@azland.gov
Funding Arizona Public Schools and Institutions since 1915

Katie Hobbs
Governor

Robyn Sahid
Commissioner

Arizona State Land Department

1110 West Washington Street, Phoenix, AZ 85007
(602) 542-4631

September 5, 2024

Heath Reed
Entitlement Manager
DR Horton – Phoenix East
2525 West Frye Road, Suite 2500
Chandler, AZ 85225

RE: State Trust land located in T3S, R8E, Sections 20, 28 and 29 in Pinal County
ASLD KE#53-123981 – North Copper Basin Rezoning

Dear Heath:

The Arizona State Land Department ("ASLD") has received your request representing Pinal County for permission to act as authorized agent for ASLD to apply to Pinal County (the "Jurisdiction") for a Comprehensive Plan Amendment and Planned Area Development Rezone (the "Entitlement.

DR Horton, its employees, representatives, agents, and/or consultants (hereinafter "Applicant") therefore, has permission to file for the Entitlement as required by the Jurisdiction.

Please be advised the following conditions and understandings accompany this approval:

1. Applicant shall pay all costs associated with the Entitlement. Associated costs will be reimbursed by a subsequent purchaser at auction as stipulated in the separate Reimbursement Letter (37-205(B)) associated with this purchase application.

2. Applicant, their employees, representatives, agents, and/or consultants shall be permitted to act as ASLD's agents to procure the Entitlements subject to final review and approval by ASLD.

3. Applicant shall diligently pursue the satisfaction of the Entitlement. Further, it shall respond to all inquiries by ASLD as to the status of the Entitlement Process and provide regular updates without formal request.

4. Prior to beginning the Entitlement Process, the Applicant shall provide ASLD with an outline of the proposal and a timeline for the process which identifies key dates with the Jurisdiction or other jurisdictional agency staff with any agency or jurisdiction. All

documentation, including, but not limited to land use plans, engineering drawings, application materials and development agreements, shall be submitted to ASLD for approval prior to the date the documentation is filed with the approving jurisdiction. A copy of the application shall be submitted to ASLD on the same day it is filed with the Jurisdiction or other jurisdictional agency.

5. ASLD staff shall be invited, but not required to attend, all meetings with the various agencies, elected officials, and the Jurisdiction as the Entitlement is processed through relevant hearings. A minimum of five (5) business days' notice shall be provided to Department staff in advance of any meeting.

6. As additional consideration for the grant of this permission, all Entitlements and/or rights obtained pursuant to the described application are the property of ASLD and will only be transferred to the successful bidder, if any, at the time the land is auctioned for sale or lease at some point in the future.

7. The Jurisdiction is authorized to enter and inspect the subject property.

8. This authorization may be revoked at any time without notice and in no way creates an obligation on the part of ASLD of any kind.

All information will be provided to Bryan Sparks, ASLD Sales and Commercial Leasing with a copy to Karen Dada, Assistant Real Estate Division Director.

ASLD appreciates your consideration in this matter and looks forward to working with you through this process. Please contact Bryan Sparks at 602-542-2651 or bsparks@azland.gov or Karen Dada at 602-542-3118 or kdada@azland.gov if you have any questions.

Sincerely,

Mark Edelman, AICP
Executive Planner
Special Projects and Economic Development Initiatives

cc: Bryan Sparks, ASLD Sales and Commercial Leasing
Karen Dada, ASLD Real Estate Division Assistant Director

Leo Lew
County Manager

Joe Ortiz
Development Services Managing Director

Brent Billingsley
Community Development Associate Director

Todd Williams
Community Development Deputy Director

Christopher Wanamaker
County Engineer

Celeste Garza
Public Works Deputy Director

PINAL COUNTY
WIDE OPEN OPPORTUNITY

PROCEDURE AND APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY IN UNINCORPORATED PINAL COUNTY

1. Submit a Pre-Application meeting request with the Community Development Department for a meeting with Planning Department and other impacted County agencies. - (The Pre-application review is a separate application prior to applying for a PAD).*

2. Hold a Neighborhood / Community Meeting per requirements outlined in Section – [2.166.050 (E)] of the PCDSC.

3. Submit a PAD Application with the required supporting documentation using the attached forms.**

4. Submit the following fees made payable to Pinal County in accordance with Section [2.167] of the PCDSC:

   a. without accompanying zone change 0-499 mail-outs: $4,478.00
   b. without accompanying zone change 500 or more mail-outs: $4,880.00
   c. with accompanying zone change: $888.00
   d. Public Works Fees: TIA Review : $750.00; Drainage Review: $750.00
   (*Fees are due at application submittal and at subsequent reviews)

5. Attend Planning & Zoning Commission Public Hearing for Commission recommendation to the Board of Supervisors. - (Time frame is approximately 10 to 15 weeks from application acceptance by the Planning Department).

6. Attend Board of Supervisors Public Hearing for decision. – (Time Frame is approximately 4 to 8 weeks after Planning & Zoning Commission Public Hearing).***

Applicants should allow 4 to 6 months from the application acceptance by the Planning Department to a decision from the Pinal County Board of Supervisors.

* Your pre-application meeting request can be found here: https://www.pinal.gov/DocumentCenter/View/624/PAD-Pre-application-Form-PDF **

** Your application must be submitted digitally via the online portal at: https://citizenaccess.pinalcountyaz.gov/CitizenAccess/. Please call or email the Planning Division for more information

*** A PAD Overlay is not effective until 31 days after approval by the Board of Supervisor.

85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

Office Use Only:
INV#:_____AMT:_____DATE:_____Case:_____Xref:_____

PROCEDURE AND APPLICATION FOR A PLANNED AREA DEVELOPMENT (PAD) OVERLAY IN UNINCORPORATED PINAL COUNTY

Formal PAD Application & Property Information:
(Feel free to include answers and to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Pinal County Staff Coordinator: Monika Smriti
2. Date of Pre-application Review:10/8/2024
3. Pre-Application Review No.: Z-PA-103-24
4. Current Zoning (Please provide Acreage Breakdown): GR General Rural
5. Requested Zoning (Please provide Acreage Breakdown): C-3 (64.8 ac) MR(68.1 ac) and R-7(256.1) with PAD Overlay
6. Parcel Number(s) (Please attach a separate list if more space is needed): 210277000
7. Parcel Size(s): 289 acres total
8. The existing use of the property is as follows: undeveloped, partial agriculture
8. The exact use proposed under this request: single family, duplex, townhomes, multi-family, commercial, and office
9. What is the Comprehensive Plan Designation for the subject property: Suburban Neighborhood + West Pinal Growth Area
10. Is the property located within three (3) miles of an incorporated community? YES
11. Is an annexation into a municipality currently in progress? NO
12. Is there a zoning violation on the property for which the owner has been cited? NO

    If yes, zoning violation # _____
13. Is this a major PAD Amendment request (no zone accompanying change)? ☐YES ☐ NO If yes what was the previous PAD case number PZ-PD-_____
14. 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.

Within the last 15-20 years, prior to the (1) substantial rise in housing demand post-COVID, (2) focus on housing attainability, (3) a strong focus on water sensitive landscaping and site design, and (4) the establishment of the West Pinal Growth Area, PAD rezonings have been approved surrounding the Site (Copper Basin and Johnson Ranch) with similarly sized single family lots. The market and environmental demands of today support communities that offer more environmentally sensitive, sustainable, and diverse housing options.

15. Explain how your proposed zoning modification will support and improve the surrounding area.

The proposed site improvements will manage stormwater and site drainage that is currently unmanaged across the site. The extension of Tourmaline Drive will improve safe connectivity for Copper Basin residents. Over 50 acres of open spaces will be provided and connected by trails and walkways. A minimum of 25 acres of commercial or office uses will be provided to support West Pinal Growth Area goals.

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

PROPERTY OWNERSHIP LIST

(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 600'/ 1,200' (circle one) feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list. See attached list of addresses.

Parcel No. _____	Parcel No. _____
Name: _____	Name: _____
Address: _____	Address: _____
City/ ST/ Zip _____	City/ ST/ Zip _____
Parcel No. _____	Parcel No. _____
Name: _____	Name: _____
Address: _____	Address: _____
City/ ST/ Zip _____	City/ ST/ Zip _____
Parcel No. _____	Parcel No. _____
Name: _____	Name: _____
Address: _____	Address: _____
City/ ST/ Zip _____	City/ ST/ Zip _____
Parcel No. _____	Parcel No. _____
Name: _____	Name: _____
Address: _____	Address: _____
City/ ST/ Zip _____	City/ ST/ Zip _____
Parcel No. _____	Parcel No. _____
Name: _____	Name: _____
Address: _____	Address: _____
City/ ST/ Zip _____	City/ ST/ Zip _____

I hereby verify that the name list above was obtained on the 25th day of November, 2024 at the office of the Planning Department and the online zoning map and is accurate and complete to the best of my knowledge.

Kristine Gay
Printed Name

Signature Kristine Gay Date 11-26-2024

*Submit Entire Application Together. **All Applications Must Be Typed or Written in Ink. ***Reserve all questions to one assigned planner.

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I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

RVi Planning + Landscape Architecture	4900 N Scottsdale Rd, Suite 1200 • Scottsdale, AZ 85251
Name of Applicant	Address

Kristine Gay	kgay@rviplanning.com	480-994-0994
Signature of Applicant	E-Mail Address	Phone Number

Name of Agent/Representative	Address

Signature of Agent/Representative	E-Mail Address	Phone Number

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

Arizona State Land Department	1110 West Washington Street | Phoenix, AZ 85007
Name of Landowner	Address

See attached letter to serve as landowner signature.	kdada@azland.gov	602-542-3118
Signature of Landowner	E-Mail Address	Phone Number

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

THIS APPLICATION CONSISTS OF PARTS A, B AND C

If the property is owned by a company, corporation, partnership, LLC, etc. Please use the Agency Authorization on the last page.

PART A - TO BE FILLED OUT BY APPLICANT

APPLICANT NAME: RVi Planning + Landscape Architecture DATE: 11-26-2024

MAILING ADDRESS 4900 N Scottsdale Rd, Suite 1200 • Scottsdale, AZ 85251

E-MAIL ADDRESS: kgay@rviplanning.com

DAY PHONE: 480-994-0994 MESSAGE PHONE 480-994-0994 PROPERTY INFORMATION

Assessor Parcel Numbers: 210277000 Township: 03S

Range: 08E Section: 20 + 29

Address/Location: NEC of Hunt Hwy and Gantzel Rd ACKNOWLEDGMENTS:

- The Developer/Owner or their designated Contractor shall obtain a Pinal County Right of Way Use Permit prior to any work being performed within the County right of way or within a Pinal County Maintained Roadway. Contact Pinal County Public Works Inspection Section at least 7 working days in advance of any work. Contact for permit application at 520-866-6454
  KG Initials
- I also certify that I have informed my surveyor of the location(s) of all septic tank(s) and above ground structures on my property.
- Legal & physical access to the parent parcel is / is not traversable by 2 wheel drive passenger motor vehicle.
- Legal & physical access to the each proposed parcel is / is not traversable by 2 wheel drive passenger motor vehicle.

Signature of Property Owner (s): See attached letter to serve as Owner signature Date: 11-26-2024

Printed Name of Property Owner(s): Arizona State Land Department

Signature of Property Owner (s): -- Date: --

Printed Name of PropertOwner(s): --

The foregoing instrument was acknowledged before me this 26th day of November by See attached letter

Rachel Arndt
Printed Name of Notary

Rachel Arndt
Signature of Notary

My Commission Expires: September 23, 2026

RACHEL ARNDT
Notary Public - Arizona
Maricopa County
Commission # 635320
My Comm. Expires Sep 23, 2026

PART B TO BE COMPLETED BY ALL LANDOWNERS OF SUBJECT PROPERTY WHEN LANDOWNERS WHO DO NOT REPRESENT THEMSELVES.

Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals.

To: Pinal County Planning & Development Services
P.O. Box 2973
Florence, AZ 85232

_____
[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Here in after referred to as "Owner," is/are the owner(s) of _____acres located at _____, and further identified
[Insert Address of Property]
as assessor parcel number _____and legally described as follows:
[Insert Parcel Number]

[Insert Legal Description Here OR Attach as Exhibit A]

Said property is hereinafter referred to as the "Property."
Owner hereby appoints _____
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Here in after referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment. DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION ON THE NEXT PAGE.]

_____ _____
[Signature] **[Signature]**

_____ _____
[Address] **[Address]**

Dated: _____ **Dated**: _____

STATE OF_____)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me_____ this day_____ of by _____

_____ _____
Printed Name of Notary **Signature of Notary**

My Commission Expires: _____

PART C TO BE COMPLETED BY CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

_____
[Insert Company's or Trust's Name]

By: _____
[Signature of Authorized Officer, or Trustee]

Its: _____
[Insert Title]

Dated: _____

STATE OF_____)
) **ss.**
COUNTY OF_____)

The foregoing instrument was acknowledged before me, this_____ day of _____, 20____ by

_____,_____ _____
[Insert Signor's Name] **[Insert Title]**

_____, _____an, [Name of Company or
Trust] **[Insert State of Incorporation, if applicable]**

And who being authorized to do so, executed the foregoing instrument on behalf of said entity for the purposes stated therein.

My Commission Expires: _____

_____ _____
Printed Name of Notary **Signature of Notary**

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

STATE OF_____)
) ss. (Seal)
COUNTY OF_____)

The foregoing instrument was acknowledged before me, this_____ day of _____, 20____ by
_____, who acknowledges himself/herself to be
[Insert Signor's Name]
_____, of _____
[Title of Office Held] **[Second Company]**
As _____ for _____, and who being
[i.e. member, manager, etc.] **[Owner's Name]**

Authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

My Commission Expires_____

_____ _____
Printed Name of Notary **Signature of Notary**

AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

_____

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Hereinafter referred to as "Owner," is/are the owner(s) of _____acres located at _____, and further identified

[Insert Address of Property]

As assessor parcel number _____and legally described as follows:

[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints _____

[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment.

DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]

_____	_____
[Signature]	**[Signature]**
_____	_____
[Address]	**[Address]**
Dated: _____	**Dated: _____**

STATE OF_____)

) ss. _____ (SEAL)

COUNTY OF_____)

The foregoing instrument was acknowledged before me, this_____ day_____, 20____ by _____.

My Commission Expires_____ **Signature of Notary Public** _____

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

A. Check the appropriate item:

☐ This PAD is being submitted without a zone change request

☑ This PAD is being submitted in conjunction with a zone change request.

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

B. Development Agreements (DA):

☐ Provide a copy of the approved DA, if applicable. NOT APPLICABLE

C. Hold a Neighborhood/Community Meeting:

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

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

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

☑ 4. Include with the application the following:

☑ Copy of Notice of Neighborhood/Community Meeting

☑ List of property owners notified - (Use page 2 of this application)

☑ Minutes of the meeting

☑ Attendance sign-in sheet with names & addresses

D. Submit current zoning ordinance and stipulation from previous case.

E. Submit a completed "Agency Authorization" form (if applicable, Use page 4 of this application).

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

☑ 1. Title Page

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

- ☑ 2. Purpose of Request
- ☑ 3. Description of Proposal
  - ☑ Nature of the Project
  - ☑ Proposed Land Uses
  - ☑ Building Types & Densities
  - ☑ Conformance to adopted Land Use Plans
  - ☑ Circulation and Recreation Systems
- ☑ 4. Relationship to surrounding properties within one mile
- ☑ 5. Schools
- ☑ 6. Public Services/Community Services and how will the need for these services be addressed
- ☑ 7. Location & Accessibility
- ☑ 8. Compliance with RSRSM, Access Management Manual, October 2008
- ☑ 9. Utilities & Services
- ☑ 10. Ownership & Control – [See Section 2.176.240 (B)11]
- ☑ 11. Timing of Development (Phasing Schedule)
- ☑ 12. Conformance with the Comprehensive Plan
- ☑ 13. Recreational Amenities
- ☑ 14. Fences, Walls & Screening
- ☑ 15. Total number of dwelling units
- ☑ 16. Maximum Residential Density of each planning unit
- ☑ 17. Total number of parking spaces for recreational facilities
- ☑ 18. Type of landscaping
- ☑ 19. Preliminary hydrologic data and a statement on drainage

☑ 20. Additional Information for Commercial & Industrial Uses (if applicable):

☑ Total Area in acres proposed (Commercial & Industrial Separated)

☑ Approximate retail sales floor area (Commercial)

☑ The uses proposed uses based on permitted uses in the base zone.

☑ The standards of height, open space, buffering, landscaping, pedestrian and vehicle circulation, off-street parking and loading, signs, outdoor lighting, and nuisance controls intended for the development.

☑ 22. Tables:

o Land Use Table(s) to include the following:

- ☑ Total Acreage of the site
- ☑ Total Area of arterial & collector streets
- ☑ Total Area & Percent of Open Space
- ☑ Total Number of each type of dwelling unit
- ☑ Total Number of all dwelling units proposed including the range and mixture of lot sizes within each base zone
- ☑ The Overall proposed Density

o Amended Development Standards Table comparing proposed and current zoning code standards for:

- ☑ Minimum Lot Area
- ☑ Minimum Lot Width
- ☑ Minimum Building Setbacks
- ☑ Maximum Building Height
- ☑ Minimum Distance between main & detached accessory buildings
- ☑ Buildable Area o Amended Use Tables:
- ☑ Permitted Uses
- ☑ Non-Permitted Uses

o Utilities & Services Table of type and source:

- ☑ Sewer
- ☑ Water
- ☑ Electric
- ☑ Telephone
- ☑ Police
- ☑ Fire
- ☑ Schools

☑ Solid Waste Disposal

☑ 24. Existing Zoning / PAD Stipulation

☑ 25. Appendix, as applicable (Cultural Biological/environmental studies, or other items)

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

☑ Zoning Boundaries

☑ Street Alignment

☑ Open Space

☑ Trails

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

G. Submit a copy of a certified A.L.T.A. survey, including a legal description of proposed zoning districts.

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

1. Site Plan:

☑ Title of project as shown in the narrative report, such as "Planned Area Development for (insert name of Development)" in bold letters.

☑ Name(s) of Landowner(s), Developer, Applicant, and Person or Firm preparing the plan.

☑ North Arrow, Scales (written & graphic), Preparation Date & Subsequent Revision Dates.

☑ Vicinity Map showing project, surrounding development and applicable zoning districts (scale no less than 1" = 2,000')

☑ Existing Zone designation & requested zone change (as applicable)

☑ Legal Description of total site

☑ Boundaries of the proposed PAD Overlay Zoning District delineated and dimensioned by bearing and distance.

☑ All existing and proposed public and/or private streets, location and width of associated easements and rights-of-way and whether they will remain or be extinguished.

☑ Location & Identification of all existing and proposed utilities, location and width of associated easements.

☑ Location of all existing structures and significant natural features.

☑ Nearest regional significant routes to proposed development as projected in RSRSM Final Report, December 2008.

☑ All points of ingress and egress.

☑ Parking Areas.

☑ Identify & Delineate existing and/or proposed trails as shown on the Pinal County trails system master plan.

☑ Indicate and/or label (as applicable):

- Areas to be reserved for residential, commercial, industrial, open space, public use, facilities, drainage, and recreation.
- Who will own, control and maintain the landscaping, recreational facilities, open areas, refuse disposal, streets, and private utility systems.
- Topography with a maximum contour interval of two feet except where existing ground is on a slope of less than two percent, then either one foot contours or spot elevation shall be provided where necessary.
- Phase Lines (as applicable)

☑ Provide lot typical (typical should show building envelope, setbacks, lot dimensions and fences/walls) for:

- Each type of dwelling unit
- Lots in unusual locations (i.e. Cul-de-sacs, corners, hillside lots where clustering will occur.

☑ Indicate by notes the existing drainage pattern and proposed drainage plans for handling on-site and off-site storm water runoff

☑ Indicate location, type, height, and materials for proposed walls, fences, and signs.

☑ Location and types of existing and proposed landscaping.

☑ Designated Flood Zone

☑ 2. Quantitative Development Data Tables 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 Areas of Open Space for PAD Residents, and total Recreation Area Open Space
- Total Dwelling Units permitted under base zoning district
- Total number of each dwelling type including range and mixture of lot sizes within each base zone
- Grand Total of Dwelling Units
- Overall Density proposed

☑ Zoning Comparison Table of Existing & Proposed to include:

- Lot area per dwelling unit
- Setbacks
- Minimum Lot Widths
- Maximum Building Heights

☑ Parking (number of spaces)

☑ Utility & Services Table indicating type and source:

- Sewer
- Electric
- Telephone
- Water
- Police/Security
- Fire
- Schools
- Solid Waste Disposal

☑ Street Type Table indicating proposed rights-of-way and pavement widths for arterials, collectors, and neighborhood streets.

☑ 3. Submit an Open Space & Recreation Plan ("OSRP") that includes – Refer to Chapter 2.176

☑ Reviewed the Pinal County Open Space & Recreational Area Guideline

☑ Site Analysis

- Aerial Photo
- Preferred scale of 1"=50' (maximum scale of 1"=100')
- Site Analysis should be produced in an 8½" X 11" format for text
- Site Analysis should be produced in an 24" X 36" format for plans* (coordinate this requirement with your case coordinator)

☑ Total acreage of proposed development

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

☑ A concept drawing of the proposed development including:

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

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

☑ A concept drawing of the proposed development including:

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

☑ A pedestrian circulation system

☑ A Slope Analysis identifying the following slope categories:

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

☑ Identification of wash corridors and preliminary hydrologic information for the contributing watershed.

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

☑ Identification of potential view corridors

☑ Identification of the projected 100-year floodplain and floodway boundary as required by FEMA.

☑ A record check through Arizona State Museum ("ASM") for archeological sites and identification of any sites or surveys

☑ The location and percentage of each proposed development to be preserved as conservation open space and the features to be protected including parcel size and minimum dimensions

☑ The location and percentage of each proposed development to be preserved as developed open space and the specific Recreation Areas, including amenities, parcel size and minimum dimensions.

☑ 4. Submit a Landscape Plan that includes – Refer to Chapter 2.176.240 (C) of the PCDSC:

☑ A Vegetation Salvage Plan

☑ Proposed treatment of all ground surfaces (paving, turf, gravel, grading, etc.) Extent and location of all plant materials and other landscape features.

☑ Extent of decorative design elements such as fountains, pools, benches, sculptures, planters, and similar elements.

☑ Location of Water Outlets.

☑ 5. Submit a report utilizing the Arizona Game and Fish ERT online review tool for Habitat and Riparian area identification.

- ☑ Reviewed, Met, and/or addressed the following in Chapter 2.176 of the PCDSC:
  - ☑ Minimum requirements for Open Space – (Section 130)
  - ☑ Uses permitted within open space areas – (Section 140)
  - ☑ Uses prohibited within open space areas – (Section 150)
  - ☑ Minimum requirements for recreation areas – (Section 160)
  - ☑ Minimum requirements for multi-use paths and trails – (Section 170)
  - ☑ Minimum requirements for storm water retention & detention basins – (Section 180)
  - ☑ Minimum requirements for streetscapes & entryways – (Section 190)
  - ☑ Minimum requirements for conservation open space – (Section 200)

☑ Submit a Master Sign Plan detailing the location and type of all proposed signage for the project. (signage must be approved under separate permit, the PAD document cannot alter development standards for signs)

☑ Submit a Preliminary Drainage Report*

☑ Submit a Preliminary Traffic Impact Assessment (TIA)* (Your TIA must be approved prior to scheduling of your Public Hearing)

☑ Submit a copy of a certified A.L.T.A. survey, including a legal description of the PAD boundary and legal descriptions of all zoning district boundaries

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

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

☑ Submit separate preliminary reports or master plans for:

☑ Storm water drainage

☑ Wastewater & Domestic water service.

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

☑ Commercial Uses:

☑ Industrial Uses:

☑ Standards of:

- Height
- Open Space
- Buffering
- Landscaping
- Pedestrian & Vehicular circulation

- off-street parking & Loading (the PAD document cannot alter minimum requirements for parking)
- Signs (the PAD document cannot alter the maximum amount of signage)
- Nuisance Controls

☑ Complete and Submit the "Comprehensive Plan Compliance Checklist" https://www.pinal.gov/documentcenter/view/604

☑ Non-Refundable filing fee for a Planned Area Development & Non-Refundable Public Works Fees

☑ Submit documentation outlined in the PAD application in a multi-PDF format per item of the application with all supporting documentation via the online portal at: https://citizenaccess.pinalcountyaz.gov/CitizenAccess/. Please call or email the Planning Division for more information.

☑ Submit

☑ An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in

NAD_1983_stateplan_arizona_central_fips_0202_intlfeet projection

OR

☑ An AutoCAD (.dwg file), which includes the following layers:

- Parcel
- Right-of-way
- Sub-perimeter
- Centerlines
- Section Lines
- Street names
- Lot-numbers
- Distances & Bearings tied by course and distance to two Pinal County survey control points or established city or county survey monuments.

  (Information on these control points can be obtained from Public Works, Engineering Technicians at 520-866-6411).

☑ Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application. (See page 16 of this application for illustrative details).

☑ Aware that all newspaper advertising fees must be paid by the applicant in addition to application fees.

☑ Aware that all public works fees are due at application submittal and for each subsequent submittal

☑ Aware that on property owner notifications that exceed 30 mail outs the applicant will be responsible for notice prep and postage

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | T 520-509-3555 | F 520-866-6511 | Hours: M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

☑ Aware that this application will be submitted to AZGF Department for review and analysis with the ERT online review tool for Habitat and Riparian area identification.

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

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

Kristine Gay
Signature

11-26-24
Date

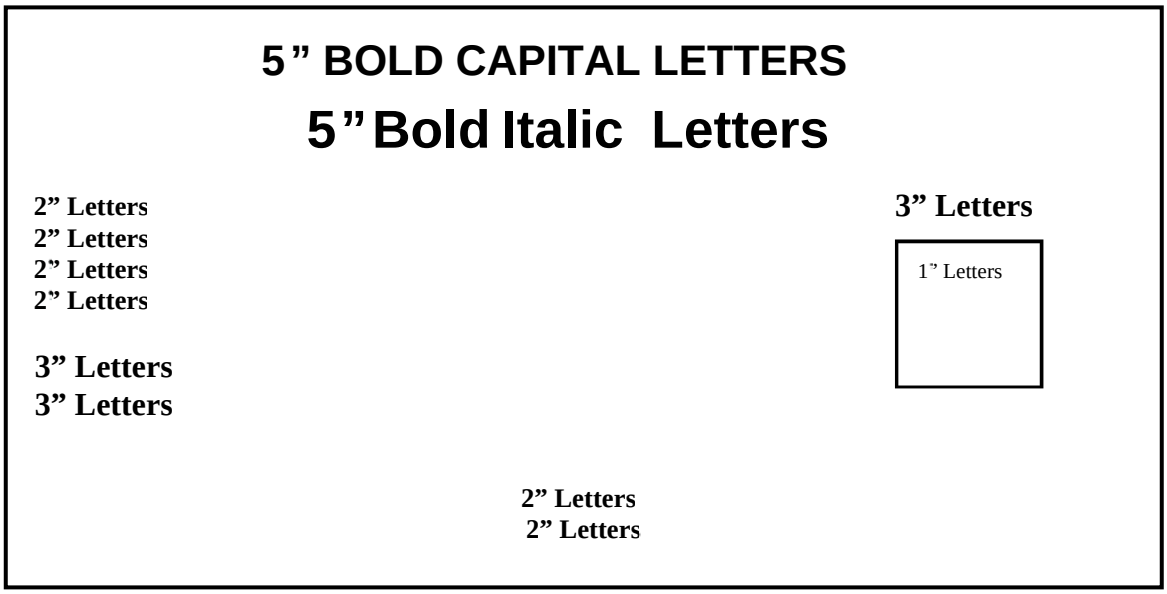
Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

Zoning, Planned Area Developments, Special Use Permits & Industrial Use Permits

Site Posting Requirements

1. Broadcast signs shall be installed and removed by the applicant
2. Broadcast signs shall be installed 28 days before the Planning Commission hearing
3. Broadcast signs shall remain in place until the Board of Supervisors has made a decision on the case
4. Broadcast signs shall be removed no later than 30 days after the Board of Supervisors has made a decision on the case
5. Broadcast signs shall be placed adjacent to each road that borders the property, or as determined by the Planning Manager
6. Broadcast signs can contain more than one case
7. Regular signs, if needed, will be posted by County staff
8. Text on the sign shall meet the specifications shown on page 2 of this document 9. Broadcast sign specifications:
    - **a.** 4 Feet Tall by 8 Feet Wide
    - **b.** Top of the sign shall be 6 feet above the ground
    - **c.** Laminated plywood or MDO board
    - **d.** Attached to 2 – 4" by 4" wooden poles
    - **e.** All surfaces, including edges shall be painted Yellow
    - **f.** Black letters shall be used and shall be sized per the specifications shown below
9. Pinal County staff will place information about Planning Commission and Board of Supervisor hearings on the Broadcast sign in the designated area

LETTER SIZES: ALL LETTERS UPPER AND LOWER CASE UNLESS SPECIFIED



Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

ZONING AND PLANNED AREA DEVELOPMENT CASES:
(4 Feet Tall by 8 Feet Wide)

PINAL COUNTY
Public Hearings

Case Number:
Existing Zoning:
Proposed Zoning:
Acreage:

Applicant Name:
Applicant Phone Number:

Public Hearing Information

Hearing Info Posted by Pinal County

Case Information Available at Pinal County Planning and Development Services
(520)866 -6442

SPECIAL USE PERMIT AND INDUSTRIAL USE PERMIT CASES
(4 Feet Tall by 8 Feet Wide)

PINAL COUNTY
Public Hearings

Case Number:
Existing Zoning:
Proposed SUP/IUP Use:
Acreage:

Applicant Name:
Applicant Phone Number:

Public Hearing Information

Hearing Info Posted by Pinal County

Case Information Available at Pinal County Planning and Development Services
(520)866 -6442

Development Service Department
85 N. Florence Street, PO Box 749 Florence, AZ 85132 | **T** 520-509-3555 | **F** 520-866-6511 | **Hours:** M-Thurs. 7:30 am – 5:30 pm
www.pinal.gov

Land Owner Authorization Letter + Correspondence

Re: North Copper Basin Green Light

KD

Karen Dada <kdada@azland.gov>
To Kristine Gay
Cc Angela Carmitchel; Carolyn Oberholtzer; Jose Luis Castillo, II; Fadl Azzam; Mike Hifler; Alex Stedman

You forwarded this message on 11/26/2024 1:16 PM.
Click here to download pictures. To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

53-123981 North Copper Basin Planning Authorization Letter.pdf
764 KB

Kristine,

The attached letter should be used in lieu of the property owner's signature.

Thanks,

Karen Dada, AICP | Assistant Director, Real Estate Division
Arizona State Land Department
1110 West Washington Street | Phoenix, AZ 85007
O: 602-542-3118 | kdada@azland.gov
Funding Arizona Public Schools and Institutions since 1915

Katie Hobbs
Governor

Robyn Sahid
Commissioner

Arizona State Land Department

1110 West Washington Street, Phoenix, AZ 85007
(602) 542-4631

September 5, 2024

Heath Reed
Entitlement Manager
DR Horton – Phoenix East
2525 West Frye Road, Suite 2500
Chandler, AZ 85225

RE: State Trust land located in T3S, R8E, Sections 20, 28 and 29 in Pinal County
ASLD KE#53-123981 – North Copper Basin Rezoning

Dear Heath:

The Arizona State Land Department ("ASLD") has received your request representing Pinal County for permission to act as authorized agent for ASLD to apply to Pinal County (the "Jurisdiction") for a Comprehensive Plan Amendment and Planned Area Development Rezone (the "Entitlement.

DR Horton, its employees, representatives, agents, and/or consultants (hereinafter "Applicant") therefore, has permission to file for the Entitlement as required by the Jurisdiction.

Please be advised the following conditions and understandings accompany this approval:

1. Applicant shall pay all costs associated with the Entitlement. Associated costs will be reimbursed by a subsequent purchaser at auction as stipulated in the separate Reimbursement Letter (37-205(B)) associated with this purchase application.

2. Applicant, their employees, representatives, agents, and/or consultants shall be permitted to act as ASLD's agents to procure the Entitlements subject to final review and approval by ASLD.

3. Applicant shall diligently pursue the satisfaction of the Entitlement. Further, it shall respond to all inquiries by ASLD as to the status of the Entitlement Process and provide regular updates without formal request.

4. Prior to beginning the Entitlement Process, the Applicant shall provide ASLD with an outline of the proposal and a timeline for the process which identifies key dates with the Jurisdiction or other jurisdictional agency staff with any agency or jurisdiction. All

documentation, including, but not limited to land use plans, engineering drawings, application materials and development agreements, shall be submitted to ASLD for approval prior to the date the documentation is filed with the approving jurisdiction. A copy of the application shall be submitted to ASLD on the same day it is filed with the Jurisdiction or other jurisdictional agency.

5. ASLD staff shall be invited, but not required to attend, all meetings with the various agencies, elected officials, and the Jurisdiction as the Entitlement is processed through relevant hearings. A minimum of five (5) business days' notice shall be provided to Department staff in advance of any meeting.

6. As additional consideration for the grant of this permission, all Entitlements and/or rights obtained pursuant to the described application are the property of ASLD and will only be transferred to the successful bidder, if any, at the time the land is auctioned for sale or lease at some point in the future.

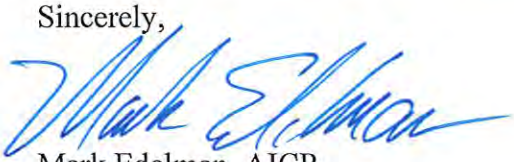
7. The Jurisdiction is authorized to enter and inspect the subject property.

8. This authorization may be revoked at any time without notice and in no way creates an obligation on the part of ASLD of any kind.

All information will be provided to Bryan Sparks, ASLD Sales and Commercial Leasing with a copy to Karen Dada, Assistant Real Estate Division Director.

ASLD appreciates your consideration in this matter and looks forward to working with you through this process. Please contact Bryan Sparks at 602-542-2651 or bsparks@azland.gov or Karen Dada at 602-542-3118 or kdada@azland.gov if you have any questions.

Sincerely,



Mark Edelman, AICP
Executive Planner
Special Projects and Economic Development Initiatives

cc: Bryan Sparks, ASLD Sales and Commercial Leasing
Karen Dada, ASLD Real Estate Division Assistant Director

Site Legal Description

LEGAL DESCRIPTION

A PORTION OF LAND DESCRIBED IN DOCUMENT NUMBER 2009-001425, PINAL COUNTY RECORDS, AS THE NORTH HALF OF SECTION 28, A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR AFFIXED WITH PLASTIC CAP "38862" MARKING THE EAST QUARTER CORNER OF SAID SECTION 28, FROM WHICH A PINAL COUNTY BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 28, BEARS NORTH 2°18'21" WEST, A DISTANCE OF 2651.94 FEET, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28;

THENCE SOUTH 89°30'05" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 28, A DISTANCE OF 5325.56 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE CONTINUING SOUTH 89°30'05" WEST, A DISTANCE OF 190.26 FEET;

THENCE NORTH 36°23'35" WEST, A DISTANCE OF 182.65 FEET;

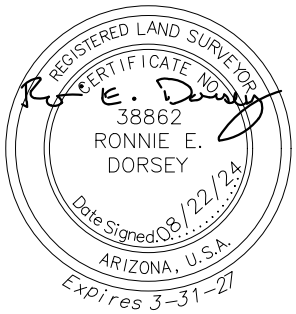
THENCE NORTH 53°36'34" EAST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 36°23'35" WEST, A DISTANCE OF 2106.13 FEET;

THENCE NORTH 36°40'43" WEST, A DISTANCE OF 476.78 FEET;

THENCE NORTH 53°30'59" EAST, A DISTANCE OF 35.04 FEET;

THENCE NORTH 36°42'52" WEST, A DISTANCE OF 10.00 FEET;



THENCE NORTH 53°30'59" EAST, A DISTANCE OF 595.28 FEET TO A THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3035.00 FEET, A CENTRAL ANGLE OF 10°19'11", AND A CHORD THAT BEARS NORTH 48°21'24" EAST, 545.91 FEET;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 546.65 FEET;

THENCE SOUTH 48°47'09" EAST, A DISTANCE OF 120.41 FEET TO A THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1250.00 FEET, A CENTRAL ANGLE OF 35°18'35", AND A CHORD THAT BEARS SOUTH 66°26'27" EAST, 758.21 FEET;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 770.34 FEET;

THENCE NORTH 2°47'34" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE 47.06 FEET;

THENCE NORTH 89°25'38" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2674.40 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 28;

THENCE NORTH 89°25'00" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 2673.42 FEET TO A FOUND PINAL COUNTY BRASS CAP IN HAND HOLE, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 28;

THENCE SOUTH 2°18'21" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2651.94 FEET TO THE POINT OF BEGINNING.

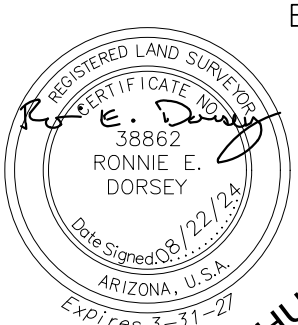
CONTAINS 16948527 SQ FT OR 389.0846 ACRES OF LAND, MORE OR LESS.

SEE ATTACHED EXHIBIT "A" BY REFERENCE MADE A PART HERETO.

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MESA, ARIZONA 85210
TEL 480.768.8600
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EXHIBIT "A"



NOT TO SCALE

HUNT HIGHWAY

L3 N36°23'35"W 2106.13'

GANTZEL ROAD

L1 L2 L4 L5 L6 L7 L8 C1 C2

UNSUBDIVIDED
APN 210207000

UNSUBDIVIDED
APN 210277000
BOOK 23, PAGE 160

SEE DETAIL "D"
ON SHEET 3

NORTHWEST CORNER
SEC 28 T3S R8E G&SRM
FOUND PK NAIL
WITH STAINLESS
TAG "38862"

WEST 1/4 CORNER
SEC 28
T3S R8E G&SRM
FOUND AND
ACCEPTED REBAR
AFFIXED PLASTIC CAP
"38862"

46

CENTER 1/4 CORNER
SEC 28
T3S R8E G&SRM
CALCULATED POSITION

5325.56'
S89°30'05"W

SUBJECT PARCEL
APN 210268100
BOOK 23, PAGE 160

N89°25'38"E 2674.40'

JUDD ROAD

KOEPNICK MAX
APN 210218170
BOOK 23, PAGE 160

NORTH 1/4 CORNER
SEC 28 T3S R8E G&SRM
FOUND PK NAIL
WITH STAINLESS
TAG "38862"

N2°32'15"W 2648.34'

SUBJECT PARCEL
APN 210268100
BOOK 23, PAGE 160

UNSUBDIVIDED
APN 210218010
BOOK 23, PAGE 160

47

EAST 1/4 CORNER
SEC 28 T3S R8E G&SRM
FOUND 5/8" REBAR
AFFIXED WITH PLASTIC CAP "38862"

N89°25'00"E 2673.42'

NORTHEAST CORNER
SEC 28 T3S R8E G&SRM
FOUND AND ACCEPTED
PINAL COUNTY
BRASS CAP
IN HANDHOLE

SEE DETAIL "B"
ON SHEET 3

SEE DETAIL "C"
ON SHEET 3

SEE DETAIL "A"
ON SHEET 3

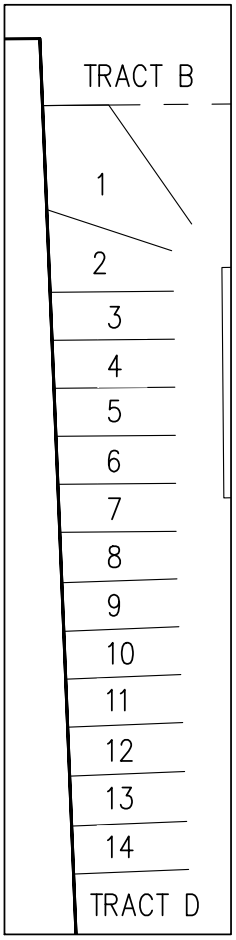
(BASIS OF BEARING)
S2°18'21"E 2651.94'

POC

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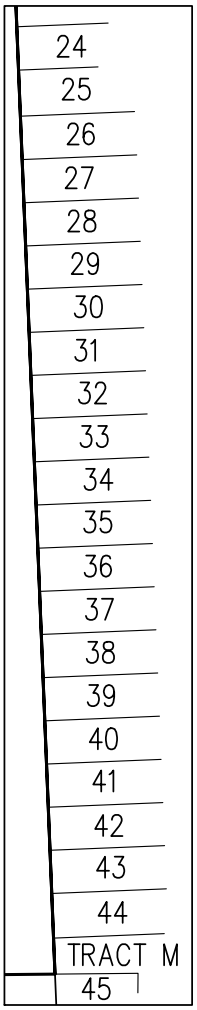
EXHIBIT "A"



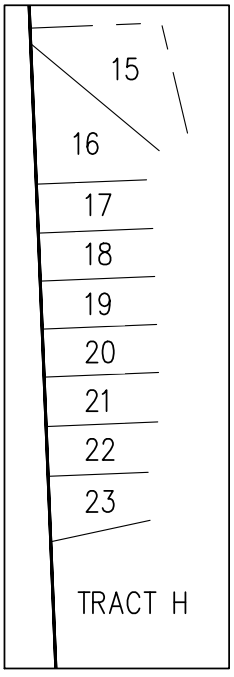
DETAIL "A"
NOT TO SCALE

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	10°19'11"	3035.00	546.65'	N48°21'24"E	545.91'
C2	35°18'35"	1250.00	770.34'	S66°26'27"E	758.21'

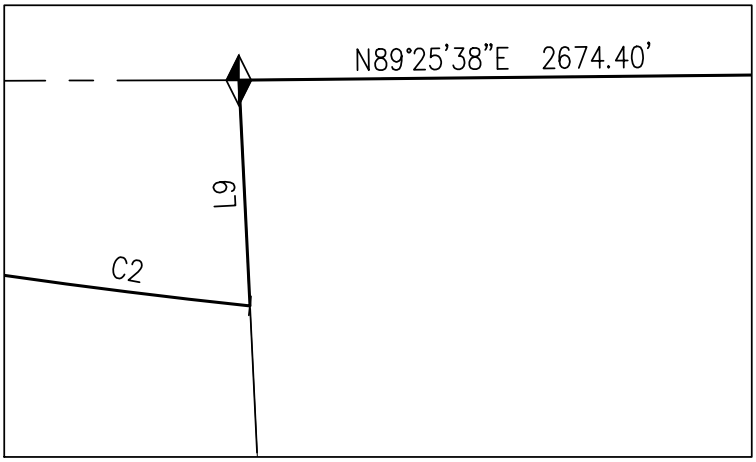
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°30'05"W	190.26'
L2	N36°23'35"W	182.65'
L3	N53°36'34"E	15.00'
L4	N36°40'43"W	476.78'
L5	N53°30'59"E	35.04'
L6	N36°42'52"W	10.00'
L7	N53°30'59"E	595.28'
L8	S48°47'09"E	120.41'
L9	N2°47'34"W	47.06'



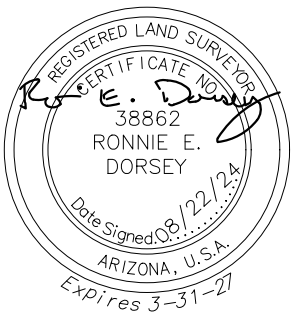
DETAIL "C"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



DETAIL "D"
NOT TO SCALE





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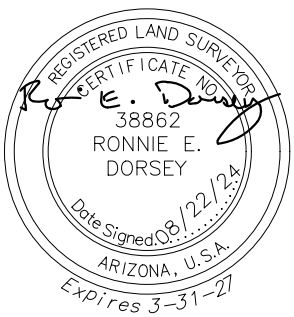
TRACT TABLE			
TRACT	APN	OWNER	BOOK–PAGE
TRACT M	21067499E	THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	G–140
TRACT H	21067499E	THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	G–140
TRACT D	21067499E	THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	G–140
TRACT B	21067499E	THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	G–140

ABBREVIATIONS

APN	ASSESSOR PARCEL NUMBER
BCHH	BRASS CAP IN HAND HOLE
COR	CORNER
DOC NO.	DOCUMENT NUMBER
E	EAST
G&SRM	GILA & SALT RIVER MERIDIAN
MCR	MARICOPA COUNTY RECORDS
N	NORTH
PCHD	PINAL COUNTY HIGHWAY DEPARTMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RANGE
S	SOUTH
SEC	SECTION
SQ FT	SQUARE FEET
SRP	SALT RIVER PROJECT
T	TOWNSHIP
W	WEST

LEGEND

SUBJECT BOUNDARY
PLSS SECTION LINE
PLSS SUB–SECTION LINE
OTHER PROPERTY LINE

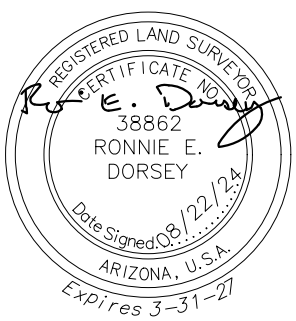


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EXHIBIT "A"

LOT TABLE			
LOT NO.	APN	OWNER	CABINET–SLIDE
1	210840100	COURY DANIEL L SR TR	G–140
2	210840110	ZAVALA RAYMOND Y & CATHY E	G–140
3	210840120	LUU LYDIA G AND HOANG D	G–140
4	210840130	ESTRADA DAVID B	G–140
5	210840140	LAMARRE PIERRE P & CHANTALE	G–140
6	210840150	STOKES JOHNNY C AND GLYNN D	G–140
7	210840160	RUELAS HUMBERTO	G–140
8	210840170	VALENZUELA YOLANDA M	G–140
9	210840180	DETERS JOSEPH & KAYLA	G–140
10	210840190	SWEET WILLIAM E & TERESA M	G–140
11	210840200	FKH SFR PROPCO J LP	G–140
12	210840210	DICKEY ROBERT RYAN SR	G–140
13	210840220	FEIDLER DONNA & JOHN ALLEN	G–140
14	210840230	HAYDEN JAMES W	G–140
15	210840670	HEATH DENNIS RALPH II	G–140
16	210840680	TSUKRUK VLADIMIR	G–140
17	210840690	VARGECKO SHARON S & PATRICK PAUL JR CO–TRS	G–140
18	210840700	WATSON DOROTHY	G–140
19	210840710	COPELAND JACKIE	G–140
20	210840720	BLAKE THOMAS W & RACHEL E	G–140
21	210840730	MENA MICHAEL & LAUREN	G–140

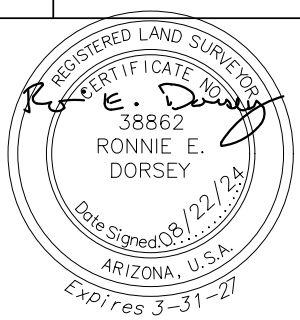


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EXHIBIT "A"

22	2006-164078	NAME: COPPER BASIN UNIT 5A	G-140
23	2006-164078	NAME: COPPER BASIN UNIT 5A	G-140
24	210840990	DUENAS ZACHARY V	G-140
25	210841000	PROGRESS PHOENIX LLC	G-140
26	210841010	LINDEN SHAWN R TR	G-140
27	210841020	ABRAHAM APRIL D	G-140
28	210841030	SIMEONE THOMAS C AND HEIDI V	G-140
29	210841040	IH6 PROPERTY PHOENIX LP	G-140
30	210841050	DURAN VIRIDIANA G	G-140
31	210841060	VELAZQUEZ MARTIN G	G-140
32	210841070	FISH PRUDENCE M FAM REV TRUST	G-140
33	210841080	PATINO MATTHEW M & MANDY L	G-140
34	210841090	KELLEY ERIC & ASHLEY	G-140
35	210841100	DONAHUE DONALD D JR TR	G-140
36	210841110	HADSEL LYALL & ALICE	G-140
37	210841120	SPRINKLE JEREMIAH E & CYNTHIA LYNN	G-140
38	210841130	LAGRAND CHARLES	G-140
39	210841140	PASLEY DEAN & HOLLAND JOAN	G-140
40	210841150	LE DIEP THI NGOC	G-140
41	210841160	WEAVER RICHARD G & GLORIA R TRS	G-140
42	210841170	GREEN MICHAEL & PAMELA	G-140
43	210841180	RITCHIE SHAWN & ALICIA	G-140
44	210841190	TISDALE DONALD & CARLENE LIV TRUST	G-140
45	21073007B	EPCOR WATER AZ INC	E-029



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Addresses within 1,200 Feet of Site

SHARKETTI MORGAN
2300 E MAGMA RD UNIT 155
SAN TAN VALLEY, AZ 85143

PALACIOS ROCKY B
2300 E MAGMA RD UNIT 167
SAN TAN VALLEY, AZ 85143

SPOEHR JONATHAN WILLIAM
2300 E MAGMA RD 175
SAN TAN VALLEY, AZ 85143

MJI REAL ESTATE INVESTMENT...
10115 E BELL RD APT 107-492
SCOTTSDALE, AZ 85260

COMBINED COMMERCIAL LLC
3641 N 39TH AVE
PHOENIX, AZ 85019

BERRY DAVID E
2300 E MAGMA RD UNIT 178
SAN TAN VALLEY, AZ 85143

MELNYK KEN
2359 20TH AVE SE
MEDICINE HAT, AB

ANDJELKOVIC PROPERTIES LL...
922 N WADE DR
GILBERT, AZ 85234

LEAN DORON & CAROL
3641 N 39TH AVE
PHOENIX, AZ 85019

LJS REAL ESTATE LLC
3947 SOURDOUGH RD
ACTON, CA 93510

EQUITY TRUST COMPANY
2300 E MAGMA RD 169
SAN TAN VALLEY, AZ 85143

BJELLAND JAMES C & DARLEN...
3159 E MORENCI RD
SAN TAN VALLEY, AZ 85143

REYNOSO MANUEL & MARIA T
520 REDLANDS AVE
CLAREMONT, CA 91711

FIGUEROA GEORGE
2048 E TEAKWOOD PL
CHANDLER, AZ 85249

AH4R PROPERTIES TWO LLC
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

BOWMAN SHEREE L
2300 E MAGMA RD UNIT 157
SAN TAN VALLEY, AZ 85143

FEENEY MARIAN A
MAIL RETURN
,

FARNSWORTH CASSANDRA M...
2300 E MAGMA RD, UNIT 176
SAN TAN VALLEY, AZ 85143

THOMAS AUGUSTA WHITNEY
2300 E MAGMA RD UNIT 160
SAN TAN VALLEY, AZ 85143

AZ SQUARE #12 LLC
1370 W 3RD AVE
BROOMFIELD, CO 80020

TAH 2018-1 BORROWER LLC
MAIL RETURN
,

DAVIS ROBERT W
85 COX ST
NASHUA, NH 03064

VEST OPHELIA F & HOUSE ISS...
2300 E MAGMA RD UNIT 161
SAN TAN VALLEY, AZ 85143

ADAMCZYK JERRY & ILONA E
6690 E SUPERSTITION WAY
FLORENCE, AZ 85132

ANDJELKOVIC PROPERTIES LL...
922 N WADE DR
GILBERT, AZ 85234

VALENZUELA ENRIQUE
371 GULL CT
RIO RICO, AZ 85648

JK RINALDI PROPERTIES LLC
2125 BOW LN
SAFETY HARBOR, FL 34695

HERMAN WILEY III
2141 E LA JOLLA DR
TEMPE, AZ 85282

COMBINED COMMERCIAL LLC
3641 N 39TH AVE
PHOENIX, AZ 85019

JPS SUPERSTITION VIEWS 177 ...
2733 N POWER RD STE 102 PM...
MESA, AZ 85215

,

,

BUCKSHOT INVESTMENTS LLC
549 E BENRICH DR
GILBERT, AZ 85295

,

,

MCCLEVE VERL L CO-TRS
176 W 7TH ST S
SNOWFLAKE, AZ 85937

,

,

WHITEHEAD STEPHANIE MARI...
2300 E MAGMA RD UNIT 150
SAN TAN VALLEY, AZ 85143

,

,

TIM&QUIM LLC
22702 E CALLE LUNA
QUEEN CREEK, AZ 85142

,

,

SUPERSTITION VIEWS COMMU...
3101 N CENTRAL AVE STE 325
PHOENIX, AZ 85012

,

2300 E MAGMA #142 LLC
25809 S 174TH ST
QUEEN CREEK, AZ 85142

VALENZUELA ALEX
4375 E ROSE QUARTZ LN
SAN TAN VALLEY, AZ 85143

,

REYNOSO MANUEL & MARIA T
520 REDLANDS AVE
CLAREMONT, CA 91711

BIBLE NORMAN JR
28810 N BAUXITE LN
SAN TAN VALLEY, AZ 85143

,

EMERY RYAN TAKATA
2300 E MAGMA RD # 141
SAN TAN VALLEY, AZ 85143

VILLANUEVA MICHAEL CARL JR
11474 E ASTER LN
FLORENCE, AZ 85132

,

HERMANN ENGRID
2300 E MAGMA RD UNIT 61
SAN TAN VALLEY, AZ 85143

MATTHEWS KEITH BRIAN
2300 E MAGMA RD UNIT 152
SAN TAN VALLEY, AZ 85143

,

DAVIS ROBERT W
85 COX ST
NASHUA, NH 03064

QUATRARO SUZANNE
2300 E MAGMA RD UNIT 149
SAN TAN VALLEY, AZ 85143

PRESENT DAVID
1401 UNION ST APT 2212
SAN DIEGO, CA 92101

LEEDER SCOTT ALEXANDER
2732 E MORENCI RD
SAN TAN VALLEY, AZ 85143

SAYLOR-SCHEETZ HENRY & JU...
2989 E MORENCI RD
SAN TAN VALLEY, AZ 85143

COCHRAN GREGORY F TR
4955 E BELLERIVE DR
CHANDLER, AZ 85249

MAYO DENNIS & HEATHER
28346 N TOURMALINE DR
SAN TAN VALLEY, AZ 85143

DOMINGUEZ LORENZO R & TE...
4534 N 112TH DR
PHOENIX, AZ 85037

MORRIS EARL & PEGGY LOUIS...
5267 WARNER AVE #355
HUNTINGTON BEACH, CA 9264...

MAYA HENRY
3091 E MORENCI RD
SAN TAN VALLEY, AZ 85143

CBY LLC
MAIL RETURN
,

NIRBHAU PROPERTIES LLC
MAIL RETURN
,

HUNTINGTON ANDREW J
28358 N GOLD LN
SAN TAN VALLEY, AZ 85143

CERBERUS SFR HOLDINGS III ...
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

KENNEDY WILLIAM L & FELLO...
2716 E MORENCI RD
SAN TAN VALLEY, AZ 85143

SUITER MICHAEL & VIRGINIA
1904 RIGGS DR
PIERRE, SD 57501

BOSCHETTO STEVEN J & MICH...
3244 E MORENCI RD
SAN TAN VALLEY, AZ 85143

SHERZER DAVID P & JULIE M
2861 E MORENCI RD
SAN TAN VALLEY, AZ 85143

SFR 2012-1 U S WEST LLC
PO BOX 4900
SCOTTSDALE, AZ 85261

SUPERSTITION VIEWS COMMU...
3101 N CENTRAL AVE STE 325
PHOENIX, AZ 85012

AMIRKHANI ARIN
3125 E MORENCI RD
SAN TAN VALLEY, AZ 85143

KENNEY BRADLEY P & TAMMA...
3057 E MORENCI RD
SAN TAN VALLEY, AZ 85143

OGUADIMMA CHANTELLE EZIN...
28370 N GOLD LN
SAN TAN VALLEY, AZ 85143

JONES DARRIN A & PAMELA R
28341 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

HERNANDEZ JOSE CARMEN H...
3041 E MORENCI RD
SAN TAN VALLEY, AZ 85143

JACKRABBIT REAL PROPERTIE...
2558 S RIATA CT
GILBERT, AZ 85295

SUPERSTITION VIEWS COMMU...
3101 N CENTRAL AVE STE 325
PHOENIX, AZ 85012

MCH SFR PROPERTY OWNER ...
14355 COMMERCE WAY
MIAMI LAKES, FL 33016

COFFEY NICOLE BREANN & JO...
MAIL RETURN
,

BROWNING BRIAN & CHELSEY
3109 E MORENCI RD
SAN TAN VALLEY, AZ 85143

FOCHT THEODORE LIVING TR...
3007 E MORENCI RD
SAN TAN VALLEY, AZ 85143

BACA ALBERT & VERA
3865 E ROCK DR
SAN TAN VALLEY, AZ 85143

HATCHER GWENDA
18750 E PURPLE SAGE DR
QUEEN CREEK, AZ 85142

GABRIEL ALYSSA & DUMLING D...
2806 E MORENCI RD
SAN TAN VALLEY, AZ 85143

LEAL DIANA A & VELAZQUEZ L...
2836 E MORENCI RD
SAN TAN VALLEY, AZ 85143

SFR JV-2 2022-2 BORROWER L...
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

VALENZUELA MARICELA L
2198 E ASTER DR
CHANDLER, AZ 85286

CHAVEZ SALVADOR
3800 E MAGNUS CIR
SAN TAN VALLEY, AZ 85140

BRASS LEVI
3879 E ROCK DR
SAN TAN VALLEY, AZ 85143

COMBINED COMMERCIAL LLC
3641 N 39TH AVE
PHOENIX, AZ 85019

GREENE KEN
270 E HUNT HWY STE 16-120
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

FIGUEROA GEORGE
2048 E TEAKWOOD PL
CHANDLER, AZ 85249

28353 N MAIN ST LLC
17822 N 75TH AVE
GLENDALE, AZ 85308

CHEN HOU WEI
5234 AREDENAL AVE
TEMPLE CITY, CA 91780

COMBINED COMMERCIAL LLC
3641 N 39TH AVE
PHOENIX, AZ 85019

MUNGUIA MARC
28394 N GOLD LN
SAN TAN VALLEY, AZ 85143

MOORE ROSS
2790 E MORENCI RD
SAN TAN VALLEY, AZ 85143

GRANADOS MANUEL GUADALU...
3929 E ROCK DR
SAN TAN VALLEY, AZ 85143

RANDOLPH JAMES
2245 SPYGLASS TRL W
OXNARD, CA 93036

BRINSON SCOTT & SHERYL
62 RABANO
RANCHO SANTA MARGARITA, C...

PHELPS KENNY L & LORRI L
28372 N TOURMALINE DR
SAN TAN VALLEY, AZ 85143

RYAN PATRICK J
28381 N ZIRCON DR
SAN TAN VALLEY, AZ 85143

THOMAS FRANCIS A
3915 E ROCK DR
SAN TAN VALLEY, AZ 85143

SAPUGAY ALAN & GENEVIEVE ...
5695 MAYMONT LN
DUBLIN, CA 94568

COMBINED COMMERCIAL LLC
3641 N 39TH AVE
PHOENIX, AZ 85019

FKH SFR PROPCO H LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

HANDLER LESLIE
2029 CAROLYN WAY
NOVATO, CA 94945

SHREVE ASHLEY
3154 E MORENCI RD
QUEEN CREEK, AZ 85143

NOYES REV LIV TRUST
309 PORT CHARLOTTE AVE
FORT PIERRE, SD 57532

SALGUERO KARLA Y
28380 N EPIDOTE DR
SAN TAN VALLEY, AZ 85143

LEAN DORON & CAROL
3641 N 39TH AVE
PHOENIX, AZ 85019

DOMINGUEZ GUADALUPE & JAI...
2685 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

WILLIAMS PATRICK & TINKLE-W...
3082 E MORENCI RD
SAN TAN VALLEY, AZ 85143

ENGEL TIMOTHY L & LAURIE S
3010 E MORENCI RD
SAN TAN VALLEY, AZ 85143

MORRIS EARL & PEGGY LOUIS...
5267 WARNER AVE APT 355
HUNTINGTON BEACH, CA 9264...

MILE HIGH BORROWER 1 (VAL...
PO BOX 4090
SCOTTSDALE, AZ 85261

COMBINED COMMERCIAL LLC
3641 N 39TH AVE
PHOENIX, AZ 85019

SHOREVIEW LLC
5602 E MOCKINGBIRD LN
PARADISE VALLEY, AZ 85253

TAYABJI MUNIRA
1107 VISTA RDG
BURBANK, CA 91504

BIEN-WILLNER JERALD D
5602 E MOCKINGBIRD LN
PARADISE VALLEY, AZ 85253

COMBINED COMMERCIAL LLC
3641 N 39TH AVE
PHOENIX, AZ 85019

HERRERA GRISELDA GANDARI...
4615 E MOUNTAIN VISTA DR
PHOENIX, AZ 85048

NEVAREZ PEDRO
2727 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

LINDEN SHAWN R TR
28992 N GOLD LN
SAN TAN VALLEY, AZ 85143

KENNEDY STEPHEN S
28396 N TOURMALINE DR
SAN TAN VALLEY, AZ 85143

STEWART MATTHEW A & DARC...
6825 E PEARL ST
MESA, AZ 85207

FOX HEATHER & JUSTIN
3136 E MORENCI RD
SAN TAN VALLEY, AZ 85143

BOWMAN KEVIN
3046 E MORENCI RD
SAN TAN VALLEY, AZ 85143

OLSON ROCKY ROAD LLC
633 36TH AVE W
WEST FARGO, ND 58078

SALDIVAR PEDRO R T & CRYST...
2868 E MORENCI RD
SAN TAN VALLEY, AZ 85143

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

SAFARI ONE ASSET COMPANY ...
5001 PLAZA ON THE LK STE 20...
AUSTIN, TX 78746

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

FKH SFR PROPCO H LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

HOUGHTON DAVID & ERIKA R
2741 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

FKH SFR M LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

CARBAJAL ALEJANDRA
2974 E MORENCI RD
SAN TAN VALLEY, AZ 85143

SCHMIDEK LEE D & LORELIE A
11312 RANGE RD 44
CYPRESS COUNTY, AB

SZEWC IRENEUSZ
3100 E MORENCI RD
SAN TAN VALLEY, AZ 85143

LUGO REYNALDO
2992 E MORENCI RD
SAN TAN VALLEY, AZ 85143

FLOCO SONIA
3876 E ROCK DR
SAN TAN VALLEY, AZ 85143

NESMITH DUSTIN & SONIA
4003 E ROCK DR
SAN TAN VALLEY, AZ 85143

ROMERO ALFREDO
2769 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

GOMEZ ANGEL DE JESUS CLA...
2811 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

ZAK VENTURES LLC
10115 E BELL RD STE 107-232
SCOTTSDALE, AZ 85260

MORRISON KENNETH ROBERT...
3912 E ROCK DR
SAN TAN VALLEY, AZ 85143

FUJISHIRO RANDOLPH X REV ...
3185 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

COMBINED COMMERCIAL LLC
3641 N 39TH AVE
PHOENIX, AZ 85019

QUINTERO MONICA R
2662 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

VILLA CHRISTOPHER
2688 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

BIEN-WILLNER LAURA CORINA
3641 N 39TH AVE
PHOENIX, AZ 85019

PAGAYA SMARTRESI F1 FUND ...
6101 BAKER RD STE 200
MINNETONKA, MN 55345

BYRNE SCOTT
2825 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

,

COCKBURN CANDICE
3924 E ROCK DR
SAN TAN VALLEY, AZ 85143

RASMUSSEN ERICA
28458 N EPIDOTE DR
SAN TAN VALLEY, AZ 85143

MALONE MACKENZIE STIPES
2755 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

TORRES RANDY C
7744 CALLE COMODO NE
ALBUQUERQUE, NM 87113

BARNES STACEY T
2839 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

SANDOVAL AMANDO & VANESS...
3900 E ROCK DR
SAN TAN VALLEY, AZ 85143

EISENHAUER KIMBERLY
28446 N EPIDOTE DR
SAN TAN VALLEY, AZ 85143

KLINGER BARBARA
3163 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

RUIZ JUAN CARLOS & MARIA D...
6481 E REFUGE RD
FLORENCE, AZ 85132

2676 E MINERAL PARK LLC
4921 S ANTONIO
MESA, AZ 85212

MCBRIDE HAROLD C & CONNIE...
2702 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

WU JOANNA CHIA-I TR
121 BONITA ST #C
ARCADIA, CA 91006

MATHIS MICHAEL W & JULIE A
3205 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

ZIEMER FRANK H
2853 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

JOHNSTONE JILL MARIE
3245 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

KARLE JOSHUA & AMY
3936 E ROCK DR
SAN TAN VALLEY, AZ 85143

SHAY SHERRY
3143 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

WILLIAMS BUFFIE MARIE
2867 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

NEVILLE SCOTT & ELIZABETH
29 SILVER LN
LEVITTOWN, NY 11756

CATALFAMO JOSPEH ANTHONY...
3996 E ROCK DR
SAN TAN VALLEY, AZ 85143

BIA COLIN TRENTON
2716 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

BERUMAN GARY M & APODAC...
2923 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

WARTEMBERG LISA FLORENC...
4020 E ROCK DR
SAN TAN VALLEY, AZ 85143

COFFEY NICOLE BREANN & JO...
2881 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

NEZ SANDRA LYNN
4044 E ROCK DR
SAN TAN VALLEY, AZ 85143

HOUSEMAN RICK V & REBECC...
2937 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

RAMIREZ RAUL E & SANDRA
2647 E BAGDAD RD
QUEEN CREEK, AZ 85143

BIGGS JESSICA H
2661 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

BEEBE CARL & JOANNA
4008 E ROCK DR
SAN TAN VALLEY, AZ 85143

EPHRAIM BENNY & REUVEN
MAIL RETURN
,

CARTER GLENNA L & ALLEN
3081 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

TURNER RICHARD
3123 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

KL ALEXANDER PROPERTIES L...
PO BOX 1040
SERGEANT BLUFF, IA 51054

FKH SFR PROPCO I LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

B & B PIZZA LLC
633 E RAY RD STE 116
GILBERT, AZ 85296

ZARAGOZA GREGORY & ERIN
2742 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

GREEN NICOLE M
28472 N EPIDOTE DR
SAN TAN VALLEY, AZ 85143

BOULTON PROPERTIES LLC
2325 POINTE PKWY STE 250
CARMEL, IN 46032

ZAVALA SERGIO A SAMANO
4032 E ROCK DR
SAN TAN VALLEY, AZ 85143

HUELSMAN JOHN ALLEN & DO...
3262 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

FLORES PEDRO
2730 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

HOSLER DANNY & CHRISTY
3061 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

SCHRAMM RYAN DAVID & LAU...
3019 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

POWELL RICHARD & BENIETA
121 WOODLINE DR
MAKANDA, IL 62958

OPRISAN CATALIN & MARIANA
3039 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

JOSIL ROUSSEAU B & AMBER ...
2770 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

STONE CAROLYN S
2689 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

MORRIS EARL & PEGGY LOUIS...
5267 WARNER AVE APT 355
HUNTINGTON BEACH, CA 9264...

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

BARRAZA MANUEL ANTONIO IB...
3242 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

HERNANDEZ NETZA & IDOLINA...
28490 N OBSIDIAN DR
SAN TAN VALLEY, AZ 85143

VASQUEZ SYLVIA & LUIS G
3160 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

WEALTH E INV LLC
19211 E VIA DE ARBOLES
QUEEN CREEK, AZ 85142

MANEK RONAK & POONAM
4341 S BINARY
MESA, AZ 85212

SIMPER JOSEPH DANIEL
2864 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

LOPEZ JAIME & JACQUELINE L
28481 N OPAL DR
SAN TAN VALLEY, AZ 85143

SUPERSTITION VIEWS COMMU...
3101 N CENTRAL AVE STE 325
PHOENIX, AZ 85012

VANDERPOOL LAUNA JEAN
3273 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

NOBELWOOD LLC
MAIL RETURN
,

DWF VI ATLAS SFR-AZ LLC
970 YUMA ST
DENVER, CO 80204

FRASIER PROPERTIES LLC
18550 ROAD 26
DOLORES, CO 81323

EUBANKS THOMAS DALE & SH...
2400 E BASELINE AVE LOT 165
APACHE JUNCTION, AZ 85119

CATLING AARON & TRANICE
2729 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

BENNETT FAMILY TRUST ETAL
101 E 1ST AVE STE 105
MESA, AZ 85210

CORBETT JOSEPH M & PATRICI...
2796 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

GREER JASON M
3180 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

MIERAS PAUL E & MELISSA M
3138 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

SMITH CANDACE THERESA
2836 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

KUNZ ELEANOR J
2876 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

THACKER QUINN
2715 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

ROSIN LAUREN
PO BOX 13812
SCOTTSDALE, AZ 85267

MACBETH JOHN W
2890 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

PRITCHETT WILLIAM M & DEBR...
2610 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

HILL TRENT
10645 N TATUM BLVD STE 200-4...
PHOENIX, AZ 85028

DENSON GABRIEL & STEPHANI...
28510 N OBSIDIAN DR
SAN TAN VALLEY, AZ 85143

RODRIGUEZ-LEON ASHLEY DA...
3253 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

REZEK ROBERT & NICOLE
28506 N EPIDOTE DR
SAN TAN VALLEY, AZ 85143

MCDONALD MICHAEL K
2676 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

MORRIS EARL & PEGGY LOUIS...
5267 WARNER AVE # 355
HUNTINGTON BEACH, CA 9264...

FIRST INTERNATIONAL BANK & ...
PO BOX 10938
FARGO, ND 58106

EMPACT-SUICIDE PREVENTION...
618 S MADISON DR
TEMPE, AZ 85281

PARISH MICHELLE
2769 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

MORRIS EARL & PEGGY LOUIS...
5267 WARNER AVE # 355
HUNTINGTON BEACH, CA 9264...

2510 E HUNT HIGHWAY LLC
3113 S UNIVERSITY DR STE 60...
FORT WORTH, TX 76109

MONTERO KYLE
MAIL RETURN
,

TRIPP ADAM D & DEBRA A
2662 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

PARRISH SHANE & JENNIFER
3193 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

MILE HIGH BORROWER 1 (COR...
PO BOX 4090
SCOTTSDALE, AZ 85261

ADAMS DONALD & SHARON F
2795 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

HUYNH JOSEPH T
28514 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

ARREDONDO CARLOS
28513 N OPAL DR
SAN TAN VALLEY, AZ 85143

GARCIA-GUERRERO CHRIS & B...
3213 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

CEDERS JANE
2823 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

DUPONT ERIC
3098 E MINERAL PARK RD
SAN TAN VALLEY, AZ 85143

FKH SFR PROPCO J LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

VESTER PATRICIA J
28529 N OPAL DR
SAN TAN VALLEY, AZ 85143

PIRIA RUBEN LOYA
2783 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

ONE GOLDEN FINCH LLC
1915 W MUIRHEAD LOOP
TUCSON, AZ 85737

UNGER RICHARD P
3328 W 2ND AVE
SPOKANE, WA 99224

ADAMS MICHAEL K & BROOKE ...
3233 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

LOPEZ CHRISTINA
2601 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

KERR CHRIS T JR & ALISON L
2690 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

SUN VALLEY PLAZA GENERAL ...
1136 W BASELINE RD
MESA, AZ 85210

IIF SFR LP
58 S RIVER DR STE 150
TEMPE, AZ 85288

LUNA NELLA
MAIL RETURN
SAN TAN VALLEY, AZ 85143

DUFFY BRYAN N
3173 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

PAGAYA SMARTRESI F1 FUND ...
2325 POINTE PKWY STE 250
CARMEL, IN 46032

URQUIDEZ ABIGAIL KRISTINE
2643 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

ALEXANDER MATTHEW & SOBE...
2617 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

PIERCE CRAIG D & SHERRI
3135 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

CODAY SAMANTHA
3095 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

MOLDERMAKER JAMES W
8029 E VIA DE VIVA
SCOTTSDALE, AZ 85258

EPCOR WATER AZ INC
2355 W PINNACLE PEAK RD ST...
PHOENIX, AZ 85027

BROCK CHERYL L
2730 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

FAMILIA JOHN J & NATALIE P T...
1138 N LAS ENTRADAS DR
WASHINGTON, UT 84780

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

OASIS LAKES LLC
3805 BEDWELL BAY ROAD
BELCARRA, BC

MENESES LETICIA A TRUST
28530 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

SHAMBURG GREGREY S & CA...
25815 E 1ST AVE
AURORA, CO 80018

LIPARI DAVID J
28550 N OBSIDIAN DR
SAN TAN VALLEY, AZ 85143

TAH 2018-1 BORROWER LLC
MAIL RETURN
,

MCGHEE BRIAN & SHANITA
2716 E BAGDAD RD
QUEEN CREEK, AZ 85143

DONOVAN PATRICK & CHRISTIA...
3055 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

DWF VI ATLAS SFR AZ LLC
970 YUMA ST
DENVER, CO 80204

LEE FREDERICK E & DEBORAH...
28548 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

FULLERTON ROBERT J
405 BELLEVUE AVE APT 104
OAKLAND, CA 94610

FKH SFR PROPCO I LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

PIERCE BRUCE R & MARILYN
3113 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

BROWN VANESSA
3292 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

ALDERTON MICHAEL
28538 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

IH6 PROPERTY PHOENIX LP
PO BOX 4900
SCOTTSDALE, AZ 85261

SARSAR RYAN
2657 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

MACHUCA JOSEPH VARGAS
2631 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

WU YAO
72 YORK ST # 701
JERSEY CITY, NJ 07302

ABROKWAH JONATHAN & COM...
1922 E HARRISON ST
CHANDLER, AZ 85225

ECKHARDT JACOB HENRY & M...
28572 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

CHAVEZ MANUEL & ROSA C
6126 S 64TH DR
LAVEEN, AZ 85339

BORUP LORA K
2531 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

IH6 PROPERTY PHOENIX LP
PO BOX 4900
SCOTTSDALE, AZ 85261

AZAD MONTASIR
2409 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

KUNZ JAMIE
MAIL RETURN
,

AMERICAN HOMES 4 RENT TR...
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

BOLTZ ROBERT & ALLISON
39422 N SCHNEPF RD
SAN TAN VALLEY, AZ 85140

RIDGEWAY AUBREY DONALD
3250 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

DE ANAYA MARTHA F
28559 N OPAL DR
SAN TAN VALLEY, AZ 85143

RAMIREZ ANDRES E & JENNIFE...
2435 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

D PEARCE & ASSOCIATES LLC
13850 THOMPSON DR
LOWELL, MI 49331

POECKER JEFFERY G
2756 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

BOGLE CALLIE E
2449 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

BURR SCOTT W & MELISSA L
28633 N DOLOMITE LN
QUEEN CREEK, AZ 85143

SPANGEHL XAVIER
2671 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

JIMENEZ STEPHANIE
2461 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

DISTINCTIVE PROPERTIES USA...
1529 HORNBEAM GLN
ESCONDIDO, CA 92025

JIMENEZ SOCORRO
2321 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

WINCAPAW STEVEN J
2475 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

PUTHALATH SAJITHA
3132 E BELLERIVE DR
CHANDLER, AZ 85249

HARRIS DAVID
2335 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

SALMONS NATHAN
3230 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

NGUYEN LUAN MAI FAM TRUST
642 E MANOR DR
CHANDLER, AZ 85225

,

VOGEL AUSTIN T
2381 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

SALDANA CRISTIAN
2517 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

MIGGINS JOSEPH ANDRE
28570 N OBSIDIAN DR
SAN TAN VALLEY, AZ 85143

COMPARONE MATTHEW & CAR...
28590 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

GOMEZ-AYOUB NOELLE
28576 N CRYSTAL DR
SAN TAN VALLEY, AZ 85143

LEMINGS JOANNA S & JOHN C
28587 N EPIDOTE DR
SAN TAN VALLEY, AZ 85143

CLOYD TABITHA
MAIL RETURN
,

VALENTINI PATRICK G & SHELL...
500 4TH AVE NE
CHISHOLM, MN 55719

VISTICA DANNY
1790 MEDWIN PL
NORTH VANCOUVER, BC

NEZ ZACKERY
2796 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

CASTILLO COZBI A
28579 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

WOOD JIMMY D JR & SARAH J
28591 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

SCOTT JEREMY S
28567 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

REYNOSO MARK ALLEN & NATA...
520 REDLANDS AVE
CLAREMONT, CA 91711

SIMMONS DONNA F
2739 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

SLHOPPE HOLDINGS LLC
1335 N 100TH PL
MESA, AZ 85207

CHO DAVID & CHO WOO CATH...
9530 W PROSPECTOR DR
QUEEN CREEK, AZ 85142

HOLT MICHAEL
MAIL RETURN
,

MANEK RONAK B & POONAM
4341 S BINARY
MESA, AZ 85212

COOPER ANTHONY W & BREN...
2725 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

WATSON JUSTIN D & SUZANNE...
3154 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

MPCPMT HOMES LLC
1136 W BASELINE RD
MESA, AZ 85210

KLEMENT RICHARD E
2836 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

FOLEY JOHN ALLEN SR TRUST
28591 N OPAL DR
SAN TAN VALLEY, AZ 85143

DELGADO KIMBERLY & CRUZ ...
28573 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

HEROD LARIA JENAE & BRADF...
3301 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

KUEBLER THERESA MARIE & J...
3281 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

GEMLINE PROPERTIES LLC
530 E HUNT HWY STE 103 PMB...
SAN TAN VALLEY, AZ 85143

BROWN FORREST D JR & VENI...
3172 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

OPLINGER ROBERT & ALLYSO...
28597 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

CRABTREE CAROL A
2711 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

SFR JV-2 2022-1 BORROWER L...
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

JONES QUAID
2876 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

CRYSTAL DRIVE LLC
28588 N CRYSTAL DR
SAN TAN VALLEY, AZ 85143

TAH MS-2 BORROWER LLC
1508 BROOKHOLLOW DR
SANTA ANA, CA 92705

JONES SCOTT D
20239 E VIA DEL ORO
QUEEN CREEK, AZ 85142

FKH SFR PROPCO I LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

BRUNSDON INVESTMENTS LP
#208 - 5384 TYEE LANE
CHILLIWACK, BC

GOMEZ ESTEVAN ANGEL JR
2793 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

MILE HIGH BORROWER 1 (INC...
PO BOX 4090
SCOTTSDALE, AZ 85261

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

MICK SANFORD
12 OAK ST
GEORGETOWN, ON

LEYVA JUAN CARLOS
3134 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

STARKEL ROGER & CHIYOKO
3076 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

BENNETT SPENCER C
3219 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

ESPINOZA ROXANNE
2890 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

CLUFF SCOTT A
28597 N CRYSTAL DR
SAN TAN VALLEY, AZ 85143

WALSH KEVIN & CATHERINE T...
2805 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

SELF ANDREA LIV TRUST
28603 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

DANIEL SCOTT J & ANGELA B
3239 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

CASTLEBERRY JAMES D & LUL...
28621 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

BAITINGER SUZANNE E
28614 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

NEUENFELDT JEFFREY N & YU...
1270 N BRENTWOOD PL
CHANDLER, AZ 85224

CRUZ-LEMUS VICTOR
2294 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

TAH 2018-1 BORROWER LLC
MAIL RETURN
,

GRIMES JEREMY & RENE
3056 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

BRATLEY JORDAN T & KANDIS ...
2308 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

BRUTTO FRANCA
196 BUTTERFIELD CRESCENT
MAPLE , ON

HUFF CHARLES ALFRED & ESP...
28615 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

ALVAREZ JOHNATHAN
254 E MEAD DR
CHANDLER, AZ 85249

PATTERSON ARNOLD C
3114 E BAGDAD RD
SAN TAN VALLEY, AZ 85143

NEUNDORFF ANTHONY & KATT...
28624 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

SCHENK SHARON L
2334 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

ROBERTSON KENNETH & KATH...
728 NE 36TH ST
OWATONNA, MN 55060

VILLARREAL VICTORIA
2490 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

LANE RAYMOND R
28611 N CRYSTAL DR
QUEEN CREEK, AZ 85143

JACOBSON AMANDA J
2362 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

JONES MARIO E & DONA C
4412 RIVER DR UNIT 101
MOLINE, IL 61265

SILVA RICARDO & DA SILVA MA...
4095 E COAL ST
QUEEN CREEK, AZ 85143

THOMPSON BRUCE H & ELISA ...
1630 E KAEL ST
MESA, AZ 85203

JOHAL AMREE S & AUTAR S TR...
11289 MARWICK DR
DUBLIN, CA 94568

SCHIESS ROGER
13031 31ST AVE NE
SEATTLE, WA 98125

MOHAMMED FATI
MAIL RETURN
,

CERBERUS SFR HOLDINGS III ...
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

CHF CONSULTING LLC
PO BOX 64122
COLORADO SPRINGS, CO 809...

WIN WIN COMPANIES LLC
PO BOX 1142
QUEEN CREEK, AZ 85142

ANAFI ARCHIBALD & MARJORI...
3179 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

P2 SUB REIT 1 BORROWER LL...
PO BOX 4090
SCOTTSDALE, AZ 85261

WHITTLE HAROLD D III LIVING ...
1549 E SCENIC SUNRISE DR
WASHINGTON, UT 84780

CAMPBELL JOYCE LIV TRUST
2847 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

RAIKKONEN SCOTT A
2450 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

AMH 2014-2 BORROWER LLC
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

MALIZIA JUSTIN
28621 N OPAL CT
SAN TAN VALLEY, AZ 85143

SAFARI TWO ASSET COMPANY ...
5001 PLAZA ON THE LK STE 20...
AUSTIN, TX 78746

PROGRESS PHOENIX LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

RODRIGUEZ JANCARLOS
2859 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

KONGSLIE VERN & DOROTHY
208 5TH AVE NW
TOWNER, ND 58788

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

PERALTA GREG J
3157 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

SACHSE JACQUELINE M TR
2476 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

PETTY ULENE B & ALLEN JOE
28612 N ZIRCON CT
SAN TAN VALLEY, AZ 85143

BENTHIN JIMMY
1005 FLAG HOLLOW RD
LAKESIDE, AZ 85929

KEMP RONALD L & NANCY J TR...
2873 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

INKSTER MATTHEW & SABRINA
3296 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

WIN WIN COMPANIES LLC
PO BOX 1142
QUEEN CREEK, AZ 85142

HELLMICH BRIAN & HEATHER
28630 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

WALTON CHRISTOPHER D
3097 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

MARTINI GENE P
PO BOX 152
ERRINGTON, BC

HOWSMON RICKY JAMES & KA...
3314 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

LEWRENZ OLAF DIETMAR & GI...
9 OASIS CRT
ST ALBERT , AB

MARRUJO PETER CHRISTOPH...
3260 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

PHAN NHA & DIEP THI
3137 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

CORUM COLTON & MADISON
2269 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

2018-3 IH BORROWER LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

SHANTY AMY
28625 N CRYSTAL DR
SAN TAN VALLEY, AZ 85143

GAMINO JOSHUA
3075 E SAN MANUEL RD
QUEEN CREEK, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

SHREWSBURY JAMIE & GALLO...
2887 E OLIVINE RD
SAN TAN VALLEY, AZ 85143

URNESS RYAN J & JENNIFER
3055 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

ADAMS MICHAEL K & DEANNA ...
MAIL RETURN
,

AH4R PROPERTIES LLC
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

NEIGHBORS PATRICIA LIV TRU...
632 S HOLLENBECK ST
WEST COVINA, CA 91791

LABER JOHN J III
1821 PLAYA RIVIERA DR
CARDIFF BY THE SEA, CA 9200...

FKH SFR PROPCO J LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

BURR SCOTT WALLACE & MELI...
28633 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

SOUTHERN MANAGEMENT LLC
19427 E FAIR PL
AURORA, CO 80016

ALTO ASSET COMPANY 1 LLC
5001 PLAZA ON THE LK STE 20...
AUSTIN, TX 78746

TAH 2018-1 BORROWER LLC
3278 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

ATKINS STEPHEN S SEPARATE ...
31422 N SONZA WAY
SAN TAN VALLEY, AZ 85143

FLOREZ ANTHONY & PRISCILL...
28630 N OBSIDIAN DR
SAN TAN VALLEY, AZ 85143

HAUGEN MICHAEL J & JANICE ...
28639 N CRYSTAL DR
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

BRAME DONALD LEE & COTA B...
10011 E PASEO DE LA MASADA
TUCSON, AZ 85747

PARRA ROSA H
28651 N OPAL CT
SAN TAN VALLEY, AZ 85143

TAYLOR KATHLEEN
2409 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

SMITHERMAN CHARLTON K & K...
475 EQUESTRA N
AURORA, OH 44202

HENDRIX TRACY S
28655 N CRYSTAL DR
SAN TAN VALLEY, AZ 85143

RESIDENTIAL HOME BUYER PH...
PO BOX 4090
SCOTTSDALE, AZ 85261

FRANKOWSKI LISA K & THOMA...
28645 N ZIRCON CT
SAN TAN VALLEY, AZ 85143

PASKIEWITZ CHADWICK JOHN ...
30443 3RD AVE S
FEDERAL WAY, WA 98003

DRAGER GEORGE
MAIL RETURN
,

KITTERMAN KILEY ANN
2561 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

HURTADO VICTOR M & MARIBE...
3224 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

FAETH TAMMY
2451 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

MAGALLANEZ MATTHEW
2575 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

TIMOTHY SONDRA
28651 N OLIVINE CT
SAN TAN VALLEY, AZ 85143

HOFF MATTHEW GORDON & TI...
2463 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

DOCSUTTONBIGHOUSE LLC
1051 N QUAIL
MESA, AZ 85205

LOMBARDI CHRISTOPHER M & ...
28656 N ZIRCON CT
SAN TAN VALLEY, AZ 85143

WELSH WILLIAM J & SALUD S
413 S CENTER ST
BENSENVILLE, IL 60106

NORTHHOLD LLC
4235 E MONTECITO AVE
PHOENIX, AZ 85018

LYNCH-CONRAD KATHRYN L
MAIL RETURN
,

RDB VENTURES LLC
13410 E SORREL LN
SCOTTSDALE, AZ 85259

MATA MISTY
2617 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

IH6 PROPERTY PHOENIX LP
PO BOX 4900
SCOTTSDALE, AZ 85261

MILLAUD MARK A
2830 N RIVERSIDE DR
FLORENCE, AZ 85132

PAMPANIN PATRICK & SARAH
28640 N DOLOMITE LN
SAN TAN VALLEY, AZ 85143

COX ERIC & ANDREA
4140 E COAL ST
SAN TAN VALLEY, AZ 85143

ALARCON JESUS JR
2519 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

3242 E SAN MANUEL LLC
16428 E KINGSTREE BLVD
FOUNTAIN HILLS, AZ 85268

PERRY RALPH & DEBORAH
28661 N ZIRCON CT
SAN TAN VALLEY, AZ 85143

BURGOYNE ROBERT & ADRIEN...
15007 E CROWN AVE
SPOKANE VALLEY, WA 99216

CANNON MILTON DWIGHT
28669 N CRYSTAL DR
SAN TAN VALLEY, AZ 85143

KEENAN VERN S T & TRUDY A ...
2270 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

SCARFF DENISE
270 E HUNT HWY STE 16-142
SAN TAN VALLEY, AZ 85143

FLORENCE UNIFIED SCHOOL D...
PO BOX 2850
FLORENCE, AZ 85132

NAVARRETE CESAR
2282 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

STENSGAARD CRAIG A & BESI...
28650 N OBSIDIAN DR
SAN TAN VALLEY, AZ 85143

VANDYKE JUSTIN & KIMBERLY
3098 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

WATSON HEATHER
2296 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

SUN VALLEY PLAZA GENERAL ...
1136 W BASELINE RD
MESA, AZ 85210

KLEEN CHRISTOPHER & REBE...
3080 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

NAVES ANTHONY W TR
378 WAGON TONGUE RD
BAILEY, CO 80421

JOHNSON DAVID M & DIANA D
3170 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

,

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

EPPS JEFFREY SCOTT
28660 N OPAL CT
SAN TAN VALLEY, AZ 85143

FOX NATHAN LEE
3044 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

SCHELLENBERG ADAM & JENIF...
2338 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

ROCHE CHAD A & JILL M
3336 W LAMPLIGHTER TRL
BELOIT, WI 53511

HALPIN ANDREW J & ACEVEDO...
2352 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

PEARSON MATTHEW R & HEWI...
3134 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

SENGIR JOE
28669 N OLIVINE CT
SAN TAN VALLEY, AZ 85143

CRITCHFIELD KATHERINE A
2366 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

ROEMER GEORGE & MELANIE
28667 N OPAL CT
SAN TAN VALLEY, AZ 85143

CHATMAN ALVIN L & REGINA O
28672 N ZIRCON CT
SAN TAN VALLEY, AZ 85143

DISTINCTIVE PROPERTIES USA...
1529 HORNBEAM GLN
ESCONDIDO, CA 92025

KUTYBA VERA
3116 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

AH4R PROPERTIES TWO LLC
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

AMMONS ANDREW
2392 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

LEMPECK JUSTIN & KELSEY R...
2406 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

ZERBY DONNA M
2544 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

JOHNSON BRYCE S & EMILY J
28672 N OLIVINE CT
SAN TAN VALLEY, AZ 85143

OZDEMIR REMO F
2836 E DENNISPORT CT
GILBERT, AZ 85295

WALKER SHAWN & KRISTIN
2556 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

STRADER DAVID L & KYLA
28690 N OLIVINE CT
SAN TAN VALLEY, AZ 85143

REED RONALD D
2434 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

OLYMPUS BORROWER 1 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

DOMBROFF GLORIA
28687 N OLIVINE CT
SAN TAN VALLEY, AZ 85143

CARLOTA AZ HOLDINGS LLC
1436 QUEEN SUMMIT DR
WEST COVINA, CA 91791

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

OLYMPUS BORROWER 1 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

STARKS-SWARNER PHYLLIS S
2765 WATERGATE WAY
KENAI, AK 99611

CARBONE FRANK R
2598 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

OLSEN JAN
28690 N OPAL CT
SAN TAN VALLEY, AZ 85143

WALSH SHAWN L
2474 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

JUST SUN PROPERTIES LLC
7153 S PENROSE DR
GILBERT, AZ 85298

FRITZ DAWN
28691 N OPAL CT
SAN TAN VALLEY, AZ 85143

TROMBETTA NATALIE
2488 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

INCE MARK & JENNIFER
2626 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

BUSH BRANDON J & HEIDI E
28713 N GOLD LN
SAN TAN VALLEY, AZ 85143

KANAHELE WILLIAM JOSHUA KI...
2502 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

ACUNA LINDA M
28690 N ZIRCON CT
SAN TAN VALLEY, AZ 85143

EPCOR WATER AZ INC
2355 W PINNACLE PEAK RD ST...
PHOENIX, AZ 85027

TOMAN BRANDON
2516 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

RENNIE GARY L & DEBRA A
28691 N ZIRCON CT
SAN TAN VALLEY, AZ 85143

ROSSITER BARBARA A
28727 N GOLD LN
SAN TAN VALLEY, AZ 85143

MIEDOWICZ JOHN & ERICA
2530 E SAN MANUEL RD
SAN TAN VALLEY, AZ 85143

SHAUL ODED
PO BOX 12708
TEMPE, AZ 85284

LEGACY 95 LLC
24711 S 222ND ST
QUEEN CREEK, AZ 85142

GLERUP MELVIN O & ROBERTA ...
4101 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

SLUPSKI TODD M
4143 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

KAESCHE KELLIE M
28755 N GOLD LN
SAN TAN VALLEY, AZ 85143

OPPENHEIM DAVID
4115 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

TURNER COREY
3959 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

NOWLIN ERINN
28754 N BAUXITE LN
SAN TAN VALLEY, AZ 85143

DIAZ RUBY N
4087 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

PENA ROSA K TRUST
4019 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

RITCHIE SHAWN & ALICIA
28762 N GOLD LN
SAN TAN VALLEY, AZ 85143

GARCIA GWENDOLYN
3933 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

NELSON ROLLAND H & LILA M
3675 S ROME ST APT 222
GILBERT, AZ 85297

CHABOWSKI VANESSA A
28769 N GOLD LN
SAN TAN VALLEY, AZ 85143

ROACH HERMAN RAY JR
4075 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

NGUYEN TOMMY V
4444 S KOLB ST
GILBERT, AZ 85297

ARCINIEGA MARISOL
3826 S 101ST LN
TOLLESON, AZ 85353

MAY JOHN E
4129 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

GOMEZ VIRGINIA A
4003 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

GREEN MICHAEL A & PAMELA L...
9388 E GRAPEFRUIT DR
FLORENCE, AZ 85132

COLLINS CHARLES
4061 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

SANBORN KRISTINA M
4157 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

JIMENEZ RUSSELL
28783 N GOLD LN
SAN TAN VALLEY, AZ 85143

BERNAL KEVIN & ANGELICA
3947 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

DENNIS THOMAS J
28741 N GOLD LN
SAN TAN VALLEY, AZ 85143

TORRES JOSE M
28782 N BAUXITE LN
SAN TAN VALLEY, AZ 85143

SFR II BORROWER 2021-3 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

WEAVER RICHARD G & GLORIA...
28790 N GOLD LN
SAN TAN VALLEY, AZ 85143

FRANKENBERGER JOETTE
31151 N ORANGE BLOSSOM CI...
SAN TAN VALLEY, AZ 85143

TISDALE DONALD & CARLENE ...
28748 N GOLD LN
SAN TAN VALLEY, AZ 85143

CULWELL JACOB & BRITTNEE
4118 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

HAWAII AVENUE LLC
1845 ROCKY LN
SHOW LOW, AZ 85901

ANGULO MARIA & HUERTA FRA...
5836 S ROBINS WAY
CHANDLER, AZ 85249

BAKER GREGORY J & JULIE A
28825 N GOLD LN
SAN TAN VALLEY, AZ 85143

BERTRAND KENDRA M & JOSH...
4088 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

MADURA DONNA
28824 N BAUXITE LN
SAN TAN VALLEY, AZ 85143

4076 EAST TANZANITE LANE LL...
8131 E WILLETTA ST
MESA, AZ 85207

STEELMON BRYAN WAYNE
4026 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

CJ TRUST
28830 N GOLD LN
SAN TAN VALLEY, AZ 85143

WATZLAWICK JASON & MICHEL...
4134 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

GALVEZ JUAN M
4040 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

TURNER EDNA MICHELLE
3931 E COPPER RD
SAN TAN VALLEY, AZ 85143

GAMEZ CARLOS F MARQUEZ &...
4152 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

KTESTES KELLY C
28797 N GOLD LN
SAN TAN VALLEY, AZ 85143

LUJANO JULIO AND VELASQUE...
3945 E COPPER RD
SAN TAN VALLEY, AZ 85143

JOHNSON CHARLES AND AND...
3930 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

RUBIO HIGINIO F
28796 N BAUXITE LN
SAN TAN VALLEY, AZ 85143

MILE HIGH BORROWER 1 (VAL...
PO BOX 4090
SCOTTSDALE, AZ 85261

PETERSON PHILIP & MARIE RE...
3944 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

LE DIEP THI NGOC
4444 S KOLB ST
GILBERT, AZ 85297

CHAVEZ DAN AND LUPE
3971 E COPPER RD
SAN TAN VALLEY, AZ 85143

AV EQUITY LLC
1350 S ELLSWORTH RD APT 20...
MESA, AZ 85209

MILLER ANGELIC & MICHAEL
28811 N GOLD LN
SAN TAN VALLEY, AZ 85143

OGUNSUYI PETER & MINDY
3985 E COPPER RD
SAN TAN VALLEY, AZ 85143

CHARLIE NICOLE A
3970 E TANZANITE LN
SAN TAN VALLEY, AZ 85143

BIBLE NORMAN JR
28810 N BAUXITE LN
SAN TAN VALLEY, AZ 85143

OHLMAIER FRANCISCO
3999 E COPPER RD
SAN TAN VALLEY, AZ 85143

ALVAREZ JOHNATHAN & GASC...
254 E MEAD DR
CHANDLER, AZ 85249

PASLEY DEAN & HOLLAND JOA...
28818 N GOLD LN
SAN TAN VALLEY, AZ 85143

DONNER ANTHONY & CHERIE ...
PO BOX 713
CLARA CITY, MN 56222

HARPER PAUL H & LINSALATA T...
4027 E COPPER RD
SAN TAN VALLEY, AZ 85143

YIU JOSEPH KWOK CHEUNG & ...
3100 W RAY RD STE 201
CHANDLER, AZ 85226

MILLS KEVIN & WENDY
4237 230TH AVE
MARATHON, IA 50565

SPRINKLE JEREMIAH E & CYNT...
28844 N GOLD LN
SAN TAN VALLEY, AZ 85143

SULLIVAN JOHN JR
3868 E COPPER RD
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

SFR JV-2 PROPERTY LLC
PO BOX 15087
SANTA ANA, CA 92735

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

REYNOSO MANUEL & MARIA
520 REDLANDS AVE
CLAREMONT, CA 91711

ATKINS DEANDREA M
28880 N NUGGET CT
SAN TAN VALLEY, AZ 85143

FARLEY RYAN CHRISTOPHER
3882 E COPPER RD
SAN TAN VALLEY, AZ 85143

ORTEGA BRIAN & NORMA
3994 E COPPER RD
SAN TAN VALLEY, AZ 85143

HADSEL LYALL & ALICE
28858 N GOLD LN
SAN TAN VALLEY, AZ 85143

LUKEY MIRANDA
3896 E COPPER RD
SAN TAN VALLEY, AZ 85143

DAWLEY 2022 FAM REV TRUST
MAIL RETURN
,

TAH MS BORROWER LLC
28888 N NUGGET CT
SAN TAN VALLEY, AZ 85143

PRICE DAVID
3910 E COPPER RD
SAN TAN VALLEY, AZ 85143

CONE KIMBERLY & DAVID
28873 N NUGGET CT
SAN TAN VALLEY, AZ 85143

FLOWERS DEEANNE L
28847 N NUGGET CT
SAN TAN VALLEY, AZ 85143

SFR JV-2 2024-2 BORROWER L...
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

WILLIS ERIC D
4042 E COPPER RD
SAN TAN VALLEY, AZ 85143

DONAHUE DONALD D JR TR
28872 N GOLD LN
SAN TAN VALLEY, AZ 85143

HERNANDEZ ALEXANDRA & W...
3938 E COPPER RD
SAN TAN VALLEY, AZ 85143

PATINO MATTHEW M & MANDY ...
28898 N GOLD LN
SAN TAN VALLEY, AZ 85143

OATIS BONITA
28857 N NUGGET CT
SAN TAN VALLEY, AZ 85143

VAN DAMME MARK
3952 E COPPER RD
SAN TAN VALLEY, AZ 85143

CALL JANET ASHLEY
28881 N NUGGET CT
SAN TAN VALLEY, AZ 85143

VILLAVICENCIO ANA E
3840 E COPPER RD
SAN TAN VALLEY, AZ 85143

AH4R PROPERTIES TWO LLC
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

JACKOWSKI BRADFORD L
4058 E COPPER RD
SAN TAN VALLEY, AZ 85143

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

AH4R PROPERTIES TWO LLC
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

HANLON JEREMY & LAURA
4100 E COPPER RD
SAN TAN VALLEY, AZ 85143

FISH PRUDENCE M FAM REV T...
28912 N GOLD LN
SAN TAN VALLEY, AZ 85143

HAGAN TERRI D
3953 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

DURAN VIRIDIANA G
28938 N GOLD LN
SAN TAN VALLEY, AZ 85143

RAMIREZ MONICA Y
3841 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

SAILER CLYDE A & JANELL LIV ...
2305 13TH AVE W
WILLISTON, ND 58801

ROMERO ISAIAS G
4047 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

SLADE JOHN BENJAMIN & REN...
3855 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

PATEL NILKANTH C
3983 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

ROBINSON TERESA
4114 E COPPER RD
SAN TAN VALLEY, AZ 85143

GEMIGNANI ROBERT & CYNTHI...
3869 E HERMATITE LN
SAN TAN VALLEY, AZ 85143

WESLEY RANDY VELT JR & SAR...
32231 N SUNFLOWER TRL
SAN TAN VALLEY, AZ 85143

PAGAYA SMARTRESI FUND PR...
2325 POINTE PKWY STE 250
CARMEL, IN 46032

ROBERTS MICHAEL
4072 E COPPER RD
SAN TAN VALLEY, AZ 85143

COPE ANDREW & MICHELE
24 HAMPDEN CIR
SIMSBURY, CT 06070

IH6 PROPERTY PHOENIX LP
PO BOX 4900
SCOTTSDALE, AZ 85261

CLAY ERIC H & KALESHA L TRS
3883 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

VELAZQUEZ MARTIN G
28926 N GOLD LN
SAN TAN VALLEY, AZ 85143

MCKERCHER JAMES CRAIG
BOX 592
ROSETOWN, SK

HAYES LARRY
3897 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

MCCAIN KELLENE
28956 N COAL AVE
SAN TAN VALLEY, AZ 85143

FLACK KENNETH
PO BOX 547
ABERDEEN, SD 57402

NEWTON CAROLE
3911 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

SFR BORROWER 2021-2 LLC E...
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

SIMEONE THOMAS C AND HEID...
28966 N GOLD LN
SAN TAN VALLEY, AZ 85143

SANDOVAL DANIEL
3925 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

ESPINOZA TIMOTHY L
4031 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

VALENZUELA ALEX
3840 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

MCELROY SHARON M
3854 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

RESIDENTIAL HOME BUYER PH...
PO BOX 4090
SCOTTSDALE, AZ 85261

CLUFF DENISE P
3855 E ROSE QUARTZ LN
SAN TAN VALLEY, AZ 85143

LORENTZEN DANIEL J
3868 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

CAHILL KELLI ANN
2903 BAYSIDE WALK
SAN DIEGO, CA 92109

SCHROYER JANELLE
PO BOX 1192
ORACLE, AZ 85623

MCDAVID CARY J
3882 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

ABRAHAM APRIL D
28978 N GOLD LN
SAN TAN VALLEY, AZ 85143

RANSANTAN LLC
1648 N AVON ST
BURBANK, CA 91505

SANCHEZ JASMINE
3896 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

DOMINGUEZ LORENZO R & TE...
4534 N 112TH DR
PHOENIX, AZ 85037

BEAUCHAMP JARED & MARY
22143 E DOMINGO RD
QUEEN CREEK, AZ 85142

AH4R PROPERTIES TWO LLC
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

DANTE DAVID K
4036 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

TEPFER NOREEN A
3911 E ROSE QUARTZ LN
SAN TAN VALLEY, AZ 85143

ELLIOTT GLORIA M TR
3924 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

KUBAS ARDIS LEROUX REV TR...
4511 CAMDEN DR
CORONA DEL MAR, CA 92625

ELSNER LORNA V
3925 E ROSE QUARTZ LN
SAN TAN VALLEY, AZ 85143

VALDIVIA DANIEL V TR
4083 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

CASH DEREK MICHAEL
4066 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

COHEN KAREN K
3939 E ROSE QUARTZ LN
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

LINDEN SHAWN R TR
28992 N GOLD LN
SAN TAN VALLEY, AZ 85143

PAWLOWSKI PETER & CARROL...
3953 E ROSE QUARTZ LN
SAN TAN VALLEY, AZ 85143

LEBRAY COLIN
953512 HWY 779
PARKLAND COUNTY, AB

MULLOCK HOLDINGS LP
3402 PHANEUF CRESCENT
REGINA, SK

P3 TRS 1 A LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

ROSALES ALEXANDER
3966 E HEMATITE LN
SAN TAN VALLEY, AZ 85143

SENIFF SHENA
3841 E ROSE QUARTZ LN
SAN TAN VALLEY, AZ 85143

MURPHY JAMES W
35900 261ST AVE NW
DONNYBROOK, ND 58734

TRUJILLO RICARDO
4003 E ROSE QUARTZ LN
SAN TAN VALLEY, AZ 85143

BOECHLER SYDNEY RENEE
3862 E ROSE QUARTZ LN
SAN TAN VALLEY, AZ 85143

MCCOY MICHAEL C
4040 E ROSE QUARTZ LN
SAN TAN VALLEY, AZ 85143

GAUSTAD RACHEL & BRIAN
28997 N COAL AVE
SAN TAN VALLEY, AZ 85143

DIETRICH RICHARD J & PATRI...
3876 W ROSE QUARTZ LN
SAN TAN VALLEY, AZ 85143

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

MALL KAUSHAL
4027 E ROSE QUARTZ LN
SAN TAN VALLEY, AZ 85143

OLYMPUS BORROWER LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

FIELDS RUSSELL M
3841 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

LATHROP ROBERT & ANNETTE
3890 E ROSE QUARTZ LN
SAN TAN VALLEY, AZ 85143

WILLIAMS JO
3859 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

DUENAS ZACHARY V
29018 N GOLD LN
SAN TAN VALLEY, AZ 85143

WALKER MICHAEL
3920 E ROSE QUARTZ LN
SAN TAN VALLEY, AZ 85143

WOLFE CHRISTOPHER J & KEN...
3875 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

KALLA ROBERT PAUL
29007 N COAL AVE
SAN TAN VALLEY, AZ 85143

ROBLES JOHN JR
3934 E ROSE QUARTZ LN
SAN TAN VALLEY, AZ 85143

TAYLOR WILLIAM THOMAS & LA...
3889 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

CHENEY ROBERT BOYD & JOY...
29015 N COAL AVE
SAN TAN VALLEY, AZ 85143

SCHNER JOHN MICHAEL
80 CARRINGTON PLAZA NW UN...
CALGARY, AB

OSTER KENNETH R & NORENE...
PO BOX 791
WEST FARGO, ND 58078

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

ABDO SALIM
MAIL RETURN
,

PANTOJA ALEXANDER & PAULA
29088 N GOLD LN
SAN TAN VALLEY, AZ 85143

VERM FW RESIDENTIALHOME ...
PO BOX 4090
SCOTTSDALE, AZ 85261

BRAGG TRACY L
4026 E ROSE QUARTZ LN
SAN TAN VALLEY, AZ 85143

BANAC ERNEST JOSEPH
3935 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

AH4R PROPERTIES TWO LLC
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

SORENSEN MILTON KEITH
#306 5300 48TH ST
RED DEER, AB

TWEEDY JAMES R & CELIA L
3951 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

BONDURANT AUSTIN J
4113 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

MENA MICHAEL & LAUREN
29122 N GOLD LN
SAN TAN VALLEY, AZ 85143

LE THANH TRUONG THI
6869 W MILLERTON CT
FLORENCE, AZ 85132

GODES MARK D & DAWN M
4125 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

BLAKE THOMAS W & RACHEL E
29136 N GOLD LN
SAN TAN VALLEY, AZ 85143

COPELAND JACKIE
29152 N GOLD LN
SAN TAN VALLEY, AZ 85143

JOHNSON JOSHUA MICHAEL
4139 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

POLANCO ALFONSO
3842 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

ROGERS JUDY ANN
4122 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

OBENA WILA L
4151 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

TOWNSEND BRUCE E & LEANN...
29128 N LAZURITE WAY
SAN TAN VALLEY, AZ 85143

SCHULTZ WYATT
4136 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

CRAMER ROBERT A
3967 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

LONGSTREET LEWIS T & KIRITI...
3860 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

MCDERMOTT LAWRENCE D & ...
4148 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

CHRISTIAN GLENN P & MARGA...
29106 N GOLD LN
SAN TAN VALLEY, AZ 85143

BASQUEZ DAVID MARTIN & MA...
3876 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

ROBISON MITCHEL & PATRICIA
4160 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

FKH SFR PROPCO H LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

PARVEZ ASHER & SANDAL
MAIL RETURN
,

MATLOCK JACI ANN & MCCARL...
3944 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

DEMETROPOULOS KIM LEANN...
3983 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

MACKEY DAWN E & MARK C
3904 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

SEVEN POINTS BORROWER LL...
PO BOX 4090
SCOTTSDALE, AZ 85261

KECKTA DUSTIN & MIKI
4063 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

ORENSTEIN LAWRENCE G & S...
29140 N LAZURITE WAY
SAN TAN VALLEY, AZ 85143

WATSON DOROTHY A LIV TRU...
29166 N GOLD LN
SAN TAN VALLEY, AZ 85143

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

SOLIS JONATHAN D
3920 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

RAUH JULIE
3966 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

BENESH COLLIN
29166 N LAZURITE WAY
SAN TAN VALLEY, AZ 85143

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

EICHHORST ROBERT
29215 N BAUXITE LN
SAN TAN VALLEY, AZ 85143

RODRIGUEZ LUIS
3982 E GRAPHITE RD
SAN TAN VALLEY, AZ 85143

KLICH SLAWOMIR A
4087 E AZURITE RD
SAN TAN VALLEY, AZ 85143

TSUKRUK VLADIMIR
29200 N GOLD LN
SAN TAN VALLEY, AZ 85143

THOMPSON GLENN E
3841 E AZURITE RD
SAN TAN VALLEY, AZ 85143

CHAPMAN MICHELLE
4099 E AZURITE RD
SAN TAN VALLEY, AZ 85143

HEATH DENNIS RALPH II
8730 E MONTECITO AVE
SCOTTSDALE, AZ 85251

P2 SUB REIT 1 BORROWER LL...
PO BOX 4090
SCOTTSDALE, AZ 85261

HALLMAN ZACHARY
4111 E AZURITE RD
SAN TAN VALLEY, AZ 85143

PAMPANIN BERTRAM J
3846 E AZURITE RD
SAN TAN VALLEY, AZ 85143

VARGECKO SHARON S & PATRI...
29182 N GOLD LN
SAN TAN VALLEY, AZ 85143

TRUE NORTH PROPERTY OWN...
PO BOX 4090
SCOTTSDALE, AZ 85261

3864 E AZURITE LLC
3864 E AZURITE RD
SAN TAN VALLEY, AZ 85143

KRYWKO KENDALL & JEANNIN...
55530 RG RD 262
STURGEON COUNTY, AB

BLANCO YOLANDA M
4137 E AZURITE RD
SAN TAN VALLEY, AZ 85143

MAZEPA MICHAEL
2 AINSLEY PL
ST ALBERT, AB

COLLINS LAURENE REV LIV TR...
3889 E AZURITE RD
SAN TAN VALLEY, AZ 85143

GREEN DANIELLE M
4149 E AZURITE RD
SAN TAN VALLEY, AZ 85143

ABERCROMBIA JAMES E
3892 E AZURITE RD
SAN TAN VALLEY, AZ 85143

TODD MARLENE ANNETTE & R...
29178 N LAZURITE WAY
SAN TAN VALLEY, AZ 85143

KINCAID SIDNEY D
PO BOX 952
LUMSDEN, SK

EDWARDS SONIA G & EDWARD...
29231 N BAUXITE LN
SAN TAN VALLEY, AZ 85143

CHARTIER GHISLAIN & CATHY
163 MEADOW RD
WHITE CITY, SK

MATTI RONY A & SAKAT RANEE...
29190 N LAZURITE WAY
SAN TAN VALLEY, AZ 85143

MARTIN KAITLYN & SCHRAMM ...
4044 E AZURITE RD
SAN TAN VALLEY, AZ 85143

HITCHCOCK CHRISTOPHER L
29156 N CACTUS CIR
SAN TAN VALLEY, AZ 85143

UMBACH THOMAS W
6-52426 RANGE ROAD 265
SPRUCE GROVE, AB

PARR MARGARETE AND MARTI...
4058 E AZURITE RD
SAN TAN VALLEY, AZ 85143

BOUCON PHILIP G & SUSAN KA...
4875 W MCMILLAN RD
MUSKEGON, MI 49445

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

SFR II BORROWER 2021-3 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

OCHOA ABRAM T & MATILDA C
4082 E AZURITE RD
SAN TAN VALLEY, AZ 85143

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

HAYDEN JAMES W
29272 N GOLD LN
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

HAMPTON DYLAN J
4108 E AZURITE RD
SAN TAN VALLEY, AZ 85143

ARTEAGA MIGUEL ANGEL
4045 E ARAGONITE LN
SAN TAN VALLEY, AZ 85143

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

GARCIA JONATHON & MADELY...
4138 E AZURITE RD
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

FEIDLER DONNA & JOHN ALLE...
29288 N GOLD LN
SAN TAN VALLEY, AZ 85143

LALANI ALTAZ A & NASREEN A
290 CATALINA PL NE
CALGARY, AB

RICH JOHN HAROLD & ANN MA...
2856 E HAZELTINE WAY
CHANDLER, AZ 85249

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

REMPEL GERARD
MAIL RETURN
,

MAIREY SEBASTIEN & ADRIAN...
4083 E ARAGONITE LN
SAN TAN VALLEY, AZ 85143

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

BATES MITCHELL ANDREW & C...
4095 E ARAGONITE LN
SAN TAN VALLEY, AZ 85143

GRANT ROBERT L
29294 N LAZURITE WAY
SAN TAN VALLEY, AZ 85143

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

HACEGABA MIGUEL
28007 N MUSCOVITE DR
SAN TAN VALLEY, AZ 85143

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

JOHNSON RANCH COMMUNITY...
MAIL RETURN
,

CALLOWAY WILLIAM
3884 E EARLEY RD
CASA GRANDE, AZ 85194

JOHNSON RANCH COMM ASSO...
MAIL RETURN
,

DICKEY ROBERT RYAN SR
29302 N GOLD LN
SAN TAN VALLEY, AZ 85143

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

VERDUGO JESUS
4104 E ARAGONITE LN
SAN TAN VALLEY, AZ 85143

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

GONZALEZ VINCI
1239 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

TAYCO ROMEO J & AMINAH T
4150 E ARAGONITE LN
SAN TAN VALLEY, AZ 85143

VALENCIA ADAM & SUSAN
29308 N LAZURITE WAY
SAN TAN VALLEY, AZ 85143

FKH SFR N LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

EDWARDS RYAN SCOT & SOPH...
1249 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

LUNA MARIA A
3860 E ARAGONITE LN
SAN TAN VALLEY, AZ 85143

SWEET WILLIAM E & TERESA M
29334 N GOLD LN
SAN TAN VALLEY, AZ 85143

OLDHAM GLORIA
3910 E ARAGONITE LN
SAN TAN VALLEY, AZ 85143

ERICKSON DAVID W & SANDRA...
3878 E ARAGONITE LN
SAN TAN VALLEY, AZ 85143

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

RESIDENTIAL HOME BUYER PH...
PO BOX 4090
SCOTTSDALE, AZ 85261

GONZALEZ ADRIANA
1269 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

CUMMINGS PAULA
4068 E ARAGONITE LN
SAN TAN VALLEY, AZ 85143

GONZALEZ JUNIOR RODRIGUE...
29348 N LAZURITE WAY
SAN TAN VALLEY, AZ 85143

DWF VI ATLAS SFR AZ LLC
970 YUMA ST
DENVER, CO 80204

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

MCCONNELL JACOB ORVILLE ...
29348 N GOLD LN
SAN TAN VALLEY, AZ 85143

FKH SFR PROPCO J LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

TAH 2018-1 BORROWER LLC
MAIL RETURN
,

OLYMPUS BORROWER 1 LLC
PO BOX 4090
SCOTTSDALE, AZ 85261

OSBORN NORMAN RAY JR & DI...
3896 E ARAGONITE LN
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

ROMESBURG ROBERT BRUCE ...
3949 E CITRINE RD
SAN TAN VALLEY, AZ 85143

STEPHENS BILLYRAY L & EVEL...
3933 E CITRINE RD
SAN TAN VALLEY, AZ 85143

HAZELTINE ROBYN L AND JOH...
4069 E CITRINE RD
SAN TAN VALLEY, AZ 85143

SRP SUB LLC
PO BOX 4900
SCOTTSDALE, AZ 85261

BARTH MELVIN & LUCILLA
1890 BONN BLVD
BISMARCK, ND 58504

NEUS KATRINA
4081 E CITRINE RD
SAN TAN VALLEY, AZ 85143

RUELAS HUMBERTO
29378 N GOLD LN
SAN TAN VALLEY, AZ 85143

VEGA ISRAEL AND MONTOYA B...
29360 N LAZURITE WAY
SAN TAN VALLEY, AZ 85143

VALDEZ MATTHEW S & RETHO...
4093 E CITRINE RD
SAN TAN VALLEY, AZ 85143

IH6 PROPERTY PHOENIX LP
PO BOX 4900
SCOTTSDALE, AZ 85261

COLA JOSEPH M SR & BRIGITT...
3857 E CITRINE RD
SAN TAN VALLEY, AZ 85143

STEEGE RONALD & TERESA
4105 E CITRINE RD
SAN TAN VALLEY, AZ 85143

STOKES JOHNNY C AND GLYN...
29394 N GOLD LN
SAN TAN VALLEY, AZ 85143

SANTOS CASEY A & KIMBERLY
3873 E CITRINE RD
SAN TAN VALLEY, AZ 85143

FKH SFR PROPO B-HLD LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

ESTRADA ALEJANDRO & ANDR...
1278 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

ODUTOLA IBUKUN
3887 E CITRINE RD
SAN TAN VALLEY, AZ 85143

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

PLUCINSKI CHRISTIE MARIE
29396 N LAZURITE WAY
SAN TAN VALLEY, AZ 85143

HIGGINS RILEY EUGENE
3903 E CITRINE RD
SAN TAN VALLEY, AZ 85143

FRANKENBERGER/LANGEVIN-...
31151 N ORANGE BLOSSOM CI...
SAN TAN VALLEY, AZ 85143

HALPAIN ANDREW BRYCE & TI...
1292 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

HARDING DARYLE
3919 E CITRINE RD
SAN TAN VALLEY, AZ 85143

MARTINEZ ASHLEY & OBDULIO
4151 E CITRINE RD
SAN TAN VALLEY, AZ 85143

MARTIN WENDIE
1336 W PALOMINO WAY
SAN TAN VALLEY, AZ 85143

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

VALENZUELA YOLANDA M
29364 N GOLD LN
SAN TAN VALLEY, AZ 85143

TUXEDO MAPP LLC
22424 S ELLSWORTH LOOP RD ...
QUEEN CREEK, AZ 85142

RIVAS RYAN A
4057 E CITRINE RD
SAN TAN VALLEY, AZ 85143

JOHNSON RANCH COMM ASSO...
MAIL RETURN
,

CASTANEDA JAVIER & KARLA
29408 N LAZURITE WAY
SAN TAN VALLEY, AZ 85143

COPE TINA
1316 E TAYLOR TRL
SAN TAN VALLEY, AZ 85143

NGUYEN LEYNA
4054 E CITRINE RD
SAN TAN VALLEY, AZ 85143

FRITZIAN MARK A & ALICIA V
29420 N LAZURITE WAY
SAN TAN VALLEY, AZ 85143

LAMARRE PIERRE P & CHANTA...
29410 N GOLD LN
SAN TAN VALLEY, AZ 85143

MALOLEY ROBERT N & JESSIC...
4066 E CITRINE RD
SAN TAN VALLEY, AZ 85143

ESTRADA DAVID B
29424 N GOLD LN
SAN TAN VALLEY, AZ 85143

OROZCO MARYLISA
3842 E CITRINE RD
SAN TAN VALLEY, AZ 85143

AWE HASSAN
4078 E CITRINE RD
SAN TAN VALLEY, AZ 85143

AGYEI LAKEISHA
1352 W PALOMINO WAY
SAN TAN VALLEY, AZ 85143

BILLING DAVID & MARTINA R
3856 E CITRINE RD
SAN TAN VALLEY, AZ 85143

GAGO RICHARD JR
4090 E CITRINE RD
SAN TAN VALLEY, AZ 85143

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

HASKELL BLAKE & KACY
3872 E CITRINE RD
SAN TAN VALLEY, AZ 85143

REYES BERTHA Q
MAIL RETURN
,

MCCOMBS MANDRA
1271 E DRAGON FLY RD
SAN TAN VALLEY, AZ 85143

RSS INVESTMENTS GROUP LL...
MAIL RETURN
,

DOBSON JIM B & JAN CAMELA
4114 E CITRINE RD
SAN TAN VALLEY, AZ 85143

LEE DAVID & BRANDIE
29432 N LAZURITE WAY
SAN TAN VALLEY, AZ 85143

GRAHAM JEANETTE RENA
3902 E CITRINE RD
SAN TAN VALLEY, AZ 85143

TRUE NORTH PROPERTY OWN...
PO BOX 4090
SCOTTSDALE, AZ 85261

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

DENMAN JOSEPH & YVETTE
3918 E CITRINE RD
SAN TAN VALLEY, AZ 85143

HUCK MATTHEW A
5744 SCHOTH RD SW
OLYMPIA, WA 98512

LUU LYDIA G AND HOANG D
29440 N GOLD LN
SAN TAN VALLEY, AZ 85143

GEREG STEPHAN G III & SHAW...
3932 E CITRINE RD
SAN TAN VALLEY, AZ 85143

SOLIS KEISHA & NYONYINTON...
4150 E CITRINE RD
SAN TAN VALLEY, AZ 85143

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

JURADO ABINAEL A
3948 E CITRINE RD
SAN TAN VALLEY, AZ 85143

OLSON JEREMY
218 W 4400 S
OGDEN, UT 84405

SFR JV-2 2022-2 BORROWER L...
15771 RED HILL AVE STE 100
TUSTIN, CA 92780

MURANAKA SANAE
73 E LATIMER AVE
CAMPBELL, CA 95008

WAKEMAN CHARLES R & CHER...
3949 E MICA RD
SAN TAN VALLEY, AZ 85143

ZAVALA RAYMOND Y & CATHY ...
29456 N GOLD LN
SAN TAN VALLEY, AZ 85143

BELL ANGELA J
3843 E MICA RD
SAN TAN VALLEY, AZ 85143

VARELA CRYSTAL
4055 E MICA RD
SAN TAN VALLEY, AZ 85143

UNGER RICHARD P
3328 W 2ND AVE
SPOKANE, WA 99224

GREGORY MICHAEL
3857 E MICA RD
SAN TAN VALLEY, AZ 85143

SANDOVAL SYLVIA RAE LIV TR...
4067 E MICA RD
SAN TAN VALLEY, AZ 85143

TRAN HIEP & FIEGEL JEFFREY ...
720 DEVILS DROP CT
EL SOBRANTE, CA 94803

CZUPRYNSKI JONATHAN & KRI...
3873 E MICA RD
SAN TAN VALLEY, AZ 85143

SPECTOR SHELDON LAURENC...
1139 STANFORD ST
SANTA MONICA, CA 90403

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

OROZCO JOSE & MARTHA
3887 E MICA RD
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

PASTRANA JESSIKA M
3903 E MICA RD
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

SWH 2017-1 BORROWER LP
PO BOX 4900
SCOTTSDALE, AZ 85261

DONOVAN SHANNON C REV LI...
3919 E MICA RD
SAN TAN VALLEY, AZ 85143

RAMIREZ MARCO
4115 E MICA RD
SAN TAN VALLEY, AZ 85143

CSH PROPERTY ONE LLC
PO BOX 4900
SCOTTSDALE, AZ 85261

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

RIVERA AMADA
24205 CHESTNUT OAK ST
MURRIETA, CA 92562

AH4R PROPERTIES TWO LLC
23975 PARK SORENTO STE 300
CALABASAS, CA 91302

P2 SUB REIT 1 BORROWER LL...
PO BOX 4090
SCOTTSDALE, AZ 85261

JACKS CONSTRUCTION LLC
PO BOX 608
EAGLE, ID 83616

JOHNSON RANCH COMM ASSO...
MAIL RETURN
,

FKH SFR PROPCO H LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

CHURCH OF JESUS CHRIST LA...
50 E NORTH TEMPLE RM 2225
SALT LAKE CITY, UT 84150

JOHNSON RANCH COMM ASSO...
MAIL RETURN
,

ARIAS-CHAGOYAN ALMA
3948 E MICA RD
SAN TAN VALLEY, AZ 85143

BRETZ D&R REV TRUST
4132 E MICA RD
SAN TAN VALLEY, AZ 85143

COURY DANIEL L SR TR
9602 W BUCKEYE RD
TOLLESON, AZ 85353

FKH SFR PROPCO K LP
600 GALLERIA PKWY SE STE 30...
ATLANTA, GA 30339

LUCERO-ALBA FRANCISCO & D...
4146 E MICA RD
SAN TAN VALLEY, AZ 85143

GNECKOW DEBORAH & DOUG...
3824 E MICA RD
SAN TAN VALLEY, AZ 85143

AUCH MARLIN G & TERRI L
MAIL RETURN
,

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MILLER JOSEPH M & MARIE C ...
3842 E MICA RD
SAN TAN VALLEY, AZ 85143

CHUDOBA NICHOLAS
4048 E MICA RD
SAN TAN VALLEY, AZ 85143

,

CORONA REY D & SORAYA CO-...
1163 S KAREN LN
GILBERT, AZ 85296

MEDINA JOHN JAMES
4060 E MICA RD
SAN TAN VALLEY, AZ 85143

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

GREEN GEORGETTA
3872 E MICA RD
SAN TAN VALLEY, AZ 85143

PROGRESS RESIDENTIAL BOR...
PO BOX 4090
SCOTTSDALE, AZ 85261

THE VILLAGE OF COPPER BASI...
MAIL RETURN
,

DIAZ ALEJANDRO T & CLAUDIA
3886 E MICA RD
SAN TAN VALLEY, AZ 85143

BENNETT GAIL
677 REBA RD
LANDING, NJ 07850

FLORENCE UNIFIED SCHOOL D...
PO BOX 2850
FLORENCE, AZ 85132

BEYRER MARK W & GRACE PRI...
3902 E MICA RD
SAN TAN VALLEY, AZ 85143

ALVERNIA KEVIN ORLANDO
4096 E MICA RD
SAN TAN VALLEY, AZ 85143

,

BUCK MICHAEL A AND LAURIE ...
3918 E MICA RD
SAN TAN VALLEY, AZ 85143

PAGAYA SMARTRESI F1 FUND ...
90 PARK AVE FL 31
NEW YORK, NY 10016

KOEPNICK MAX
25200 E RITTENHOUSE RD
SAN TAN VALLEY, AZ 85143

ASFEHA MARTHA
3932 E MICA RD
SAN TAN VALLEY, AZ 85143

STAPLEY ALEC JACOB & RACH...
4120 E MICA RD
SAN TAN VALLEY, AZ 85143

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THE VILLAGE OF COPPER BASI...
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LIFE POINT CHRISTIAN FELLO...
28479 N MAIN ST
SAN TAN VALLEY, AZ 85143

THE VILLAGE OF COPPER BASI...
MAIL RETURN
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THE VILLAGE OF COPPER BASI...
MAIL RETURN
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Land Owner Authorization Letter + Correspondence

Re: North Copper Basin Green Light

KD

Karen Dada <kdada@azland.gov>
To Kristine Gay
Cc Angela Carmitchel; Carolyn Oberholtzer; Jose Luis Castillo, II; Fadl Azzam; Mike Hifler; Alex Stedman

You forwarded this message on 11/26/2024 1:16 PM.
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53-123981 North Copper Basin Planning Authorization Letter.pdf
764 KB

Kristine,

The attached letter should be used in lieu of the property owner's signature.

Thanks,

Karen Dada, AICP | Assistant Director, Real Estate Division
Arizona State Land Department
1110 West Washington Street | Phoenix, AZ 85007
O: 602-542-3118 | kdada@azland.gov
Funding Arizona Public Schools and Institutions since 1915

Katie Hobbs
Governor

Robyn Sahid
Commissioner

Arizona State Land Department

1110 West Washington Street, Phoenix, AZ 85007
(602) 542-4631

September 5, 2024

Heath Reed
Entitlement Manager
DR Horton – Phoenix East
2525 West Frye Road, Suite 2500
Chandler, AZ 85225

RE: State Trust land located in T3S, R8E, Sections 20, 28 and 29 in Pinal County
ASLD KE#53-123981 – North Copper Basin Rezoning

Dear Heath:

The Arizona State Land Department ("ASLD") has received your request representing Pinal County for permission to act as authorized agent for ASLD to apply to Pinal County (the "Jurisdiction") for a Comprehensive Plan Amendment and Planned Area Development Rezone (the "Entitlement.

DR Horton, its employees, representatives, agents, and/or consultants (hereinafter "Applicant") therefore, has permission to file for the Entitlement as required by the Jurisdiction.

Please be advised the following conditions and understandings accompany this approval:

1. Applicant shall pay all costs associated with the Entitlement. Associated costs will be reimbursed by a subsequent purchaser at auction as stipulated in the separate Reimbursement Letter (37-205(B)) associated with this purchase application.

2. Applicant, their employees, representatives, agents, and/or consultants shall be permitted to act as ASLD's agents to procure the Entitlements subject to final review and approval by ASLD.

3. Applicant shall diligently pursue the satisfaction of the Entitlement. Further, it shall respond to all inquiries by ASLD as to the status of the Entitlement Process and provide regular updates without formal request.

4. Prior to beginning the Entitlement Process, the Applicant shall provide ASLD with an outline of the proposal and a timeline for the process which identifies key dates with the Jurisdiction or other jurisdictional agency staff with any agency or jurisdiction. All

documentation, including, but not limited to land use plans, engineering drawings, application materials and development agreements, shall be submitted to ASLD for approval prior to the date the documentation is filed with the approving jurisdiction. A copy of the application shall be submitted to ASLD on the same day it is filed with the Jurisdiction or other jurisdictional agency.

5. ASLD staff shall be invited, but not required to attend, all meetings with the various agencies, elected officials, and the Jurisdiction as the Entitlement is processed through relevant hearings. A minimum of five (5) business days' notice shall be provided to Department staff in advance of any meeting.

6. As additional consideration for the grant of this permission, all Entitlements and/or rights obtained pursuant to the described application are the property of ASLD and will only be transferred to the successful bidder, if any, at the time the land is auctioned for sale or lease at some point in the future.

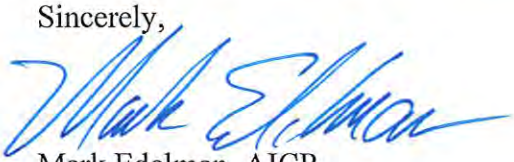
7. The Jurisdiction is authorized to enter and inspect the subject property.

8. This authorization may be revoked at any time without notice and in no way creates an obligation on the part of ASLD of any kind.

All information will be provided to Bryan Sparks, ASLD Sales and Commercial Leasing with a copy to Karen Dada, Assistant Real Estate Division Director.

ASLD appreciates your consideration in this matter and looks forward to working with you through this process. Please contact Bryan Sparks at 602-542-2651 or bsparks@azland.gov or Karen Dada at 602-542-3118 or kdada@azland.gov if you have any questions.

Sincerely,



Mark Edelman, AICP
Executive Planner
Special Projects and Economic Development Initiatives

cc: Bryan Sparks, ASLD Sales and Commercial Leasing
Karen Dada, ASLD Real Estate Division Assistant Director

NORTH COPPER BASIN

Non-Major Comprehensive Plan Amendment



Pinal County

Case #: PZ-PA-016-24
1st Submittal: November, 2024
2nd Submittal: June, 2025

Project Location:
East of Hunt Highway, south of Gantzel Road and Judd Road.
North of the existing Copper Basin neighborhood

RVi Planning + Landscape Architecture

SUNRISE ENGINEERING

Lokahi

North Copper Basin
Non-Major Comprehensive Plan Amendment

1. Introduction + Purpose of Request

On behalf of the Arizona State Land Department (ASLD), RVi Planning + Landscape Architecture is pleased to submit this Non-Major Comprehensive Plan Amendment package for North Copper Basin, an approximately 389-acre site of State Trust Land located at the east corner of Hunt Highway and Gantzel Road.

It is requested to amend the Comprehensive Plan's future land use of the site from Suburban Neighborhood and West Pinal Growth Area to State Land Special District and West Pinal Growth Area. This request is submitted in conjunction with a rezoning application (Case# PZ-030-24) which proposes to rezone the site from General-Rural to multiple base zoning districts and a Planned Area Development (PAD) Overlay to allow for development of the site with approximately 64.8 acres of flexible commercial, office, and residential uses and 324.2 acres of mixed residential uses.

Exhibit 1: Site Context shows the subject site within the context of the Comprehensive Plan components and surrounding existing land uses.

1.1 The Role of the Comprehensive Plan

The Pinal County Comprehensive Plan serves to steer the County on a positive course of action to manage growth, preserve quality of life, and promote sustainability. It is a long-term vision that promotes effective economic vitality while ensuring environmental stewardship. The Plan articulates the vision and provides guidance to position Pinal County as a vibrant, healthy, and economically sustainable region within the state of Arizona.

The Comprehensive Plan is not a regulatory document, it is a plan for future growth and is meant to assist and guide the Planning and Zoning Commission and the Board of Supervisors as they pursue coordinated, adjusted, and harmonious development within Pinal County.

The Comprehensive Plan specifically recognizes the importance of the current and future role that the Arizona State Trust lands will play in Pinal County and acknowledges that close coordination and joint planning efforts are necessary to ensure achievement of mutual visions.

1.2 "Special District" Creation

In 2022, on behalf of the Arizona State Land Department, Pinal County requested approval of a Major Comprehensive Plan Amendment to create a "Special District" land use classification to apply to State Trust Lands. The request was supported by the Citizen Advisory Committee and Planning and Zoning Commission, and approved by the Board of Supervisors.

The "Special District" designation is meant to provide flexibility to promote new development needed to accommodate economic growth, provide new housing to accommodate the County's expanding population, and to encourage sustainable development. This designation allows for a mix of compatible uses with the same development area/unit including housing, retail, employment, public/quasi-public uses,

and open spaces with a range of densities and formats depending on the implementing zoning. Zoning districts associated with the Special District designation include Multi-Purpose Community Master Plan (MP-CMP), Large Master Plan Community (L-MPC), and Planned Area Development (PAD).

The Special District designation is intended for State Trust Land that is of regional significance or has been determined to be well suited for disposition by the State Land Commissioner. To support development of these State Trust Lands, Chapter 10 of the Comprehensive Plan states that to change from any land use designation to the Special District designation constitutes a Non-Major Comprehensive Plan Amendment.

2. Existing Comprehensive Plan Designations: Suburban Neighborhood & West Pinal Growth Area

As shown in *Exhibit 2: Existing Comprehensive Plan Designations*, the Pinal County Comprehensive Plan classifies the Site as being with the San Tan Valley Special Area Plan and West Pinal Growth Area. The San Tan Valley Special Area designates the Site as the Suburban Neighborhood place type.

The Suburban Neighborhood place type is distinguished by its traditional neighborhoods of detached single-family residential and limited attached single-family residential with neighborhood-scaled shopping facilities and civic uses such as parks, recreation facilities, or schools all having full access to urban services.

Typical single-family development within the Suburban Neighborhood place type is up to two stories in height. Attached residential projects can be established on smaller lot sizes in exchange for greater open space strategically located to maintain the suburban character by buffering adjacent properties. More intense land uses are encouraged to be located along arterial streets, and the non-residential FAR of .35 is recommended.

New subdivisions should connect to existing adjacent developments where existing collector and arterial roadways allow to encourage internal pedestrian, bicycle, and automobile connectivity. These streets shall enable safe, attractive, and comfortable travel for all users.

Within this place type, there is a substantial focus on appropriating the massing and intensity of the site to respect surrounding development. Development is guided to be complementary to adjacent uses by respecting the scale and architectural form of the surrounding neighborhood. This may be accomplished by employing similar architectural styles and materials, building scale, building massing, and roof forms.

To balance with the guidance of the Suburban Neighborhood place type, the Site is also located within the West Pinal Growth Area. Additional growth is anticipated in this area due to its major transportation assets including highway and rail access. Current development trends are moving southward from Maricopa County and substantial development has been approved in this Growth Area. The Comprehensive Plan anticipates that the West Pinal Growth Area will see more economic and community development over the next decade.

3. Proposed Non-Major Amendment

To accommodate the County's expanding population and support economic growth, *Exhibit 3: Proposed Non-Major Comprehensive Plan Amendment* proposes to amend the Site's future land use designation. The proposed change, from Suburban Neighborhood to State Land Special District, would enable residential and non-residential development. This includes providing housing options that appeal to a wider range of career fields or employment levels, and allowing for the flexible development of commercial and office land uses.

If approved by the Board of Supervisors, this Non-Major Comprehensive Plan Amendment will allow the Site to be rezoned as proposed in the companion rezoning case #PZ-030-24 which proposes to rezone the Site from General Rural District (GR) to Neighborhood Commercial District (C-1), Mixed Residential District (MD), and Single Residence District (R-7) with a Planned Area Development (PAD) Overlay that will additionally allow for land uses permitted in the Multiple Residence District (MR), Minor Office District (O-1), General Office District (O-2), Community Commercial District (C-2), and General Commercial District (C-3). *Exhibits 4* and *5* show the existing zoning and the proposed zoning of the Site.

As shown in *Exhibit 6: Proposed Land Use Concept*, Rezoning Case #PZ-030-24 proposes a flexible development plan that provides for 256.1 acres of a variety of single-family home types, up to 68.1 acres of medium-density attached or detached residential homes, as well as up to 64.8 acres of commercial and/or office land uses or a combination of a minimum of 25 acres of commercial and/or office land uses and up to 39.8 acres of medium to high density residential uses. Open spaces meeting or exceeding the County requirements will be balanced throughout the Site and all uses are proposed to be connected by means of internal and external roadways, sidewalks, trails, or paths.

4. Alignment with Amendment Approval Criteria

Chapter 10 of the Pinal County Comprehensive Plan provides *amendment approval criteria* that all applications for Administrative, Major, and Non-Major Amendments must address.

Below, each of the amendment approval criteria are listed and follow by an explanation of how the proposed Non-Major Comprehensive Plan Amendment meets or exceeds the criteria:

1. The identified site is appropriate for the proposed use.

As shown on *Exhibit 1: Site Context*, the Site is located on three Principal Arterial alignments and near a High Capacity Transit alignment as identified by the Comprehensive Plan and railway along Drifter Pass Road to the east. These transit related factors appear to have contributed to the Site being included by the Comprehensive Plan in the West Pinal Growth Area. Sites located next to rail infrastructure, High Capacity Transit routes, and Principal Arterial alignments are where growth of commercial or office land uses and residential densities are best supported. Principal Arterials for example are planned to accommodate six lanes of vehicle traffic with enhanced bike and pedestrian improvements. This roadway infrastructure is meant to handle the increased traffic demand generated by greater residential densities and employment supporting land uses such as commercial and office uses.

2. The amendment must constitute an overall improvement to the County.

The proposed amendment will serve as an overall improvement to the County. The proposed amendment directly aligns with the intent of the Comprehensive Plan's recently established Special District Designation. The creation of the Special District designation was initiated by County Planning Staff and is meant to provide flexibility to promote new development needed to accommodate economic growth, provide new housing to accommodate the County's expanding population, and to encourage sustainable development by allowing for a mix of compatible uses within the same development area/unit including housing, retail, employment, public/quasi-public uses, and open spaces with a range of densities.

The Comprehensive Plan specifically recognizes the importance of the current and future role that the Arizona State Trust lands will play in Pinal County and acknowledges that close coordination and joint planning efforts are necessary to ensure achievement of mutual visions.

This proposed amendment is the beginning of the joint planning efforts called for by the Comprehensive Plan.

3. The amendment will not adversely impact a portion of, or the entire County, by:

a. Significantly altering existing land use patterns, especially in established neighborhoods,

The proposed Comprehensive Plan Amendment and associated proposed rezoning have made specific considerations to ensure that existing land use patterns are not altered. As shown on *Exhibit 6: Proposed* Land Use *Concept*, the Tourmaline Drive alignment is proposed to extend through the Site in a curvilinear manner to continue the curvilinear street pattern of the existing Copper Basin neighborhood to the south. Extending Tourmaline Drive in this manner also provides connectivity to the north for Copper Basin residents while deterring cut through traffic from Judd Road or Hunt Highway. Similarly sized single-family lots are proposed in the A Parcels which are adjacent to Copper Basin to create a smooth land use transition towards Parcels B and C. Additionally, only approximately 39% of the shared property line between the Site and the existing Copper Basin neighborhood is occupied by residential lots. Open space and large landscape buffers occupy the majority of the shared property line, further reinforcing that the existing neighborhood will not be impacted or altered by the proposed amendment.

b. Significantly reducing the jobs per capita balance in Pinal County,

The proposed Comprehensive Plan Amendment will *increase* the availability of jobs by support rezoning Case #PZ-030-24 which proposes a minimum of 25 acres of commercial or office land uses which will create employment opportunities for Pinal County residents.

c. Replacing employment with residential uses,

The proposed Comprehensive Plan Amendment will *create more* employment acreage by supporting rezoning Case #PZ-030-24 which proposes a minimum of 25 acres of commercial or office land uses along Hunt Highway, Gantzel Road, or Judd Road.

d. Placing new development away from existing or approved development if the new development overtaxes infrastructure systems and public services when considering: future contributions to infrastructure and services through construction and dedication of improvements, payments of development fees, and other mitigation measures

The proposed amendment is located within an area that has been developed with similar scale single-family residential uses. The additional proposed uses of Mixed Residential, Multiple Residential, Commercial, and Office uses will be located along Principal Arterials. When preparing the Regionally Significant Routes for Safety and Mobility Report the County considered infrastructure and traffic capacity the planned Principal Arterials. At the time of site plan or plat review, more detailed reports studying the drainage, water, sewer, and traffic impacts of the proposed development will be provided by the applicant and reviewed by Pinal County Planning and Engineering Staff to ensure that adequate infrastructure is provided and the costs of which are appropriately shared or covered by the developer of the Site.

e. Negatively impacting the existing character (i.e., visual, physical, environmental and functional) of the immediate area

The companion rezoning Case #PZ-030-24 includes standards that will result in a high-quality development that will complement, not detract from, the existing character of the area. The propose Comprehensive Plan Amendment and companion rezoning case should extend or enhance the character of the surrounding neighborhoods. Below are a few of the standards proposed in rezoning case #PZ-030-24 that support this finding:

a. Appendix A of the rezoning includes minimum planting and landscape standards that exceed the requirements of the Pinal County Zoning Ordinance.
b. Minimum open space requirements for each proposed land use type that exceed the minimum requirements of the Pinal County Zoning Ordinance.
c. Compliance with Section 176.100 of the Pinal County Zoning Ordinance which calls for:
    i. A main central recreation area open space and remaining open spaces to be evenly distributed throughout the site.
    ii. Multiple convenient multi-use paths, pedestrian walkways, and bicycles routes will be provided across the site and will connect to open spaces, all proposed land uses, and to the adjoining communities.
d. Standards which call for four-sided architecture and multiple floor plans and elevations to be used throughout the Site.
e. Overall density caps for each development Parcel that serve as a control for the proposed flexible provisions to ensure development intensity is appropriate for the surrounding existing and proposed land uses and roadway types.

f. Increasing the exposure of residents to aviation generated noise, and/or flight operations

The Site is not located within any aviation zone identified by Pinal County. There will be no increase of exposure of residents to aviation generated noise and/or flight operations.

g. Diminishing the environmental quality of the air, water, land, or cultural resources,

As part of site plan and plat review, the applicant will need to provide detailed information, reports, and plans pertaining to stormwater, water, sewer, dust control, open space, and archeological resources. Currently, the Site is not improved to best address these site and environmental factors, which results in extra dust and poor stormwater drainage. The development of the Site will adhere to Pinal County standards for the environmental quality of the air, water, land, and cultural resources.

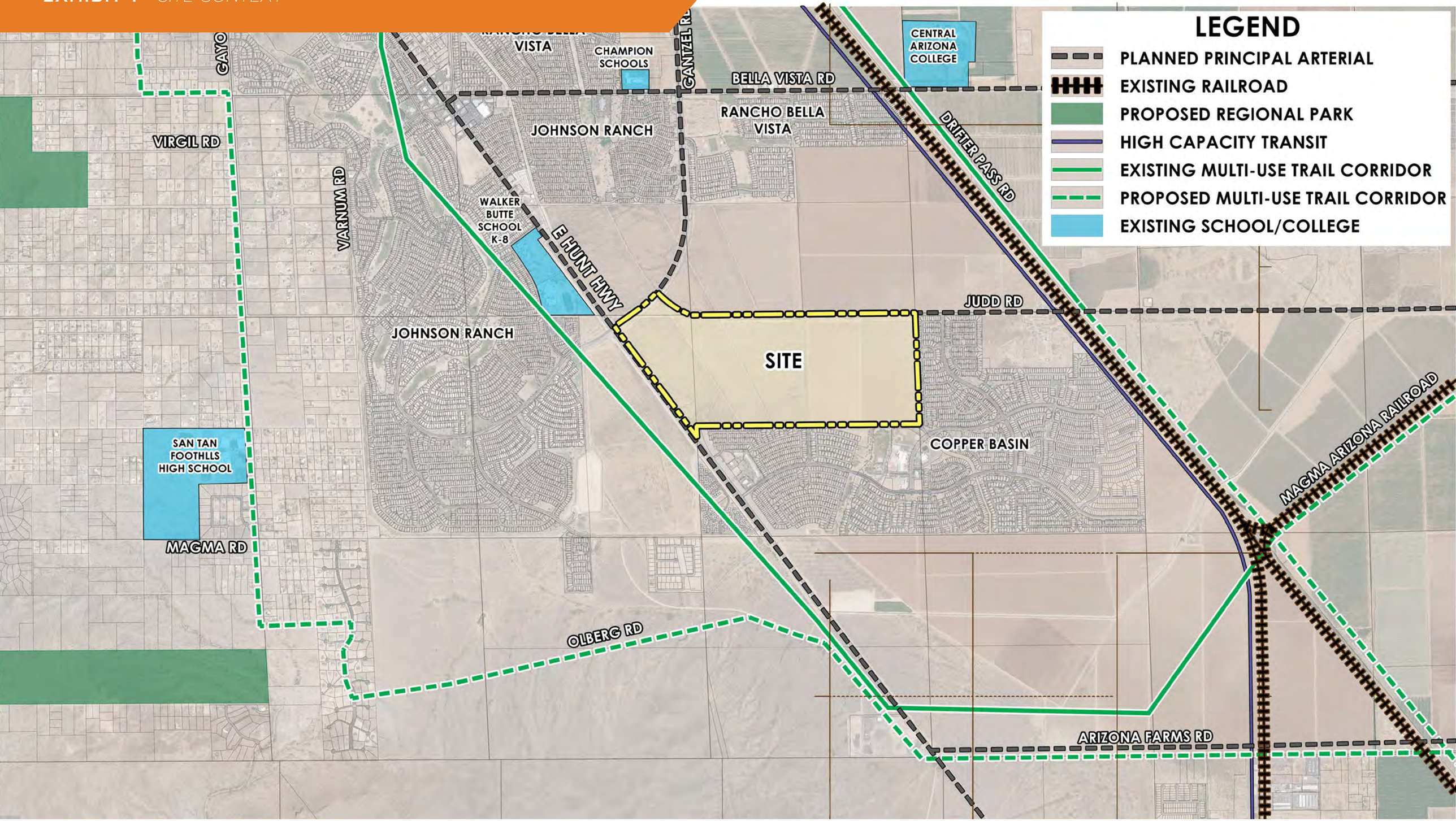
h. Significantly decreasing the quantity or quality of recreational amenities such as open space, parks and trails

There are currently no recreational amenities located on the Site as outlined in the companion rezoning, Case #PZ-030-24, a minimum of 70.2 acres of open space will be provided across the site. A minimum of 27.2 acres of the overall open 70.2 acres of open space will be enhanced as Recreation Area Open Space that will be centrally located and balanced throughout the Site. Sidewalks, trails, and paths are also required to be frequently and conveniently provided throughout the Site.

4.1 Conclusion

The proposed Non-Major Comprehensive Plan Amendment meets the amendment approval criteria as detailed above and directly aligns with the intent of the recently established Special District designation. The amendment will allow the Board of Supervisors to consider the companion proposed Rezoning Case #PZ-030-24 which takes the next step in the joint planning efforts between the Arizona State Land Department and The County as called for by the Comprehensive Plan.

EXHIBIT 1 *SITE CONTEXT*



GANTZEL RD

TOURMALINE DR

JUDD RD

SITE
389.0 ACRES

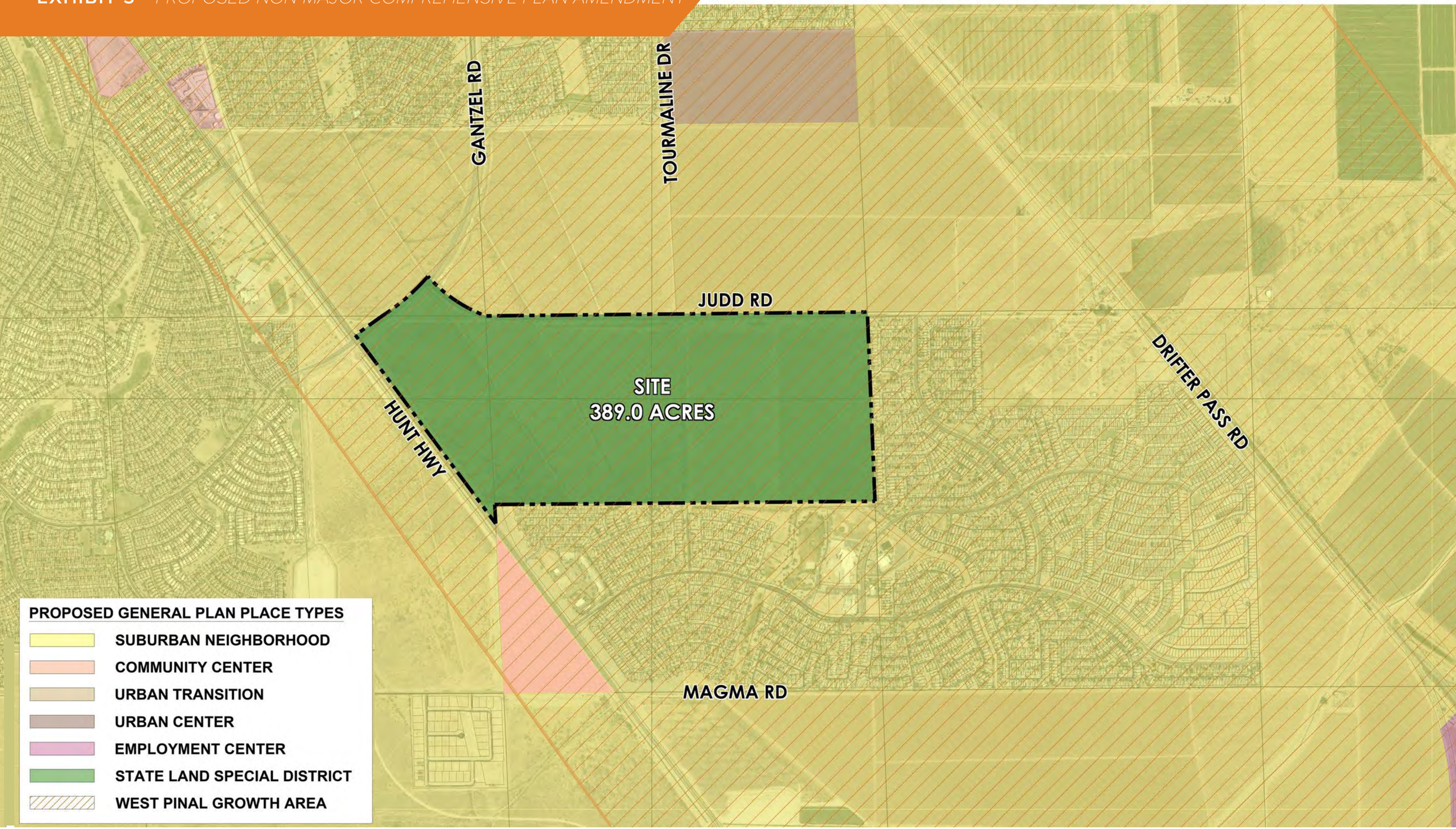
HUNT HWY

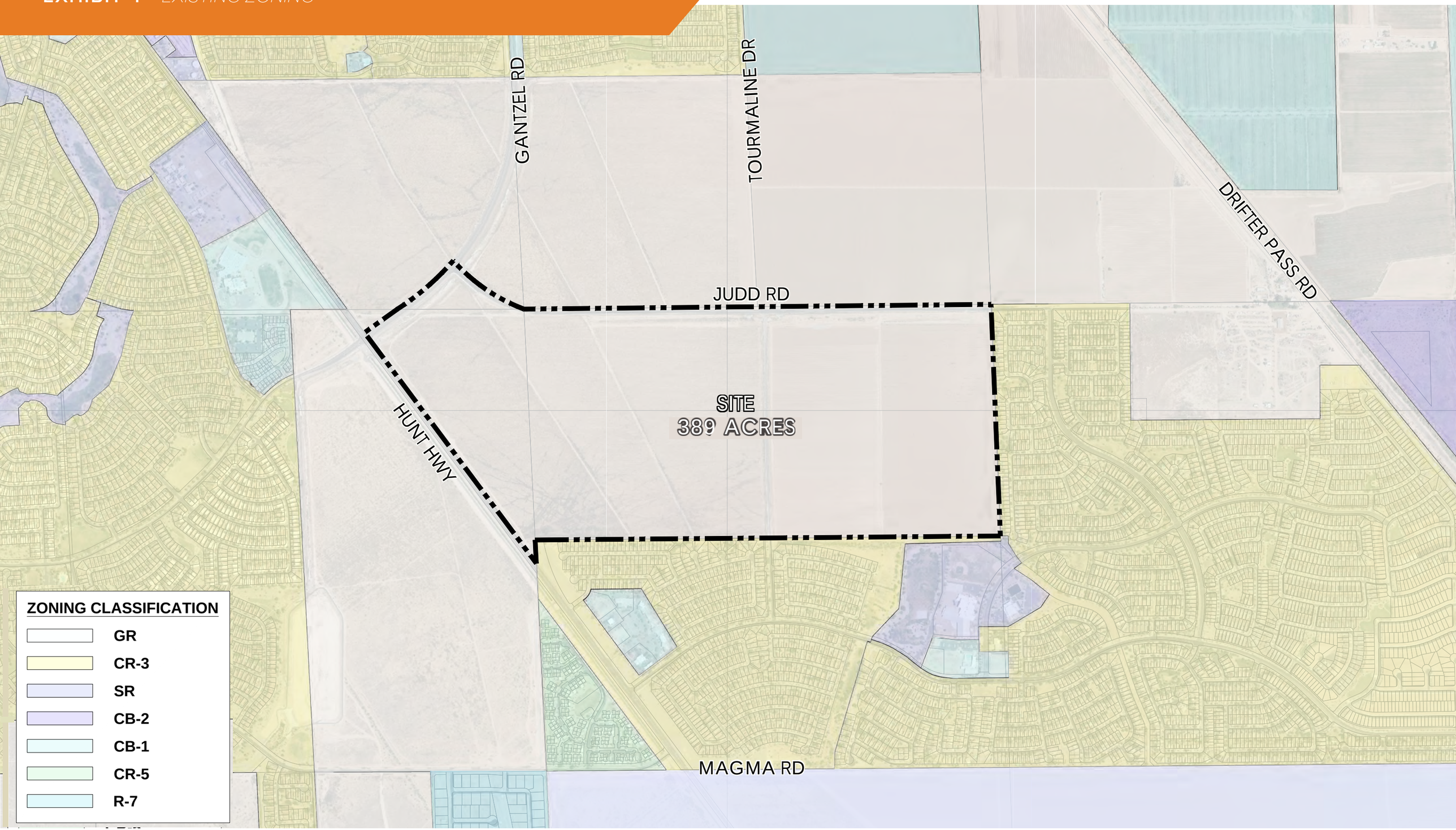
DRIFTER PASS RD

MAGMA RD

GENERAL PLAN PLACE TYPES CLASSIFICATION

- SUBURBAN NEIGHBORHOOD
- COMMUNITY CENTER
- URBAN TRANSITION
- URBAN CENTER
- EMPLOYMENT CENTER
- WEST PINAL GROWTH AREA


GANTZEL RD
TOURMALINE DR
JUDD RD
SITE
389.0 ACRES
HUNT HWY
DRIFTER PASS RD
MAGMA RD
PROPOSED GENERAL PLAN PLACE TYPES
SUBURBAN NEIGHBORHOOD
COMMUNITY CENTER
URBAN TRANSITION
URBAN CENTER
EMPLOYMENT CENTER
STATE LAND SPECIAL DISTRICT
WEST PINAL GROWTH AREA


GANTZEL RD
TOURMALINE DR
DRIFTER PASS RD
JUDD RD
HUNT HWY
SITE
389 ACRES
MAGMA RD
ZONING CLASSIFICATION
GR
CR-3
SR
CB-2
CB-1
CR-5
R-7

THE PAD PROVISIONS OF THE PINAL COUNTY ZONING CODE ALLOW FOR APPLICANTS TO PROPOSE ADDITIONAL ZONING DISTRICTS (BEYOND THE PROPOSED BASE ZONING DISTRICT) AND/OR MODIFIED DEVELOPMENT STANDARDS. THE TABLE BELOW EXPLAINS WHERE ADDITIONAL ZONING DISTRICTS AND MODIFIED DEVELOPMENT STANDARDS ARE PROPOSED:

AREA	BASE DISTRICT	ADDITIONAL DISTRICTS	DEVELOPMENT STANDARDS
A	R-7	N/A	PROPOSED MODIFICATIONS
B	MR	MD, R-7	PROPOSED MODIFICATIONS
C	C-3	O-2, MR, MD	PROPOSED MODIFICATIONS

GANTZEL RD

TOURMALINE DR

JUDD RD

AREA C
C-3 DISTRICT WITH PAD OVERLAY
64.8 AC

AREA B
MR DISTRICT WITH PAD OVERLAY
68.1 AC

AREA A
R-7 DISTRICT WITH PAD OVERLAY
256.1 AC

HUNT HWY

JOHNSON RANCH NEIGHBORHOOD

COPPER BASIN NEIGHBORHOOD

MAGMA RD

ZONING CLASSIFICATION

- GR
- CR-3
- SR
- CB-2
- CB-1
- CR-5
- R-7
- MR
- C-3

LAND USE AREA	SIZE	OVERALL DENSITY CAP (1)	MAXIMUM UNIT COUNT
AREA A	256.1 AC	4.5 DU/AC	1,152
AREA B	68.1 AC	6 DU/AC	409
AREA C (2)	64.8 AC	12 DU/AC	777
TOTAL	389 AC (3)	- -	2,338
OPEN SPACE	MIN. 58.4 TO 65.5 AC	- -	- -

FOOTNOTES:
Footnotes:
(1) This density cap applies to the entire land use area acreage; individual developments within the Area may be higher or lower.
(2) No less than 25 acres shall be developed with commercial or office land uses.
(3) No less than 58.4 acres of open space will be provided across the Site in conformance with Sections 2.176.120 and 2.176.130 of the Pinal County Development Services Code.

GANTZEL RD

JUDD RD

C.
64.8 AC
C-3 District with PAD Overlay and O-2, MR, & MD Districts

MIN. 25 AC. OF C-3 OR O-2 USES ARE REQUIRED.

B
68.1 AC
MR District with PAD Overlay and MD & R-7 Districts

A.2
80.7 AC

A.1
125.2 AC
All "A" Areas: R-7 District with PAD Overlay

A.3
50.2 AC

TOURMALINE DR

MIN. 5 AC. CENTRAL RECREATION AREA OPEN SPACE

REMAINING OPEN SPACES TO BE BALANCED ACROSS THE SITE

HUNT HWY

JOHNSON RANCH

COPPER BASIN NEIGHBORHOOD

Proposed access from arterial roads is conceptually shown.

Exact location of access will follow all applicable criteria of RSRSM 2017 Access Management Manual Update.

NORTH COPPER BASIN

Rezoning Application

An Application to Rezone from General Rural (GR)
to Single Residence (R-7), Multiple Residence (MR), Mixed Dwelling (MD),
General Commercial (C-3), and General Office (O-2) Districts
with a Planned Area Development (PAD) overlay.



Pinal County

Case #: PZ-030-24
1st Submittal: November, 2024
2nd Submittal: June, 2025

Project Location:
East of Hunt Highway, south of Gantzel Road and Judd Road.
North of the existing Copper Basin neighborhood

RVi Planning + Landscape Architecture

SUNRISE ENGINEERING

Lokahi

1. Introduction + Purpose of Request

On behalf the Arizona State Land Department (ASLD), RVi Planning + Landscape Architecture is pleased to submit this Rezoning application package for North Copper Basin, an approximately 389-acre Site of State Trust Land located at the east corner of Hunt Highway and Gantzel Road.

It is requested to rezone the Site from General Rural to three base zoning districts and a Planned Area Development (PAD) overlay to allow for flexible development of the Site with approximately (A) 256.1 acres of single-family residential, (B) 68.1 acres of mixed residential uses, and (C) 64.8 acres of flexible commercial, office, and/or residential uses. Over the base zoning districts, the PAD Overlay is proposed to apply to the entire 389-acre Site.

More precisely, the request is to rezone from General Rural to:

- R-7 – Single Residence District (Land Use Area "A", 256.1 acres)
    - The flexible provisions of the PAD Overlay are proposed to establish modified development standards.
- MR – Multiple Residence District (Land Use Area "B", 68.1 acres)
    - The flexible provisions of the PAD Overlay are proposed to further allow the MD - Mixed Dwelling District, and R-7 - Single Residence District within this Area and establish modified development standards.
- C-3 General Commercial District (Land Use Area "C", 64.8 acres)
    - The flexible provisions of the PAD Overlay are proposed to further allow the O-2 General Office District, MD - Mixed Dwelling District, MR - Multiple Residence District, and R-7 Single Residence District within this Area and establish modified development standards.

2. Site + Context

2.1 Site Location + Description

As shown in *Exhibit 1: Site Context,* the Site is 389 gross acres in area, relatively flat, and located on the east side of Hunt Highway, south of Gantzel Road and Judd Road. It consists of the northern half of Section 28, and portions of Sections 20 and 29 of Township 03S, Range 08E, this includes a portion of Parcel APN# 210277000.

The eastern 160 acres have been used for agricultural purposes. Minor improvements such as concrete irrigation ditches, rip rap, and dirt roads have been made on the Site; however, no buildings have been constructed on it. At the western corner of the site, near the northeast corner of Hunt Highway and Gantzel Road, a 125-foot-wide 230kv electric easement, and a 40-foot-wide 69 kv electric easement cross the site.

The site is relatively undeveloped and does not appear to have any apparent or significant topographic or cultural features located within it.

2.2 Surrounding Land Uses + Zoning

As detailed below and shown in *Exhibit 2: Existing Zoning*, the Site is surrounded by a variety of residential lot sizes, civic uses, roadways, open spaces, and undeveloped land.

North:
Directly to the north of Site is Judd Road. To the north of Judd Road there are approximately 480 acres of undeveloped vacant and agricultural land that is zoned GR – General Rural District. Approximately 320 of those acres are owned by the Arizona State Land Department.

South and East:
Neighboring the Site to the south and to the east is the existing Copper Basin community. This community was platted around 2005 and developed under modified PAD development standards that were approved as part of a PAD Rezoning Case # PZ-PD-036-99. Within the existing Copper Basin community, the following minimum lot dimensions are approved adjacent to the subject Site:

- 45' x 110' (South of Site)
- 50' x 120' (East of Site)
- 45' x 120' (East of Site)

Beyond a 60-foot to 280-foot-deep open space buffer to the south of the Site, there are also lots with minimum dimensions of 60' x 115' as well as a church, school (grades K-8) and community park.

To the south and east of the Site, the Copper Basin PAD is comprised of base zoning districts CR-3 - Single Residence District, CB-1 - Local Business District, and SR - Suburban Ranch District.

West:
The Site fronts on Hunt Highway and Gantzel Road to the west. Beyond Hunt Highway there is vacant undeveloped land zoned GR – General Rural District and then the Johnson Ranch community. The Johnson Ranch community was developed following a rezoning to PAD-Planned Area Development which was approved around 2002 under Case # PZ-PD-031-97. The Johnson Ranch PAD includes 3.5-foot and 5-foot side yard setbacks and minimum lot dimensions as small as 45' x 100', 50' x 110', and 55' x 115'. Within Johnson Ranch there is also a school (grades K-8), a church, and a learning center. Johnson Ranch includes the PAD base zoning districts of CR-3 - Single Residence District, SR - Single Residence District, and CR-5 - Multiple Residence District.

2.3 Pinal County Comprehensive Plan

The Pinal County Comprehensive Plan classifies the Site as being within the San Tan Valley Special Area Plan which designates the Site as the Suburban Neighborhood place type. The Pinal Comprehensive Plan also identifies the Site as being located within the West Pinal Growth Area. See *Exhibit 3: Existing Comprehensive Plan Designation.*

The Suburban Neighborhood place type is distinguished by its traditional neighborhoods of detached single-family residential and limited attached single-family residential with neighborhood-scaled shopping facilities and civic uses such as parks, recreation facilities, or schools all having full access to urban services. Typical single-family development within the Suburban Neighborhood place type is up to two stories in height and attached residential projects can be established on smaller lot sizes in exchange for greater open space strategically located to maintain the suburban character by buffering adjacent properties. More intense land uses and building massing are encouraged to be located along arterial streets, and the non-residential FAR of .35 is recommended.

The Site is also located within the West Pinal Growth Area. Additional growth is anticipated in this area due to its major transportation assets including highway and rail access. Current development trends are moving

southward from Maricopa County and substantial development has been approved in this Growth Area. The Comprehensive Plan anticipates that the West Pinal Growth Area will see more economic and community development over the next decade.

2.3.1 Comprehensive Plan Amendment

A companion application for a Non-Major Comprehensive Plan Amendment (CPA) has also been submitted. The CPA application requests to amend the Site designation from Suburban Neighborhood and the West Pinal Growth Area to the State Land Special District and the West Pinal Growth Area. For reference, *Exhibit 4: Proposed Non-Major Comprehensive Plan Amendment* has been included in this submittal. The proposed State Land Special District designation allows the Site to be entitled for flexible commercial, office, and multiple residential land uses closer to Hunt Highway and a mixture of residential land uses for the remainder of the Site.

As summarized in the CPA narrative, the proposed CPA meets the Non-Major Amendment review criteria of the Comprehensive Plan. This rezoning narrative will outline how the proposed rezoning still aligns with the main goals of Suburban Neighborhood place type but is best accommodated by the State Land Special District Designation.

2.4 Summary of Existing Land Use, Zoning, and Comprehensive Plan Designations:

The table below summarizes the existing land uses surrounding the Site as well as the surrounding zoning districts and Comprehensive Plan designations.

Table 1: Summary of Zoning, Land Use, and Comprehensive Plan Designations

Location	Zoning	San Tan Special Area Plan	Current Land Use
Site	General Rural (GR)	Suburban Neighborhood West Pinal Growth Area	Vacant, undeveloped
North	Judd Road, then General Rural (GR)	Suburban Neighborhood West Pinal Growth Area	Roadway, then vacant undeveloped
East	Single Residence (CR-3 – PAD) (Rezoned +/-2004)	Suburban Neighborhood West Pinal Growth Area	Copper Basin Neighborhood Approx. 5,500 sq. ft. single family lots and community open space
South	Single Residence (CR-3 – PAD) Local Business (CB-1 – PAD) General Business (CB-2 – PAD) (Rezoned +/-2004)	Suburban Neighborhood West Pinal Growth Area	Copper Basin Neighborhood Approx. 4,800 sq. ft. single family lots Fuel station, shopping center. Copper Basin K-8 School
West	Hunt Highway, then General Rural (GR) then Multiple Residence (CR-5 – PAD) Single Residence (CR-3 – PAD) Single Residence (SR-PAD) (Rezoned +/- 2002)	Suburban Neighborhood	Roadway, then Vacant undeveloped, then Johnson Ranch Neighborhood of mixed single family residential lots as small as 45' x 100'

2.4 Existing Access and County-Planned Circulation

The Site has frontages on multiple roadways including Judd Road to the north, Gantzel Road to the northwest, and Hunt Highway to the Southwest.

Tourmaline Drive currently extends through the Site from the Copper Basin neighborhood to Judd Road. It is currently used as a local street and is not shown in the Comprehensive Plan which means The County does not have future plans for it to be widened to an arterial roadway.

Hunt Highway, Judd Road, and Gantzel Road are all identified as Principal Arterials by the Regionally Significant Routes for Safety and Mobility Report as updated in 2020. This means that The County plans for these roadways to be improved to be six lanes (three lanes in each direction) with bike lanes and sidewalks, a center median and turn lanes. Principal Arterials are 130-feet to 150-feet wide; driveways must be spaced 330-feet apart and intersections are limited to quarter or half mile spacing. When these roadways are improved to the Principal Arterial standards, the speed limits may be 35-50 miles per hour. The report defines Principal Arterials as major roadways that emphasize a high level of traffic mobility that are intended to serve high volumes of traffic traveling long distances and at higher speeds.

The table below summarizes the existing roadway improvements and long-range plans for the roadways as identified by The County's Regionally Significant Routes for Safety and Mobility Report.

Table 2: Summary of Roadways Existing Conditions and Designations

Location	Roadway	Description	Long Range Plan Designation
North	Judd Road	Two lane road paved road 1 travel lane in each direction No sidewalks or bike lanes	Principal Arterial
Northwest	Gantzel Road	4 lane paved road 2 travel lanes and a bike lane in each direction 1 center shared turn lane No sidewalks	Principal Arterial
Southwest	Hunt Highway	4 lane paved road 2 travel lanes and a bike lane in each direction No sidewalks	Principal Arterial
Site	Tourmaline Drive	2 lane paved road No sidewalks or bike lanes	

Exhibit 1 Site Context shows all of the proposed transportation related components identified or referenced by the County's Comprehensive Plan. It includes the Principal Arterials, as well as an existing railway to the east along Drifter Pass Road which is also identified as High-Capacity Transit as well as nearby proposed and existing multi-use trail corridors.

2.5 Existing Utility Services

2.5.1 Existing Water

EPCOR has an existing 12-inch water main servicing the development to the east of the site terminating at the intersection of Judd Road and Prospector Lane. There is also a 6-inch line in the development to the south crossing Tourmaline Drive at Olivine Road.

2.5.2 Existing Sewer

EPCOR has an existing 10-inch force main adjacent to the southern boundary of the site commencing from the existing Copper Basin #2 lift station located near the southeast corner of the site.

2.6 Existing Drainage Conditions

Regionally, drainage from the San Tan Mountains flows toward the proposed development from the east and drainage from the Superstition Mountains flows from the west.

The project site currently consists of desert landscape with some agricultural use. The natural terrain slightly slopes from the south to the north.

This site is located within Zone X (shaded) on the Floodplain Insurance Rate Map (FIRM); FIRM Map 04021C0475E, Effective 12/4/2007.

Zone X (shaded) is defined by FEMA as:

"Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than one foot or with drainage areas less than one square mile; and areas protected by levees from 1% annual chance flood."

3. Proposed Plan

3.1 Introduction

The purpose of the PAD overlay zoning district is to allow flexibility in development of land consistent with the goals of the Comprehensive Plan and to permit flexibility in the development standards of the underlying zones. The PAD overlay zoning district encourages imaginative and innovative planning of neighborhoods; the provision of open space and recreational amenities close to residential use, as well as innovation in residential development that results in the availability of a variety of housing opportunities and innovation in commercial development to be consistent with the theme of the community. A PAD overlay zoning district may be used in conjunction with any other zoning district upon a finding that such a development would comply with the goals, objectives and policies of the comprehensive plan and the intent of this Section175 of the Pinal County Zoning Code.

The Site is owned by the Arizona State Land Department (ASLD); however, ASLD will not be the developer of the Site. After the Site is entitled, all, or a portion of the Site will follow the typical ASLD land auction process. This entitlement document aims to create flexibility to accommodate the likely residential types and commercial land uses that the future owner or developer are versed in bringing to market while also ensuring the goals of the Comprehensive Plan and applicable requirements of the Zoning Code are sufficiently met at the time of plat or site plan review.

Exhibits within and associated with this rezoning narrative are broad and conceptual. As part of site plan and /or plat review, further detailed plans will be provided for review by Planning and Engineering Staff for consistency with this rezoning document, the proposed modified development standards associated with this rezoning, as well as any further applicable criteria of the Pinal County Zoning Code and Development Services Code.

3.2 Proposed Rezoning

The recently established Special District designation of the Pinal County Comprehensive Plan is meant to provide flexibility to promote new development needed to accommodate economic growth, provide new housing to accommodate the County's expanding population, and to encourage sustainable development. The designation allows for a mix of compatible uses within the same unit including housing, retail, employment,

public/quasi-public uses, and open spaces with a range of densities and formats depending on the implementing zoning.

Following the intent of the Special District land use designation of the Comprehensive Plan, this application proposes to rezone the Site from General Rural (GR) District to multiple base zoning districts with additional districts as permitted by the Planned Area Development (PAD) Overlay.

The table below details the size and location of the proposed base districts and additional PAD overlay districts:

Table 3.1: Proposed Zoning Districts

Land Use Area	Base Zoning District	Additional District Via PAD Overlay	Area
A	R-7 Single Residence District	No additional districts proposed in Area A	256.1
B	MR Multiple Residence District	MD-Mixed Dwelling District R-7 Single Residence District	68.1
C	C-3 General Commercial District	O-2 General Office District MR-Multiple Residence District MD-Mixed Dwelling District R-7 Single Residence District	64.8
			Total: 389.0

Exhibit 5: Proposed Zoning shows the zoning districts listed above and where they are proposed across the Site. Section 3.4 provides more detail on the acreage and location of each proposed zoning district and Section 3.5 identifies the proposed development standards associated with each proposed zoning district.

At the time of plat or site plan review, the applicant will need to identify which zoning district and development standards the proposed development will be required to follow. As required by Pinal County Staff, the following minimum information should be included on the plans when submitted to the County for review: the name and case number of this rezoning, Board of Supervisors adopted ordinance number, the selected zoning district name, and associated development standards table that will be applicable to the proposed development.

3.3 Land Use Flexibility and Controls

Because ASLD will not be the developer of the Site, detailed master plans and specific land uses or lot sizes are not known at this time and thus cannot be included in this proposal; instead, a broad conceptual plan is proposed with flexible land use options. To limit the land use flexibility, controls are proposed; the main control is a density cap. Additional controls such as minimum land use requirements, height limits, and minimum open space requirements are also included throughout this document.

3.4 Land Use Concept

As shown in *Exhibit 6: Proposed Land Use Concept* this proposal segments the Site into three Land Use Areas: Areas A, B, and C. As further explained below, it is proposed that land use intensity including building height, density, and land uses transition from the least intense in the eastern and southern portions of the Site (Area A) to the most intense development being proposed to the west in Area C along Hunt Highway. Area B, which is located in the middle of the Site, will serve as a transition area where medium intensity land uses and development are proposed. The proposed road alignment is designed to help with this land use transition. As shown in Exhibit 6, collector streets are proposed to separate the proposed low-intensity Area A from the middle and higher intensity Areas B and C.

3.4.1 Area A

Area A covers the eastern 256.1 acres of the Site. Within the Area, a range of detached single family lot sizes are proposed. While it is proposed that the smallest lot size may be 40-feet wide and 4,000 square feet, a minimum of three substantially different lot sizes will be used across Area A. "Substantially different" means that there must be a minimum lot width difference of five feet and/or a minimum lot area difference of 500 square feet.

The overall density cap for Area A is 4.5 dwelling units per acre (du/ac). This overall density cap is meant to create flexibility by allowing a range of lots sizes and densities while maintaining an overall density cap of 4.5 du/ac across Area A. It is anticipated that the density of individual project sites may be between 3 and 6 du/ac. The overall density cap ensures that small lot sizes are counter balanced by open spaces and larger lot sizes.

Area A Zoning District

The base zoning district for Area A will be R-7 - Single Residence District with modified development standards as identified in Section 3.5 of this document.

Area A Proposed Land Uses

Within Area A, all Permitted Uses and Special Uses will be as defined by the Pinal County Zoning Code in Section 275.030 and Section 275.030.

3.4.2 Area B

Area B is 68.1 acres in area and located near the western center of the Site. It has frontage on Judd Road and two proposed collector streets. It is intentionally not adjacent to any part of the existing Copper Basin neighborhood to the south, it is separated by a proposed collector street and a portion of Area A.

Area B is proposed to serve as a transition from single-family residential towards the more intense land uses that are proposed to the west in Area C. Within Area B, attached or detached multi-family developments are permitted, as well as single-family residential lots. These land uses typically range in density from approximately 3-6 du/ac for single-family and up to 40 du/ac for four-story multi-family. To greatly control this proposed land use flexibility, the overall density cap across Area B is 6 du/ac. MR uses in Area B shall be limited to multi-family detached and maximum building height shall be 30-feet. All other MR development standards shall be subject to Table 6.

Since a mix of residential uses may be developed in Area B, landscape buffers will be used to protect the less intense uses. A landscaped buffer will be provided between multi-family and single-family developments. Minimum standards for landscape buffers are detailed in Appendix A: Landscape Standards.

Area B Zoning Districts

The base zoning district of Area B will be the MR-Multiple Residence District.

The additional zoning districts, as allowed under the PAD Overlay, will be R-7 Single Residence District, and MD – Mixed Dwelling District.

Modified development standards are proposed for the base zoning district and additional districts, as outlined in Section 3.5 of this document.

Area B Land Uses

Within Area B, all Permitted Uses and Special Uses will be as defined by the Pinal County Zoning Code in Sections 280.020,280.030, 285.020, 285.030, 275.030 and 275.030.

3.4.3 Area C

Area C is 64.8 acres and located in the western portion of the Site where it fronts on Hunt Highway, Gantzel Road, and Judd Road. As shown on Exhibit 6, the most intense land uses are proposed only in Area C where they are completely separated from the existing Copper Basin neighborhood and where they have direct access to three different Principal Arterials. To meet the economic growth goals and the intent of the West Pinal Growth Area as well as the State Land Special District designations of the Comprehensive Plan, a variety of commercial, office, and residential land uses are proposed in Area C.

To balance the proposed land use flexibility within Area C, an overall density cap of 12 du/ac is proposed across the Area. Additionally, a minimum of 25-acres of commercial or office land uses are required to be developed in Area C. This means a maximum of 39.8 acres of Area C may be developed with residential uses such as attached or detached multi-family residential, duplexes, townhomes, or single-family homes. Like Area B, individual project sites within Area C may be above 12 du/ac, however, when all 64.8 acres of Area C are built out, the overall density may be no greater than 12 du/ac.

Since a mix of commercial, office, and residential uses may be developed in Area C, landscape buffers will be used to protect the less intense uses. Where commercial or office uses are proposed next to single-family or multi-family uses, a landscaped buffer will be provided. A landscaped buffer will also be provided between multi-family and single-family developments. Minimum standards for landscape buffers are detailed in Appendix A: Landscape Standards.

Area C Zoning Districts

The base zoning district of Area C will be the C-3 General Commercial District.

The additional zoning districts, as allowed under the PAD Overlay, will be O-2 General Office District, MD - Mixed Dwelling District, MR - Multiple Residence District, and R-7 Single Residence District.

Modified development standards are proposed for the MD – Mixed Dwelling District, and the MR – Multiple Residence District, as outlined in Section 3.5 of this document. No modifications are proposed to the development standards for the C-3 General Commercial District or O2 – General Office District.

Area C Land Uses

Within Area C, all Permitted Uses and Special Uses will be as defined by the Pinal County Zoning Code in Sections 325.020, 325.030, 310.020, 310.030, 285.020, 285.030, 280.020, 280.030 275.020 and 275.030.

3.4.4 Summary of Proposed Density and Maximum Unit Count

Table 3.2 below provides a breakdown of the proposed densities and maximum unit counts of the proposed land use concept:

Table 3.2 Density Caps Per Land Use Area

LAND USE AREA	AREA (AC)	MAX. OVERALL. DENSITY CAP OF THE LAND USE AREA (1)	OVERALL DWELLING UNIT CAP OF THE LAND USE AREA
A	256.1	4.5	1,152
B	68.1	6	409
C (2)	64.8	12	777
TOTAL	389.0 (3)	6	2,338

Footnotes:
(1) This average applies to the entire land use area acreage; individual developments may be higher or lower.
(2) No less than 25 acres shall be developed with commercial or office land uses.
(3) No less than 58.4 acres of open space will be provided across the Site in conformance with Sections 2.176.120 and 2.176.130 of the Pinal County Development Services Code. See Tables 7 & 8 for further details.

3.5 Development Standards

When rezoning with the use of a PAD Overlay, modifications to the by-right development standards of the Pinal County Zoning Code may be proposed. The tables and summaries found on the following pages outline the modified development standards that are proposed for the R-7, MD, and MR Districts. No modified development standards are proposed for the O-2, or C-3 Districts.

3.5.1 Modified R-7 Development Standards

The proposed modified R-7 Development Standards aim to provide housing options that respond to today's market of diverse residents and family sizes. A wider range of housing options supports the ability for residence to age in place and also supports economic growth by attracting a variety of residents which diversifies hiring options for business located within the vicinity of the Site.

Base zoning districts designated for each Land Use Area generally represent the most intense district uses that could be developed in that location. The additional districts proposed under the PAD Overlay designate existing County districts as alternatives to the base zoning district and are generally less intense and allow for land uses that are not specifically permitted within the base district.

Table 4: Modified R-7 Development Standards

PAD Standard Limiters:

- The overall density of Area A shall not exceed 4.5 du/ac.
- Within Area A, single-family lots developed at the minimum lot width of 40 feet and minimum lot size of 4,000 square feet are limited to no more than 30% of the total number of units and 25% of Area A.
- Within Area A, no fewer than three substantially different typical lots shall be use. "Substantially different" shall mean a minimum lot-width difference of 5 feet and/or a minimum lot area difference of 500 square feet.
- The overall density of Area B shall not exceed 6 du/ac.
- The overall density of Area C shall not exceed 12 du/ac.

	Existing R-7 Development Standards	Proposed Modified R-7 Development Standards
Min. Lot Area	7,000 square feet	4,000 square feet
Min. Lot Width	50 feet	40 feet
Min. Front Setback	20 feet	Front Loaded Garage: 20 feet from back of sidewalk Side Loaded Garage or Livable Area: 10 feet from PL
Min. Side Setback	10 feet each	5 feet each (1)(2) For lots that are 50-feet in width or wider, the minimum side setbacks shall be 8 feet each.
Min. Rear Setback	25 feet	10 feet For lots that are 115-feet in depth or deeper, the minimum rear setback shall be 20-feet.
Max. Building Height	30 feet	32 feet
Detached Accessory Buildings:		
Permitted Coverage	33% of total area of side and rear yards	33% of total area of side and rear yards
Maximum Height	20 feet	20 feet
Min. Distance to main building	7 feet	7 feet
Min. Distance to front lot line	60 feet	60 feet
Min. Distance to side/rear	4 feet	4 feet
Perimeter Landscape:		
Site Perimeter Landscape Areas		20-feet as measured from arterial roadways 10-feet as measured from collector roadways

Footnotes:

(1) Where a 5-foot setback is provided, enhanced building fire-proofing improvements must be provided in compliance with Pinal County applicable standards.
(2) Eaves and decorative façade appurtenances such as shutters, ornamentation, lights, bay windows, molding, or projections no greater than ten feet in width may encroach into the side yard setback so long as an accessway of no less than 3 feet in width and 7 feet in height remains clear for emergency access means.

3.5.2 Modified MD Development Standards

The proposed modified MD Development Standards aim provide a low to medium density residential option. Detached single-family homes, duplex homes, townhomes, triplexes, and quadplexes are supported by these modified standards; however, it is anticipated that duplexes, townhomes, and single-family homes will mostly be developed under these standards.

A wider range of housing options supports the ability for residence to age in place and also supports economic growth by attracting a variety of residents which diversifies hiring options for business located within the vicinity of the Site.

Table 5: Modified MD Development Standards

PAD Standard Limitations:		
The overall density of Area B shall not exceed 6 du/ac. The overall density of Area C shall not exceed 12 du/ac.		
Development Standard	Existing MD Development Standards	Proposed Modified MD Development Standards
Single-Family Detached		
Min. Lot Area	7,000 square feet	4,000 square feet
Min. Lot Width	50 feet	40 feet
Min. Front Setback	20 feet	20 feet from back of sidewalk
Min. Side Setback	10 feet each	5 feet each (1)(2)
Min. Rear Setback	25 feet	10 feet
Max. Building Height	30 feet	32
Single-Family Attached (Duplex)		
Min. Lot Area	3,500 square feet	2,500 square feet
Min. Lot Width	25 feet	25 feet
Min. Front Setback	20 feet	8 feet
Min. Side Setbacks	0 feet where attached; 10 feet unattached side	0 feet where attached; 5 feet where unattached (1)(2)
Min. Rear Setback	25 feet	10 feet
Min. distance between main buildings	20 feet	10 feet (2)(3)
Max. Building Height	30 feet	30 feet
Single-Family Attached (Townhouse up to 4 attached units)		
Min. Lot Area	3,500 square feet	1,100 square feet per dwelling
Min. Lot Width	25 feet	25 feet
Min. Front Setback	20 feet	4 feet to front property line (4) 10 feet to public right-of-way
Min. Side Setbacks	0 feet where attached; 10 feet unattached side	0 feet where attached; and 10 feet where unattached, as measured between building facades (2)(3)
Min. Rear Setback	25 feet	5 feet
Min. distance between main buildings	20 feet	10 feet (2)(3)
Max. Building Height	30 feet	30 feet
Multiple Dwelling (for not more than 4 dwellings)		
Min. Lot Area	7,000 square feet	No modified standards proposed
Min. area per each individual dwelling	1,750 square feet	
Min. Lot Width	50 feet	
Min. Front Setback	20 feet	
Min. Side Setback	10 feet each	
Min. Rear Setback	25 feet	
Max. Building Height	30 feet	
Detached Accessory Buildings		
Permitted Coverage	33% of total area of rear and side setbacks	No modified standards proposed.
Max. Height	20 feet	
Min. Distance to Main Building	7 feet	
Min. Distance to front lot line	60 feet	
Min. distance to side and rear lot lines	4 feet	
Perimeter Landscape		
Site Perimeter Landscape Areas		20-feet as measured from arterial roadways 10-feet as measured from collector roadways

Footnotes:

(1) Where a 5-foot setback or a distance of 10-feet between buildings is provided, enhanced building fire-proofing improvements may be required and must be provided in compliance with Pinal County applicable standards.

(2) Eaves and decorative façade appurtenances such as shutters, ornamentation, lights, bay windows, molding, or projections no greater than ten feet in width may encroach into the side yard setback so long as an accessway of no less than 3 feet in width and 7 feet in height remains clear for emergency access means.

(3) Patios, porches, or stoops may encroach up to one-foot from the front property line.

3.5.3 Modified MR Development Standards

The proposed modified MR Development Standards create an opportunity for the high-quality resort style multi-family communities to be developed. These communities often feature two, three, and four-story building heights and amenitized programmed open spaces like cabanas and patio seating, outdoor game areas, and pool and spa designs. The modified MR Development Standards will also allow for the one and two-story detached casita style "build-to-rent" communities. These communities are often favored by young professionals or couples who are still saving to own a home as well as empty nesters or retirees who are looking to downsize. Individuals with pets often seek these communities because units have a dedicated private yard.

Table 6: Modified MR Development Standards

Development Standard	Existing MR Development Standards	Proposed Modified MR Development Standards (1)(2)
Minimum lot area	7,000 square feet	1 acre
Minimum land area per individual dwelling	1,750 square feet	1,200 square feet
Minimum lot width	50 feet	100 feet
Minimum front setback	25 feet	For bldgs. with a height of 38 feet or less: 20 feet For bldgs. with a height greater than 38 feet: an additional 2 feet of setback for every additional foot of bldg. height.
Minimum side setbacks	10 feet each	For bldgs. with a height of 38 feet or less: 10 feet each For bldgs. with a height greater than 38 feet: an additional 2 feet of setback for every additional foot of bldg. height.
Minimum rear setback	25 feet	For bldgs. with a height of 38 feet or less: 20 feet For bldgs. with a height greater than 38 feet: an additional 2 feet of setback for every additional foot of bldg. height.
Minimum distance between main buildings	20 feet	10 feet
Maximum building height:	36 feet	4 stories / 52 feet to top of highest parapet or ridge
Detached accessory buildings:		
Permitted coverage	33 percent of the total area of the rear and side setbacks	No modified standards proposed.
Maximum height	20 feet	
Minimum distance to main building	7 feet	
Minimum distance to front lot line	60 feet	
Minimum distance to side and rear lot lines	4 feet	
Additional PAD Standards		
Site Perimeter Landscape Areas		20-feet as measured from arterial roadways 10-feet as measured from collector roadways

Footnotes:
(1) The overall density across Area B shall not exceed 6 du/ac.
The overall density across Area C shall not exceed 12 du/ac.
(2) MR uses in Area B shall be limited to multi-family detached and maximum building height shall be 30-feet. All other MR development standards shall be subject to this table.

3.6 Open Space

While PADs allow for flexibility in a variety of development standards, Section 176.060 of the Pinal County Zoning Ordinance does not allow for any alterations to landscaping for open spaces or landscaping of individual lots as provided by the developer.

The Pinal County Zoning Ordinance establishes open space standards to be applied to PAD rezoning projects. The table below outlines these codified standards and calculates how they apply to the non-commercial portions of the Site:

Table 7: Minimum Required Open Space
Per Sections 2.176.120 and 2.176.130 of the Pinal County Development Services Code

Open Space Requirement	For a Slope of 0-5%	Resulting Requirement (Calculated from 324.2 acres) [1]
Conserved Open Space:		
Conservation Open Space	0% minimum if disturbed 3% minimum if undisturbed	0 acres
Developed Open Space:		
Minimum Recreation Area Open Space (RAOS)	7% Minimum	22.7 acres [2]
Total Minimum Open Space Required	18% Minimum	58.4 acres [2]

(1) A minimum of 25 acres of Area C must be developed as Commercial or Office land uses. If desired, all of Parcel C (64.8 acres) may be developed with commercial or office land use. Per the Pinal County Zoning Ordinance, commercial and office land uses are not included in the minimum open space calculation. To determine the minimum required open space, this table assumes all of Parcel C (64.8 acres) is developed with commercial or office land uses.

(2) If less than 64.8 acres of commercial or office land uses are proposed, this minimum will increase and will be within the proposed range of open space identified in Table 8.

Per Table 7 above, by following the open space criteria of the Pinal County Zoning Ordinance, a minimum of 58.4 acres of total open space will be provided across the non-commercial portion of the Site, including a minimum of 22.7 acres of Recreation Area Open Space (RAOS).

To contribute to the minimum RAOS requirement, a centralized park of no less than five contiguous acres will be located within Area A. It will have frontage on at least two roadways and will be a minimum of 100-feet in dimension. The remaining RAOS areas will be distributed throughout the Site to provide balanced open space proximity to all residential product types. Convenient, frequent, and multiple pedestrian and bicycle routes will be provided throughout the community and will connect to open space areas. With the exception of multi-use paths, developed open spaces will reach at least 100-feet in dimension and be no smaller than one quarter acre in size.

Development will be designed to consider the minor wash and existing drainage pattern of the site. Natural drainage patterns may be incorporated into open spaces to a practicable extent to create an enhanced natural appearance of the open space. All undisturbed washes with an average flow rate of 200 cubic feet per second or greater will be preserved in an undisturbed condition and the habitat value preserved in its original condition unless the disturbance is related to roadway, flood control or other infrastructure related projects and approved by the planning director. Where natural washes are preserved, they will connect areas throughout the Site.

At this time, open spaces are conceptually acknowledged on the Proposed Land Use Concept; however, as required by Section 176.160 of the Pinal County Zoning Ordinance, a phasing plan for construction of all recreation areas tied to final plats will be submitted to and approved by County Staff prior to the approval of the first tentative plat. This ensures that the open spaces that are ultimately developed will meet all applicable Pinal County requirements, including but not limited to size, location, connectivity, landscaping, and relationship to streets.

Table 8: Proposed Open Space			
PROPOSED LAND USES	AREA	MIN. REQUIRED OPEN SPACE % PER PINAL COUNTY ZONING CODE [5]	PROPOSED MIN. OPEN SPACE [1]
Single-Family Residential Mixed Dwellings Multiple Residential	324.2 to 364 acres [2]	18%	Approx. 58.4 to 65.5 acres [4]
Commercial and/or Office	25 to 64.8 acres	N/A	N/A
Total	389.0	- -	Approx. 58.4 to 65.5 [3]

Footnotes:
(1) Open space to be provided and located as required by the Pinal County Zoning Ordinance Section Chapter 176.
(2) The minimum assumed no residential is built on Area C. It includes Area A (256.1 ac.) and Area B (68.1 ac.).
The maximum includes Area A (256.1 ac.) Area B (68.1 ac.) and a portion of Area C (39.8 ac.)
A minimum of 25 acres of commercial or office land uses are required in Area C.
(3) No less than 58.4 acres of open space will be provided across the Site in conformance with Sections 176.120 and 176.130 of the Pinal County Zoning Code.
(4) A central Recreation Area Open Space (RAOS) of no less than 5 contiguous acres in size is proposed within Parcel A. This central RAOS will have frontage on at least two roadways and will be a minimum of 100-feet in dimensions.
(5) Per Section 176.100 and 176.130 of Pinal County Zoning Ordinance.

3.7 Landscape, Planting, and Site Design Standards

All open spaces and yards will be landscaped and maintained as required by all applicable Pinal County development criteria or Appendix A of this document, whichever is greater. Appendix A of this document includes additional landscaping, planting, and site design standards that will also be adhered to across the Site. These standards consider landscape water usage, street appearance, dust control, as well as the health and comfortable enjoyment of open spaces, and a high-quality building appearance.

3.8 Transportation Improvements

As shown in Exhibit 6: Proposed Land Use Concept, collector roads are proposed to extend through Area A and along Area B. These collector roads will connect to Hunt Highway, Tourmaline Road, and Judd Road.

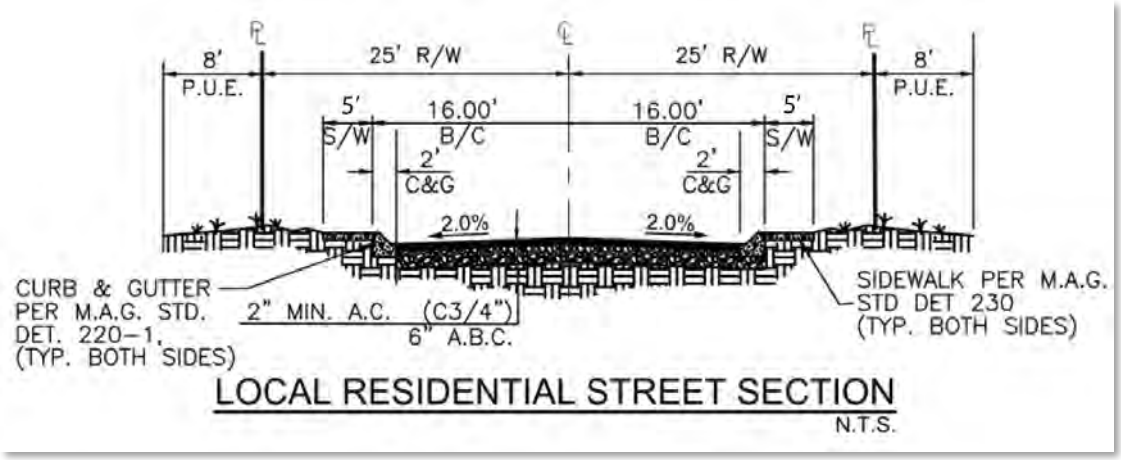
Due to the flexibility of the proposed land uses, the collector roads will ultimately be sized as determined by a future traffic impact analysis. It is anticipated that these roadways will provide one or two lanes for vehicular traffic in each direction as well as turn lanes where it is determined they are needed. A bike lane and shaded sidewalk will also be provided on each side of collector roadways.

Tourmaline Drive will be improved as a collector roadway and extended from the Copper Basin neighborhood to Judd Road. As shown in Exhibit 6, Tourmaline Drive is proposed to be realigned to continue the curvilinear street pattern throughout Copper Basin. This proposed curvilinear alignment also aims to reduce cut-through traffic and limit vehicle speeds to provide a comfortable environment for pedestrians and bicyclists. The street section for Tourmaline Drive will be determined as part of plat or site plan review when a Traffic Impact Analysis is provided to the County for review. As required by The County, the right-of-way and existing improvements of Tourmaline Drive will stay in place for the continued use of residents until right-of-way and improvements are provided for the proposed alignment.

Local streets will provide direct access to single-family and low to medium density residential uses. A 50-foot-wide local street section is proposed with this development. This street section will accommodate one lane of

traffic in each direction and on-street parking. As shown in the image below, each side will consist of 14 feet of pavement, 2 feet of curb and gutter, and an attached 5-foot-wide sidewalk.

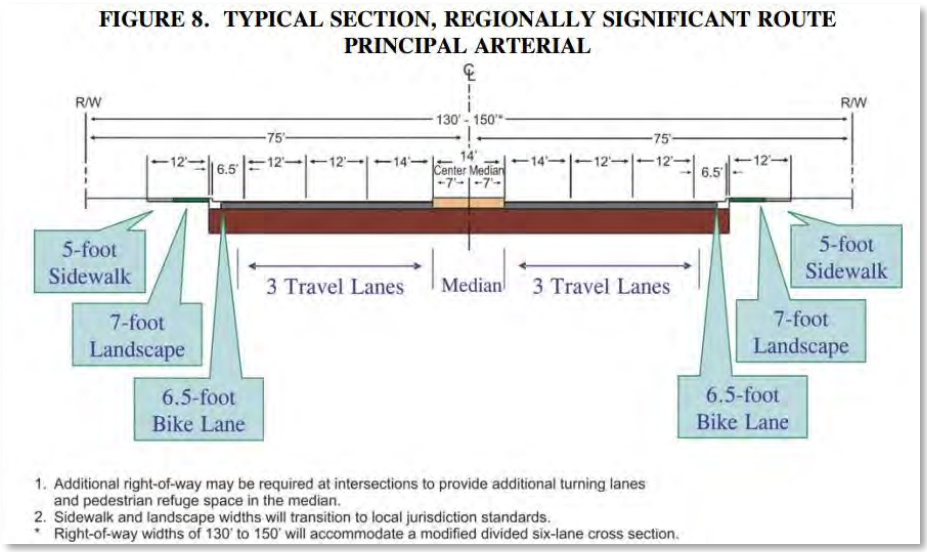
Figure 1: Proposed Typical Local Street Section



Judd Road, Gantzel Road, and Hunt Highway will be improved to meet the Principal Arterial guidelines and standards of the Regionally Significant Routes for Safety and Mobility Report. Per the report, Principal Arterials are 130 to 150 feet in width and may consist of three travel lanes in each direction, bike lanes, landscaping, and detached sidewalks. Below, Figure 2 shows the Principal Arterial Street Section as referenced in the Regionally Significant Routes for Safety and Mobility Report.

At the time of site development, right-of-way will be dedicated along these street frontages and half-street or interim street improvements, as required by the County Engineer, will be provided by the developer adjacent to the subject Site.

Figure 2: Typical Section, Regionally Significant Route Principal Arterial



3.9 Drainage

Onsite drainage will be designed to meet Pinal County's drainage requirements. Following the Pinal County Drainage Manual, runoff generated onsite will be captured and conveyed to retention basins to prevent any impacts on existing drainage patterns. The development is designed for a 100-year, 2-hour storm event, and retention requirements will be addressed as a whole for each parcel. All onsite drainage will ultimately be retained within the site. Catch basins, street capacity calculations, volume calculations, and equalizer basins will be designed in the final engineering phase, with catch basin sizing to be completed and included in the final drainage report once the grading design is finalized.

Offsite flows will be conveyed through the project site to from the south to an existing wash north of the site, following the historic drainage pattern.

The drainage design for this project will not cause any adverse drainage impacts or increased drainage problems for adjacent properties.

3.10 Public Utilities and Services

3.10.1 Water

The proposed development aims to expand and enhance the existing water infrastructure to support the new parcels and residential lots. As part of the development plan, a water system loop will be created, connecting back into the current network. It is assumed that an 8-inch water line will be required within the streets, while the minor arterials will feature a combination of 8-inch and 12-inch lines. These new water lines will be integrated with the existing infrastructure to maintain system continuity.

3.10.2 Sewer

The proposed sewer system within the development will primarily consist of gravity flow, directing wastewater southeast to the existing lift station. Based on the preliminary sewer report and a review of the existing surface conditions, there is a small section in the northern part of the development where the sewer line will not meet the required minimum cover beneath the road. To address this, a small lift station may be needed to convey flow from the northern parcels to the rest of the system.

4. ASLD Authorization

The intent of the Proposed Plan, as outlined in Section 3.1, is to create an appropriate amount of development flexibility for the future landowners. The current owner, Arizona State Land Department (ASLD), will not be the future owner or developer of the Site. After the Site is entitled, all, or a portion of the Site will follow the typical ASLD land auction process.

ASLD authorization shall be required as part of any applications submitted to The County requesting an amendment to the zoning while ASLD retains ownership of any portion of land located within the Site.

5. Conclusion

Section 176.070 of the Pinal County Zoning Ordinance lists the review criteria that the Planning and Zoning Commission and Board of Supervisors shall consider when reviewing proposals to rezone to Planned Area Development (PAD) District. Each of these criteria are listed below and followed with a statement of how the criteria is met by the proposal.

1. The proposed development is consistent with the goals, objectives and policies of the comprehensive plan and the requirements of this chapter.

    a. As provided for by the Comprehensive Plan, a Non-Major Amendment has been proposed, changing from Suburban Neighborhood and West Pinal Growth Area to the State Land Special District and West Pinal Growth Area. Although an amendment is proposed, key goals of the Suburban Neighborhood designation are still achieved by the proposal. These mainly include:

        i. The majority of the site is proposed to be developed with residential homes that are up to two-stories in height, as particularly called for within the Suburban Neighborhood designation.

        ii. Along Hunt Highway, and where the Site is further away from surrounding residential homes, taller building heights and more activated land uses are proposed including mixed attached or detached residential uses and commercial uses. This aligns with the Suburban Neighborhood guidance while balancing the guidance of the West Pinal Growth Area which is focuses on substantial economic and community development.

        iii. The Suburban Neighborhood designation specifically calls for new neighborhoods to be connected to adjacent communities. This PAD proposes to extend Tourmaline through the site in a manner that deters non-local cut-through traffic and supports safety for bicyclists and pedestrians.

2. The arrangement of all uses and improvements reflect the natural capabilities and limitations of the site as well as the characteristics and limitations of adjacent property.

    a. Intense land uses are only proposed where they are adjacent to Principal Arterials. The flexibility created for Area C permits a wide range of land uses with different access needs or frontage preferences along Hunt Highway and Gantzel Road. This flexibility will help to ensure Area C is developable despite the restrictions of the existing overhead electric easements.

3. The development is compatible with the uses of adjacent properties.

    a. As outlined in Section 2 of this document, the Site is currently surrounded by similarly sized single-family lots, as well as similarly scaled commercial land uses.

4. Transportation improvements and open space areas are arranged on the site to provide connections throughout the planned neighborhoods.

    a. Tourmaline Drive is proposed to extend through the Site to connect the existing Copper Basin neighborhood to Judd Road and ultimately up to Bella Vista.

5. There are adequate facilities planned for water, sewer, stormwater and streets.

    a. Prior to site plan and plat review, further detailed studies and reports are required to be submitted regarding water, sewer, stormwater, and traffic. These submittals must be approved by the County Engineering and Planning Staff in order for the Site to be developed.

6. The project location, design and size are such that the development will be well integrated with the surroundings, is planned and developed with the intention to harmonize with any existing or proposed development in the adjacent neighborhood. If the proposed development departs from the character of surrounding uses, the location and design of the development will adequately reduce the impact of the development so that it will not be detrimental to adjacent properties.

    a. 256.1 acres of the 389-acre site are proposed to be developed with single-family homes same or similar in size to residential lots located within the existing Copper Basin and Johnson Ranch neighborhoods.

    b. Greater building heights and higher intensity land uses are proposed on the remainder of the Site along future 6-lane Principal Arterials. The more intense land uses are completely separated from the existing residential lots and are controlled by the proposed overall density caps for each Area, the proposed development standards, and the minimum open space requirements.

7. The proposed streets and thoroughfares are suitable and adequate to serve the proposed uses and the anticipated traffic has been accommodated through the use of appropriately designed streets and the responsibility for maintenance of such streets has been shown.

    a. Prior to plat and site plan review, a detailed Traffic Impact Analysis will be performed to ensure the proposed streets are sized to accommodate the proposed development.

8. Every structure containing residential, office, commercial or industrial uses has direct access to a public street or court, walkway or other common area dedicated to public use or owned and maintained as common ground.

    a. Yes, every structure containing residential, office, or commercial uses will have direct access to a public street, court, walkway, or other common public area.

9. Open space is provided as required in this chapter.

    a. Table 7 of this document explains the minimum required open space per the Pinal County Zoning Ordinance. Table 8 explains how this minimum open space requirement will be met and confirms the minimum acreage and open space standards will be held to.

10. Where applicable, whether the proposed development complies with the Regionally Significant Routes for Safety and Mobility, Final Report, December 2008, and the Regionally Significant Routes for Safety and Mobility, Access Management Manual, October 2008.

    a. As outlined in Section 3.7of this document, Judd Road, Hunt Highway, and Gantzel Road will be improved to meet the standards of the Principal Arterial Street Section, as provided in the Regionally Significant Routes for Safety and Mobility, Final Report.

APPENDIX A:
LANDSCAPE, PLANTING, AND SITE DESIGN STANDARDS

1. LANDSCAPE & SITE STANDARDS

A. Landscaping Components

Landscaping may include trees, shrubs, ground cover, vines, walkways, ponds, fountains, benches, sculpture, shade structures, and other materials used for enhancing the exterior appearance of a development or parking area.

B. Installation per Approved Plans

All required landscaping shall be installed in accordance with the approved landscape plan prior to issuance of a final Certificate of Occupancy.

C. Minimum Area and Site Design Standards

Commercial and Office Uses:

1. Each commercial development must include a minimum of 100 square feet of shaded seating area for customers outdoors in a convenient location.
2. Back of house and loading areas must be screened from public view.
3. Roll-up doors and loading bays must be a minimum of 50 feet from residential uses.
4. No visible roof ladders are allowed.
5. Auto service and storage must be screened from view.
6. Provide a convenient point of connection to abutting projects.
7. SES panels must be screened per utility company guidelines and architecturally blended into the building.

Attached or Detached Single-Family Residential:
(For R-7-Single Residence projects and duplex or townhome projects built under the MD-Mixed Dwelling Development Standards)

1. Thematic landscaping, monumentation or neighborhood signage is encouraged at neighborhood entrances.
2. Provide convenient points of connections to abutting projects.
3. Four-sided architecture is encouraged to a practicable extent relative to the proposed housing product.
4. Each neighborhood should consist of a minimum of three floor plans and three elevations, and constructing the same elevations side by side is discouraged. For townhome or duplex developments, a minimum of two floor plans and elevations should be used. Constructing the same elevations side by side may be acceptable in townhome and duplex developments.
5. Front yards must be landscaped.

Multi-Family Residential:
(For projects built under the MR-Multiple Residence Development Standards)

1. Four-sided architecture is encouraged.
2. SES panels must be screened per utility company guidelines and architecturally blended into the building.
3. Open space amenity areas should be easily accessible to all units via walkways.
4. For attached multi-family units, a minimum of 60% of the units shall have a solid covered private open space of no less than five (5) feet in dimension.
5. For multi-family developments of 100 or more units, one swimming pool with a minimum surface area of 10 square feet per unit is required. The pool surface area may be divided between two pools.
6. For multi-family developments of 100 or more units, one enclosed community facility of at least 800 square feet is required.
7. An active amenity of at least 400 square feet in size must be provided for all multi-family developments of 50 units or more. This may include a children's playground, outdoor workout equipment, pickleball courts or other sport courts. Lawn game area should not count towards this criterion.

D. Street Frontage and Landscape Area Standards

Commercial Uses:

1. A minimum landscaped area of 30' x 100' should be provided at arterial intersections.
2. A minimum of a 20-foot-wide landscape area shall extend from the right-of-way line of any arterial roadway.
3. A minimum of a 10-foot-wide landscape area shall extend from the right-of-way line of any collector roadway.

Single-Family Residential:

1. A minimum landscaped area of 30' x 100' should be provided at arterial intersections.
2. A minimum of a 20-foot-wide landscape area shall extend from the right-of-way line of any arterial roadway.
3. A minimum of a 10-foot-wide landscape area shall extend from the right-of-way line of any collector roadway.
4. A minimum of a 10-foot-wide landscape area shall be provided at the end of residential blocks.
5. Each single-family home must have private open space.

Multi-Family Residential:

1. A minimum landscaped area of 30' x 100' should be provided at arterial intersections.
2. A minimum of a 20-foot-wide landscape area shall extend from the right-of-way line of any arterial roadway.
3. A minimum of a 10-foot-wide landscape area shall extend from the right-of-way line of any collector roadway.

E. Driveways and Drive Aisles

Driveways may perpendicularly cross through a required landscape area to allow for access. Otherwise, drive aisles shall not be located within required landscape areas.

F. Parking Overhang

The landscape area beneath a parking overhang may be calculated towards the required landscaping area as long as it is landscaped with vegetation.

G. Undeveloped Areas in Approved Plan

Any portion of a site on an approved plan depicting buildings, parking, driveways or sidewalks shall be landscaped with inorganic material for dust control purposes. Areas shown on plans for future development shall be protected from unauthorized vehicular access.

H. Irrigation

A programmable automatic irrigation system shall be provided to all landscaped areas requiring water. Water conservation fixtures shall be used.

I. Pavement Edge and Planter Protection

All permanent uses other than individual single family residential lots shall provide a six (6) inch, poured-in-place vertical concrete curb, flush curb or other County approved material for all parking areas, drive aisles, planters and landscaped areas.

J. Turf Area Border

Turf areas shall be separated from other landscape areas by a six (6) inch wide poured in place concrete curb or other County approved material. Curbing manufactured from metal or similar materials are prohibited.

K. Vehicular Screening Landscape

1. Where landscaping is used as a screening method, it shall be planted and maintained as a continuous non-deciduous landscape hedge between three (3) feet and four (4) feet in height, measured from finish grade.
2. Landscape screening shall not be located in public rights-of-way, street frontage landscape areas, or on top of any retaining wall.
3. The landscape hedge shall be set back a minimum of three (3) feet from the perimeter of any parking overhang, driveway, or any access aisle.
4. Plant materials shall be of a non-deciduous species.

2. LANDSCAPE + PLANTING STANDARDS

A. Minimum Tree Size

All approved trees shall have a minimum size as follows:

Minimum Tree Size	
Tree Type	Size
Tree Height (Deciduous and Non-Deciduous)	6 feet (typically in a 24-inch box)
Palm Tree	5 feet
Caliper Single Trunk	.75 inches measured 4 inches above the soil line
Caliper Multi-Trunk	.75 inches (average of 2 largest trunks) as measured 4 inches above the soil line

1. All trees planted within the sight distances for controlled and uncontrolled intersections shall adhere to the sight visibility requirements of the County.

B. Tree Planting

All trees shall be planted, staked and maintained in accordance with the Arizona Nursery Association standards.

C. Inorganic Ground Cover

All landscape areas not covered by turf, sidewalks, play equipment, temporary basins, lakes, or ponds, or hardscape features shall be covered by an approved inorganic ground cover such as decomposed granite, crushed rock, gravel, rip rap, and/or boulders. The depth of coverage shall be specified on the approved landscape plan.

D. Streets, Raised Median, Cul-de-sac, Turn-arounds, Traffic Circles and Roundabouts within Street Right-of-Way and Landscape Area Planting Standards

The following landscaping is required between curbs, between the curb and the property line, and behind the right-of-way along all arterial and collector streets:

1. Landscaping shall be installed at the time of construction.
2. Arterial intersections shall have a minimum 30 foot wide by 100-foot-long landscape area established and maintained along the street frontage. This area shall be measured from right-of-way lines.
3. Arterial Streets require 20 feet of landscape area abutting and parallel to the street.
4. Collector and Local Streets require 10 feet of landscape area abutting and parallel to the street
5. Minimum Tree Size shall be planted in the quantity of one (1) tree per 30 feet of lineal street frontage, exclusive of driveways. Trees shall be located as shown on an approved landscape plan.
6. At least 50 percent of the required arterial street trees shall be 24-inch box size or larger.
7. Development projects are encouraged to identify streetscape theme trees and plant a minimum of 50 percent of the arterial street trees following the identified theme.

8. Shrubs with a minimum size of five (5) gallons shall be planted to complement the placement of trees. Shrubs shall be planted at a minimum rate of six (6) shrubs per tree.

9. Shrubs and vegetative groundcovers shall be planted to cover a minimum of 25 percent of the landscape area.

10. All shrubs and ground covers planted within the sight distances for controlled and uncontrolled intersections shall adhere to County sight visibility and height requirements.

11. Street trees, shrubs, accent plants, and ground covers planted in the right-of-way shall be selected from the Arizona Department of Water Resources Low Water Use/Drought Tolerant Plant List for the Phoenix Active Management Area.

12. The design of streetscape areas shall include the appearance of natural contours.

13. Stormwater retention areas shall not exceed 50 percent of the street frontage landscape area behind the curb line and street side landscape area, exclusive of driveways. All plant material utilized in the development of stormwater retention/detention basins shall be native and drought tolerant.

14. Trees planted within utility easements shall comply with requirements established by that utility company. Where utility easements prevent the planting of trees required by this section, the landscape area shall be increased in width by the amount affected by the easement.

15. Ten-foot landscape islands, exclusive of sidewalks and walls, are required at the end of parking lot rows abutting rights-of-way and or main private drives.

E. Side and Rear Landscape

A. Required side and rear landscape areas extend inward from the property line of the development site by a distance specified in Section 1.D of Appendix A: Landscape Standards. The table below prescribes the amount of vegetative material required to be planted in the landscape areas.

Side and Rear Landscape Area Requirements		
Landscape Material	Density	Minimum Size at Planting
Non-Deciduous Tree	2 per 1000 square feet	24-inch box
Shrubs	5 per 1000 square feet	5 gallon
Vegetative Groundcover	20% of area	1 gallon
Inorganic Groundcover	100% of area	N/A
(1) These requirements apply to all proposed land uses of the PAD. (2) For single-family residential projects, this applies to any required site perimeter setback or required landscape area per Section 1.D of Appendix A: Landscape Standards and does not apply to individual single-family lots.		

B. All trees planted in a required side or rear landscape area shall be semi-deciduous, non-deciduous or evergreen and located and maintained to provide an effective visual screen from abutting uses.

C. Required perimeter landscape areas separating non-residential uses from residential uses and multi-family residential uses from single family residential uses shall only be used as open space or for the following if they do not interfere with their effectiveness as a visual screen and separation between uses:

1. Electrical equipment, including transformers, cable television and telephone equipment, but excluding generators.

2. Trails/passive recreation.
3. Bollard lighting.
4. Stormwater retention.
5. Play areas.
6. Seating.

F. Parking Lot Landscaping

1. Parking lot trees shall be planted in and around the parking lot at a ratio of one (1) per every eight (8) parking spaces.

Parking Lot Landscape Requirements	
Landscape Material	Size
Minimum Branch Height	6 feet (typically in a 24-inch box)
Caliper Single Trunk	2 inches
Caliper Multi-Trunk	1.5 inches

2. No more than eight (8) consecutive parking spaces shall be constructed without a landscape island.

3. Parking lot island planters may not be less than six (6) feet from face of curb to face of curb with a minimum interior planting area of five (5) feet.

4. Parking lot trees may not be counted toward the required side and rear tree requirements.

5. Trees shall be located to maximize the shading effect for pedestrian and vehicles. Automotive dealerships may substitute other shade devices in lieu of 50% of the required parking lot trees.

6. Diamond planters are not permitted for landscape purposes.

7. A minimum of 10 percent of a parking lot shall be evenly landscaped with vegetation.

8. Each end parking space of a row shall be separated from the drive aisle by a landscape island or peninsula.

H. Retention Basins

1. Retention basins shall be finished with inorganic ground cover and/or vegetation. Trees and shrubs shall be primarily located on the slopes and upper banks.

2. Retention basins located along street frontages shall be designed as an integral part of any frontage landscape area.

3. Retention basins shall be contoured to create a natural appearance.

4. Retaining walls shall not be located within right-of-way or required street landscape areas except as approved by a technical variance. Technical variances do not relieve an applicant from complying with the intent of the Zoning Code or PAD standards.

5. Additional engineering and planning standards may apply pertaining to retention basin requirements including maximum slopes and depths.

6. Retention basins shall be constructed in accordance with plans approved by the County Engineer and shall conform to approved grading and landscape plans.

I. Landscape Maintenance

1. Landscaped areas shall be maintained by the owner, homeowner(s) association, or lessor of the property. Maintenance shall include pruning, trimming, watering, removal and replacement of dead plant material, or other required improvements.

2. The landscaping shall be maintained in a weed-free manner.

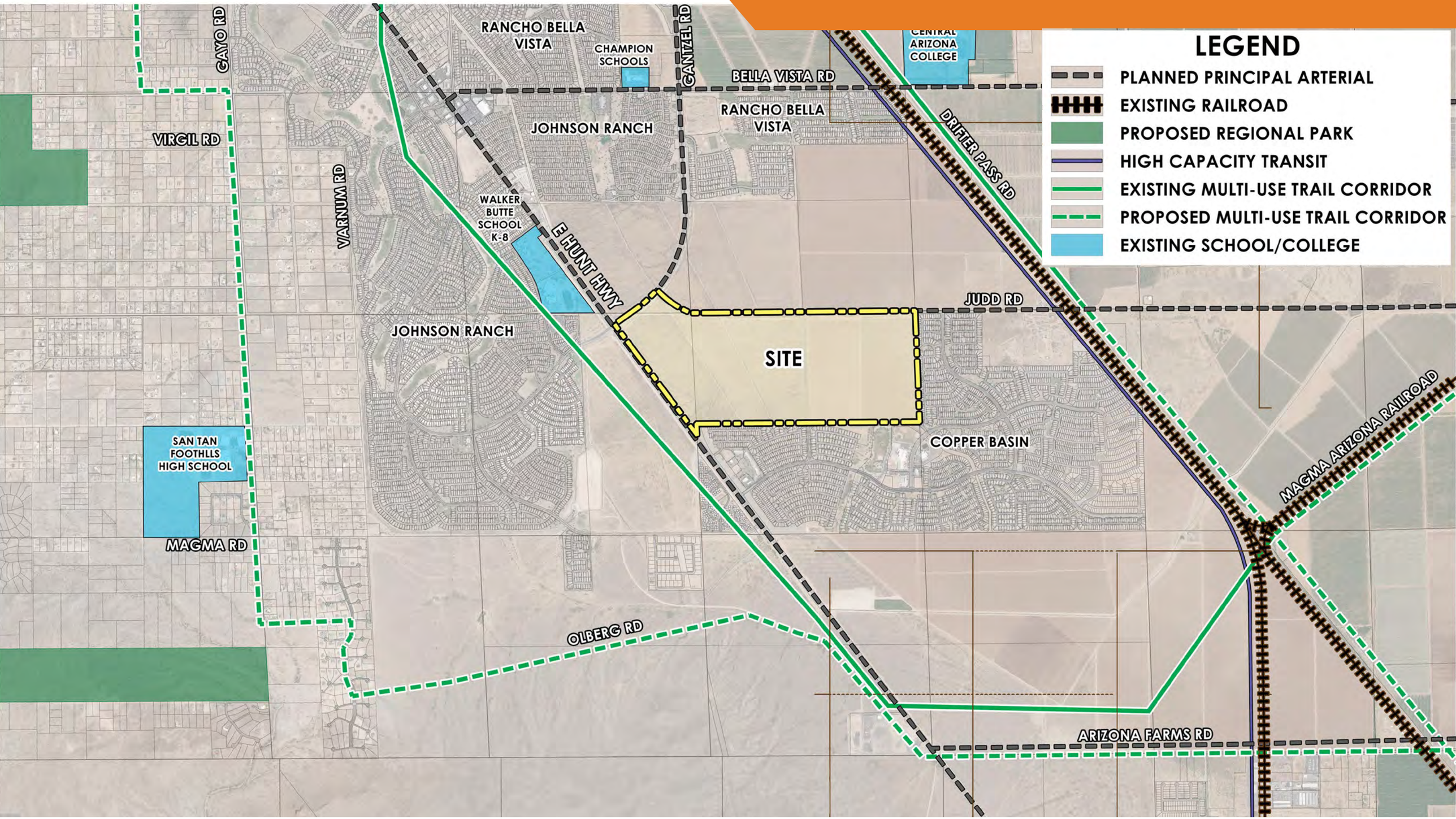
3. The irrigation system shall be in good working condition and shall be programmed in accordance with seasonal irrigation requirements. Broken, leaking, or damaged irrigation systems shall be repaired within 24 hours.

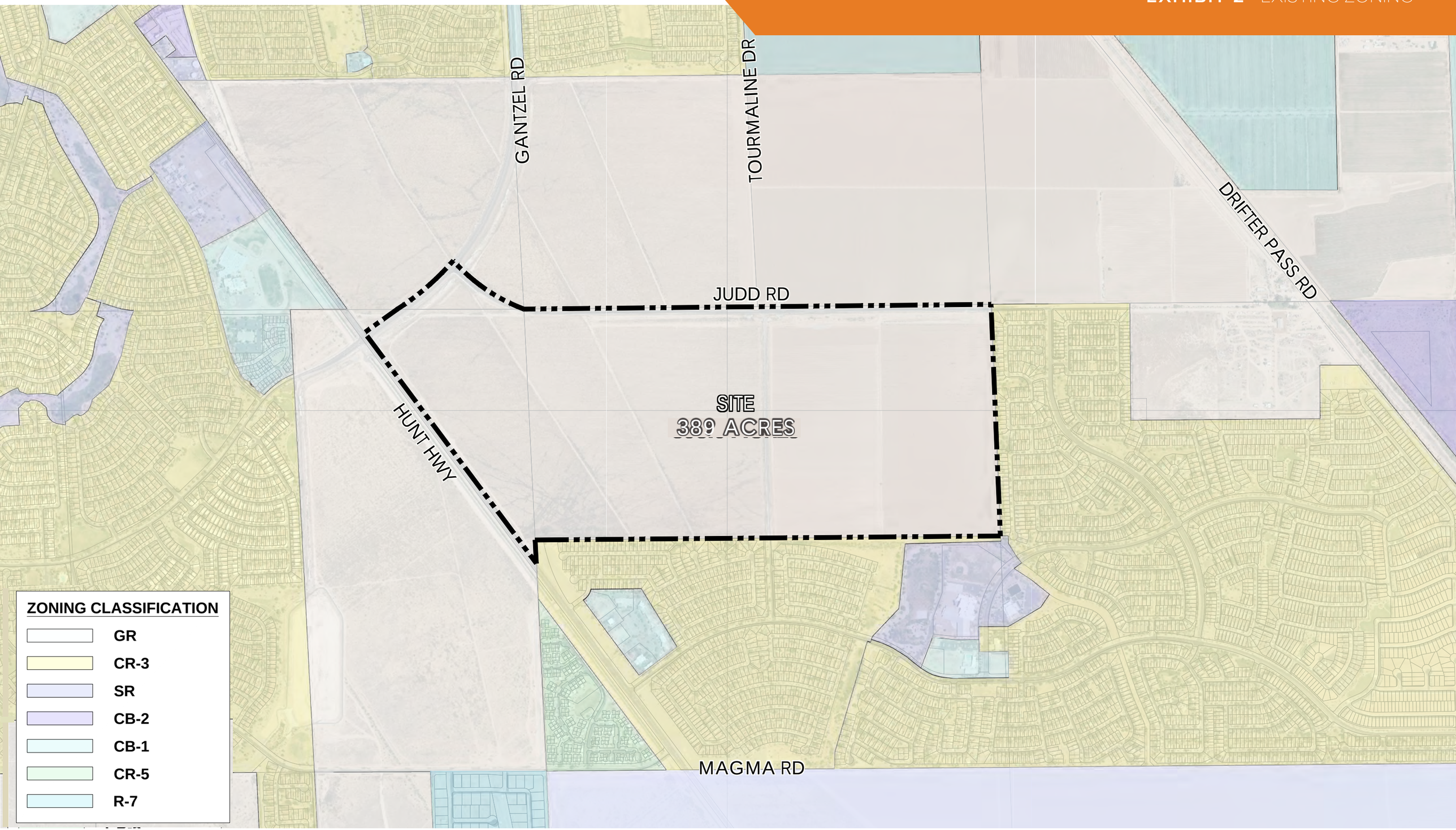
4. The landscaped area shall be maintained free of debris.

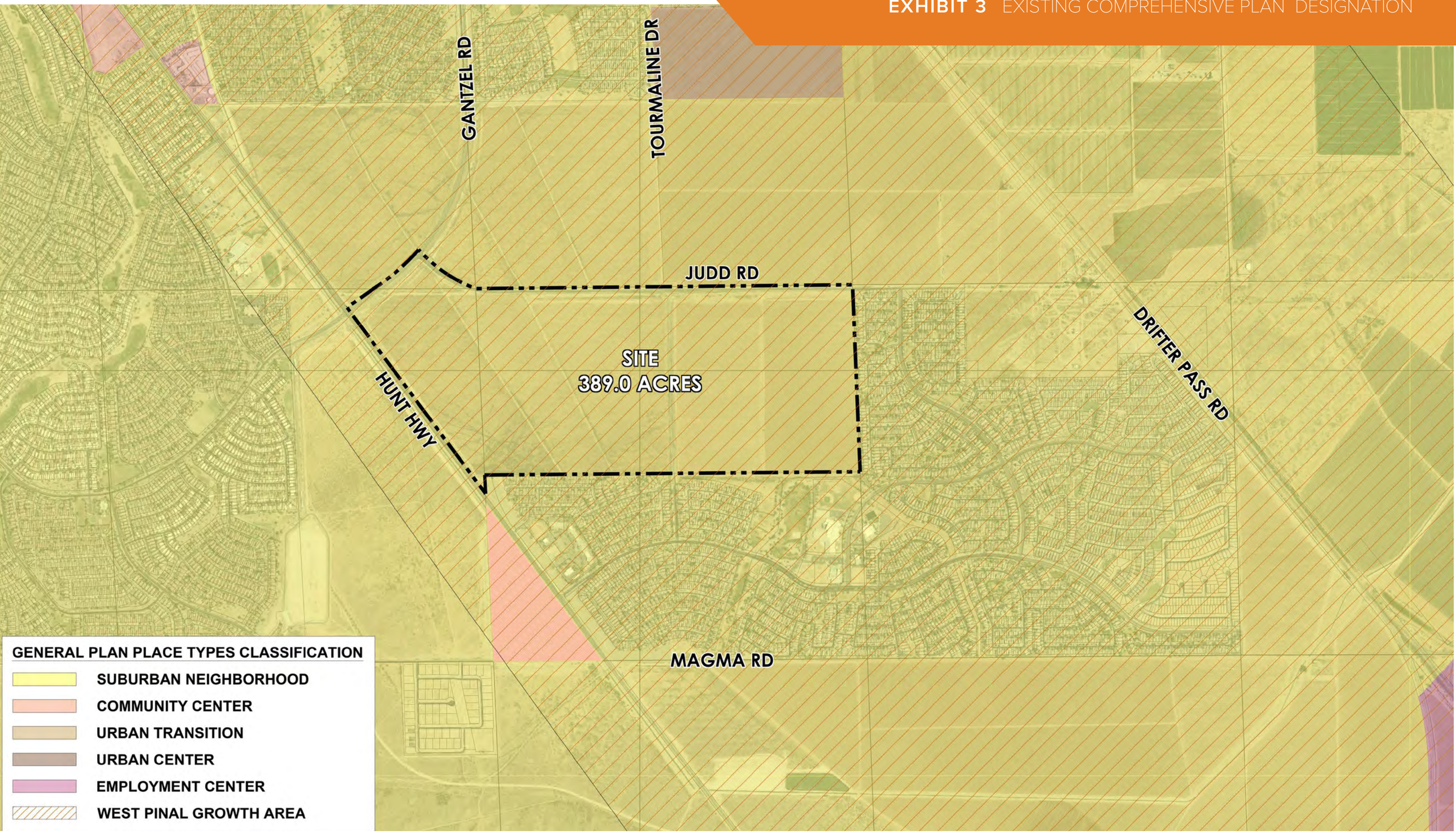
5. Landscaping shall be maintained at the level shown on the original approved landscape plan.

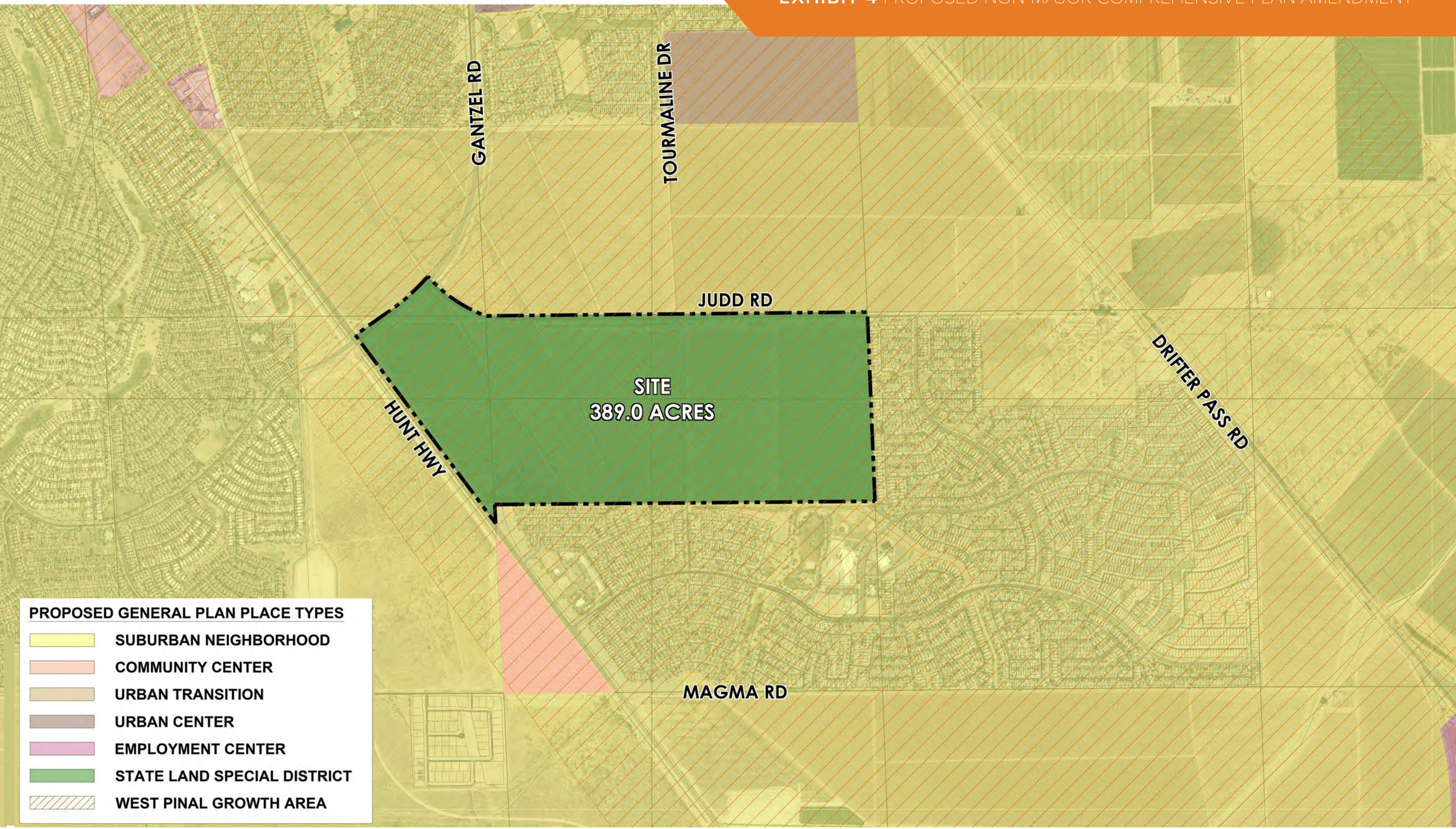
6. Amenities shown on the approved landscape plan shall be maintained in good repair.

7. Common area fences and the exterior face of property line fences shall be maintained by the owner, homeowner(s) association, or lessor of the property or common area.


LEGEND
PLANNED PRINCIPAL ARTERIAL
EXISTING RAILROAD
PROPOSED REGIONAL PARK
HIGH CAPACITY TRANSIT
EXISTING MULTI-USE TRAIL CORRIDOR
PROPOSED MULTI-USE TRAIL CORRIDOR
EXISTING SCHOOL/COLLEGE
SITE
RANCHO BELLA VISTA
CHAMPION SCHOOLS
CANTZEL RD
BELLA VISTA RD
CENTRAL ARIZONA COLLEGE
JOHNSON RANCH
RANCHO BELLA VISTA
DRIFTER PASS RD
GAYO RD
VIRGIL RD
VARNUM RD
WALKER BUTTE SCHOOL K-8
E HUNT HWY
JUDD RD
JOHNSON RANCH
SAN TAN FOOTHLLS HIGH SCHOOL
COPPER BASIN
MAGMA ARIZONA RAILROAD
MAGMA RD
OLBERG RD
ARIZONA FARMS RD


GANTZEL RD
TOURMALINE DR
DRIFTER PASS RD
JUDD RD
HUNT HWY
SITE
389 ACRES
MAGMA RD
ZONING CLASSIFICATION
GR
CR-3
SR
CB-2
CB-1
CR-5
R-7


GANTZEL RD
TOURMALINE DR
JUDD RD
SITE
389.0 ACRES
HUNT HWY
DRIFTER PASS RD
MAGMA RD
GENERAL PLAN PLACE TYPES CLASSIFICATION
SUBURBAN NEIGHBORHOOD
COMMUNITY CENTER
URBAN TRANSITION
URBAN CENTER
EMPLOYMENT CENTER
WEST PINAL GROWTH AREA


GANTZEL RD
TOURMALINE DR
JUDD RD
SITE
389.0 ACRES
HUNT HWY
DRIFTER PASS RD
MAGMA RD
PROPOSED GENERAL PLAN PLACE TYPES
SUBURBAN NEIGHBORHOOD
COMMUNITY CENTER
URBAN TRANSITION
URBAN CENTER
EMPLOYMENT CENTER
STATE LAND SPECIAL DISTRICT
WEST PINAL GROWTH AREA

THE PAD PROVISIONS OF THE PINAL COUNTY ZONING CODE ALLOW FOR APPLICANTS TO PROPOSE ADDITIONAL ZONING DISTRICTS (BEYOND THE PROPOSED BASE ZONING DISTRICT) AND/OR MODIFIED DEVELOPMENT STANDARDS. THE TABLE BELOW EXPLAINS WHERE ADDITIONAL ZONING DISTRICTS AND MODIFIED DEVELOPMENT STANDARDS ARE PROPOSED:

LAND USE AREA	BASE DISTRICT	ADDITIONAL DISTRICTS	DEVELOPMENT STANDARDS
A	R-7	N/A	PROPOSED MODIFICATIONS
B	MR	MD, R-7	PROPOSED MODIFICATIONS
C	C-3	O-2, MR, MD, R-7	PROPOSED MODIFICATIONS

GANTZEL RD

TOURMALINE DR

JUDD RD

AREA C
C-3 DISTRICT WITH PAD OVERLAY
64.8 AC

AREA B
MR DISTRICT WITH PAD OVERLAY
68.1 AC

AREA A
R-7 DISTRICT WITH PAD OVERLAY
256.1 AC

HUNT HWY

JOHNSON RANCH NEIGHBORHOOD

COPPER BASIN NEIGHBORHOOD

MAGMA RD

ZONING CLASSIFICATION

- GR
- CR-3
- SR
- CB-2
- CB-1
- CR-5
- R-7
- MR
- C-3

LAND USE AREA	SIZE	OVERALL DENSITY CAP (1)	MAXIMUM UNIT COUNT
AREA A	256.1 AC	4.5 DU/AC	1,152
AREA B	68.1 AC	6 DU/AC	409
AREA C (2)	64.8 AC	12 DU/AC	777
TOTAL	389 AC (3)	- -	2,338
OPEN SPACE	MIN. 58.4 TO 65.5 AC	- -	- -

FOOTNOTES:
Footnotes:
(1) This density cap applies to the entire land use area acreage; individual developments within the Area may be higher or lower.
(2) No less than 25 acres shall be developed with commercial or office land uses.
(3) No less than 58.4 acres of open space will be provided across the Site in conformance with Sections 2.176.120 and 2.176.130 of the Pinal County Development Services Code.

GANTZEL RD

JUDD RD

C.
64.8 AC
C-3 District with PAD Overlay and O-2, MR, MD & R-7 Districts

MIN. 25 AC. OF C-3 OR O-2 USES ARE REQUIRED.

B
68.1 AC
MR District with PAD Overlay and MD & R-7 Districts

A.2
80.7 AC

A.1
125.2 AC
All "A" Areas:
R-7 District with PAD Overlay

A.3
50.2 AC

TOURMALINE DR

MIN. 5 AC. CENTRAL RECREATION AREA OPEN SPACE

REMAINING OPEN SPACES TO BE BALANCED ACROSS THE SITE

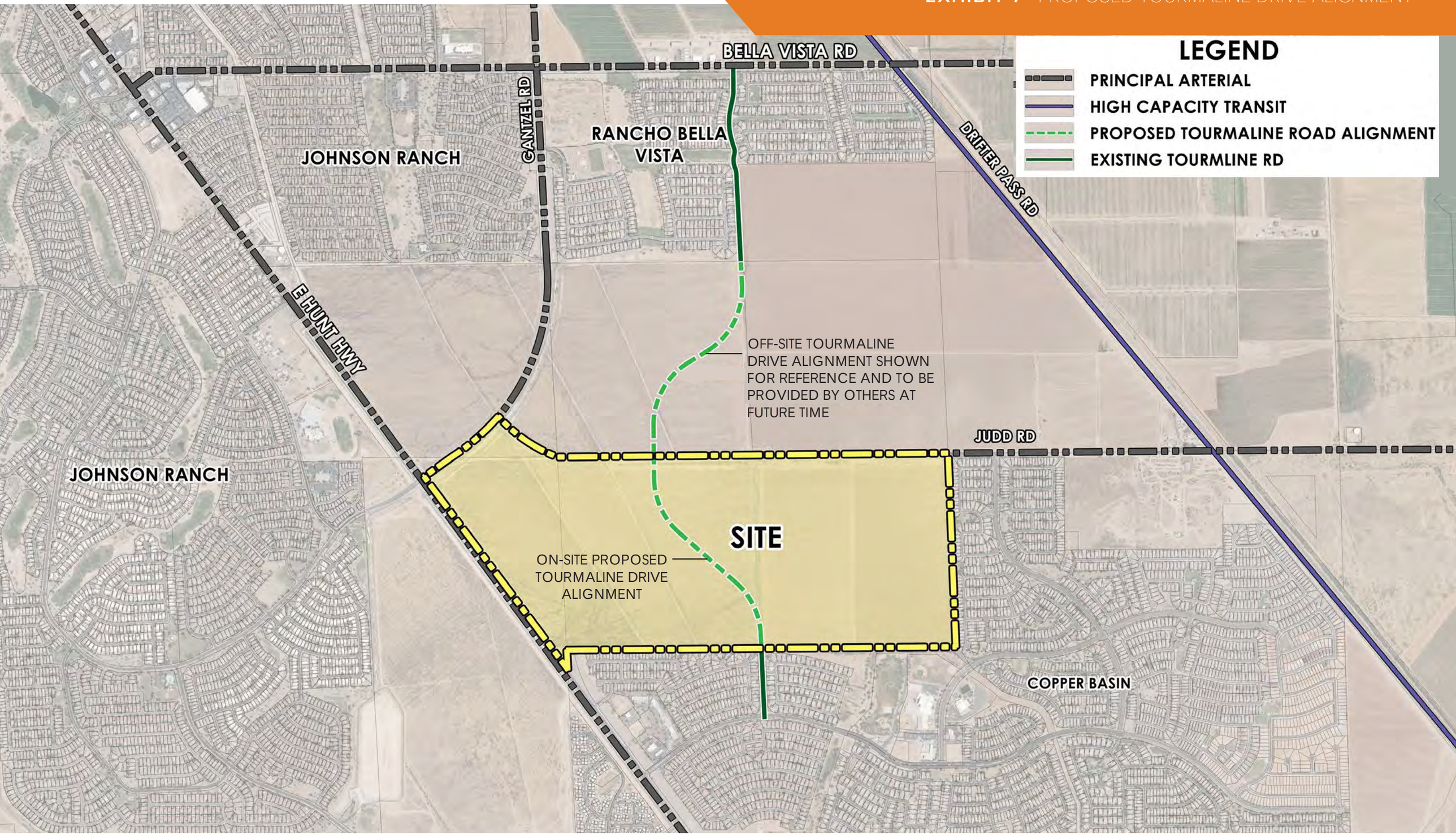
HUNT HWY

JOHNSON RANCH

COPPER BASIN NEIGHBORHOOD

Proposed access from arterial roads is conceptually shown.

Exact location of access will follow all applicable criteria of RSRSM 2017 Access Management Manual Update.


LEGEND
PRINCIPAL ARTERIAL
HIGH CAPACITY TRANSIT
PROPOSED TOURMALINE ROAD ALIGNMENT
EXISTING TOURMLINE RD
BELLA VISTA RD
CANTZEL RD
RANCHO BELLA VISTA
DRIFTER PASS RD
JOHNSON RANCH
E HUNT HWY
OFF-SITE TOURMALINE DRIVE ALIGNMENT SHOWN FOR REFERENCE AND TO BE PROVIDED BY OTHERS AT FUTURE TIME
JUDD RD
JOHNSON RANCH
SITE
ON-SITE PROPOSED TOURMALINE DRIVE ALIGNMENT
COPPER BASIN

NORTH COPPER BASIN

PAD BOOK

Single Residence (R-7), Multiple Residence (MR), Mixed Dwelling (MD), General Commercial (C-3), and General Office (O-2) Districts



Pinal County

Case #: PZ-PD-018-24
1st Submittal: November, 2024
2nd Submittal: June, 2025

Project Location:
East of Hunt Highway, south of Gantzel Road and Judd Road.
North of the existing Copper Basin neighborhood

RVi Planning + Landscape Architecture

SUNRISE ENGINEERING

Lokahi

PAD BOOK

Microsoft Word - PAD FORMAL NEW 01-04-24

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12. Recreation Amenities
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15. Maximum Residential Density of Each Planning Unit
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1. Purpose of Request

On behalf the Arizona State Land Department (ASLD), RVi Planning + Landscape Architecture is pleased to submit this Rezoning application package for North Copper Basin, an approximately 389-acre Site of State Trust Land located at the east corner of Hunt Highway and Gantzel Road.

It is requested to rezone the Site from General Rural to three base zoning districts and a Planned Area Development (PAD) overlay to allow for flexible development of the Site with approximately (A) 256.1 acres of single-family residential, (B) 68.1 acres of mixed residential uses, and (C) 64.8 acres of flexible commercial, office, and/or residential uses. Over the base zoning districts, the PAD Overlay is proposed to apply to the entire 389-acre Site. See *Exhibit 1: Site Context* for the location of the site.

More precisely, the request is to rezone from General Rural to the following three base districts:

- R-7 – Single Residence District (Land Use Area "A", 256.1 acres)
  - The flexible provisions of the PAD Overlay are proposed to establish modified development standards.
- MR – Multiple Residence District (Land Use Area "B", 68.1 acres)
  - The flexible provisions of the PAD Overlay are proposed to additionally allow the MD - Mixed Dwelling District, and R-7 - Single Residence District within this Area subject to the modified development standards.
- C-3 General Commercial District (Land Use Area "C", 64.8 acres)
  - The flexible provisions of the PAD Overlay are proposed to additionally allow the O-2 General Office District, MD - Mixed Dwelling District, MR - Multiple Residence District, and R-7 Single Residence District within this Area subject to the modified development standards.

2. Description of Proposal

This application proposes to rezone the Site from General Rural (GR) District to multiple base zoning districts with additional districts as permitted by the Planned Area Development (PAD) Overlay. Base zoning districts designated for each Land Use Area generally represent the most intense district uses that could be developed in that location. The additional districts proposed under the PAD Overlay designate existing County districts as alternatives to the base zoning district and are generally less intense and allow for land uses that are not specifically permitted within the base district. This flexibility of having multiple zoning district options in Land Use Areas B & C will ensure for a balanced mix of available uses that can adapt to market conditions. Area C will require a minimum of 25 acres of gross land area to be developed for commercial or office uses.

The table below details the size and location of the proposed base districts and additional PAD overlay districts:

Table 1: Proposed Zoning Districts

Land Use Area	Base Zoning District	Additional Districts via PAD Overlay	Area
A	R-7 Single Residence District	No additional districts proposed in Area A	256.1
B	MR Multiple Residence District	MD-Mixed Dwelling District R-7 Single Residence District	68.1
C	C-3 General Commercial District	O-2 General Office District MR-Multiple Residence District MD-Mixed Dwelling District R-7 Single Residence District	64.8
			Total: 389.0

Exhibit 3: Proposed Zoning shows the zoning districts listed above and where they are proposed within the subject property. Section 3.4 provides more detail on the acreage and location of each proposed zoning district and Section 3.5 identifies the proposed development standards associated with each proposed zoning district.

At the time of plat or site plan review, the applicant will need to identify which zoning district and development standards the proposed development will be required to follow. As required by Pinal County Staff, the following minimum information should be included on the plans when submitted to the County for review: the name and case number of this rezoning, Board of Supervisors adopted ordinance number, the selected zoning district name, and associated development standards table that will be applicable to the proposed development.

3. Relationship to surrounding properties within one mile

As shown in *Exhibit 1: Site Context*, the Site is located on the east side of Hunt Highway, south of Gantzel Road and Judd Road. It consists of the northern half of Section 28, and portions of Sections 20 and 29 of Township 03S, Range 08E, this includes a portion of Parcel APN# 210277000.

As detailed below and shown in *Exhibit 2: Existing Zoning*, the Site is surrounded by a variety of residential, commercial, and civic uses, roadways, open spaces, and undeveloped land. As well as existing and proposed trail corridors and transit corridors.

North:
Directly to the north of Site is Judd Road which is planned by the County to be a Principal Arterial. To the north of Judd Road there are approximately 480 acres of undeveloped vacant and agricultural land that is zoned GR – General Rural District. Approximately 320 of those acres are owned by the Arizona State Land Department.

Southeast:
Neighboring the Site to the south and to the east is the existing Copper Basin community. This community was platted around 2005 and developed under modified PAD development standards that were approved as part of a PAD Rezoning Case # PZ-PD-036-99. It contains a variety of residential densities, a school near the center of the neighborhood, and commercial businesses along Hunt Highway.

To the south and east of the Site, the Copper Basin PAD is comprised of base zoning districts CR-3 - Single Residence District, CB-1 - Local Business District, and SR - Suburban Ranch District.

East:
As shown in *Exhibit 1: Context Exhibit*, to the east of the adjoining Copper Basin neighborhood is an existing rail corridor and a County-identified high capacity transit line, along with a multi-use trail corridor that is planned by the County.

South:
Also shown in *Exhibit 1: Context Exhibit*, detached and to the south of the adjoining Copper Basin neighborhood is an existing multi-use trail.

West:
The Site fronts on Hunt Highway and Gantzel Road to the west which are both planned by the County as Principal Arterials. Beyond Hunt Highway there is vacant undeveloped land zoned GR – General Rural District and then the Johnson Ranch community which includes the Walker Butte School. A multi-use trail generally parallels along the west side of Hunt Highway and connects to the Walker Butte School, as shown in *Exhibit 1: Context Exhibit*.

4. Schools

Existing Schools

The subject property is located within the Florence Unified School District. Copper Basin School is adjacent to the subject Site (south) and accommodates grades K through 8. Walker Butte School is located on the western corner of the intersection of Gantzel Road and Hunt Highway and also accommodated grades K through 8.

San Tan Foothills High School and Poston Butte High School are approximately 2 miles from the subject Site. These schools accommodate grades 9 through 12.

5. Public Services/Community Services

The proposed North Copper Basin community will require additional public and community services as a result of planned residential and non-residential uses on the property. These additional services will manifest through new or expanded regional roadways to adequately address additional site generated traffic, as well as to adequately accommodate existing and future off-site traffic. New development will also precipitate expansion of water and wastewater infrastructure. Residential and Non-Residential development will contribute to Pinal County's tax base through property and business assessments that will fund the expansion of public services such as fire and public safety. At this time, the subject property has not been stipulated to providing sites for such services.

The North Copper Basin community will provide a diversity of residential and non-residential uses that include quality of life amenities such as parks and recreation facilities that will be dispersed in multiple locations throughout the overall property.

6. Location & Accessibility

As shown in *Exhibit 1: Context Exhibit*, the Site is 389 gross acres in area, predominantly flat, and located on the east side of Hunt Highway, south of Gantzel Road and Judd Road. It consists of the northern half of Section 28, and portions of Sections 20 and 29 of Township 03S, Range 08E, this includes a portion of Parcel APN# 210277000.

Primary access to the property will be shared between Gantzel Road, Hunt Highway and Judd Road. Each of these roadways represent a direct adjacent frontage to the property and allow for multiple access opportunities. The intersection of Gantzel Road and Hunt Highway currently maintains a traffic signal and allows for full turning movements in all directions facilitating traffic ingress and egress from the subject property. Judd Road serves as the primary frontage for the residential portion of the property and may include multiple access locations to serve future neighborhoods including the Tourmaline Drive collector alignment that extends from Judd Road south into the existing Copper Basin community. A future collector segment that extends southwest from Tourmaline Drive to Hunt Highway will create an additional point of connection to the regional network.

These adjacent roadways will ensure for a robust circulation network that will serve the North Copper Basin Community and the surrounding area with multiple access points that increase the efficiency of movements by residents and public services (fire, police, medical).

7. Compliance with RSRSM, Access Management Manual, 2017

The proposed development intends to fully comply with the standards set forth in the Pinal County Access Management Manual (2017). The approved Regionally Significant Routes for Safety and Mobility – 2020 Update Map defines roadways adjacent to the perimeter of the property as the following:

- Hunt Highway – RSR Principal Arterial
- Gantzel Road – RSR Principal Arterial
- Judd Road – No designation

8. Utilities & Services

Water

The proposed development aims to expand and enhance the existing water infrastructure to support the new parcels and residential lots. As part of the development plan, a water system loop will be created, connecting back into the current network. It is assumed that an 8-inch water line will be required within the streets, while the minor arterials will feature a combination of 8-inch and 12-inch lines. These new water lines will be integrated with the existing infrastructure to maintain system continuity. See Table 7: Utility & Services in Section 19: Tables below.

Sewer

The proposed sewer system within the development will primarily consist of gravity flow, directing wastewater southeast to the existing lift station. Based on the preliminary sewer report and a review of the existing surface conditions, there is a small section in the northern part of the development where the sewer line will not meet the required minimum cover beneath the road. To address this, a small lift station may be needed to convey flow from the northern parcels to the rest of the system. See Table 7: Utility & Services in Section 19: Tables below.

9. Ownership & Control – See Section 2.176.240 (B)11]

The ownership of the property is currently managed by the Arizona State Land Department. The property is intended to be auctioned at a future date at the discretion of the State Land Department as either as a single unit or in portions. The single-family residential portions of the property will form one or several homeowners associations that will be responsible for maintaining community open space areas and amenities throughout the project. These responsibilities will be defined through future CC&Rs. Similarly, all non-residential uses will be subject to maintenance requirements set forth in CC&Rs by a property owners association. All public roadways will be maintained by Pinal County and services shall be provided by designated services providers.

10. Timing of Development (Phasing Schedule)

The specific timing of development for the North Copper Basin community is undetermined and will be dictated by the timing of the State Land disposition process. The residential portion of the property (Areas A & B) will be first phase of development, with the western portion of the property (Area C) to follow at an undetermined period. Initial phases of development will include on-site and off-site improvements that may extend beyond the limits of the development area, providing improvements that may serve future phases.

11. Conformance with the Comprehensive Plan

Existing Comprehensive Plan Land Use Designation

The Pinal County Comprehensive Plan classifies the Site as being within the San Tan Valley Special Area Plan which designates the Site as the Suburban Neighborhood place type. The Pinal Comprehensive Plan also identifies the Site as being located within the West Pinal Growth Area. *See Exhibit 4: Existing Comprehensive Plan Designation*.

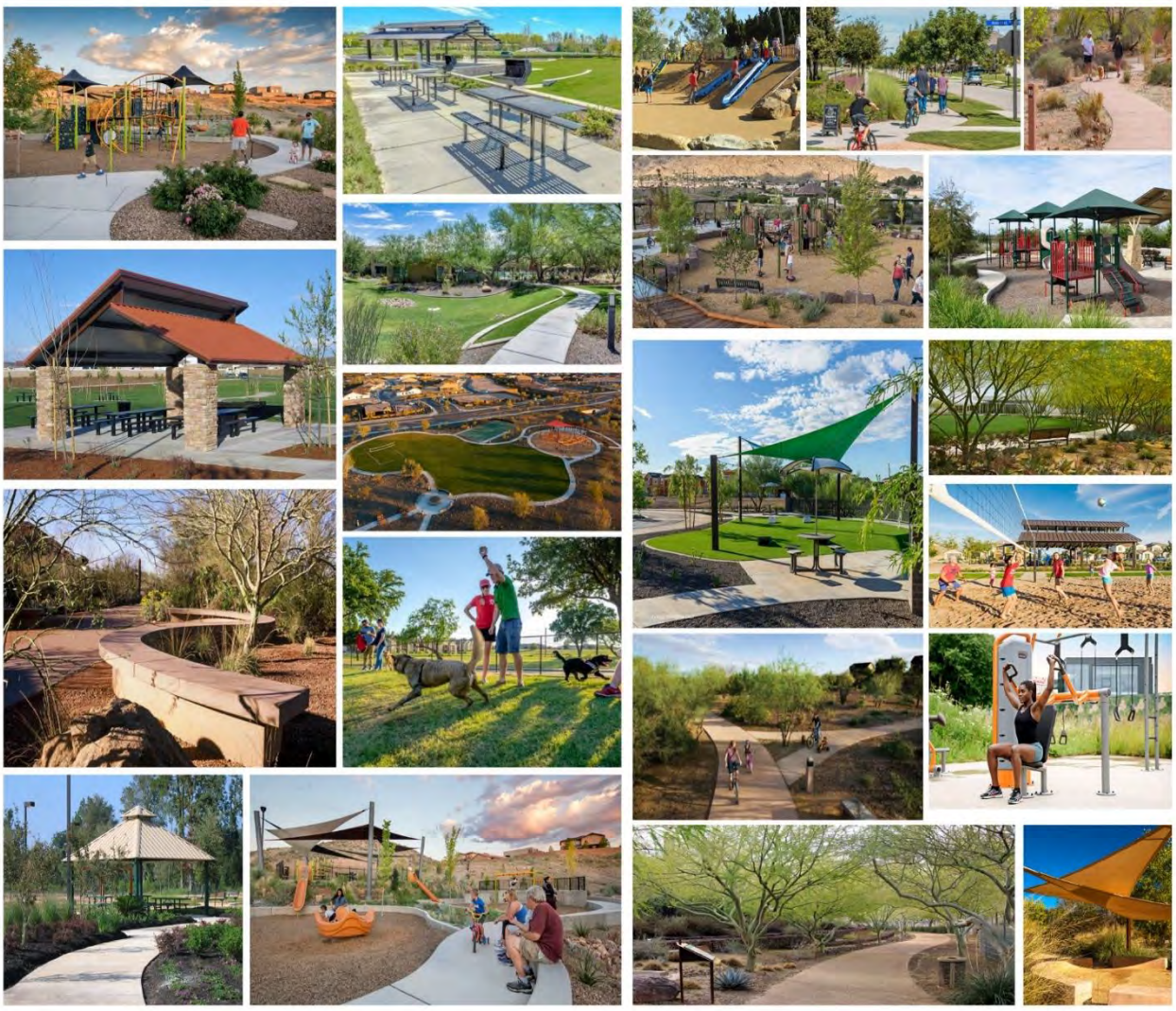
Proposed Comprehensive Plan Amendment

A companion application for a Non-Major Comprehensive Plan Amendment (CPA) has also been submitted for North Copper Basin (PZ-PA-016-24). The CPA application requests to amend the Site designation from Suburban Neighborhood and the West Pinal Growth Area to the State Land Special District and the West Pinal Growth Area. For reference, *Exhibit 5: Proposed Non-Major Comprehensive Plan Amendment,* has been included in this submittal. The proposed State Land Special District designation allows the Site to be entitled for flexible commercial, office, and multiple residential land uses closer to Hunt Highway and a mixture of residential land uses for the remainder of the Site.

As summarized in the CPA narrative, the proposed CPA meets the Non-Major Amendment review criteria of the Comprehensive Plan and still aligns with the main goals of Suburban Neighborhood place type but is best accommodated by the State Land Special District Designation.

12. Recreation Amenities

Recreation amenities for the residential portions of the community will generally be programmed to provide for a balanced distribution of open spaces that allow future residents to easily access these community areas by foot or other non-vehicular means. Community open spaces will vary in size, but will include essential programming such as shade ramadas, seating and passive and active recreational elements. While specific programming will not be determined until site planning, the character imagery below provides examples of anticipated amenity types that will be used within the community. These amenities shall integrate with the open space and landscape standards defined in Appendix A: Landscape, Planting and Site Design Standards of this document.



13. Fences, Walls, & Screening

Perimeter Wall

A perimeter privacy wall may be provided along the site perimeter. Where the wall is visible from the public right-of-way it will have a noticeable change in its appearance every 200-feet or less. Examples of a noticeable change include but are not limited to the following:

1. A substantial change in material. For example, a stucco wall segment changing to a stone wall segment or changing to a wall design that incorporates metal partial view fencing for the top foot of the wall.

2. A pilaster that projects outward a minimum of 2-inches from the adjoining wall with a cap that is at least 2-inches taller than the adjoining wall.

3. Privacy walls shall incorporate a minimum of two different materials.

Specific wall types and finishes will be submitted for review and approval in conjunction with the site planning process. The following images reflect typical character imagery for typical wall types within the community.





Screening

Trash and refuse collection containers shall be screened from public view with a wall enclosure and located such that they are not the visual focal point of a driveway or cannot be viewed from a public street. For commercial, multi-family, or office uses, said wall must be decorative and masonry, for single-family homes this enclosure may be a privacy wall or fence.

14. Total number of dwelling units

Summary of Proposed Density and Maximum Unit Count

Table 2 below defines the proposed residential densities and maximum unit counts of the proposed land use concept:

Table 2: Maximum Allowed Residential Density and Dwelling Units

LAND USE AREA	GROSS AREA (AC)	MAX. OVERALL. DENSITY CAP PER LAND USE AREA (1)	OVERALL DWELLING UNIT CAP PER LAND USE AREA
A	256.1	4.5	1,152
B	68.1	6	409
C	64.8	12	777
TOTAL	389.0	6	2,338

Footnotes:
(1) This average applies to the entire Land Use Area gross acreage; individual developments may be higher or lower.

15. Maximum Residential Density of Each Planning Unit

Residential Density and Dwelling Unit Maximums

The maximum gross residential densities are defined by Land Use Area in Table 2 Maximum Allowed Residential Density and Dwelling Units above.

16. Type of Landscaping

Community open spaces and yards will be landscaped and maintained as required by all applicable Pinal County development criteria or Appendix A: Landscape, Planting and Site Design Standards of this document, whichever is more restrictive. The vegetation palette for the overall property shall seek to utilize materials that are drought-tolerant, desert-adapted and/or are species that are native to the Sonoran Desert. Use of these

species will reduce overall water usage on the property and promote sustainability. Turf within common areas shall be permitted but should be used only for activity areas or programmed amenity areas. Turf for ornamental purposes shall be discouraged. Pedestrian spaces shall seek to integrate higher concentrations of trees that provide ample shading.

Appendix A includes additional landscaping, planting, and site design standards that will also be adhered to across the Site. These standards consider landscape water usage, street appearance, dust control, as well as the health and comfortable enjoyment of open spaces, and a high-quality building appearance.

17. Preliminary Hydrologic Data and Drainage

Onsite drainage will be designed to meet Pinal County's drainage requirements. Following the Pinal County Drainage Manual, runoff generated onsite will be captured and conveyed to retention basins to prevent any impacts on existing drainage patterns. The development is designed for a 100-year, 2-hour storm event, and retention requirements will be addressed as a whole for each parcel. All onsite drainage will ultimately be retained within the site. Catch basins, street capacity calculations, volume calculations, and equalizer basins will be designed in the final engineering phase, with catch basin sizing to be completed and included in the final drainage report once the grading design is finalized.

Following the historic drainage pattern, offsite flows will be conveyed through the project site from the south to an existing wash located north of the site.

The drainage design for this project will not cause any adverse drainage impacts or increased drainage problems for adjacent properties.

See *Appendix D: Preliminary Drainage Report* for further details on the hydrological data of the site and proposed drainage.

18. Commercial Uses

Commercial uses shall be limited to Area C and permit all uses allowed in Pinal County's C-3 district. Of the overall 64.8 acres that constitutes Area C, a minimum of 25 acres shall be required to develop as commercial or office uses. This requirement is intended to promote a walkable mixed-use environment that provides retail, restaurant and other community services within close proximity to each other. Additional complimentary uses within Area C include residential uses with a maximum density cap of 12 du/ac.

19. Tables

Land Use Table

Table 3: Land Use Table				
	A	**B**	**C**	**Total**
Proposed Base Zoning Districts	R-7 Single Residence District	MR Multiple Residence District	C-3 General Commercial District	
Proposed Additional Districts via PAD Overlay	No additional districts proposed in Area A	MD-Mixed Dwelling District R-7 Single Residence District	O-2 General Office District MR-Multiple Residence District MD-Mixed Dwelling District R-7 Single Residence District	
Proposed Land Uses	Detached Single-Family Residential	Detached Single-Family, Attached Single-Family, and Multi-Family	Commercial, Office, Multi-Family Residential and Single Family Residential	
Gross Area	256.1	68.1	64.8	389
Min. Area & % of Open Space	18% Min. Total Open Space, Including Min. 7% Usable Recreation Area Open Space to be provided across all residential development.			Min. 18% (58.4 ac.) Open Space including 7% RAOS - Min. of 58.4 acres.
Max. # of units	1,152	409	777	2,338
Max. Density Per Land Use Area	4.5	6.0	12.0	6.0

Base zoning districts designated for each Land Use Area generally represent the most intense district uses that could be developed in that location. The additional districts proposed under the PAD Overlay designate existing County districts as alternatives to the base zoning district and are generally less intense and allow for land uses that are not specifically permitted within the base district.

Amended Development Standards Tables

Table 4: Modified R-7 Development Standards

PAD Standard Limiters:

- The overall density of Area A shall not exceed 4.5 du/ac.
- Within Area A, single-family lots developed at the minimum lot width of 40 feet and minimum lot size of 4,000 square feet are limited to no more than 30% of the total number of units and 25% of Area A.
- Within Area A, no fewer than three substantially different typical lots shall be use. "Substantially different" shall mean a minimum lot-width difference of 5 feet and/or a minimum lot area difference of 500 square feet.
- The overall density of Area B shall not exceed 6 du/ac.
- The overall density of Area C shall not exceed 12 du/ac.

	Existing R-7 Development Standards	Proposed Modified R-7 Development Standards
Min. Lot Area	7,000 square feet	4,000 square feet
Min. Lot Width	50 feet	40 feet
Min. Front Setback	20 feet	Front Loaded Garage: 20 feet from back of sidewalk Side Loaded Garage or Livable Area: 10 feet from PL
Min. Side Setback	10 feet each	5 feet each [(1)(2)] For typical lots that are greater than 50-feet in width, the minimum side setbacks shall be 8 feet each.
Min. Rear Setback	25 feet	10 feet For typical lots that are 115-feet in depth or deeper, the minimum rear setback shall be 20-feet.
Max. Building Height	30 feet	32 feet
Detached Accessory Buildings:		
Permitted Coverage	33% of total area of side and rear yards	33% of total area of side and rear yards
Maximum Height	20 feet	20 feet
Min. Distance to main building	7 feet	7 feet
Min. Distance to front lot line	60 feet	60 feet
Min. Distance to side/rear	4 feet	4 feet
Perimeter Landscape:		
Site Perimeter Landscape Areas		20-feet as measured from arterial roadways 10-feet as measured from collector roadways

Footnotes:

(1) Where a 5-foot setback is provided, enhanced building fire-proofing improvements must be provided in compliance with Pinal County applicable standards.
(2) Eaves and decorative façade appurtenances such as shutters, ornamentation, lights, bay windows, molding, or projections no greater than ten feet in width may encroach into the side yard setback so long as an accessway of no less than 3 feet in width and 7 feet in height remains clear for emergency access means.

Table 5: Modified MD Development Standards

PAD Standard Limitations:

The overall density of Area B shall not exceed 6 du/ac.
The overall density of Area C shall not exceed 12 du/ac.

Development Standard	Existing MD Development Standards	Proposed Modified MD Development Standards
Single-Family Detached		
Min. Lot Area	7,000 square feet	4,000 square feet
Min. Lot Width	50 feet	40 feet
Min. Front Setback	20 feet	20 feet from back of sidewalk
Min. Side Setback	10 feet each	5 feet each (1)(2)
Min. Rear Setback	25 feet	10 feet
Max. Building Height	30 feet	32
Single-Family Attached (Duplex)		
Min. Lot Area	3,500 square feet	2,500 square feet
Min. Lot Width	25 feet	25 feet
Min. Front Setback	20 feet	8 feet
Min. Side Setbacks	0 feet where attached; 10 feet unattached side	0 feet where attached; 5 feet where unattached (1)(2)
Min. Rear Setback	25 feet	10 feet
Min. distance between main buildings	20 feet	10 feet (2)(3)
Max. Building Height	30 feet	30 feet
Single-Family Attached (Townhouse up to 4 attached units)		
Min. Lot Area	3,500 square feet	1,100 square feet per dwelling
Min. Lot Width	25 feet	25 feet
Min. Front Setback	20 feet	4 feet to front property line (4) 10 feet to public right-of-way
Min. Side Setbacks	0 feet where attached; 10 feet unattached side	0 feet where attached; and 10 feet where unattached, as measured between building facades (2)(3)
Min. Rear Setback	25 feet	5 feet
Min. distance between main buildings	20 feet	10 feet (2)(3)
Max. Building Height	30 feet	30 feet
Multiple Dwelling (for not more than 4 dwellings)		
Min. Lot Area	7,000 square feet	No modified standards proposed
Min. area per each individual dwelling	1,750 square feet	
Min. Lot Width	50 feet	
Min. Front Setback	20 feet	
Min. Side Setback	10 feet each	
Min. Rear Setback	25 feet	
Max. Building Height	30 feet	
Detached Accessory Buildings		
Permitted Coverage	33% of total area of rear and side setbacks	No modified standards proposed.
Max. Height	20 feet	
Min. Distance to Main Building	7 feet	
Min. Distance to front lot line	60 feet	
Min. distance to side and rear lot lines	4 feet	
Perimeter Landscape		
Site Perimeter Landscape Areas		20-feet as measured from arterial roadways 10-feet as measured from collector roadways

Footnotes:

(1) Where a 5-foot setback or a distance of 10-feet between buildings is provided, enhanced building fire-proofing improvements may be required and must be provided in compliance with Pinal County applicable standards.

(2) Eaves and decorative façade appurtenances such as shutters, ornamentation, lights, bay windows, molding, or projections no greater than ten feet in width may encroach into the side yard setback so long as an accessway of no less than 3 feet in width and 7 feet in height remains clear for emergency access means.

(3) Patios, porches, or stoops may encroach up to one-foot from the front property line.

Table 6: Modified MR Development Standards		
Development Standard	Existing MR Development Standards	Proposed Modified MR Development Standards (1)(2)
Minimum lot area	7,000 square feet	1 acre
Minimum land area per individual dwelling	1,750 square feet	1,200 square feet
Minimum lot width	50 feet	100 feet
Minimum front setback	25 feet	For bldgs. with a height of 38 feet or less: 20 feet For bldgs. with a height greater than 38 feet: an additional 2 feet of setback for every additional foot of bldg. height.
Minimum side setbacks	10 feet each	For bldgs. with a height of 38 feet or less: 10 feet each For bldgs. with a height greater than 38 feet: an additional 2 feet of setback for every additional foot of bldg. height.
Minimum rear setback	25 feet	For bldgs. with a height of 38 feet or less: 20 feet For bldgs. with a height greater than 38 feet: an additional 2 feet of setback for every additional foot of bldg. height.
Minimum distance between main buildings	20 feet	10 feet
Maximum building height:	36 feet	4 stories / 52 feet to top of highest parapet or ridge
Detached accessory buildings:		
Permitted coverage	33 percent of the total area of the rear and side setbacks	No modified standards proposed.
Maximum height	20 feet	
Minimum distance to main building	7 feet	
Minimum distance to front lot line	60 feet	
Minimum distance to side and rear lot lines	4 feet	
Additional PAD Standards		
Site Perimeter Landscape Areas		20-feet as measured from arterial roadways 10-feet as measured from collector roadways
Footnotes: (1) The overall density across Area B shall not exceed 6 du/ac. The overall density across Area C shall not exceed 12 du/ac. (2) MR uses in Area B shall be limited to multi-family detached and maximum building height shall be 30-feet. All other MR development standards shall be subject to this table.		

Utility & Services Table

Table 7: Utility & Services	
Utility / Service	**Type / Source**
Sewer	EPCOR (Areas A & B); Undetermined (Area C)
Water	EPCOR (Areas A & B); Undetermined (Area C)
Electric	Salt River Project
Telephone	Cox Communications
Police	Pinal County
Fire	Rural Metro Fire Department
Schools	Florence

20. Existing Zoning / PAD Stipulations

The Site is currently zoned General Rural (GR). The General Rural Zone allows for single-family dwellings, mobile homes, manufactured homes, and commercial agricultural uses. Commercial agricultural uses include but are not limited to field crops, raising and slaughtering of poultry, grazing and raising of livestock and horses. Public and quasi-public uses such as a church, a clinic, or private utility facility may also be permitted within the General Rural Zone.

There are no PAD Stipulations attached to the Site.

21. Appendices

Appendix A:

Landscape, Planting, and Site Design Standards

Included in this document.

Appendix B:

Cultural Resources Inventory of the Box Canyon Surveys for Access Road Revision in Pinal County, Arizona

Dated May, 2023 and prepared by EPG.

This document was submitted as part of the North Copper Basin PAD Application #PZ-PD-018-24.

Appendix C:

North Copper Basin Traffic Impact Statement

Dated November, 2024 and prepared by Lokahi Traffic Engineers

This document was submitted as part of the North Copper Basin PAD Application #PZ-PD-018-24.

Appendix D:

Preliminary Drainage Report

Dated January, 2025 and prepared by Sunrise Engineering

This document was submitted as part of the North Copper Basin PAD Application #PZ-PD-018-24.

Appendix A:
Landscape, Planting, and Site Design Standards

1. LANDSCAPE & SITE STANDARDS

A. Landscaping Components

Landscaping may include trees, shrubs, ground cover, vines, walkways, ponds, fountains, benches, sculpture, shade structures, and other materials used for enhancing the exterior appearance of a development or parking area.

B. Installation per Approved Plans

All required landscaping shall be installed in accordance with the approved landscape plan prior to issuance of a final Certificate of Occupancy.

C. Minimum Area and Site Design Standards

Commercial and Office Uses:

1. Each commercial development must include a minimum of 100 square feet of shaded seating area for customers outdoors in a convenient location.
2. Back of house and loading areas must be screened from public view.
3. Roll-up doors and loading bays must be a minimum of 50 feet from residential uses.
4. No visible roof ladders are allowed.
5. Auto service and storage must be screened from view.
6. Provide a convenient point of connection to abutting projects.
7. SES panels must be screened per utility company guidelines and architecturally blended into the building.

Attached or Detached Single-Family Residential:
(For R-7-Single Residence projects and duplex or townhome projects built under the MD-Mixed Dwelling Development Standards)

1. Thematic landscaping, monumentation or neighborhood signage is encouraged at neighborhood entrances.
2. Provide convenient points of connections to abutting projects.
3. Four-sided architecture is encouraged to a practicable extent relative to the proposed housing product.
4. Each neighborhood should consist of a minimum of three floor plans and three elevations, and constructing the same elevations side by side is discouraged. For townhome or duplex developments, a minimum of two floor plans and elevations should be used. Constructing the same elevations side by side may be acceptable in townhome and duplex developments.
5. Front yards must be landscaped.

Multi-Family Residential:
(For projects built under the MR-Multiple Residence Development Standards)

1. Four-sided architecture is encouraged.
2. SES panels must be screened per utility company guidelines and architecturally blended into the building.
3. Open space amenity areas should be easily accessible to all units via walkways.
4. For attached multi-family units, a minimum of 60% of the units shall have a solid covered private open space of no less than five (5) feet in dimension.
5. For multi-family developments of 100 or more units, one swimming pool with a minimum surface area of 10 square feet per unit is required. The pool surface area may be divided between two pools.
6. For multi-family developments of 100 or more units, one enclosed community facility of at least 800 square feet is required.
7. An active amenity of at least 400 square feet in size must be provided for all multi-family developments of 50 units or more. This may include a children's playground, outdoor workout equipment, pickleball courts or other sport courts. Lawn game area should not count towards this criterion.

D. Street Frontage and Landscape Area Standards

Commercial Uses:

1. A minimum landscaped area of 30' x 100' should be provided at arterial intersections.
2. A minimum of a 20-foot-wide landscape area shall extend from the right-of-way line of any arterial roadway.
3. A minimum of a 10-foot-wide landscape area shall extend from the right-of-way line of any collector roadway.

Single-Family Residential:

1. A minimum landscaped area of 30' x 100' should be provided at arterial intersections.
2. A minimum of a 20-foot-wide landscape area shall extend from the right-of-way line of any arterial roadway.
3. A minimum of a 10-foot-wide landscape area shall extend from the right-of-way line of any collector roadway.
4. A minimum of a 10-foot-wide landscape area shall be provided at the end of residential blocks.
5. Each single-family home must have private open space.

Multi-Family Residential:

1. A minimum landscaped area of 30' x 100' should be provided at arterial intersections.
2. A minimum of a 20-foot-wide landscape area shall extend from the right-of-way line of any arterial roadway.
3. A minimum of a 10-foot-wide landscape area shall extend from the right-of-way line of any collector roadway.

E. Driveways and Drive Aisles

Driveways may perpendicularly cross through a required landscape area to allow for access. Otherwise, drive aisles shall not be located within required landscape areas.

F. Parking Overhang

The landscape area beneath a parking overhang may be calculated towards the required landscaping area as long as it is landscaped with vegetation.

G. Undeveloped Areas in Approved Plan

Any portion of a site on an approved plan depicting buildings, parking, driveways or sidewalks shall be landscaped with inorganic material for dust control purposes. Areas shown on plans for future development shall be protected from unauthorized vehicular access.

H. Irrigation

A programmable automatic irrigation system shall be provided to all landscaped areas requiring water. Water conservation fixtures shall be used.

I. Pavement Edge and Planter Protection

All permanent uses other than individual single family residential lots shall provide a six (6) inch, poured-in-place vertical concrete curb, flush curb or other County approved material for all parking areas, drive aisles, planters and landscaped areas.

J. Turf Area Border

Turf areas shall be separated from other landscape areas by a six (6) inch wide poured in place concrete curb or other County approved material. Curbing manufactured from metal or similar materials are prohibited.

K. Vehicular Screening Landscape

1. Where landscaping is used as a screening method, it shall be planted and maintained as a continuous non-deciduous landscape hedge between three (3) feet and four (4) feet in height, measured from finish grade.
2. Landscape screening shall not be located in public rights-of-way, street frontage landscape areas, or on top of any retaining wall.
3. The landscape hedge shall be set back a minimum of three (3) feet from the perimeter of any parking overhang, driveway, or any access aisle.
4. Plant materials shall be of a non-deciduous species.

2. LANDSCAPE + PLANTING STANDARDS

A. Minimum Tree Size

All approved trees shall have a minimum size as follows:

Minimum Tree Size	
Tree Type	Size
Tree Height (Deciduous and Non-Deciduous)	6 feet (typically in a 24-inch box)
Palm Tree	5 feet
Caliper Single Trunk	.75 inches measured 4 inches above the soil line
Caliper Multi-Trunk	.75 inches (average of 2 largest trunks) as measured 4 inches above the soil line

1. All trees planted within the sight distances for controlled and uncontrolled intersections shall adhere to the sight visibility requirements of the County.

B. Tree Planting

All trees shall be planted, staked and maintained in accordance with the Arizona Nursery Association standards.

C. Inorganic Ground Cover

All landscape areas not covered by turf, sidewalks, play equipment, temporary basins, lakes, or ponds, or hardscape features shall be covered by an approved inorganic ground cover such as decomposed granite, crushed rock, gravel, rip rap, and/or boulders. The depth of coverage shall be specified on the approved landscape plan.

D. Streets, Raised Median, Cul-de-sac, Turn-arounds, Traffic Circles and Roundabouts within Street Right-of-Way and Landscape Area Planting Standards

The following landscaping is required between curbs, between the curb and the property line, and behind the right-of-way along all arterial and collector streets:

1. Landscaping shall be installed at the time of construction.

2. Arterial intersections shall have a minimum 30 foot wide by 100-foot-long landscape area established and maintained along the street frontage. This area shall be measured from right-of-way lines.

3. Arterial Streets require 20 feet of landscape area abutting and parallel to the street.

4. Collector and Local Streets require 10 feet of landscape area abutting and parallel to the street

5. Minimum Tree Size shall be planted in the quantity of one (1) tree per 30 feet of lineal street frontage, exclusive of driveways. Trees shall be located as shown on an approved landscape plan.

6. At least 50 percent of the required arterial street trees shall be 24-inch box size or larger.

7. Development projects are encouraged to identify streetscape theme trees and plant a minimum of 50 percent of the arterial street trees following the identified theme.

8. Shrubs with a minimum size of five (5) gallons shall be planted to complement the placement of trees. Shrubs shall be planted at a minimum rate of six (6) shrubs per tree.

9. Shrubs and vegetative groundcovers shall be planted to cover a minimum of 25 percent of the landscape area.

10. All shrubs and ground covers planted within the sight distances for controlled and uncontrolled intersections shall adhere to County sight visibility and height requirements.

11. Street trees, shrubs, accent plants, and ground covers planted in the right-of-way shall be selected from the Arizona Department of Water Resources Low Water Use/Drought Tolerant Plant List for the Phoenix Active Management Area.

12. The design of streetscape areas shall include the appearance of natural contours.

13. Stormwater retention areas shall not exceed 50 percent of the street frontage landscape area behind the curb line and street side landscape area, exclusive of driveways. All plant material utilized in the development of stormwater retention/detention basins shall be native and drought tolerant.

14. Trees planted within utility easements shall comply with requirements established by that utility company. Where utility easements prevent the planting of trees required by this section, the landscape area shall be increased in width by the amount affected by the easement.

15. Ten-foot landscape islands, exclusive of sidewalks and walls, are required at the end of parking lot rows abutting rights-of-way and or main private drives.

E. Side and Rear Landscape

A. Required side and rear landscape areas extend inward from the property line of the development site by a distance specified in Section 1.D of Appendix A: Landscape Standards. The table below prescribes the amount of plants required to be planted in the landscape areas.

Side and Rear Landscape Area Requirements		
Landscape Material	Density	Minimum Size at Planting
Non-Deciduous Tree	2 per 1000 square feet	24-inch box
Shrubs	5 per 1000 square feet	5 gallon
Vegetative Groundcover	20% of area	1 gallon
Inorganic Groundcover	100% of area	N/A
(1) These requirements apply to all proposed land uses of the PAD. (2) For single-family residential projects, this applies to any required site perimeter setback or required landscape area per Section 1.D of Appendix A: Landscape Standards and does not apply to individual single-family lots.		

B. All trees planted in a required side or rear landscape area shall be semi-deciduous, non-deciduous or evergreen and located and maintained to provide an effective visual screen from abutting uses.

C. Required perimeter landscape areas separating non-residential uses from residential uses and multi-family residential uses from single family residential uses shall only be used as open space or for the following if they do not interfere with their effectiveness as a visual screen and separation between uses:

1. Electrical equipment, including transformers, cable television and telephone equipment, but excluding generators.
2. Trails/passive recreation.
3. Bollard lighting.
4. Stormwater retention.
5. Play areas.
6. Seating.

F. Parking Lot Landscaping

1. Parking lot trees shall be planted in and around the parking lot at a ratio of one (1) per every eight (8) parking spaces.

Parking Lot Landscape Requirements	
Landscape Material	Size
Minimum Branch Height	6 feet (typically in a 24-inch box)
Caliper Single Trunk	2 inches
Caliper Multi-Trunk	1.5 inches

2. No more than eight (8) consecutive parking spaces shall be constructed without a landscape island.

3. Parking lot island planters may not be less than six (6) feet from face of curb to face of curb with a minimum interior planting area of five (5) feet.

4. Parking lot trees may not be counted toward the required side and rear tree requirements.

5. Trees shall be located to maximize the shading effect for pedestrian and vehicles. Automotive dealerships may substitute other shade devices in lieu of 50% of the required parking lot trees.

6. Diamond planters are not permitted for landscape purposes.

7. A minimum of 10 percent of a parking lot shall be evenly landscaped with vegetation.

8. Each end parking space of a row shall be separated from the drive aisle by a landscape island or peninsula.

H. Retention Basins

1. Retention basins shall be finished with inorganic ground cover and/or vegetation. Trees and shrubs shall be primarily located on the slopes and upper banks.

2. Retention basins located along street frontages shall be designed as an integral part of any frontage landscape area.

3. Retention basins shall be contoured to create a natural appearance.

4. Retaining walls shall not be located within right-of-way or required street landscape areas except as approved by a technical variance. Technical variances do not relieve an applicant from complying with the intent of the Zoning Code or PAD standards.

5. Additional engineering and planning standards may apply pertaining to retention basin requirements including maximum slopes and depths.

6. Retention basins shall be constructed in accordance with plans approved by the County Engineer and shall conform to approved grading and landscape plans.

I. Landscape Maintenance

1. Landscaped areas shall be maintained by the owner, homeowner(s) association, or lessor of the property. Maintenance shall include pruning, trimming, watering, removal and replacement of dead plant material, or other required improvements.

2. The landscaping shall be maintained in a weed-free manner.

3. The irrigation system shall be in good working condition and shall be programmed in accordance with seasonal irrigation requirements. Broken, leaking, or damaged irrigation systems shall be repaired within 24 hours.

4. The landscaped area shall be maintained free of debris.

5. Landscaping shall be maintained at the level shown on the original approved landscape plan.

6. Amenities shown on the approved landscape plan shall be maintained in good repair.

7. Common area fences and the exterior face of property line fences shall be maintained by the owner, homeowner(s) association, or lessor of the property or common area.

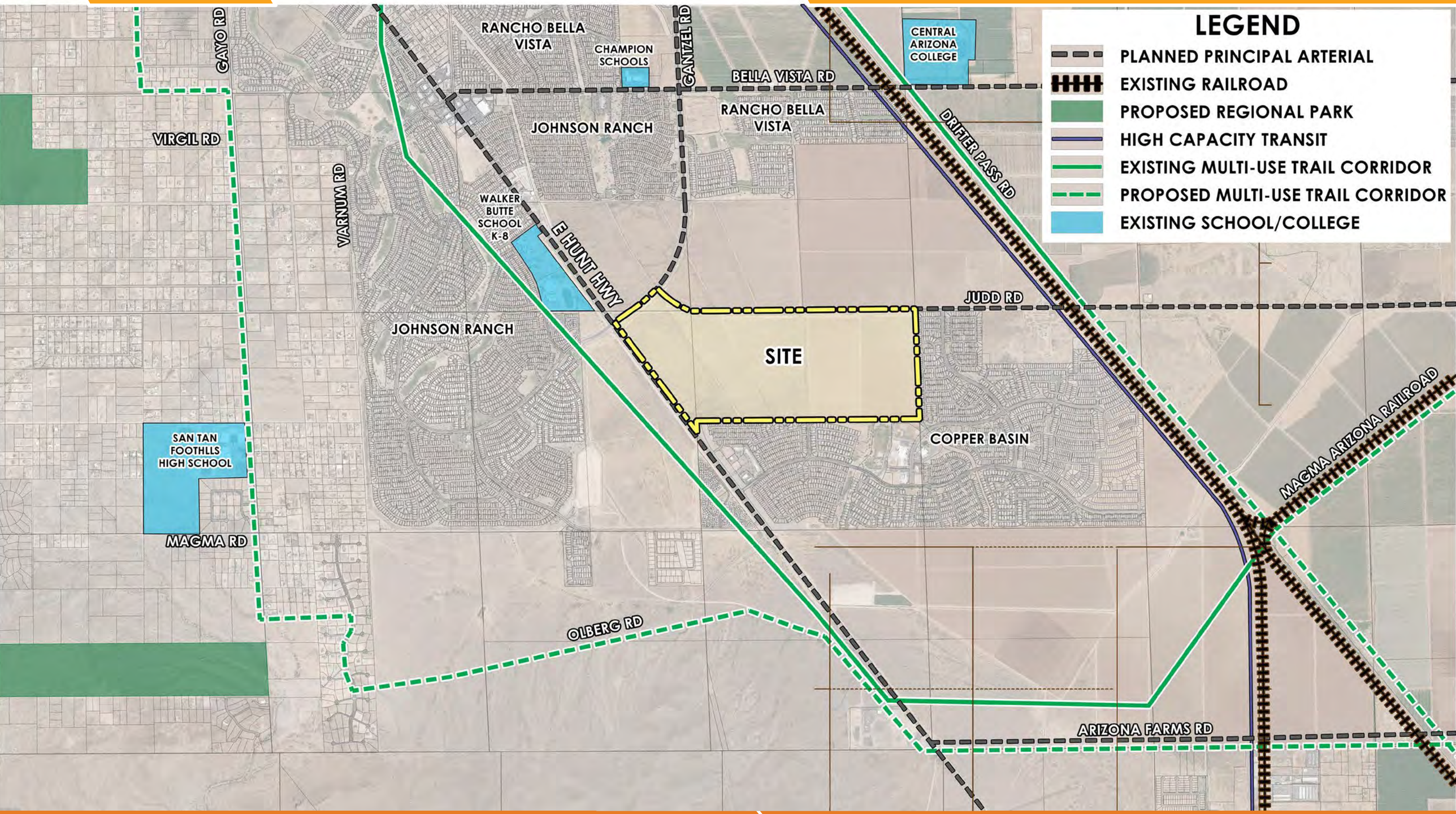

LEGEND
PLANNED PRINCIPAL ARTERIAL
EXISTING RAILROAD
PROPOSED REGIONAL PARK
HIGH CAPACITY TRANSIT
EXISTING MULTI-USE TRAIL CORRIDOR
PROPOSED MULTI-USE TRAIL CORRIDOR
EXISTING SCHOOL/COLLEGE
CAYO RD
VIRGIL RD
VARNUM RD
RANCHO BELLA VISTA
CHAMPION SCHOOLS
CANTZEL RD
BELLA VISTA RD
JOHNSON RANCH
RANCHO BELLA VISTA
CENTRAL ARIZONA COLLEGE
DRIFTER PASS RD
WALKER BUTTE SCHOOL K-8
E HUNT HWY
JUDD RD
JOHNSON RANCH
SITE
COPPER BASIN
MAGMA ARIZONA RAILROAD
SAN TAN FOOTHLLS HIGH SCHOOL
MAGMA RD
OLBERG RD
ARIZONA FARMS RD

EXHIBIT 2 EXISTING ZONING

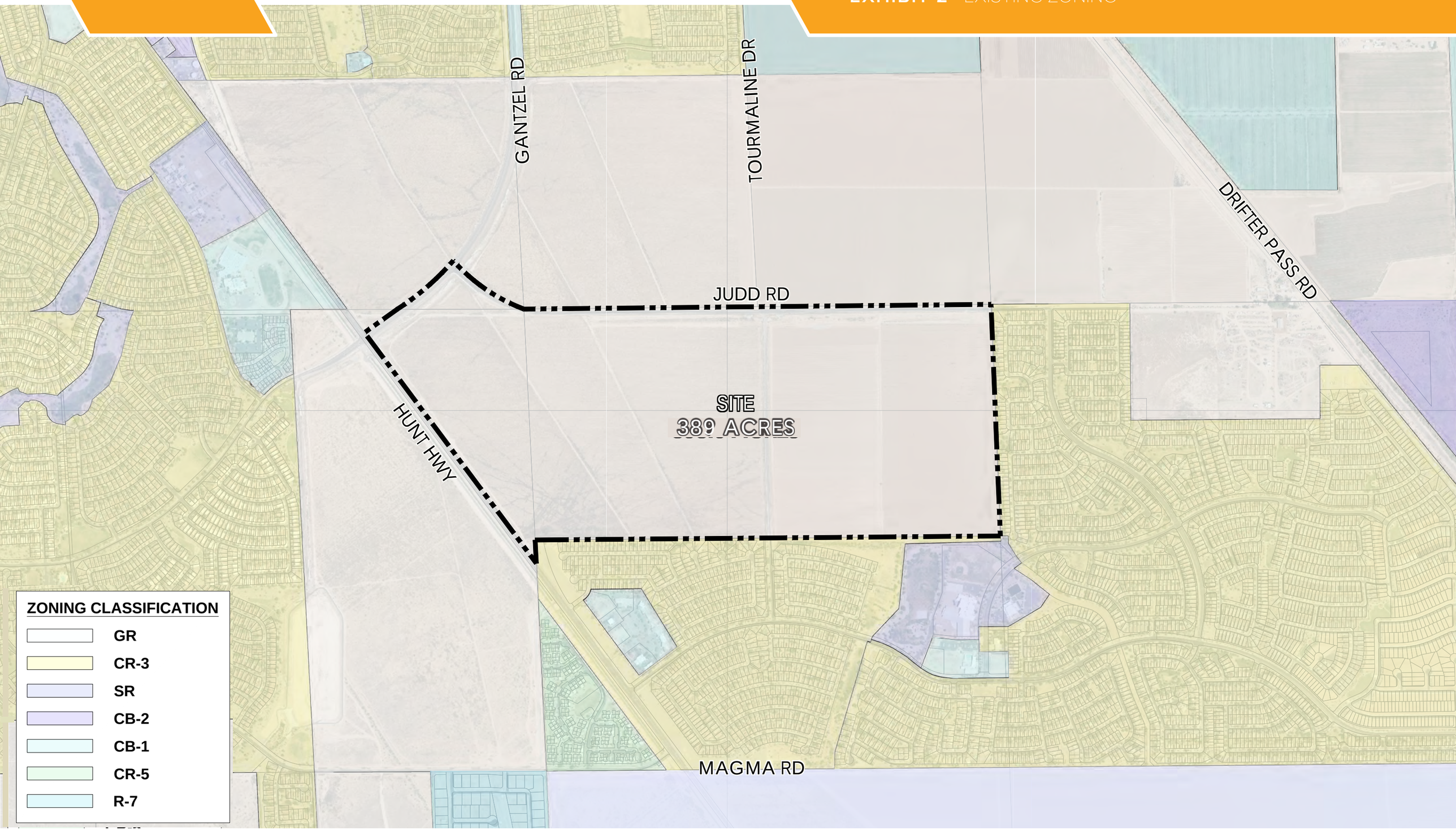


EXHIBIT 3 PROPOSED ZONING

THE PAD PROVISIONS OF THE PINAL COUNTY ZONING CODE ALLOW FOR APPLICANTS TO PROPOSE ADDITIONAL ZONING DISTRICTS (BEYOND THE PROPOSED BASE ZONING DISTRICT) AND/OR MODIFIED DEVELOPMENT STANDARDS. THE TABLE BELOW EXPLAINS WHERE ADDITIONAL ZONING DISTRICTS AND MODIFIED DEVELOPMENT STANDARDS ARE PROPOSED:

AREA	BASE DISTRICT	ADDITIONAL DISTRICTS	DEVELOPMENT STANDARDS
A	R-7	N/A	PROPOSED MODIFICATIONS
B	MR	MD, R-7	PROPOSED MODIFICATIONS
C	C-3	O-2, MR, MD	PROPOSED MODIFICATIONS

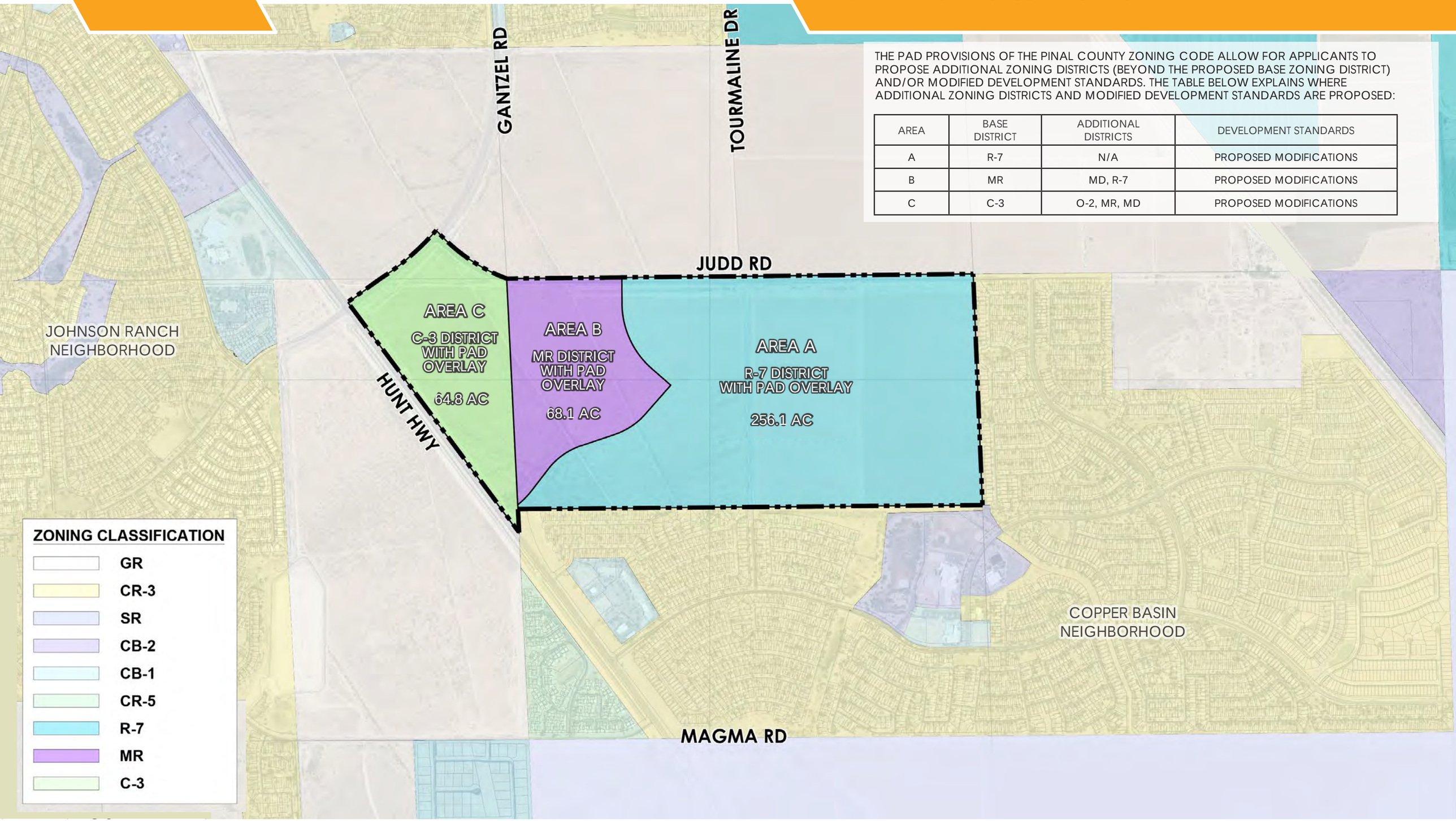


EXHIBIT 4 EXISTING COMPREHENSIVE PLAN DESIGNATION

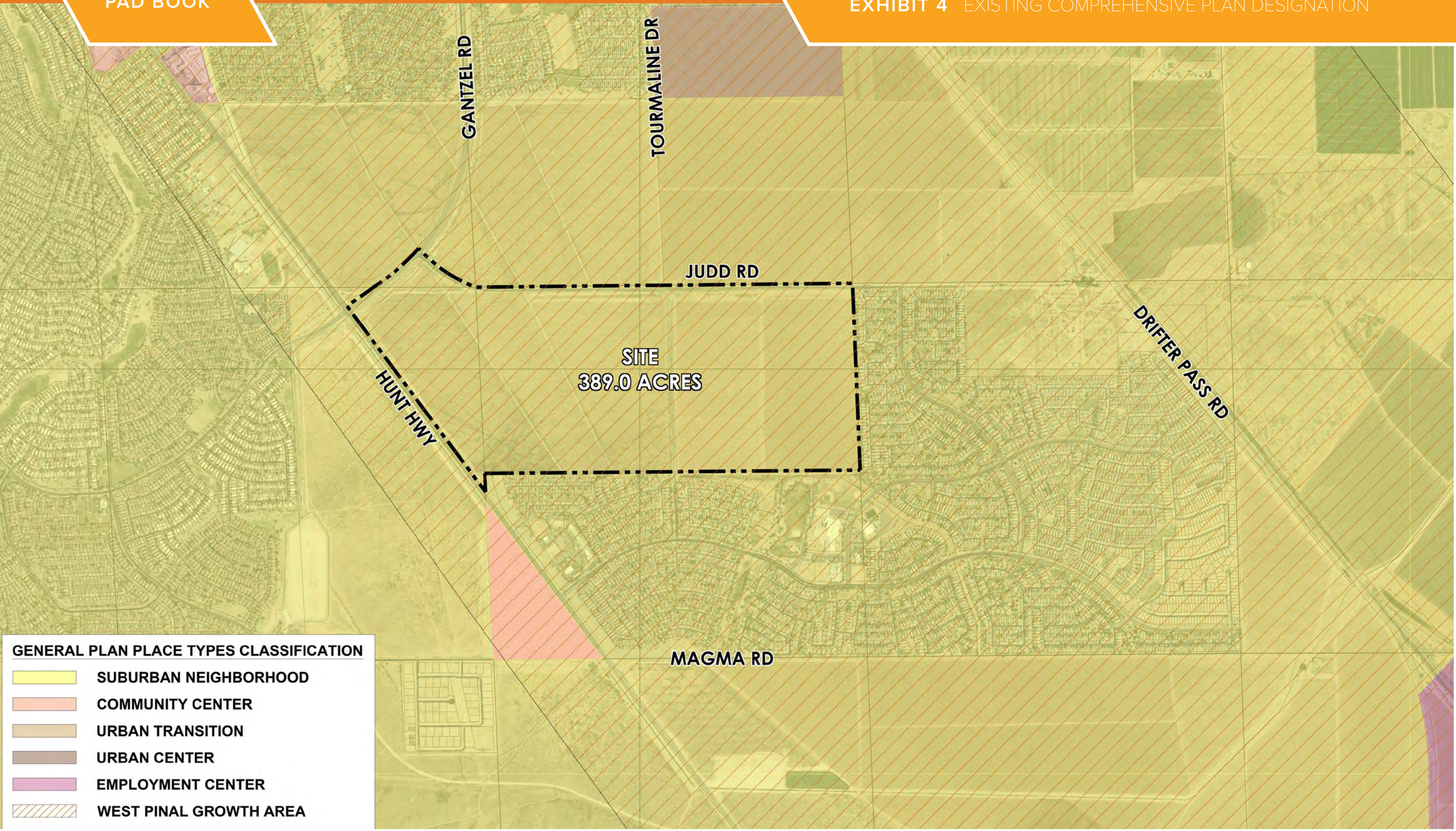


EXHIBIT 5 PROPOSED NON-MAJOR COMPREHENSIVE PLAN AMENDMENT

GANTZEL RD

TOURMALINE DR

JUDD RD

SITE
389.0 ACRES

HUNT HWY

DRIFTER PASS RD

MAGMA RD

PROPOSED GENERAL PLAN PLACE TYPES

- SUBURBAN NEIGHBORHOOD
- COMMUNITY CENTER
- URBAN TRANSITION
- URBAN CENTER
- EMPLOYMENT CENTER
- STATE LAND SPECIAL DISTRICT
- WEST PINAL GROWTH AREA

EXHIBIT 6 PROPOSED LAND USE CONCEPT

LAND USE AREA	SIZE	OVERALL DENSITY CAP (1)	MAXIMUM UNIT COUNT
AREA A	256.1 AC	4.5 DU/AC	1,152
AREA B	68.1 AC	6 DU/AC	409
AREA C (2)	64.8 AC	12 DU/AC	777
TOTAL	389 AC (3)	- -	2,338
OPEN SPACE	MIN. 58.4 TO 65.5 AC	- -	- -

FOOTNOTES:
Footnotes:
(1) This density cap applies to the entire land use area acreage; individual developments within the Area may be higher or lower.
(2) No less than 25 acres shall be developed with commercial or office land uses.
(3) No less than 58.4 acres of open space will be provided across the Site in conformance with Sections 2.176.120 and 2.176.130 of the Pinal County Development Services Code.

GANTZEL RD

JUDD RD

C.
64.8 AC
C-3 District with PAD Overlay and O-2, MR, MD & R-7 Districts

MIN. 25 AC. OF C-3 OR O-2 USES ARE REQUIRED.

B
68.1 AC
MR District with PAD Overlay and MD & R-7 Districts

A.2
80.7 AC

TOURMALINE DR

MIN. 5 AC. CENTRAL RECREATION AREA OPEN SPACE

A.1
125.2 AC
All "A" Areas: R-7 District with PAD Overlay

A.3
50.2 AC

REMAINING OPEN SPACES TO BE BALANCED ACROSS THE SITE

HUNT HWY

JOHNSON RANCH

COPPER BASIN NEIGHBORHOOD

Proposed access from arterial roads is conceptually shown.

Exact location of access will follow all applicable criteria of RSRSM 2017 Access Management Manual Update.

CITIZEN PARTICIPATION REPORT

North Copper Basin

Rezoning PZ-030-24

Planned Area Development PZ-PD-018-24

Non-Major Comprehensive Plan Amendment PZ-PA-016-24

Pinal County, AZ

May 29, 2025

Introduction

Every development application in Pinal County that requires a public hearing shall be accompanied by a Citizen Participation Plan designed to provide effective, early, and continuous public participation. After the Citizen Participation Plan is implemented, prior to the public hearing, a Citizen Participation Report is required to be submitted. The report must document how the plan was implemented and the input received from residents regarding the proposed project.

The following sections report the public outreach as it relates to the North Copper Basin Rezoning, PAD, and Non-Major Comprehensive Plan Amendment and includes the following exhibits:

Exhibit 1: 1200' Notification Address List
Exhibit 2: 1200' Notification Map
Exhibit 3: Neighborhood Meeting Letter
Exhibit 4: Neighborhood Meeting Sign-In Sheet
Exhibit 5: Additional Correspondence with Residents

Notification Method

The applicant sent out the neighborhood meeting notification letters ten or more days prior to the neighborhood meeting. Letters were mailed on November 29th for the neighborhood meeting scheduled on December 10, 2024. Neighborhood meeting notification letters were mailed by the applicant to all persons listed on the records of the Pinal County GIS as owners of land subject to the application or as owners of the parcels within 1,200 feet of the outer boundary of the land subject to the application. See **Exhibit 1: 1200' Notification Address List, Exhibit 2: 1200' Notification Map, and Exhibit 3: Neighborhood Meeting Letter.**

Public Neighborhood Meeting

The neighborhood meeting was held on December 10, 2024 at 5:00 PM at the Walker Butte K-8 School Library located at 29697 N Desert Willow Boulevard which is located within five miles of the subject site. Residents began arriving promptly at 5:00 PM and continued to join throughout the meeting. The meeting concluded at approximately 6:10 PM.

Neighborhood Meeting Minutes

Representatives of the applicant and property owner team present at the meeting include Kristine Gay with RVi Planning + Landscape Architecture and Karen Dada with the Arizona State Land Department.

The meeting commenced at the scheduled time of 5:00 PM, with residents arriving promptly. Attendance continued throughout the meeting. Approximately 25 residents were present; however, not all residents opted to sign the attendance sheet. Please refer to **Exhibit 4: Neighborhood Meeting Sign-In Sheet** for a record of those who signed in. The meeting concluded at approximately 6:10 PM.

An open house format was utilized. Five printed exhibits were spaced apart in a row for residents to walk through and seats were available for residents to sit and discuss their thoughts and fill out

comment cards. At the meeting entrance, sign-in sheets were placed for residents to sign-in and comment cards and pens were provided. A comment box was available for residents to privately submit their comments on the proposed project if they did not wish to speak directly to the applicant team or property owner.

While residents viewed the exhibits, the applicant and ownership team fielded questions. Below are the comments or questions received by residents followed by the response provided by the applicant and property owner team.

1. **It is named *North* Copper Basin? Will this neighborhood be part of the existing Copper Basin HOA?**
    a. No, it is not proposed that the neighborhood will be part of the existing Copper Basin HOA. At this time, "North Copper Basin" is being used for the name of the submitted Rezoning and Comprehensive Plan Amendment applications. When the Site is ultimately developed, the developer may decide on a different neighborhood name.

2. **What does Multi-Family mean? Are these going to be three-story apartments? Does it allow for 55 and older developments and Section 8 developments? We don't want Section 8 here.**
    a. Multi-family refers to attached residential units, which include apartments. Apartments may be up to 3-4 floors but, there are also apartments in the form of detached single-story units which look like casita style single-family homes referred to as "build to rent" units.
    b. Section 8 or age restricted developments are not specifically proposed as part of the proposed rezoning; however, at this time, the proposed rezoning does not prevent these types of developments.
    c. The Arizona State Land Department (ASLD) currently owns the Site, but they will not be the developer of the Site. ASLD will auction off the Site to a future owner/developer. For that reason, particular details such as the exact type of multi-family, age-restrictions, or subsidies are not specifically proposed. Rezoning ASLD properties are unique in this way. The County's Comprehensive Plan recognizes the unique needs of ASLD properties and supports flexibility within rezoning applications in order to support the development of ASLD properties.

3. **Apartments are what scare most of our neighborhood. There is too much multi-family. We don't want big three and four-story apartments, and we don't want to lose our views.**

    a. If three to four story condo or apartment homes are developed, due to the proposed density caps for each Land Use Area, they are only expected in Land Use Area C which is entirely detached from the existing Copper Basin neighborhood.

        Land Use Area C is proposed to accommodate higher intensity land uses such as commercial, office, and multi-family due to the County's future plans for the area as outlined in the Regionally Significant Routes for Safety and Mobility (RSRSM) Report and the Comprehensive Plan.

Land Use Area C is adjacent to Hunt Highway and Gantzel Road which are both identified as Principal Arterials by the County's Regionally Significant Routes for Safety and Mobility (RSRSM) Report. Per the RSRSM Report, the County plans for Principal Arterials to be a *minimum* of four to six lanes wide and to be used as major roadways for a high volume of high-speed traffic. The RSRSM Report also limits how Land Use Area C may be accessed from Hunt Highway and Gantzel Road.

Despite the RSRSM access limitations, the County's Comprehensive Plan identifies the Site as being within the West Pinal Growth Area which encourages future land uses to capitalize on access to major transportation assets and maximize economic growth and employment land uses. To support the Comprehensive Plan goals of the West Pinal Growth Area while also considering the access limitations of the RSRSM, a minimum of 25-acres of commercial or office land uses are proposed in Land Use Area C.

The RSRSM's plan for intense traffic and high vehicle speeds make Land Use Area C less marketable for traditional single-family neighborhoods. The access limitations of the RSRSM also greatly impact the marketability of the entirety of Land Use Area C for commercial or office uses. For these reasons, it is proposed that Land Use Area C allow multi-family uses.

b. Land Use Area C has a density cap of 12 dwelling units per acre (du/ac). Three to four story apartment buildings are typically over a density of 20 du/ac. Due to the density cap, if a three or four-story building is proposed, a large remainder of the site would need to be developed with less vertical land uses such as commercial or one and two-story residential.

c. Land Use Area B also allows for multi-family residential; however, the proposed overall density cap for Land Use Area B is 6 du/ac which is not likely to support the development of three or four-story multi-family buildings. Based on the density cap, if apartments are developed within Land Use Area B, it is likely that they would be one to two-story detached casita style apartments.

4. **Are you aware that there are large power lines running through the site? They have about a 200-foot easement, how can you use that? Is it just going to stay as it is while the rest of the site is built?**
    a. Correct, there are 230 KV lines that run across the corner of Land Use Area C. Within this type of easement, limited site improvements such as retention basins, open space, paved driveways, or parking may potentially be provided.

5. **Will there be two-story homes in Land Use Area A? We only want one-story homes next to our neighborhood. We want to keep our privacy and views.**
    a. The submitted rezoning does not propose a restriction on how many floors each home may be. Homes may be one or two stories within Land Use Area A.

b. Along the east property line, there is a 20-foot EPCOR utility easement where homes may not be built over. This will help with maintaining privacy and views.
c. Adjoining the Site's southern property line, within the existing Copper Basin neighborhood, the homes east of Tourmaline Drive are separated from the Site by a landscaped area that is 60 to 290 feet deep. On the west side of Tourmaline Drive, the homes are separated by a landscape area that is at least 20 feet deep. These landscaped areas are located within the existing Copper Basin neighborhood and will remain after the site is developed to maintain privacy for the existing residents.

6. **Is there enough water for this? Where will it come from? We already don't have good water pressure in Copper Basin.**
    a. Water will be provided to Land Use Areas A and B by EPCOR. EPCOR is a designated water provider and Land Use Areas A and B are both located within EPCOR's Certificate of Convenience and Necessity (CC&N). A 100-year water supply is already reserved for Land Use Areas A and B. At this time, ASLD does not have purchase interest in Land Use Area C which is not located within EPCOR's CC&N. Prior to development of Land Use Area C, a water solution will need to be identified.

7. **What happens next in this process?**
    a. We just made the first submittal to The County at the end of November. We are meeting with the neighbors very early in the process. The County will continue to review the project for about two review cycles. Typically, rezoning applications and a non-major comprehensive plan amendment applications take about 4-5 months to get to the Planning and Zoning Commission hearing and about 6 months to get to the Board of Supervisors hearing. Both hearing are open for the public to attend and speak. At the time of the neighborhood meeting a Planner has not yet been assigned to the project by The County. When a Planner is assigned, the public may contact that Planner for updates on the project review and future hearings.

8. **As part of the next step will we see where you are proposing the building footprints?**
    a. It is not anticipated that the location of specific building footprints will be proposed as part of the rezoning process. This would happen closer to the time of preliminary plat or site plan review, which happens after the rezoning process, and after the land is auctioned to a future owner.

9. **I got a letter, but my neighbor didn't. Why didn't they get one?**
    a. The notification boundary will be included in the report of the citizen participation that we must provide to The County. We mailed to properties located within 1,200 feet of the perimeter of the Site. We measure with a slightly heavier hand just outside of the Site boundary to ensure that no property owner is missed. The mailing information comes from the County Accessor

10. **Will there be a traffic light on Judd Road?**

a. At this time, The County has not confirmed if a light will be required on Judd Road. We anticipate additional feedback on that being provided as part of the first review comments which may be finished by The County in January.

11. **There was a fatality on Hunt Highway very recently, two people passed. There are already traffic issues on Hunt Highway, how can the roads handle the proposed development?**
    a. It is very unfortunate when any accident like this occurs. The County has long range transportation plans like the "Regionally Significance Routes for Safety Mobility" as well as other corridor plans and transportation studies. You can find the plans here: Long-Range Transportation (5 to 20 Years) | Pinal County, AZ County Engineers also create roadway standards for their future long range transportation plans. We are proposing to follow all standards established by The County. By meeting County Standards, the safety and mobility for the roads should be increased.

12. **The school within Copper Basin is already overloaded. Where will these children go to school?**
    a. The County coordinates with the School Districts to plan for future school demand and capacity based on the number of existing and proposed homes and anticipated number of students. As part of the first review comments, we may receive comments from the County pertaining to this. If additional capacity is needed it is possible that the County may call for land to be dedicated for a school, impact fees to be provided as part of development, or other similar requirement in order to balance the demand on schools generated by the proposal.

13. **There was a car accident on Copper Mine Road as well which blocked off access to the neighborhood for hours. It's why Judd Road was finally paved earlier than other local road projects. We don't want this to happen again.**
    a. As part of the proposed development at least two points of access will be provided to avoid this situation. These access points will be geographically separated to avoid the possibility of one incident blocking both access points. Emergency response access to the existing Copper Basin neighborhood will also be improved by the proposed improvements to Tourmaline Drive and the additional collector road connection that is proposed to Tourmaline Drive.

14. **Resident Comment: The aerials do not show it yet, but more commercial land uses are currently being built on Hunt Highway in front of our existing Copper Basin neighborhood.**
    a. Noted, thank you for sharing this neighboring development update with the team.

15. **To the north, there is an entire neighborhood that will be single family for rent. We are opposed to that here. Property owners maintain their homes better. Is that proposed here?**
    a. No, it is not specifically proposed that one entity own all of the homes that may be developed on the Site.

16. **There were trenches under construction and a drive lane along the east property line? What is this?**

a. This appears to pertain to the 20-foot-wide EPCOR easement along the east property line where a water line has recently been installed.

17. **We need more bike lanes. I am a cyclist and I am primarily stuck to using Copper Mine Road because that is the only road that have bike lanes. They are not even on Main Street. Will there be bike lanes in the proposed project?**
    a. 6.5-foot-wide bike lanes are included in the County's typical section for Principal Arterials. Gantzel Road and Hunt Highway are identified as Principal Arterials and will have these bike lanes on each side of the road at ultimate build out.
    b. Judd Road is identified by the County as an Urban Minor Arterial. The County's typical section for an Urban Minor Arterial has a 6.5-foot-wide bike lane on each side of the road at ultimate build out.
    c. Tourmaline Drive will be a collector roadway. A bike lane and shaded sidewalk are proposed to be included on Tourmaline Drive. The County Typical Street Section for a local road does not include a striped bike lane. These roads are "shared" more between drivers, pedestrians, and bicyclists.

18. **Right now people run, walk their dogs, and drive their ATVs on the existing dirt road along the Site's southern property line. They should be able to still do this. A path should be given some how for them to still be able to do that.**
    a. At this time a path is not specifically proposed along the southern property line. Unfortunately, providing a path on the site for use by the adjoining residents creates liability issues for the HOA of the proposed community. The Property Owner is open to considering providing a path so long as it is dedicated to The County in such a manner that it does not open the future community to liability issues.

19. **Is there a buffer or a wall proposed around the perimeter? There should be. We want privacy for us and for them. Also, if a path is given, the lots next to it probably will want a wall.**
    a. At this time, a perimeter wall or a path is not specifically proposed. Home builders often desire to build a perimeter wall or privacy walls for single-family lots, so it is likely that a wall may be provided. It is preferred not to specifically require a perimeter wall as it may interfere with higher quality and safer open space design as well as drainage patterns that the County standards recommend preserving.

20. **The existing Copper Basin neighborhood is about six feet higher than the project site. So that will have to be addressed. They won't want us looking into their yards.**
    a. As part of the site plan review process, a grading and drainage plan will be submitted and the elevation of the site relative to the adjoining Copper Basin Neighborhood will be considered to ensure the proposed lots have adequate privacy.

Exhibit 1: 1200' Notification List

NAME	ADDRESS	CITY
VILLANUEVA MICHAEL CARL JR	11474 E ASTER LN	FLORENCE , AZ 85132-2766
BOWMAN SHEREE L	2300 E MAGMA RD UNIT 157	SAN TAN VALLEY , AZ 85143-3495
THOMAS AUGUSTA WHITNEY	2300 E MAGMA RD UNIT 160	SAN TAN VALLEY , AZ 85143-3495
DAVIS ROBERT W	85 COX ST	NASHUA , NH 03064-4152
ANDJELKOVIC PROPERTIES LLC	922 N WADE DR	GILBERT , AZ 85234-4291
HERMAN WILEY III	2141 E LA JOLLA DR	TEMPE , AZ 85282-2593
PALACIOS ROCKY B	2300 E MAGMA RD UNIT 167	SAN TAN VALLEY , AZ 85143-3498
COMBINED COMMERCIAL LLC	3641 N 39TH AVE	PHOENIX , AZ 85019-9360
ANDJELKOVIC PROPERTIES LLC	922 N WADE DR	GILBERT , AZ 85234-4291
EQUITY TRUST COMPANY	2300 E MAGMA RD 169	SAN TAN VALLEY , AZ 85143-8514
FIGUEROA GEORGE	2048 E TEAKWOOD PL	CHANDLER , AZ 85249-9350
FEENEY MARIAN A	MAIL RETURN	, -
AZ SQUARE #12 LLC	1370 W 3RD AVE	BROOMFIELD , CO 80020-0206
VEST OPHELIA F & HOUSE ISSAC S	2300 E MAGMA RD UNIT 161	SAN TAN VALLEY , AZ 85143-3498
VALENZUELA ENRIQUE	371 GULL CT	RIO RICO , AZ 85648-8353
COMBINED COMMERCIAL LLC	3641 N 39TH AVE	PHOENIX , AZ 85019-9360
SPOEHR JONATHAN WILLIAM	2300 E MAGMA RD 175	SAN TAN VALLEY , AZ 85143-8514
BERRY DAVID E	2300 E MAGMA RD UNIT 178	SAN TAN VALLEY , AZ 85143--460
LEAN DORON & CAROL	3641 N 39TH AVE	PHOENIX , AZ 85019-9360
FARNSWORTH CASSANDRA MORGAN	2300 E MAGMA RD, UNIT 176	SAN TAN VALLEY , AZ 85143-3498
ADAMCZYK JERRY & ILONA E	6690 E SUPERSTITION WAY	FLORENCE , AZ 85132-2803
JK RINALDI PROPERTIES LLC	2125 BOW LN	SAFETY HARBOR , FL 34695-5223
JPS SUPERSTITION VIEWS 177 LLC	2733 N POWER RD STE 102 PMB 476	MESA , AZ 85215-8521
SUPERSTITION VIEWS COMMUNITY ASSOCIATION	3101 N CENTRAL AVE STE 325	PHOENIX , AZ 85012-2264
LEEDER SCOTT ALEXANDER	2732 E MORENCI RD	SAN TAN VALLEY , AZ 85143-3454
MAYO DENNIS & HEATHER	28346 N TOURMALINE DR	SAN TAN VALLEY , AZ 85143-3456
MAYA HENRY	3091 E MORENCI RD	SAN TAN VALLEY , AZ 85143-3455
SUITER MICHAEL & VIRGINIA	1904 RIGGS DR	PIERRE , SD 57501-1288
SFR 2012-1 U S WEST LLC	PO BOX 4900	SCOTTSDALE , AZ 85261-1490
KENNEY BRADLEY P & TAMMARA F CO-TRS	3057 E MORENCI RD	SAN TAN VALLEY , AZ 85143-3455
HERNANDEZ JOSE CARMEN HERNANDEZ	3041 E MORENCI RD	SAN TAN VALLEY , AZ 85143--455
MCH SFR PROPERTY OWNER 2 LLC	14355 COMMERCE WAY	MIAMI LAKES , FL 33016-6150
FOCHT THEODORE LIVING TRUST	3007 E MORENCI RD	SAN TAN VALLEY , AZ 85143-3455
SAYLOR-SCHEETZ HENRY & JULIE	2989 E MORENCI RD	SAN TAN VALLEY , AZ 85143-3455
DOMINGUEZ LORENZO R & TERESA JESUS	4534 N 112TH DR	PHOENIX , AZ 85037-7835
CBY LLC	MAIL RETURN	, -
CERBERUS SFR HOLDINGS III LP	600 GALLERIA PKWY SE STE 300	ATLANTA , GA 30339-9599
BOSCHETTO STEVEN J & MICHELE L	3244 E MORENCI RD	SAN TAN VALLEY , AZ 85143-3455
SUPERSTITION VIEWS COMMUNITY ASSOCIATION	3101 N CENTRAL AVE STE 325	PHOENIX , AZ 85012-2264
OGUADIMMA CHANTELLE EZINNE	28370 N GOLD LN	SAN TAN VALLEY , AZ 85143-3605
JACKRABBIT REAL PROPERTIES	2558 S RIATA CT	GILBERT , AZ 85295-5594
HATCHER GWENDA	18750 E PURPLE SAGE DR	QUEEN CREEK , AZ 85142-2358
SFR JV-2 2022-2 BORROWER LLC	15771 RED HILL AVE STE 100	TUSTIN , CA 92780-0730
CHEN HOU WEI	5234 AREDENAL AVE	TEMPLE CITY , CA 91780-9178
MOORE ROSS	2790 E MORENCI RD	SAN TAN VALLEY , AZ 85143--454

FKH SFR PROPCO H LP	600 GALLERIA PKWY SE STE 300	ATLANTA , GA 30339-9599
NOYES REV LIV TRUST	309 PORT CHARLOTTE AVE	FORT PIERRE , SD 57532-2230
GABRIEL ALYSSA & DUMLING DANIEL	2806 E MORENCI RD	SAN TAN VALLEY , AZ 85143-3454
VALENZUELA MARICELA L	2198 E ASTER DR	CHANDLER , AZ 85286-6235
COMBINED COMMERCIAL LLC	3641 N 39TH AVE	PHOENIX , AZ 85019-9360
FIGUEROA GEORGE	2048 E TEAKWOOD PL	CHANDLER , AZ 85249-9350
COMBINED COMMERCIAL LLC	3641 N 39TH AVE	PHOENIX , AZ 85019-9360
PHELPS KENNY L & LORRI L	28372 N TOURMALINE DR	SAN TAN VALLEY , AZ 85143-3456
SAPUGAY ALAN & GENEVIEVE V DE JESUS	5695 MAYMONT LN	DUBLIN , CA 94568-8740
HANDLER LESLIE	2029 CAROLYN WAY	NOVATO , CA 94945-5172
SALGUERO KARLA Y	28380 N EPIDOTE DR	SAN TAN VALLEY , AZ 85143-3450
LEAL DIANA A & VELAZQUEZ LAURAAMOR	2836 E MORENCI RD	SAN TAN VALLEY , AZ 85143-3454
GREENE KEN	270 E HUNT HWY STE 16-120	SAN TAN VALLEY , AZ 85143-3600
28353 N MAIN ST LLC	17822 N 75TH AVE	GLENDALE , AZ 85308-8820
MUNGUIA MARC	28394 N GOLD LN	SAN TAN VALLEY , AZ 85143-3605
RANDOLPH JAMES	2245 SPYGLASS TRL W	OXNARD , CA 93036-6279
RYAN PATRICK J	28381 N ZIRCON DR	SAN TAN VALLEY , AZ 85143-3457
COMBINED COMMERCIAL LLC	3641 N 39TH AVE	PHOENIX , AZ 85019-9360
SHREVE ASHLEY	3154 E MORENCI RD	QUEEN CREEK , AZ 85143-3455
LEAN DORON & CAROL	3641 N 39TH AVE	PHOENIX , AZ 85019-9360
DOMINGUEZ GUADALUPE & JAIME	2685 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3450
SHOREVIEW LLC	5602 E MOCKINGBIRD LN	PARADISE VALLEY , AZ 85253-3222
COMBINED COMMERCIAL LLC	3641 N 39TH AVE	PHOENIX , AZ 85019-9360
LINDEN SHAWN R TR	28992 N GOLD LN	SAN TAN VALLEY , AZ 85143-3568
FOX HEATHER & JUSTIN	3136 E MORENCI RD	SAN TAN VALLEY , AZ 85143-3455
SALDIVAR PEDRO R T & CRYSTAL S	2868 E MORENCI RD	SAN TAN VALLEY , AZ 85143-3454
PROGRESS RESIDENTIAL BORROWER 19 LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
FKH SFR M LP	600 GALLERIA PKWY SE STE 300	ATLANTA , GA 30339-9599
SZEWC IRENEUSZ	3100 E MORENCI RD	SAN TAN VALLEY , AZ 85143-3455
WILLIAMS PATRICK & TINKLE-WILLIAMS KEZIAH	3082 E MORENCI RD	SAN TAN VALLEY , AZ 85143-3455
MILE HIGH BORROWER 1 (VALUE) LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
TAYABJI MUNIRA	1107 VISTA RDG	BURBANK , CA 91504-4193
HERRERA GRISELDA GANDARILLA & ZAKRAOVI ABDELHAKIM	4615 E MOUNTAIN VISTA DR	PHOENIX , AZ 85048-8040
KENNEDY STEPHEN S	28396 N TOURMALINE DR	SAN TAN VALLEY , AZ 85143-3456
BOWMAN KEVIN	3046 E MORENCI RD	SAN TAN VALLEY , AZ 85143-3455
FKH SFR PROPCO H LP	600 GALLERIA PKWY SE STE 300	ATLANTA , GA 30339-9599
CARBAJAL ALEJANDRA	2974 E MORENCI RD	SAN TAN VALLEY , AZ 85143-3455
LUGO REYNALDO	2992 E MORENCI RD	SAN TAN VALLEY , AZ 85143-3455
ENGEL TIMOTHY L & LAURIE S	3010 E MORENCI RD	SAN TAN VALLEY , AZ 85143-3455
COMBINED COMMERCIAL LLC	3641 N 39TH AVE	PHOENIX , AZ 85019-9360
BIEN-WILLNER JERALD D	5602 E MOCKINGBIRD LN	PARADISE VALLEY , AZ 85253-3222
NEVAREZ PEDRO	2727 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3450
STEWART MATTHEW A & DARCY K	6825 E PEARL ST	MESA , AZ 85207-7151
SAFARI ONE ASSET COMPANY LLC	5001 PLAZA ON THE LK STE 200	AUSTIN , TX 78746-6105
HOUGHTON DAVID & ERIKA R	2741 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3450
SCHMIDEK LEE D & LORELIE A	11312 RANGE RD 44	CYPRESS COUNTY , AB -
FLOCO SONIA	3876 E ROCK DR	SAN TAN VALLEY , AZ 85143-3604
ZAK VENTURES LLC	10115 E BELL RD STE 107-232	SCOTTSDALE , AZ 85260-0218
COMBINED COMMERCIAL LLC	3641 N 39TH AVE	PHOENIX , AZ 85019-9360

BIEN-WILLNER LAURA CORINA	3641 N 39TH AVE	PHOENIX , AZ 85019-9360
MALONE MACKENZIE STIPES	2755 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3450
SANDOVAL AMANDO & VANESSA	3900 E ROCK DR	SAN TAN VALLEY , AZ 85143-3600
RUIZ JUAN CARLOS & MARIA DE JESUS	6481 E REFUGE RD	FLORENCE , AZ 85132-8513
WU JOANNA CHIA-I TR	121 BONITA ST #C	ARCADIA , CA 91006-6363
JOHNSTONE JILL MARIE	3245 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3452
ROMERO ALFREDO	2769 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3450
MORRISON KENNETH ROBERT & KRISTIN MARIE	3912 E ROCK DR	SAN TAN VALLEY , AZ 85143-3600
QUINTERO MONICA R	2662 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3450
PAGAYA SMARTRESI F1 FUND PROPERTY OWNER II LLC	6101 BAKER RD STE 200	MINNETONKA , MN 55345-5595
COCKBURN CANDICE	3924 E ROCK DR	SAN TAN VALLEY , AZ 85143-3600
TORRES RANDY C	7744 CALLE COMODO NE	ALBUQUERQUE , NM 87113-3236
EISENHAUER KIMBERLY	28446 N EPIDOTE DR	SAN TAN VALLEY , AZ 85143--450
2676 E MINERAL PARK LLC	4921 S ANTONIO	MESA , AZ 85212-8521
MATHIS MICHAEL W & JULIE A	3205 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3452
KARLE JOSHUA & AMY	3936 E ROCK DR	SAN TAN VALLEY , AZ 85143-3600
GOMEZ ANGEL DE JESUS CLAVIJO	2811 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3451
FUJISHIRO RANDOLPH X REV TRUST	3185 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3451
VILLA CHRISTOPHER	2688 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3450
BYRNE SCOTT	2825 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3451
RASMUSSEN ERICA	28458 N EPIDOTE DR	SAN TAN VALLEY , AZ 85143-3450
BARNES STACEY T	2839 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-8514
KLINGER BARBARA	3163 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3451
MCBRIDE HAROLD C & CONNIE D	2702 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3450
ZIEMER FRANK H	2853 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3451
SHAY SHERRY	3143 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3451
WILLIAMS BUFFIE MARIE	2867 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3451
BIA COLIN TRENTON	2716 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3450
COFFEY NICOLE BREANN & JOHN PAUL	2881 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143--451
RAMIREZ RAUL E & SANDRA	2647 E BAGDAD RD	QUEEN CREEK , AZ 85143--452
EPHRAIM BENNY & REUVEN	MAIL RETURN	, -
TURNER RICHARD	3123 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-8514
B & B PIZZA LLC	633 E RAY RD STE 116	GILBERT , AZ 85296-8529
BOULTON PROPERTIES LLC	2325 POINTE PKWY STE 250	CARMEL , IN 46032-2329
FLORES PEDRO	2730 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3450
POWELL RICHARD & BENIETA	121 WOODLINE DR	MAKANDA , IL 62958-8223
NEVILLE SCOTT & ELIZABETH	29 SILVER LN	LEVITTOWN , NY 11756-1175
BERUMAN GARY M & APODACA ODETTE	2923 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3451
BIGGS JESSICA H	2661 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3452
CARTER GLENNA L & ALLEN	3081 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3451
KL ALEXANDER PROPERTIES LLC	PO BOX 1040	SERGEANT BLUFF , IA 51054-4104
ZARAGOZA GREGORY & ERIN	2742 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3450
HOSLER DANNY & CHRISTY	3061 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3451
OPRISAN CATALIN & MARIANA	3039 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3451
CATALFAMO JOSPEH ANTHONY II & LINDA	3996 E ROCK DR	SAN TAN VALLEY , AZ 85143-3604
WARTEMBERG LISA FLORENCE	4020 E ROCK DR	SAN TAN VALLEY , AZ 85143-3604
HOUSEMAN RICK V & REBECCA S	2937 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3451
BEEBE CARL & JOANNA	4008 E ROCK DR	SAN TAN VALLEY , AZ 85143--604
PROGRESS RESIDENTIAL BORROWER 14 LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
FKH SFR PROPCO I LP	600 GALLERIA PKWY SE STE 300	ATLANTA , GA 30339-9599

GREEN NICOLE M	28472 N EPIDOTE DR	SAN TAN VALLEY , AZ 85143-3450
HUELSMAN JOHN ALLEN & DONNA JEANNE	3262 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143--451
SCHRAMM RYAN DAVID & LAURA MARIE	3019 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3451
JOSIL ROUSSEAU B & AMBER E	2770 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-8514
STONE CAROLYN S	2689 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3452
BARRAZA MANUEL ANTONIO IBARRA	3242 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3451
WEALTH E INV LLC	19211 E VIA DE ARBOLES	QUEEN CREEK , AZ 85142-2973
LOPEZ JAIME & JACQUELINE L	28481 N OPAL DR	SAN TAN VALLEY , AZ 85143-3454
NOBELWOOD LLC	MAIL RETURN	, -
EUBANKS THOMAS DALE & SHERRI L	2400 E BASELINE AVE LOT 165	APACHE JUNCTION , AZ 85119-9571
CORBETT JOSEPH M & PATRICIA M	2796 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3450
THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	MAIL RETURN	, -
THACKER QUINN	2715 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3453
PRITCHETT WILLIAM M & DEBRA LYNN CO-TRS	2610 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3452
MORRIS EARL & PEGGY LOUISE TRS	5267 WARNER AVE APT 355	HUNTINGTON BEACH , CA 92649-9407
HERNANDEZ NETZA & IDOLINA MALDONADO	28490 N OBSIDIAN DR	SAN TAN VALLEY , AZ 85143-3454
MANEK RONAK & POONAM	4341 S BINARY	MESA , AZ 85212-2877
SUPERSTITION VIEWS COMMUNITY ASSOCIATION	3101 N CENTRAL AVE STE 325	PHOENIX , AZ 85012-2264
DWF VI ATLAS SFR-AZ LLC	970 YUMA ST	DENVER , CO 80204-4383
CATLING AARON & TRANICE	2729 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3453
GREER JASON M	3180 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3451
SMITH CANDACE THERESA	2836 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3450
ROSIN LAUREN	PO BOX 13812	SCOTTSDALE , AZ 85267-7381
HILL TRENT	10645 N TATUM BLVD STE 200-420	PHOENIX , AZ 85028-8502
PROGRESS RESIDENTIAL BORROWER 4 LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
VASQUEZ SYLVIA & LUIS G	3160 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3451
SIMPER JOSEPH DANIEL	2864 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3450
VANDERPOOL LAUNA JEAN	3273 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3453
FRASIER PROPERTIES LLC	18550 ROAD 26	DOLORES , CO 81323-3900
BENNETT FAMILY TRUST ETAL	101 E 1ST AVE STE 105	MESA , AZ 85210-0140
MIERAS PAUL E & MELISSA M	3138 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3451
KUNZ ELEANOR J	2876 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3450
MACBETH JOHN W	2890 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3450
DENSON GABRIEL & STEPHANIE	28510 N OBSIDIAN DR	SAN TAN VALLEY , AZ 85143-3454
RODRIGUEZ-LEON ASHLEY DANIELLE	3253 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3453
MORRIS EARL & PEGGY LOUISE TRS	5267 WARNER AVE # 355	HUNTINGTON BEACH , CA 92649-9407
PARISH MICHELLE	2769 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3453
MONTERO KYLE	MAIL RETURN	, -
MILE HIGH BORROWER 1 (CORE) LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
ARREDONDO CARLOS	28513 N OPAL DR	SAN TAN VALLEY , AZ 85143-3454
DUPONT ERIC	3098 E MINERAL PARK RD	SAN TAN VALLEY , AZ 85143-3451
PIRIA RUBEN LOYA	2783 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3453
ADAMS MICHAEL K & BROOKE R	3233 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-8514
SUN VALLEY PLAZA GENERAL PSHIP	1136 W BASELINE RD	MESA , AZ 85210-0597
REZEK ROBERT & NICOLE	28506 N EPIDOTE DR	SAN TAN VALLEY , AZ 85143-3491
FIRST INTERNATIONAL BANK & TRUST	PO BOX 10938	FARGO , ND 58106-6093
MORRIS EARL & PEGGY LOUISE TRS	5267 WARNER AVE # 355	HUNTINGTON BEACH , CA 92649-9407
TRIPP ADAM D & DEBRA A	2662 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3452
ADAMS DONALD & SHARON F	2795 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3453

GARCIA-GUERRERO CHRIS & BIANCA	3213 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3453
FKH SFR PROPCO J LP	600 GALLERIA PKWY SE STE 300	ATLANTA , GA 30339-9599
ONE GOLDEN FINCH LLC	1915 W MUIRHEAD LOOP	TUCSON , AZ 85737-7704
LOPEZ CHRISTINA	2601 E OLIVINE RD	SAN TAN VALLEY , AZ 85143-3490
MCDONALD MICHAEL K	2676 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3452
EMPACT-SUICIDE PREVENTION CENTER	618 S MADISON DR	TEMPE , AZ 85281-1724
2510 E HUNT HIGHWAY LLC	3113 S UNIVERSITY DR STE 600	FORT WORTH , TX 76109-9562
PARRISH SHANE & JENNIFER	3193 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3453
CEDERS JANE	2823 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3453
VESTER PATRICIA J	28529 N OPAL DR	SAN TAN VALLEY , AZ 85143-3454
UNGER RICHARD P	3328 W 2ND AVE	SPOKANE , WA 99224-4120
KERR CHRIS T JR & ALISON L	2690 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3452
LUNA NELLA	MAIL RETURN	SAN TAN VALLEY , AZ 85143-3453
DUFFY BRYAN N	3173 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3453
ALEXANDER MATTHEW & SOBEL CATHERINE	2617 E OLIVINE RD	SAN TAN VALLEY , AZ 85143-3490
MOLDERMAKER JAMES W	8029 E VIA DE VIVA	SCOTTSDALE , AZ 85258-8300
FAMILIA JOHN J & NATALIE P TRS	1138 N LAS ENTRADAS DR	WASHINGTON , UT 84780-0849
MENESES LETICIA A TRUST	28530 N DOLOMITE LN	SAN TAN VALLEY , AZ 85143-3605
TAH 2018-1 BORROWER LLC	MAIL RETURN	, -
DWF VI ATLAS SFR AZ LLC	970 YUMA ST	DENVER , CO 80204-4383
FKH SFR PROPCO I LP	600 GALLERIA PKWY SE STE 300	ATLANTA , GA 30339-9599
ALDERTON MICHAEL	28538 N DOLOMITE LN	SAN TAN VALLEY , AZ 85143-3605
MACHUCA JOSEPH VARGAS	2631 E OLIVINE RD	SAN TAN VALLEY , AZ 85143-3490
PAGAYA SMARTRESI F1 FUND PROPERTY OWNER II LLC	2325 POINTE PKWY STE 250	CARMEL , IN 46032-2329
PIERCE CRAIG D & SHERRI	3135 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3453
EPCOR WATER AZ INC	2355 W PINNACLE PEAK RD STE 300	PHOENIX , AZ 85027-7128
PROGRESS RESIDENTIAL BORROWER 11 LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
SHAMBURG GREGREY S & CAROL ANNE	25815 E 1ST AVE	AURORA , CO 80018-8167
MCGHEE BRIAN & SHANITA	2716 E BAGDAD RD	QUEEN CREEK , AZ 85143-3452
LEE FREDERICK E & DEBORAH A	28548 N DOLOMITE LN	SAN TAN VALLEY , AZ 85143-3605
PIERCE BRUCE R & MARILYN	3113 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3453
IH6 PROPERTY PHOENIX LP	PO BOX 4900	SCOTTSDALE , AZ 85261-1490
WU YAO	72 YORK ST # 701	JERSEY CITY , NJ 07302-2381
URQUIDEZ ABIGAIL KRISTINE	2643 E OLIVINE RD	SAN TAN VALLEY , AZ 85143-3490
CODAY SAMANTHA	3095 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3453
BROCK CHERYL L	2730 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3452
OASIS LAKES LLC	3805 BEDWELL BAY ROAD	BELCARRA , BC -
LIPARI DAVID J	28550 N OBSIDIAN DR	SAN TAN VALLEY , AZ 85143-3454
DONOVAN PATRICK & CHRISTIANN E	3055 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3453
FULLERTON ROBERT J	405 BELLEVUE AVE APT 104	OAKLAND , CA 94610-0491
BROWN VANESSA	3292 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3452
SARSAR RYAN	2657 E OLIVINE RD	SAN TAN VALLEY , AZ 85143-3490
ABROKWAH JONATHAN & COMFORT TRUST	1922 E HARRISON ST	CHANDLER , AZ 85225-5907
ECKHARDT JACOB HENRY & MADISON	28572 N DOLOMITE LN	SAN TAN VALLEY , AZ 85143-3605
IH6 PROPERTY PHOENIX LP	PO BOX 4900	SCOTTSDALE , AZ 85261-1490
AMERICAN HOMES 4 RENT TRS LLC	23975 PARK SORRENTO STE 300	CALABASAS , CA 91302-2401
DE ANAYA MARTHA F	28559 N OPAL DR	SAN TAN VALLEY , AZ 85143-3454
POECKER JEFFERY G	2756 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-8514
SPANGEHL XAVIER	2671 E OLIVINE RD	SAN TAN VALLEY , AZ 85143-3490

JIMENEZ SOCORRO	2321 E OLIVINE RD	SAN TAN VALLEY , AZ 85143-3490
HARRIS DAVID	2335 E OLIVINE RD	SAN TAN VALLEY , AZ 85143-3490
PROGRESS RESIDENTIAL BORROWER 11 LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
VOGEL AUSTIN T	2381 E OLIVINE RD	SAN TAN VALLEY , AZ 85143-3490
CHAVEZ MANUEL & ROSA C	6126 S 64TH DR	LAVEEN , AZ 85339-9291
AZAD MONTASIR	2409 E OLIVINE RD	SAN TAN VALLEY , AZ 85143-8514
BOLTZ ROBERT & ALLISON	39422 N SCHNEPF RD	SAN TAN VALLEY , AZ 85140-0602
RAMIREZ ANDRES E & JENNIFER N	2435 E OLIVINE RD	SAN TAN VALLEY , AZ 85143-3490
BOGLE CALLIE E	2449 E OLIVINE RD	SAN TAN VALLEY , AZ 85143-3490
JIMENEZ STEPHANIE	2461 E OLIVINE RD	SAN TAN VALLEY , AZ 85143-3490
WINCAPAW STEVEN J	2475 E OLIVINE RD	SAN TAN VALLEY , AZ 85143-3490
PROGRESS RESIDENTIAL BORROWER 15 LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
NGUYEN LUAN MAI FAM TRUST	642 E MANOR DR	CHANDLER , AZ 85225-5843
SALDANA CRISTIAN	2517 E OLIVINE RD	SAN TAN VALLEY , AZ 85143-3490
BORUP LORA K	2531 E OLIVINE RD	SAN TAN VALLEY , AZ 85143-3490
KUNZ JAMIE	MAIL RETURN	, -
RIDGEWAY AUBREY DONALD	3250 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3452
D PEARCE & ASSOCIATES LLC	13850 THOMPSON DR	LOWELL , MI 49331-1939
BURR SCOTT W & MELISSA L	28633 N DOLOMITE LN	QUEEN CREEK , AZ 85143-3605
DISTINCTIVE PROPERTIES USA LLC	1529 HORNBEAM GLN	ESCONDIDO , CA 92025-5586
PUTHALATH SAJITHA	3132 E BELLERIVE DR	CHANDLER , AZ 85249-9390
SALMONS NATHAN	3230 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3452
MIGGINS JOSEPH ANDRE	28570 N OBSIDIAN DR	SAN TAN VALLEY , AZ 85143--454
COMPARONE MATTHEW & CARA	28590 N DOLOMITE LN	SAN TAN VALLEY , AZ 85143-8514
CLOYD TABITHA	MAIL RETURN	, -
NEZ ZACKERY	2796 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3452
SLHOPPE HOLDINGS LLC	1335 N 100TH PL	MESA , AZ 85207-7447
MANEK RONAK B & POONAM	4341 S BINARY	MESA , AZ 85212-2877
MPCPMT HOMES LLC	1136 W BASELINE RD	MESA , AZ 85210-0597
DELGADO KIMBERLY & CRUZ EFRAIN DELGADO	28573 N DOLOMITE LN	SAN TAN VALLEY , AZ 85143-3605
GEMLINE PROPERTIES LLC	530 E HUNT HWY STE 103 PMB#155	SAN TAN VALLEY , AZ 85143-3658
CRABTREE CAROL A	2711 E OLIVINE RD	SAN TAN VALLEY , AZ 85143-3490
GOMEZ-AYOUB NOELLE	28576 N CRYSTAL DR	SAN TAN VALLEY , AZ 85143-3491
VALENTINI PATRICK G & SHELLEY A	500 4TH AVE NE	CHISHOLM , MN 55719-9135
CASTILLO COZBI A	28579 N DOLOMITE LN	SAN TAN VALLEY , AZ 85143-3605
REYNOSO MARK ALLEN & NATASHA HEMMING	520 REDLANDS AVE	CLAREMONT , CA 91711-1163
CHO DAVID & CHO WOO CATHERINE YI-YU TRS	9530 W PROSPECTOR DR	QUEEN CREEK , AZ 85142-2778
COOPER ANTHONY W & BRENDA A	2725 E OLIVINE RD	SAN TAN VALLEY , AZ 85143-3490
KLEMENT RICHARD E	2836 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3452
HEROD LARIA JENAE & BRADFORD	3301 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3454
BROWN FORREST D JR & VENICE	3172 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3452
SFR JV-2 2022-1 BORROWER LLC	15771 RED HILL AVE STE 100	TUSTIN , CA 92780-0730
LEMINGS JOANNA S & JOHN C	28587 N EPIDOTE DR	SAN TAN VALLEY , AZ 85143-3491
VISTICA DANNY	1790 MEDWIN PL	NORTH VANCOUVER , BC -
WOOD JIMMY D JR & SARAH J	28591 N DOLOMITE LN	SAN TAN VALLEY , AZ 85143-3605
SIMMONS DONNA F	2739 E OLIVINE RD	SAN TAN VALLEY , AZ 85143-3490
HOLT MICHAEL	MAIL RETURN	, -
WATSON JUSTIN D & SUZANNE M	3154 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3452

FOLEY JOHN ALLEN SR TRUST	28591 N OPAL DR	SAN TAN VALLEY , AZ 85143-3454
KUEBLER THERESA MARIE & JOHN JOSEPH REV TR	3281 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3454
OPLINGER ROBERT & ALLYSON	28597 N DOLOMITE LN	SAN TAN VALLEY , AZ 85143-3605
JONES QUAID	2876 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3452
CRYSTAL DRIVE LLC	28588 N CRYSTAL DR	SAN TAN VALLEY , AZ 85143-8514
FKH SFR PROPCO I LP	600 GALLERIA PKWY SE STE 300	ATLANTA , GA 30339-9599
MILE HIGH BORROWER 1 (INCOME) LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
LEYVA JUAN CARLOS	3134 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3452
ESPINOZA ROXANNE	2890 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3452
SELF ANDREA LIV TRUST	28603 N DOLOMITE LN	SAN TAN VALLEY , AZ 85143-3605
BAITINGER SUZANNE E	28614 N DOLOMITE LN	SAN TAN VALLEY , AZ 85143-3605
TAH 2018-1 BORROWER LLC	MAIL RETURN	, -
BRUTTO FRANCA	196 BUTTERFIELD CRESCENT	MAPLE , ON -
PATTERSON ARNOLD C	3114 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3452
TAH MS-2 BORROWER LLC	1508 BROOKHOLLOW DR	SANTA ANA , CA 92705-5542
BRUNSDON INVESTMENTS LP	#208 - 5384 TYEE LANE	CHILLIWACK , BC -
PROGRESS RESIDENTIAL BORROWER 5 LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
STARKEL ROGER & CHIYOKO	3076 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3452
CLUFF SCOTT A	28597 N CRYSTAL DR	SAN TAN VALLEY , AZ 85143-3491
DANIEL SCOTT J & ANGELA B	3239 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3454
NEUENFELDT JEFFREY N & YUN	1270 N BRENTWOOD PL	CHANDLER , AZ 85224-4857
GRIMES JEREMY & RENE	3056 E BAGDAD RD	SAN TAN VALLEY , AZ 85143-3452
HUFF CHARLES ALFRED & ESPINOZA CHESARE	28615 N DOLOMITE LN	SAN TAN VALLEY , AZ 85143-3605
NEUNDORFF ANTHONY & KATTY G TRS	28624 N DOLOMITE LN	SAN TAN VALLEY , AZ 85143-3605
JONES SCOTT D	20239 E VIA DEL ORO	QUEEN CREEK , AZ 85142-2627
GOMEZ ESTEVAN ANGEL JR	2793 E OLIVINE RD	SAN TAN VALLEY , AZ 85143-3490
BENNETT SPENCER C	3219 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3454
WALSH KEVIN & CATHERINE TRUST	2805 E OLIVINE RD	SAN TAN VALLEY , AZ 85143-3490
CASTLEBERRY JAMES D & LULA J	28621 N DOLOMITE LN	SAN TAN VALLEY , AZ 85143-3605
CRUZ-LEMUS VICTOR	2294 E OLIVINE RD	SAN TAN VALLEY , AZ 85143-3490
BRATLEY JORDAN T & KANDIS N	2308 E OLIVINE RD	SAN TAN VALLEY , AZ 85143-3490
ALVAREZ JOHNATHAN	254 E MEAD DR	CHANDLER , AZ 85249-9121
SCHENK SHARON L	2334 E OLIVINE RD	SAN TAN VALLEY , AZ 85143-3490
ROBERTSON KENNETH & KATHERINE	728 NE 36TH ST	OWATONNA , MN 55060-0617
JACOBSON AMANDA J	2362 E OLIVINE RD	SAN TAN VALLEY , AZ 85143-3490
THOMPSON BRUCE H & ELISA MARIE	1630 E KAEL ST	MESA , AZ 85203-3215
MOHAMMED FATI	MAIL RETURN	, -
CHF CONSULTING LLC	PO BOX 64122	COLORADO SPRINGS , CO 80962-2412
P2 SUB REIT 1 BORROWER LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
RAIKKONEN SCOTT A	2450 E OLIVINE RD	SAN TAN VALLEY , AZ 85143-3490
SAFARI TWO ASSET COMPANY LLC	5001 PLAZA ON THE LK STE 200	AUSTIN , TX 78746-6105
KONGSLIE VERN & DOROTHY	208 5TH AVE NW	TOWNER , ND 58788-8420
SACHSE JACQUELINE M TR	2476 E OLIVINE RD	SAN TAN VALLEY , AZ 85143-3490
VILLARREAL VICTORIA	2490 E OLIVINE RD	SAN TAN VALLEY , AZ 85143-3490
JONES MARIO E & DONA C	4412 RIVER DR UNIT 101	MOLINE , IL 61265-5177
JOHAL AMREE S & AUTAR S TRS	11289 MARWICK DR	DUBLIN , CA 94568-8361
CERBERUS SFR HOLDINGS III LP	600 GALLERIA PKWY SE STE 300	ATLANTA , GA 30339-9599
WIN WIN COMPANIES LLC	PO BOX 1142	QUEEN CREEK , AZ 85142-2182
WHITTLE HAROLD D III LIVING TRUST	1549 E SCENIC SUNRISE DR	WASHINGTON , UT 84780-0229

AMH 2014-2 BORROWER LLC	23975 PARK SORRENTO STE 300	CALABASAS , CA 91302-2401
PROGRESS PHOENIX LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
PROGRESS RESIDENTIAL BORROWER 15 LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
PETTY ULENE B & ALLEN JOE	28612 N ZIRCON CT	SAN TAN VALLEY , AZ 85143-3491
LANE RAYMOND R	28611 N CRYSTAL DR	QUEEN CREEK , AZ 85143-3491
SILVA RICARDO & DA SILVA MARCIA RODRIGUES TIENNE	4095 E COAL ST	QUEEN CREEK , AZ 85143-8514
SCHIESS ROGER	13031 31ST AVE NE	SEATTLE , WA 98125-5440
PROGRESS RESIDENTIAL BORROWER 15 LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
ANAFI ARCHIBALD & MARJORIE	3179 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143--454
CAMPBELL JOYCE LIV TRUST	2847 E OLIVINE RD	SAN TAN VALLEY , AZ 85143-3490
MALIZIA JUSTIN	28621 N OPAL CT	SAN TAN VALLEY , AZ 85143-3491
RODRIGUEZ JANCARLOS	2859 E OLIVINE RD	SAN TAN VALLEY , AZ 85143--490
PERALTA GREG J	3157 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3454
BENTHIN JIMMY	1005 FLAG HOLLOW RD	LAKESIDE , AZ 85929-9583
KEMP RONALD L & NANCY J TRS	2873 E OLIVINE RD	SAN TAN VALLEY , AZ 85143-3490
HELLMICH BRIAN & HEATHER	28630 N DOLOMITE LN	SAN TAN VALLEY , AZ 85143-3605
HOWSMON RICKY JAMES & KARLAA MARIE	3314 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3453
PHAN NHA & DIEP THI	3137 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3454
SHANTY AMY	28625 N CRYSTAL DR	SAN TAN VALLEY , AZ 85143-3491
SHREWSBURY JAMIE & GALLOWAY CHRISTOPHER	2887 E OLIVINE RD	SAN TAN VALLEY , AZ 85143-3490
AH4R PROPERTIES LLC	23975 PARK SORRENTO STE 300	CALABASAS , CA 91302-2401
FKH SFR PROPCO J LP	600 GALLERIA PKWY SE STE 300	ATLANTA , GA 30339-9599
ALTO ASSET COMPANY 1 LLC	5001 PLAZA ON THE LK STE 200	AUSTIN , TX 78746-6105
FLOREZ ANTHONY & PRISCILLA	28630 N OBSIDIAN DR	SAN TAN VALLEY , AZ 85143-3449
INKSTER MATTHEW & SABRINA	3296 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3453
WALTON CHRISTOPHER D	3097 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3453
LEWRENZ OLAF DIETMAR & GILLIAN MAY	9 OASIS CRT	ST ALBERT , AB -
CORUM COLTON & MADISON	2269 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3492
GAMINO JOSHUA	3075 E SAN MANUEL RD	QUEEN CREEK , AZ 85143-8514
URNESS RYAN J & JENNIFER	3055 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3453
NEIGHBORS PATRICIA LIV TRUST	632 S HOLLENBECK ST	WEST COVINA , CA 91791-1280
BURR SCOTT WALLACE & MELISSA LYNN CO-TRS	28633 N DOLOMITE LN	SAN TAN VALLEY , AZ 85143-3605
TAH 2018-1 BORROWER LLC	3278 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-8514
HAUGEN MICHAEL J & JANICE L	28639 N CRYSTAL DR	SAN TAN VALLEY , AZ 85143-3491
WIN WIN COMPANIES LLC	PO BOX 1142	QUEEN CREEK , AZ 85142-2182
MARTINI GENE P	PO BOX 152	ERRINGTON , BC -
MARRUJO PETER CHRISTOPHER J & MICHELLE	3260 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3453
2018-3 IH BORROWER LP	1717 MAIN ST STE 2000	DALLAS , TX 75201-1465
PROGRESS RESIDENTIAL BORROWER 17 LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
ADAMS MICHAEL K & DEANNA L	MAIL RETURN	, -
LABER JOHN J III	1821 PLAYA RIVIERA DR	CARDIFF BY THE SEA , CA 92007-7142
SOUTHERN MANAGEMENT LLC	19427 E FAIR PL	AURORA , CO 80016-6385
ATKINS STEPHEN S SEPARATE PROP TRUST	31422 N SONZA WAY	SAN TAN VALLEY , AZ 85143-3465
PROGRESS RESIDENTIAL BORROWER 11 LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
PROGRESS RESIDENTIAL BORROWER 15 LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
TAYLOR KATHLEEN	2409 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3492
RESIDENTIAL HOME BUYER PHOENIX LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
DRAGER GEORGE	MAIL RETURN	, -
FAETH TAMMY	2451 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3492

HOFF MATTHEW GORDON & TINA MARIE MITTLEIDER	2463 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3492
WELSH WILLIAM J & SALUD S	413 S CENTER ST	BENSENVILLE , IL 60106-6264
RDB VENTURES LLC	13410 E SORREL LN	SCOTTSDALE , AZ 85259-9632
MILLAUD MARK A	2830 N RIVERSIDE DR	FLORENCE , AZ 85132-2725
ALARCON JESUS JR	2519 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3491
BRAME DONALD LEE & COTA BRISA ELISA LLANES	10011 E PASEO DE LA MASADA	TUCSON , AZ 85747-7522
SMITHERMAN CHARLTON K & KAREN M REV TRUST	475 EQUESTRA N	AURORA , OH 44202-2664
FRANKOWSKI LISA K & THOMAS J	28645 N ZIRCON CT	SAN TAN VALLEY , AZ 85143-3491
KITTERMAN KILEY ANN	2561 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3491
MAGALLANEZ MATTHEW	2575 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3491
DOCSUTTONBIGHOUSE LLC	1051 N QUAIL	MESA , AZ 85205-5522
NORTHHOLD LLC	4235 E MONTECITO AVE	PHOENIX , AZ 85018-8426
MATA MISTY	2617 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143--491
PAMPANIN PATRICK & SARAH	28640 N DOLOMITE LN	SAN TAN VALLEY , AZ 85143-3605
3242 E SAN MANUEL LLC	16428 E KINGSTREE BLVD	FOUNTAIN HILLS , AZ 85268-8544
PARRA ROSA H	28651 N OPAL CT	SAN TAN VALLEY , AZ 85143-3491
HENDRIX TRACY S	28655 N CRYSTAL DR	SAN TAN VALLEY , AZ 85143-3491
PASKIEWITZ CHADWICK JOHN & JENNIFER MCCLAIN	30443 3RD AVE S	FEDERAL WAY , WA 98003-3400
HURTADO VICTOR M & MARIBEL	3224 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3453
TIMOTHY SONDRA	28651 N OLIVINE CT	SAN TAN VALLEY , AZ 85143-3491
LOMBARDI CHRISTOPHER M & LEAH M	28656 N ZIRCON CT	SAN TAN VALLEY , AZ 85143-3491
LYNCH-CONRAD KATHRYN L	MAIL RETURN	, -
IH6 PROPERTY PHOENIX LP	PO BOX 4900	SCOTTSDALE , AZ 85261-1490
PERRY RALPH & DEBORAH	28661 N ZIRCON CT	SAN TAN VALLEY , AZ 85143-3491
BURGOYNE ROBERT & ADRIENNE MARIA	15007 E CROWN AVE	SPOKANE VALLEY , WA 99216-6302
SCARFF DENISE	270 E HUNT HWY STE 16-142	SAN TAN VALLEY , AZ 85143-3600
STENSGAARD CRAIG A & BESIGNANO ANGELA M TRS	28650 N OBSIDIAN DR	SAN TAN VALLEY , AZ 85143-3449
SUN VALLEY PLAZA GENERAL PSHIP	1136 W BASELINE RD	MESA , AZ 85210-0597
JOHNSON DAVID M & DIANA D	3170 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3453
EPPS JEFFREY SCOTT	28660 N OPAL CT	SAN TAN VALLEY , AZ 85143-3491
PROGRESS RESIDENTIAL BORROWER 20 LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
PEARSON MATTHEW R & HEWITT WINTON E	3134 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3453
ROEMER GEORGE & MELANIE	28667 N OPAL CT	SAN TAN VALLEY , AZ 85143-3491
KUTYBA VERA	3116 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3453
CANNON MILTON DWIGHT	28669 N CRYSTAL DR	SAN TAN VALLEY , AZ 85143-3491
FLORENCE UNIFIED SCHOOL DIST 1	PO BOX 2850	FLORENCE , AZ 85132-2305
VANDYKE JUSTIN & KIMBERLY	3098 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3449
KLEEN CHRISTOPHER & REBECCA	3080 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3449
		, -
FOX NATHAN LEE	3044 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3449
ROCHE CHAD A & JILL M	3336 W LAMPLIGHTER TRL	BELOIT , WI 53511-1900
SENGIR JOE	28669 N OLIVINE CT	SAN TAN VALLEY , AZ 85143-3491
CHATMAN ALVIN L & REGINA O	28672 N ZIRCON CT	SAN TAN VALLEY , AZ 85143-3491
AH4R PROPERTIES TWO LLC	23975 PARK SORRENTO STE 300	CALABASAS , CA 91302-2401

KEENAN VERN S T & TRUDY A TRS	2270 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143--492
NAVARRETE CESAR	2282 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3492
WATSON HEATHER	2296 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3492
NAVES ANTHONY W TR	378 WAGON TONGUE RD	BAILEY , CO 80421-1105
PROGRESS RESIDENTIAL BORROWER 12 LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
SCHELLENBERG ADAM & JENIFER E	2338 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3492
HALPIN ANDREW J & ACEVEDO EDWIN N	2352 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3492
CRITCHFIELD KATHERINE A	2366 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-8514
DISTINCTIVE PROPERTIES USA LLC	1529 HORNBEAM GLN	ESCONDIDO , CA 92025-5586
AMMONS ANDREW	2392 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3492
LEMPECK JUSTIN & KELSEY RENEE	2406 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3492
OZDEMIR REMO F	2836 E DENNISPORT CT	GILBERT , AZ 85295-5142
REED RONALD D	2434 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3492
CARLOTA AZ HOLDINGS LLC	1436 QUEEN SUMMIT DR	WEST COVINA , CA 91791-1394
STARKS-SWARNER PHYLLIS S	2765 WATERGATE WAY	KENAI , AK 99611-1886
WALSH SHAWN L	2474 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3492
TROMBETTA NATALIE	2488 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143--492
KANAHELE WILLIAM JOSHUA KIMO	2502 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143--492
TOMAN BRANDON	2516 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3491
MIEDOWICZ JOHN & ERICA	2530 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3491
ZERBY DONNA M	2544 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3491
WALKER SHAWN & KRISTIN	2556 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3491
OLYMPUS BORROWER 1 LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
PROGRESS RESIDENTIAL BORROWER 21 LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
CARBONE FRANK R	2598 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3491
JUST SUN PROPERTIES LLC	7153 S PENROSE DR	GILBERT , AZ 85298-8003
INCE MARK & JENNIFER	2626 E SAN MANUEL RD	SAN TAN VALLEY , AZ 85143-3491
ACUNA LINDA M	28690 N ZIRCON CT	SAN TAN VALLEY , AZ 85143-3491
RENNIE GARY L & DEBRA A	28691 N ZIRCON CT	SAN TAN VALLEY , AZ 85143-3491
SHAUL ODED	PO BOX 12708	TEMPE , AZ 85284-4004
JOHNSON BRYCE S & EMILY J	28672 N OLIVINE CT	SAN TAN VALLEY , AZ 85143-8514
STRADER DAVID L & KYLA	28690 N OLIVINE CT	SAN TAN VALLEY , AZ 85143-3491
DOMBROFF GLORIA	28687 N OLIVINE CT	SAN TAN VALLEY , AZ 85143-3491
OLYMPUS BORROWER 1 LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
OLSEN JAN	28690 N OPAL CT	SAN TAN VALLEY , AZ 85143-3491
FRITZ DAWN	28691 N OPAL CT	SAN TAN VALLEY , AZ 85143-3491
BUSH BRANDON J & HEIDI E	28713 N GOLD LN	SAN TAN VALLEY , AZ 85143-3569
EPCOR WATER AZ INC	2355 W PINNACLE PEAK RD STE 300	PHOENIX , AZ 85027-7128
ROSSITER BARBARA A	28727 N GOLD LN	SAN TAN VALLEY , AZ 85143-3569
LEGACY 95 LLC	24711 S 222ND ST	QUEEN CREEK , AZ 85142--944
GLERUP MELVIN O & ROBERTA A	4101 E TANZANITE LN	SAN TAN VALLEY , AZ 85143-3563
OPPENHEIM DAVID	4115 E TANZANITE LN	SAN TAN VALLEY , AZ 85143-3563
DIAZ RUBY N	4087 E TANZANITE LN	SAN TAN VALLEY , AZ 85143-3563

GARCIA GWENDOLYN	3933 E TANZANITE LN	SAN TAN VALLEY , AZ 85143-3567
ROACH HERMAN RAY JR	4075 E TANZANITE LN	SAN TAN VALLEY , AZ 85143-3563
MAY JOHN E	4129 E TANZANITE LN	SAN TAN VALLEY , AZ 85143-3563
COLLINS CHARLES	4061 E TANZANITE LN	SAN TAN VALLEY , AZ 85143-3567
BERNAL KEVIN & ANGELICA	3947 E TANZANITE LN	SAN TAN VALLEY , AZ 85143-3567
SFR II BORROWER 2021-3 LLC	120 S RIVERSIDE PLZ STE 2000	CHICAGO , IL 60606-6699
FRANKENBERGER JOETTE	31151 N ORANGE BLOSSOM CIR	SAN TAN VALLEY , AZ 85143-3304
SLUPSKI TODD M	4143 E TANZANITE LN	SAN TAN VALLEY , AZ 85143-3563
TURNER COREY	3959 E TANZANITE LN	SAN TAN VALLEY , AZ 85143-3567
PENA ROSA K TRUST	4019 E TANZANITE LN	SAN TAN VALLEY , AZ 85143-3567
NELSON ROLLAND H & LILA M	3675 S ROME ST APT 222	GILBERT , AZ 85297-7734
NGUYEN TOMMY V	4444 S KOLB ST	GILBERT , AZ 85297-7139
GOMEZ VIRGINIA A	4003 E TANZANITE LN	SAN TAN VALLEY , AZ 85143-3567
DENNIS THOMAS J	28741 N GOLD LN	SAN TAN VALLEY , AZ 85143-3569
THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	MAIL RETURN	, -
TISDALE DONALD & CARLENE LIV TRUST	28748 N GOLD LN	SAN TAN VALLEY , AZ 85143-3568
KAESCHE KELLIE M	28755 N GOLD LN	SAN TAN VALLEY , AZ 85143-3569
NOWLIN ERINN	28754 N BAUXITE LN	SAN TAN VALLEY , AZ 85143-3558
RITCHIE SHAWN & ALICIA	28762 N GOLD LN	SAN TAN VALLEY , AZ 85143-3568
CHABOWSKI VANESSA A	28769 N GOLD LN	SAN TAN VALLEY , AZ 85143-3569
ARCINIEGA MARISOL	3826 S 101ST LN	TOLLESON , AZ 85353-3415
GREEN MICHAEL A & PAMELA L TRUST	9388 E GRAPEFRUIT DR	FLORENCE , AZ 85132-2736
JIMENEZ RUSSELL	28783 N GOLD LN	SAN TAN VALLEY , AZ 85143-3569
TORRES JOSE M	28782 N BAUXITE LN	SAN TAN VALLEY , AZ 85143-3558
WEAVER RICHARD G & GLORIA R TRS	28790 N GOLD LN	SAN TAN VALLEY , AZ 85143-3568
CULWELL JACOB & BRITTNEE	4118 E TANZANITE LN	SAN TAN VALLEY , AZ 85143-3563
HAWAII AVENUE LLC	1845 ROCKY LN	SHOW LOW , AZ 85901-1920
BERTRAND KENDRA M & JOSHUA F	4088 E TANZANITE LN	SAN TAN VALLEY , AZ 85143-3563
4076 EAST TANZANITE LANE LLC	8131 E WILLETTA ST	MESA , AZ 85207-7133
WATZLAWICK JASON & MICHELLE	4134 E TANZANITE LN	SAN TAN VALLEY , AZ 85143-3563
JOHNSON CHARLES AND ANDREA	3930 E TANZANITE LN	SAN TAN VALLEY , AZ 85143-3567
PETERSON PHILIP & MARIE REV TRUST	3944 E TANZANITE LN	SAN TAN VALLEY , AZ 85143-3567
AV EQUITY LLC	1350 S ELLSWORTH RD APT 2003	MESA , AZ 85209-9280
CHARLIE NICOLE A	3970 E TANZANITE LN	SAN TAN VALLEY , AZ 85143-3567
ALVAREZ JOHNATHAN & GASCA FATIMA	254 E MEAD DR	CHANDLER , AZ 85249-9121
ANGULO MARIA & HUERTA FRANCISCO	5836 S ROBINS WAY	CHANDLER , AZ 85249-9364
PROGRESS RESIDENTIAL BORROWER 15 LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
STEELMON BRYAN WAYNE	4026 E TANZANITE LN	SAN TAN VALLEY , AZ 85143-3567
GALVEZ JUAN M	4040 E TANZANITE LN	SAN TAN VALLEY , AZ 85143-3567
KTESTES KELLY C	28797 N GOLD LN	SAN TAN VALLEY , AZ 85143-3569
RUBIO HIGINIO F	28796 N BAUXITE LN	SAN TAN VALLEY , AZ 85143-3558
LE DIEP THI NGOC	4444 S KOLB ST	GILBERT , AZ 85297-7139
MILLER ANGELIC & MICHAEL	28811 N GOLD LN	SAN TAN VALLEY , AZ 85143-3568

BIBLE NORMAN JR	28810 N BAUXITE LN	SAN TAN VALLEY , AZ 85143-3558
PASLEY DEAN & HOLLAND JOAN	28818 N GOLD LN	SAN TAN VALLEY , AZ 85143-3568
BAKER GREGORY J & JULIE A	28825 N GOLD LN	SAN TAN VALLEY , AZ 85143-3568
MADURA DONNA	28824 N BAUXITE LN	SAN TAN VALLEY , AZ 85143-3558
CJ TRUST	28830 N GOLD LN	SAN TAN VALLEY , AZ 85143-8514
TURNER EDNA MICHELLE	3931 E COPPER RD	SAN TAN VALLEY , AZ 85143-3567
LUJANO JULIO AND VELASQUEZ PATRICIA	3945 E COPPER RD	SAN TAN VALLEY , AZ 85143-3567
MILE HIGH BORROWER 1 (VALUE) LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
CHAVEZ DAN AND LUPE	3971 E COPPER RD	SAN TAN VALLEY , AZ 85143-3567
OGUNSUYI PETER & MINDY	3985 E COPPER RD	SAN TAN VALLEY , AZ 85143-3567
OHLMAIER FRANCISCO	3999 E COPPER RD	SAN TAN VALLEY , AZ 85143-3567
DONNER ANTHONY & CHERIE MARIE	PO BOX 713	CLARA CITY , MN 56222-2071
HARPER PAUL H & LINSALATA TALIA A	4027 E COPPER RD	SAN TAN VALLEY , AZ 85143-3567
SPRINKLE JEREMIAH E & CYNTHIA LYNN	28844 N GOLD LN	SAN TAN VALLEY , AZ 85143-3568
SFR JV-2 PROPERTY LLC	PO BOX 15087	SANTA ANA , CA 92735-5008
ATKINS DEANDREA M	28880 N NUGGET CT	SAN TAN VALLEY , AZ 85143-3563
HADSEL LYALL & ALICE	28858 N GOLD LN	SAN TAN VALLEY , AZ 85143-3568
TAH MS BORROWER LLC	28888 N NUGGET CT	SAN TAN VALLEY , AZ 85143-8514
DONAHUE DONALD D JR TR	28872 N GOLD LN	SAN TAN VALLEY , AZ 85143-3575
VILLAVICENCIO ANA E	3840 E COPPER RD	SAN TAN VALLEY , AZ 85143-3567
YIU JOSEPH KWOK CHEUNG & QIU YAN YAN	3100 W RAY RD STE 201	CHANDLER , AZ 85226-6247
SULLIVAN JOHN JR	3868 E COPPER RD	SAN TAN VALLEY , AZ 85143-3567
THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	MAIL RETURN	, -
FARLEY RYAN CHRISTOPHER	3882 E COPPER RD	SAN TAN VALLEY , AZ 85143-3567
LUKEY MIRANDA	3896 E COPPER RD	SAN TAN VALLEY , AZ 85143-3567
PRICE DAVID	3910 E COPPER RD	SAN TAN VALLEY , AZ 85143-3567
SFR JV-2 2024-2 BORROWER LLC	15771 RED HILL AVE STE 100	TUSTIN , CA 92780-0733
HERNANDEZ ALEXANDRA & WATSON JOHN	3938 E COPPER RD	SAN TAN VALLEY , AZ 85143-3567
VAN DAMME MARK	3952 E COPPER RD	SAN TAN VALLEY , AZ 85143-3567
AH4R PROPERTIES TWO LLC	23975 PARK SORRENTO STE 300	CALABASAS , CA 91302-2401
MILLS KEVIN & WENDY	4237 230TH AVE	MARATHON , IA 50565-5755
PROGRESS RESIDENTIAL BORROWER 16 LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
REYNOSO MANUEL & MARIA	520 REDLANDS AVE	CLAREMONT , CA 91711-1163
ORTEGA BRIAN & NORMA	3994 E COPPER RD	SAN TAN VALLEY , AZ 85143-3567
DAWLEY 2022 FAM REV TRUST	MAIL RETURN	, -
CONE KIMBERLY & DAVID	28873 N NUGGET CT	SAN TAN VALLEY , AZ 85143-3563
WILLIS ERIC D	4042 E COPPER RD	SAN TAN VALLEY , AZ 85143-3562
PATINO MATTHEW M & MANDY L	28898 N GOLD LN	SAN TAN VALLEY , AZ 85143-8514
CALL JANET ASHLEY	28881 N NUGGET CT	SAN TAN VALLEY , AZ 85143-3563
JACKOWSKI BRADFORD L	4058 E COPPER RD	SAN TAN VALLEY , AZ 85143-3562
THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	MAIL RETURN	, -
FISH PRUDENCE M FAM REV TRUST	28912 N GOLD LN	SAN TAN VALLEY , AZ 85143-3568
RAMIREZ MONICA Y	3841 E HEMATITE LN	SAN TAN VALLEY , AZ 85143-3566

SLADE JOHN BENJAMIN & RENEE NICOLE CO-TRS	3855 E HEMATITE LN	SAN TAN VALLEY , AZ 85143-3566
GEMIGNANI ROBERT & CYNTHIA	3869 E HERMATITE LN	SAN TAN VALLEY , AZ 85143--566
ROBERTS MICHAEL	4072 E COPPER RD	SAN TAN VALLEY , AZ 85143-3562
CLAY ERIC H & KALESHA L TRS	3883 E HEMATITE LN	SAN TAN VALLEY , AZ 85143--566
HAYES LARRY	3897 E HEMATITE LN	SAN TAN VALLEY , AZ 85143-3566
NEWTON CAROLE	3911 E HEMATITE LN	SAN TAN VALLEY , AZ 85143-3566
SANDOVAL DANIEL	3925 E HEMATITE LN	SAN TAN VALLEY , AZ 85143-3566
AH4R PROPERTIES TWO LLC	23975 PARK SORRENTO STE 300	CALABASAS , CA 91302-2401
HAGAN TERRI D	3953 E HEMATITE LN	SAN TAN VALLEY , AZ 85143-3566
SAILER CLYDE A & JANELL LIV TRUST	2305 13TH AVE W	WILLISTON , ND 58801-1322
PATEL NILKANTH C	3983 E HEMATITE LN	SAN TAN VALLEY , AZ 85143-3566
COPE ANDREW & MICHELE	24 HAMPDEN CIR	SIMSBURY , CT 06070-0126
VELAZQUEZ MARTIN G	28926 N GOLD LN	SAN TAN VALLEY , AZ 85143-3568
MCCAIN KELLENE	28956 N COAL AVE	SAN TAN VALLEY , AZ 85143-3562
SFR BORROWER 2021-2 LLC ETAL	120 S RIVERSIDE PLZ STE 2000	CHICAGO , IL 60606-6699
ESPINOZA TIMOTHY L	4031 E HEMATITE LN	SAN TAN VALLEY , AZ 85143-3567
HANLON JEREMY & LAURA	4100 E COPPER RD	SAN TAN VALLEY , AZ 85143-3562
DURAN VIRIDIANA G	28938 N GOLD LN	SAN TAN VALLEY , AZ 85143-3568
ROMERO ISAIAS G	4047 E HEMATITE LN	SAN TAN VALLEY , AZ 85143-3567
ROBINSON TERESA	4114 E COPPER RD	SAN TAN VALLEY , AZ 85143-3562
PAGAYA SMARTRESI FUND PROPERTY OWNER III LLC	2325 POINTE PKWY STE 250	CARMEL , IN 46032-2329
IH6 PROPERTY PHOENIX LP	PO BOX 4900	SCOTTSDALE , AZ 85261-1490
MCKERCHER JAMES CRAIG	BOX 592	ROSETOWN , SK -
FLACK KENNETH	PO BOX 547	ABERDEEN , SD 57402-2054
SIMEONE THOMAS C AND HEIDI V	28966 N GOLD LN	SAN TAN VALLEY , AZ 85143-3568
VALENZUELA ALEX	3840 E HEMATITE LN	SAN TAN VALLEY , AZ 85143-3566
MCELROY SHARON M	3854 E HEMATITE LN	SAN TAN VALLEY , AZ 85143-3566
LORENTZEN DANIEL J	3868 E HEMATITE LN	SAN TAN VALLEY , AZ 85143-3566
MCDAVID CARY J	3882 E HEMATITE LN	SAN TAN VALLEY , AZ 85143-3566
SANCHEZ JASMINE	3896 E HEMATITE LN	SAN TAN VALLEY , AZ 85143-3566
AH4R PROPERTIES TWO LLC	23975 PARK SORRENTO STE 300	CALABASAS , CA 91302-2401
ELLIOTT GLORIA M TR	3924 E HEMATITE LN	SAN TAN VALLEY , AZ 85143-3566
VALDIVIA DANIEL V TR	4083 E HEMATITE LN	SAN TAN VALLEY , AZ 85143--567
PROGRESS RESIDENTIAL BORROWER 19 LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
LEBRAY COLIN	953512 HWY 779	PARKLAND COUNTY , AB -
ROSALES ALEXANDER	3966 E HEMATITE LN	SAN TAN VALLEY , AZ 85143-3566
RESIDENTIAL HOME BUYER PHOENIX LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
CAHILL KELLI ANN	2903 BAYSIDE WALK	SAN DIEGO , CA 92109-9805
ABRAHAM APRIL D	28978 N GOLD LN	SAN TAN VALLEY , AZ 85143-3568
DOMINGUEZ LORENZO R & TERESA J	4534 N 112TH DR	PHOENIX , AZ 85037-7835
DANTE DAVID K	4036 E HEMATITE LN	SAN TAN VALLEY , AZ 85143-3566
KUBAS ARDIS LEROUX REV TRUST	4511 CAMDEN DR	CORONA DEL MAR , CA 92625-9262
CASH DEREK MICHAEL	4066 E HEMATITE LN	SAN TAN VALLEY , AZ 85143-3566

LINDEN SHAWN R TR	28992 N GOLD LN	SAN TAN VALLEY , AZ 85143-3568
MULLOCK HOLDINGS LP	3402 PHANEUF CRESCENT	REGINA , SK -
SENIFF SHENA	3841 E ROSE QUARTZ LN	SAN TAN VALLEY , AZ 85143-3566
CLUFF DENISE P	3855 E ROSE QUARTZ LN	SAN TAN VALLEY , AZ 85143-3566
SCHROYER JANELLE	PO BOX 1192	ORACLE , AZ 85623-3119
RANSANTAN LLC	1648 N AVON ST	BURBANK , CA 91505-5182
BEAUCHAMP JARED & MARY	22143 E DOMINGO RD	QUEEN CREEK , AZ 85142-2594
TEPFER NOREEN A	3911 E ROSE QUARTZ LN	SAN TAN VALLEY , AZ 85143-3566
ELSNER LORNA V	3925 E ROSE QUARTZ LN	SAN TAN VALLEY , AZ 85143-3566
COHEN KAREN K	3939 E ROSE QUARTZ LN	SAN TAN VALLEY , AZ 85143-3566
PAWLOWSKI PETER & CARROLL TAMMY L CO-TRS	3953 E ROSE QUARTZ LN	SAN TAN VALLEY , AZ 85143-3566
P3 TRS 1 A LLC	PO BOX 4090	SCOTTSDALE , AZ 85261--409
MURPHY JAMES W	35900 261ST AVE NW	DONNYBROOK , ND 58734-4941
TRUJILLO RICARDO	4003 E ROSE QUARTZ LN	SAN TAN VALLEY , AZ 85143-3566
GAUSTAD RACHEL & BRIAN	28997 N COAL AVE	SAN TAN VALLEY , AZ 85143-3568
MALL KAUSHAL	4027 E ROSE QUARTZ LN	SAN TAN VALLEY , AZ 85143-3566
THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	MAIL RETURN	
DUENAS ZACHARY V	29018 N GOLD LN	SAN TAN VALLEY , AZ 85143-3568
KALLA ROBERT PAUL	29007 N COAL AVE	SAN TAN VALLEY , AZ 85143-3568
CHENEY ROBERT BOYD & JOYCE L	29015 N COAL AVE	SAN TAN VALLEY , AZ 85143-3568
THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	MAIL RETURN	
VERM FW RESIDENTIALHOME BUYER PHOENIX LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
AH4R PROPERTIES TWO LLC	23975 PARK SORRENTO STE 300	CALABASAS , CA 91302-2401
BOECHLER SYDNEY RENEE	3862 E ROSE QUARTZ LN	SAN TAN VALLEY , AZ 85143--566
DIETRICH RICHARD J & PATRICIA L TRS	3876 W ROSE QUARTZ LN	SAN TAN VALLEY , AZ 85143--566
OLYMPUS BORROWER LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
LATHROP ROBERT & ANNETTE	3890 E ROSE QUARTZ LN	SAN TAN VALLEY , AZ 85143-3566
WALKER MICHAEL	3920 E ROSE QUARTZ LN	SAN TAN VALLEY , AZ 85143-3566
ROBLES JOHN JR	3934 E ROSE QUARTZ LN	SAN TAN VALLEY , AZ 85143-3566
SCHNER JOHN MICHAEL	80 CARRINGTON PLAZA NW UNIT 402	CALGARY , AB -
ABDO SALIM	MAIL RETURN	
BRAGG TRACY L	4026 E ROSE QUARTZ LN	SAN TAN VALLEY , AZ 85143-3566
SORENSEN MILTON KEITH	#306 5300 48TH ST	RED DEER , AB -
MCCOY MICHAEL C	4040 E ROSE QUARTZ LN	SAN TAN VALLEY , AZ 85143-3566
THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	MAIL RETURN	
FIELDS RUSSELL M	3841 E GRAPHITE RD	SAN TAN VALLEY , AZ 85143-3569
WILLIAMS JO	3859 E GRAPHITE RD	SAN TAN VALLEY , AZ 85143-3569
WOLFE CHRISTOPHER J & KENDRA A	3875 E GRAPHITE RD	SAN TAN VALLEY , AZ 85143-3569
TAYLOR WILLIAM THOMAS & LAURA E WALKER	3889 E GRAPHITE RD	SAN TAN VALLEY , AZ 85143-3569
OSTER KENNETH R & NORENE J	PO BOX 791	WEST FARGO , ND 58078-8079
PANTOJA ALEXANDER & PAULA	29088 N GOLD LN	SAN TAN VALLEY , AZ 85143-3569
BANAC ERNEST JOSEPH	3935 E GRAPHITE RD	SAN TAN VALLEY , AZ 85143-3569

TWEEDY JAMES R & CELIA L	3951 E GRAPHITE RD	SAN TAN VALLEY , AZ 85143-3569
BONDURANT AUSTIN J	4113 E GRAPHITE RD	SAN TAN VALLEY , AZ 85143--565
GODES MARK D & DAWN M	4125 E GRAPHITE RD	SAN TAN VALLEY , AZ 85143--565
JOHNSON JOSHUA MICHAEL	4139 E GRAPHITE RD	SAN TAN VALLEY , AZ 85143-3565
OBENA WILA L	4151 E GRAPHITE RD	SAN TAN VALLEY , AZ 85143-3565
CRAMER ROBERT A	3967 E GRAPHITE RD	SAN TAN VALLEY , AZ 85143-3569
CHRISTIAN GLENN P & MARGARET J	29106 N GOLD LN	SAN TAN VALLEY , AZ 85143-3569
FKH SFR PROPCO H LP	600 GALLERIA PKWY SE STE 300	ATLANTA , GA 30339-9599
DEMETROPOULOS KIM LEANNE & WILLIAM	3983 E GRAPHITE RD	SAN TAN VALLEY , AZ 85143-3569
KECKTA DUSTIN & MIKI	4063 E GRAPHITE RD	SAN TAN VALLEY , AZ 85143-3565
THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	MAIL RETURN	
MENA MICHAEL & LAUREN	29122 N GOLD LN	SAN TAN VALLEY , AZ 85143-3569
BLAKE THOMAS W & RACHEL E	29136 N GOLD LN	SAN TAN VALLEY , AZ 85143-3569
POLANCO ALFONSO	3842 E GRAPHITE RD	SAN TAN VALLEY , AZ 85143-3569
TOWNSEND BRUCE E & LEANNE M	29128 N LAZURITE WAY	SAN TAN VALLEY , AZ 85143--565
LONGSTREET LEWIS T & KIRITI ANN	3860 E GRAPHITE RD	SAN TAN VALLEY , AZ 85143-3569
BASQUEZ DAVID MARTIN & MARTHA MICHAL	3876 E GRAPHITE RD	SAN TAN VALLEY , AZ 85143-3569
PARVEZ ASHER & SANDAL	MAIL RETURN	
MACKEY DAWN E & MARK C	3904 E GRAPHITE RD	SAN TAN VALLEY , AZ 85143-3569
ORENSTEIN LAWRENCE G & SUSAN L TRS	29140 N LAZURITE WAY	SAN TAN VALLEY , AZ 85143-3565
SOLIS JONATHAN D	3920 E GRAPHITE RD	SAN TAN VALLEY , AZ 85143--569
LE THANH TRUONG THI	6869 W MILLERTON CT	FLORENCE , AZ 85132-8513
COPELAND JACKIE	29152 N GOLD LN	SAN TAN VALLEY , AZ 85143-3569
ROGERS JUDY ANN	4122 E GRAPHITE RD	SAN TAN VALLEY , AZ 85143-3565
SCHULTZ WYATT	4136 E GRAPHITE RD	SAN TAN VALLEY , AZ 85143-3565
MCDERMOTT LAWRENCE D & ROSEMARY	4148 E GRAPHITE RD	SAN TAN VALLEY , AZ 85143-3565
MATLOCK JACI ANN & MCCARLEY CHRISTINE CO-TRS	3944 E GRAPHITE RD	SAN TAN VALLEY , AZ 85143-3569
SEVEN POINTS BORROWER LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
WATSON DOROTHY A LIV TRUST	29166 N GOLD LN	SAN TAN VALLEY , AZ 85143-3569
RAUH JULIE	3966 E GRAPHITE RD	SAN TAN VALLEY , AZ 85143-3569
BENESH COLLIN	29166 N LAZURITE WAY	SAN TAN VALLEY , AZ 85143-3565
RODRIGUEZ LUIS	3982 E GRAPHITE RD	SAN TAN VALLEY , AZ 85143-3569
THOMPSON GLENN E	3841 E AZURITE RD	SAN TAN VALLEY , AZ 85143-3569
P2 SUB REIT 1 BORROWER LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
VARGECKO SHARON S & PATRICK PAUL JR CO-TRS	29182 N GOLD LN	SAN TAN VALLEY , AZ 85143-3569
KRYWKO KENDALL & JEANNINE	55530 RG RD 262	STURGEON COUNTY , AB -
COLLINS LAURENE REV LIV TRUST	3889 E AZURITE RD	SAN TAN VALLEY , AZ 85143--569
TODD MARLENE ANNETTE & RONALD LYNN	29178 N LAZURITE WAY	SAN TAN VALLEY , AZ 85143-3565
CHARTIER GHISLAIN & CATHY	163 MEADOW RD	WHITE CITY , SK -
THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	MAIL RETURN	
KLICH SLAWOMIR A	4087 E AZURITE RD	SAN TAN VALLEY , AZ 85143-3565
CHAPMAN MICHELLE	4099 E AZURITE RD	SAN TAN VALLEY , AZ 85143-3565

HALLMAN ZACHARY	4111 E AZURITE RD	SAN TAN VALLEY , AZ 85143-3565
TRUE NORTH PROPERTY OWNER C LLC	PO BOX 4090	SCOTTSDALE , AZ 85261--409
BLANCO YOLANDA M	4137 E AZURITE RD	SAN TAN VALLEY , AZ 85143-3565
GREEN DANIELLE M	4149 E AZURITE RD	SAN TAN VALLEY , AZ 85143-3565
KINCAID SIDNEY D	PO BOX 952	LUMSDEN , SK -
MATTI RONY A & SAKAT RANEEN M	29190 N LAZURITE WAY	SAN TAN VALLEY , AZ 85143-3565
UMBACH THOMAS W	6-52426 RANGE ROAD 265	SPRUCE GROVE , AB -
EICHHORST ROBERT	29215 N BAUXITE LN	SAN TAN VALLEY , AZ 85143-3569
TSUKRUK VLADIMIR	29200 N GOLD LN	SAN TAN VALLEY , AZ 85143-3569
HEATH DENNIS RALPH II	8730 E MONTECITO AVE	SCOTTSDALE , AZ 85251-1292
PAMPANIN BERTRAM J	3846 E AZURITE RD	SAN TAN VALLEY , AZ 85143-3569
3864 E AZURITE LLC	3864 E AZURITE RD	SAN TAN VALLEY , AZ 85143-8514
MAZEPA MICHAEL	2 AINSLEY PL	ST ALBERT , AB -
ABERCROMBIA JAMES E	3892 E AZURITE RD	SAN TAN VALLEY , AZ 85143-3569
EDWARDS SONIA G & EDWARDS NICK L	29231 N BAUXITE LN	SAN TAN VALLEY , AZ 85143-3569
MARTIN KAITLYN & SCHRAMM AYRON	4044 E AZURITE RD	SAN TAN VALLEY , AZ 85143-3564
PARR MARGARETE AND MARTIN	4058 E AZURITE RD	SAN TAN VALLEY , AZ 85143-3564
BOUCON PHILIP G & SUSAN KAY	4875 W MCMILLAN RD	MUSKEGON , MI 49445-5868
OCHOA ABRAM T & MATILDA C	4082 E AZURITE RD	SAN TAN VALLEY , AZ 85143-3564
PROGRESS RESIDENTIAL BORROWER 25 LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
HAMPTON DYLAN J	4108 E AZURITE RD	SAN TAN VALLEY , AZ 85143-3564
GARCIA JONATHON & MADELYN	4138 E AZURITE RD	SAN TAN VALLEY , AZ 85143-3565
LALANI ALTAZ A & NASREEN A	290 CATALINA PL NE	CALGARY , AB -
REMPEL GERARD	MAIL RETURN	
THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	MAIL RETURN	
JOHNSON RANCH COMMUNITY ASSOCIATION INC	MAIL RETURN	
SWH 2017-1 BORROWER LP	PO BOX 4900	SCOTTSDALE , AZ 85261-1490
THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	MAIL RETURN	
SWH 2017-1 BORROWER LP	PO BOX 4900	SCOTTSDALE , AZ 85261-1490
ARTEAGA MIGUEL ANGEL	4045 E ARAGONITE LN	SAN TAN VALLEY , AZ 85143-3564
PROGRESS RESIDENTIAL BORROWER 16 LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
RICH JOHN HAROLD & ANN MARIE	2856 E HAZELTINE WAY	CHANDLER , AZ 85249-9502
MAIREY SEBASTIEN & ADRIANA MAE	4083 E ARAGONITE LN	SAN TAN VALLEY , AZ 85143-3564
BATES MITCHELL ANDREW & CRAWFORD KATHIE L	4095 E ARAGONITE LN	SAN TAN VALLEY , AZ 85143-3564
HACEGABA MIGUEL	28007 N MUSCOVITE DR	SAN TAN VALLEY , AZ 85143-3457
CALLOWAY WILLIAM	3884 E EARLEY RD	CASA GRANDE , AZ 85194-4863
SFR II BORROWER 2021-3 LLC	120 S RIVERSIDE PLZ STE 2000	CHICAGO , IL 60606-6699
HAYDEN JAMES W	29272 N GOLD LN	SAN TAN VALLEY , AZ 85143-3569
SWH 2017-1 BORROWER LP	PO BOX 4900	SCOTTSDALE , AZ 85261-1490
SWH 2017-1 BORROWER LP	PO BOX 4900	SCOTTSDALE , AZ 85261-1490
FEIDLER DONNA & JOHN ALLEN	29288 N GOLD LN	SAN TAN VALLEY , AZ 85143-3569
SWH 2017-1 BORROWER LP	PO BOX 4900	SCOTTSDALE , AZ 85261-1490

GRANT ROBERT L	29294 N LAZURITE WAY	SAN TAN VALLEY , AZ 85143-3565
SWH 2017-1 BORROWER LP	PO BOX 4900	SCOTTSDALE , AZ 85261-1490
JOHNSON RANCH COMM ASSOCIATION INC	MAIL RETURN	
DICKEY ROBERT RYAN SR	29302 N GOLD LN	SAN TAN VALLEY , AZ 85143-3569
SWH 2017-1 BORROWER LP	PO BOX 4900	SCOTTSDALE , AZ 85261-1490
VALENCIA ADAM & SUSAN	29308 N LAZURITE WAY	SAN TAN VALLEY , AZ 85143-3565
THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	MAIL RETURN	
OLDHAM GLORIA	3910 E ARAGONITE LN	SAN TAN VALLEY , AZ 85143--568
SWH 2017-1 BORROWER LP	PO BOX 4900	SCOTTSDALE , AZ 85261-1490
SWH 2017-1 BORROWER LP	PO BOX 4900	SCOTTSDALE , AZ 85261-1490
FKH SFR PROPCO J LP	600 GALLERIA PKWY SE STE 300	ATLANTA , GA 30339-9599
OSBORN NORMAN RAY JR & DIANE L	3896 E ARAGONITE LN	SAN TAN VALLEY , AZ 85143-3568
SWH 2017-1 BORROWER LP	PO BOX 4900	SCOTTSDALE , AZ 85261-1490
GONZALEZ VINCI	1239 E TAYLOR TRL	SAN TAN VALLEY , AZ 85143-3534
FKH SFR N LP	600 GALLERIA PKWY SE STE 300	ATLANTA , GA 30339-9599
LUNA MARIA A	3860 E ARAGONITE LN	SAN TAN VALLEY , AZ 85143-3568
ERICKSON DAVID W & SANDRA K	3878 E ARAGONITE LN	SAN TAN VALLEY , AZ 85143-3568
RESIDENTIAL HOME BUYER PHOENIX LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
CUMMINGS PAULA	4068 E ARAGONITE LN	SAN TAN VALLEY , AZ 85143-3564
SWH 2017-1 BORROWER LP	PO BOX 4900	SCOTTSDALE , AZ 85261-1490
TAH 2018-1 BORROWER LLC	MAIL RETURN	
PROGRESS RESIDENTIAL BORROWER 21 LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
VERDUGO JESUS	4104 E ARAGONITE LN	SAN TAN VALLEY , AZ 85143-3564
TAYCO ROMEO J & AMINAH T	4150 E ARAGONITE LN	SAN TAN VALLEY , AZ 85143-3564
EDWARDS RYAN SCOT & SOPHIA	1249 E TAYLOR TRL	SAN TAN VALLEY , AZ 85143-3534
SWEET WILLIAM E & TERESA M	29334 N GOLD LN	SAN TAN VALLEY , AZ 85143-3569
SWH 2017-1 BORROWER LP	PO BOX 4900	SCOTTSDALE , AZ 85261-1490
GONZALEZ ADRIANA	1269 E TAYLOR TRL	SAN TAN VALLEY , AZ 85143-8514
GONZALEZ JUNIOR RODRIGUEZ	29348 N LAZURITE WAY	SAN TAN VALLEY , AZ 85143-3566
MCCONNELL JACOB ORVILLE & AMY	29348 N GOLD LN	SAN TAN VALLEY , AZ 85143-3569
OLYMPUS BORROWER 1 LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
ROMESBURG ROBERT BRUCE & KATHY	3949 E CITRINE RD	SAN TAN VALLEY , AZ 85143-3568
STEPHENS BILLYRAY L & EVELYN M	3933 E CITRINE RD	SAN TAN VALLEY , AZ 85143-3568
BARTH MELVIN & LUCILLA	1890 BONN BLVD	BISMARCK , ND 58504-4701
VEGA ISRAEL AND MONTOYA BRENDA	29360 N LAZURITE WAY	SAN TAN VALLEY , AZ 85143-3566
COLA JOSEPH M SR & BRIGITTE M	3857 E CITRINE RD	SAN TAN VALLEY , AZ 85143-3568
SANTOS CASEY A & KIMBERLY	3873 E CITRINE RD	SAN TAN VALLEY , AZ 85143-3568
ODUTOLA IBUKUN	3887 E CITRINE RD	SAN TAN VALLEY , AZ 85143-3568
HIGGINS RILEY EUGENE	3903 E CITRINE RD	SAN TAN VALLEY , AZ 85143-3568
HARDING DARYLE	3919 E CITRINE RD	SAN TAN VALLEY , AZ 85143-3568
THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	MAIL RETURN	
RIVAS RYAN A	4057 E CITRINE RD	SAN TAN VALLEY , AZ 85143-3564
HAZELTINE ROBYN L AND JOHN J	4069 E CITRINE RD	SAN TAN VALLEY , AZ 85143-3564

NEUS KATRINA	4081 E CITRINE RD	SAN TAN VALLEY , AZ 85143-8514
VALDEZ MATTHEW S & RETHORET LAUREN	4093 E CITRINE RD	SAN TAN VALLEY , AZ 85143-3564
STEEGE RONALD & TERESA	4105 E CITRINE RD	SAN TAN VALLEY , AZ 85143-3564
FKH SFR PROPO B-HLD LP	600 GALLERIA PKWY SE STE 300	ATLANTA , GA 30339-9599
THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	MAIL RETURN	
FRANKENBERGER/LANGEVIN-HELP FOR LIFE INC	31151 N ORANGE BLOSSOM CIR	SAN TAN VALLEY , AZ 85143-3304
MARTINEZ ASHLEY & OBDULIO	4151 E CITRINE RD	SAN TAN VALLEY , AZ 85143-3564
VALENZUELA YOLANDA M	29364 N GOLD LN	SAN TAN VALLEY , AZ 85143-3569
JOHNSON RANCH COMM ASSOCIATION INC	MAIL RETURN	
SRP SUB LLC	PO BOX 4900	SCOTTSDALE , AZ 85261-1490
RUELAS HUMBERTO	29378 N GOLD LN	SAN TAN VALLEY , AZ 85143--569
IH6 PROPERTY PHOENIX LP	PO BOX 4900	SCOTTSDALE , AZ 85261-1490
STOKES JOHNNY C AND GLYNN D	29394 N GOLD LN	SAN TAN VALLEY , AZ 85143-3569
ESTRADA ALEJANDRO & ANDREA	1278 E TAYLOR TRL	SAN TAN VALLEY , AZ 85143-3534
PLUCINSKI CHRISTIE MARIE	29396 N LAZURITE WAY	SAN TAN VALLEY , AZ 85143-3566
HALPAIN ANDREW BRYCE & TIFFANY FALCONE	1292 E TAYLOR TRL	SAN TAN VALLEY , AZ 85143-3534
MARTIN WENDIE	1336 W PALOMINO WAY	SAN TAN VALLEY , AZ 85143-3534
TUXEDO MAPP LLC	22424 S ELLSWORTH LOOP RD UNIT 473	QUEEN CREEK , AZ 85142-2707
CASTANEDA JAVIER & KARLA	29408 N LAZURITE WAY	SAN TAN VALLEY , AZ 85143-3566
COPE TINA	1316 E TAYLOR TRL	SAN TAN VALLEY , AZ 85143-3534
LAMARRE PIERRE P & CHANTALE	29410 N GOLD LN	SAN TAN VALLEY , AZ 85143-3569
OROZCO MARYLISA	3842 E CITRINE RD	SAN TAN VALLEY , AZ 85143-8514
BILLING DAVID & MARTINA R	3856 E CITRINE RD	SAN TAN VALLEY , AZ 85143-8514
HASKELL BLAKE & KACY	3872 E CITRINE RD	SAN TAN VALLEY , AZ 85143-3568
RSS INVESTMENTS GROUP LLC	MAIL RETURN	
GRAHAM JEANETTE RENA	3902 E CITRINE RD	SAN TAN VALLEY , AZ 85143-3568
DENMAN JOSEPH & YVETTE	3918 E CITRINE RD	SAN TAN VALLEY , AZ 85143-3568
GEREG STEPHAN G III & SHAWNNA L	3932 E CITRINE RD	SAN TAN VALLEY , AZ 85143-3568
JURADO ABINAEL A	3948 E CITRINE RD	SAN TAN VALLEY , AZ 85143-3568
NGUYEN LEYNA	4054 E CITRINE RD	SAN TAN VALLEY , AZ 85143-3564
MALOLEY ROBERT N & JESSICA L	4066 E CITRINE RD	SAN TAN VALLEY , AZ 85143-3564
AWE HASSAN	4078 E CITRINE RD	SAN TAN VALLEY , AZ 85143-3564
GAGO RICHARD JR	4090 E CITRINE RD	SAN TAN VALLEY , AZ 85143-3564
REYES BERTHA Q	MAIL RETURN	
DOBSON JIM B & JAN CAMELA	4114 E CITRINE RD	SAN TAN VALLEY , AZ 85143-3564
TRUE NORTH PROPERTY OWNER A LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
HUCK MATTHEW A	5744 SCHOTH RD SW	OLYMPIA , WA 98512-2730
SOLIS KEISHA & NYONYINTONO WAHAB K	4150 E CITRINE RD	SAN TAN VALLEY , AZ 85143-3564
OLSON JEREMY	218 W 4400 S	OGDEN , UT 84405-5563
FRITZIAN MARK A & ALICIA V	29420 N LAZURITE WAY	SAN TAN VALLEY , AZ 85143-3566
ESTRADA DAVID B	29424 N GOLD LN	SAN TAN VALLEY , AZ 85143-3569
AGYEI LAKEISHA	1352 W PALOMINO WAY	SAN TAN VALLEY , AZ 85143-3534

SWH 2017-1 BORROWER LP	PO BOX 4900	SCOTTSDALE , AZ 85261-1490
MCCOMBS MANDRA	1271 E DRAGON FLY RD	SAN TAN VALLEY , AZ 85143-3534
LEE DAVID & BRANDIE	29432 N LAZURITE WAY	SAN TAN VALLEY , AZ 85143--566
SWH 2017-1 BORROWER LP	PO BOX 4900	SCOTTSDALE , AZ 85261-1490
LUU LYDIA G AND HOANG D	29440 N GOLD LN	SAN TAN VALLEY , AZ 85143-3569
SWH 2017-1 BORROWER LP	PO BOX 4900	SCOTTSDALE , AZ 85261-1490
SFR JV-2 2022-2 BORROWER LLC	15771 RED HILL AVE STE 100	TUSTIN , CA 92780-0730
MURANAKA SANAE	73 E LATIMER AVE	CAMPBELL , CA 95008-8120
BELL ANGELA J	3843 E MICA RD	SAN TAN VALLEY , AZ 85143-3568
GREGORY MICHAEL	3857 E MICA RD	SAN TAN VALLEY , AZ 85143-3568
CZUPRYNSKI JONATHAN & KRISTINE	3873 E MICA RD	SAN TAN VALLEY , AZ 85143-3568
OROZCO JOSE & MARTHA	3887 E MICA RD	SAN TAN VALLEY , AZ 85143-3568
PASTRANA JESSIKA M	3903 E MICA RD	SAN TAN VALLEY , AZ 85143-3568
DONOVAN SHANNON C REV LIV TRUST	3919 E MICA RD	SAN TAN VALLEY , AZ 85143--568
THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	MAIL RETURN	
AH4R PROPERTIES TWO LLC	23975 PARK SORENTO STE 300	CALABASAS , CA 91302-9130
JOHNSON RANCH COMM ASSOCIATION INC	MAIL RETURN	
WAKEMAN CHARLES R & CHERREE L TRS	3949 E MICA RD	SAN TAN VALLEY , AZ 85143-8514
VARELA CRYSTAL	4055 E MICA RD	SAN TAN VALLEY , AZ 85143-3563
SANDOVAL SYLVIA RAE LIV TRUST	4067 E MICA RD	SAN TAN VALLEY , AZ 85143-3563
SPECTOR SHELDON LAURENCE & JUDITH TRS	1139 STANFORD ST	SANTA MONICA , CA 90403-3471
PROGRESS RESIDENTIAL BORROWER 11 LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
PROGRESS RESIDENTIAL BORROWER 18 LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
RAMIREZ MARCO	4115 E MICA RD	SAN TAN VALLEY , AZ 85143-3563
PROGRESS RESIDENTIAL BORROWER 11 LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
P2 SUB REIT 1 BORROWER LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
FKH SFR PROPCO H LP	600 GALLERIA PKWY SE STE 300	ATLANTA , GA 30339-9599
ZAVALA RAYMOND Y & CATHY E	29456 N GOLD LN	SAN TAN VALLEY , AZ 85143-3569
UNGER RICHARD P	3328 W 2ND AVE	SPOKANE , WA 99224-4120
TRAN HIEP & FIEGEL JEFFREY ALAN	720 DEVILS DROP CT	EL SOBRANTE , CA 94803-3264
SWH 2017-1 BORROWER LP	PO BOX 4900	SCOTTSDALE , AZ 85261-1490
SWH 2017-1 BORROWER LP	PO BOX 4900	SCOTTSDALE , AZ 85261-1490
SWH 2017-1 BORROWER LP	PO BOX 4900	SCOTTSDALE , AZ 85261-1490
CSH PROPERTY ONE LLC	PO BOX 4900	SCOTTSDALE , AZ 85261-1490
RIVERA AMADA	24205 CHESTNUT OAK ST	MURRIETA , CA 92562-2217
JACKS CONSTRUCTION LLC	PO BOX 608	EAGLE , ID 83616-6060
CHURCH OF JESUS CHRIST LATTER-DAY SAINTS	50 E NORTH TEMPLE RM 2225	SALT LAKE CITY , UT 84150-0002
JOHNSON RANCH COMM ASSOCIATION INC	MAIL RETURN	
COURY DANIEL L SR TR	9602 W BUCKEYE RD	TOLLESON , AZ 85353-3914
GNECKOW DEBORAH & DOUGLAS	3824 E MICA RD	SAN TAN VALLEY , AZ 85143--568
MILLER JOSEPH M & MARIE C CO-TRS	3842 E MICA RD	SAN TAN VALLEY , AZ 85143-3568
CORONA REY D & SORAYA CO-TRS	1163 S KAREN LN	GILBERT , AZ 85296--864
GREEN GEORGETTA	3872 E MICA RD	SAN TAN VALLEY , AZ 85143-3568

DIAZ ALEJANDRO T & CLAUDIA	3886 E MICA RD	SAN TAN VALLEY , AZ 85143-3568
BEYRER MARK W & GRACE PRINCESS G	3902 E MICA RD	SAN TAN VALLEY , AZ 85143-3568
BUCK MICHAEL A AND LAURIE E	3918 E MICA RD	SAN TAN VALLEY , AZ 85143-3568
ASFEHA MARTHA	3932 E MICA RD	SAN TAN VALLEY , AZ 85143-3568
ARIAS-CHAGOYAN ALMA	3948 E MICA RD	SAN TAN VALLEY , AZ 85143-3568
FKH SFR PROPCO K LP	600 GALLERIA PKWY SE STE 300	ATLANTA , GA 30339-9599
AUCH MARLIN G & TERRI L	MAIL RETURN	
CHUDOBA NICHOLAS	4048 E MICA RD	SAN TAN VALLEY , AZ 85143-3563
MEDINA JOHN JAMES	4060 E MICA RD	SAN TAN VALLEY , AZ 85143-3563
PROGRESS RESIDENTIAL BORROWER 15 LLC	PO BOX 4090	SCOTTSDALE , AZ 85261-1409
BENNETT GAIL	677 REBA RD	LANDING , NJ 07850-0144
ALVERNIA KEVIN ORLANDO	4096 E MICA RD	SAN TAN VALLEY , AZ 85143-3563
PAGAYA SMARTRESI F1 FUND PROPERTY OWNER III LLC	90 PARK AVE FL 31	NEW YORK , NY 10016-6131
STAPLEY ALEC JACOB & RACHEL CANNON	4120 E MICA RD	SAN TAN VALLEY , AZ 85143-3563
BRETZ D&R REV TRUST	4132 E MICA RD	SAN TAN VALLEY , AZ 85143-3563
LUCERO-ALBA FRANCISCO & DENNIS	4146 E MICA RD	SAN TAN VALLEY , AZ 85143-3563
FLORENCE UNIFIED SCHOOL DIST 1	PO BOX 2850	FLORENCE , AZ 85132-2305
KOEPNICK MAX	25200 E RITTENHOUSE RD	SAN TAN VALLEY , AZ 85143-8514
THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	MAIL RETURN	
LIFE POINT CHRISTIAN FELLOWSHIP	28479 N MAIN ST	SAN TAN VALLEY , AZ 85143-3640
THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	MAIL RETURN	

Exhibit 2: 1200’ Notification Map

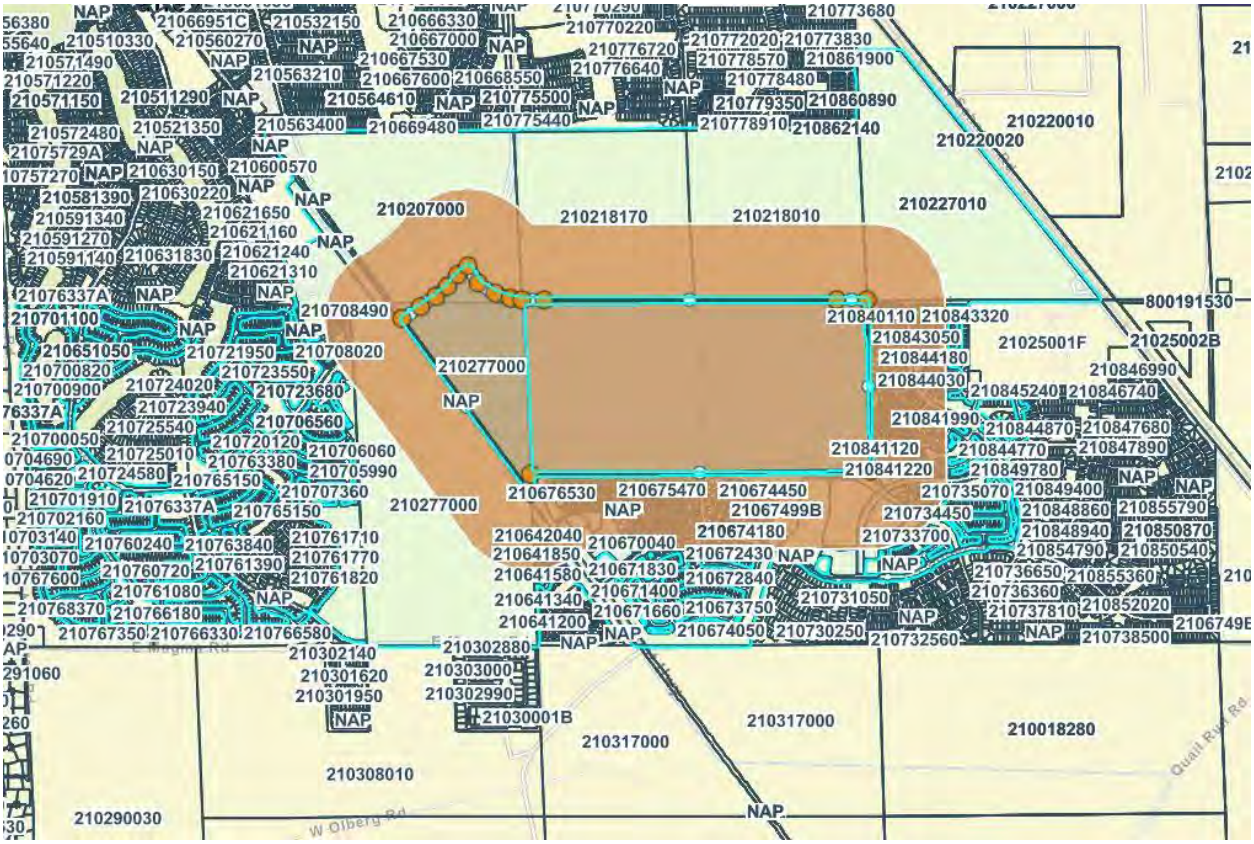


Exhibit 3: Neighborhood Meeting Notification Letter

Neighborhood Meeting – Comment Card

NAME: ALAN CALLAHAN CONTACT INFO: 509-280-6002

COMMENTS: I WOULD LIKE A SEPARATE WALL WITH A BUFFER AREA BETWEEN THE CURRENT COPPER BASIN WALL AND THE NEW DEVELOPMENT.

Neighborhood Meeting – Comment Card

NAME: Jan Olsen CONTACT INFO: 208-691-4976
28690 N. Opal Ct. janjolsen@hotmail.com

COMMENTS: I own a house with the back wall on the S. end of the acres in question. I would prefer a buffer ie a swale between the two communities (Copper Basin & the proposed development) and/or a corridor & another wall offset from ours. We enjoy our privacy & not sharing our back wall with another neighbor. Please have a buffer zone between our development & the new one proposed.

Jan Olsen 12-10-24

Neighborhood Meeting – Comment Card

NAME: Jan Olsen CONTACT INFO: 208 691 4976

COMMENTS: (2nd note)

I would like to see a greenbelt or walking path between Copper Basin & the proposed development. Not share the present wall.

Exhibit 4: Neighborhood Meeting Sign-In Sheet

Neighborhood Meeting Sign-in Sheet

NAME	ADDRESS	PHONE	EMAIL
KRISTINE GAY	4900 N SCOTTSDALE DR.	[redacted] 480 994 0994	KGAY@RVIPLANNING.COM.
BERT & PAT PAGANO PLANNING	3846 E. [illegible]	480-822-8249	BERTANDPAT1@GMAIL.COM
TOM SIMEONE	28966 N. GOLD LN.	707-495-9854	TOM_PFS@MSN.COM
JAN OLSEN ALAN CALLAHAN	28690 N. Opal Ct.	208-691-4976	janjolsen@hotmail.com
			BERTANDPAT1@GMAIL

Neighborhood Meeting Sign-in Sheet

NAME	ADDRESS	PHONE	EMAIL
David & Martina Billings	3856 E Citrine Rd		mrl2mrb21321@hotmail.com
Jackie Copeland	29152N Gold Ln	480-892-8488	Jackie.copeland@hotmail.com
Gary & Debbie Rennie	28691 N. Zircon Ct	810-347-0772	n2scrafts@gmail.com
Diane Osborn	3896 E Aragonite Ln	480-244-6049	
Alex Valenzuela	3840 E Hematite Ln	562 822 3376	Varden2020@gmail.com
DON DONAHUE	28872N Gold Ln		don10791@msn.com

Neighborhood Meeting Sign-in Sheet

NAME	ADDRESS	PHONE	EMAIL
Joan Taylor John R Carter	3889 E Maple Ln Phoenix 285 49 N.	4808928488 480 - 229 - 4986	lewtaylor@cox.net
Lyall Hadsel Alice Hadsel	28858 N Gold Ln	480-797 5226	alicehadsel@yahoo.com

Pinal County

AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # PZ-030-24, personally caused at least one sign to be posted in a visible place on or near the proposed project site at SEC Hunt Hwy & Gantzel Rd, at least 28 days before the Planning and Zoning Commission Public Hearing, in Pinal County.

See attached photo exhibit.

Dynamite Signs
Sign Company Name

Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 05/28/25 by Meghan Liggett.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

MaryBeth Conrad
Notary Public

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 23, 2028

My Commission expires: 10-25-28


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 05/28/25
POST COPY OF ACTUAL NOTICE BELOW.
PZ-PA-016-24
PZ-030-24
PZ-PD-018-24
Community Development
PINAL COUNTY
May 28, 2025 at 10:44 AM
+33.140134, -111.534795
3026 E San Manuel Rd
San Tan Valley AZ 85143
United States
Ventura Market
Maps


PINAL COUNTY
Public Hearings
Case #: PZ-PA-016-24
Existing Comprehensive Plan: Suburban Neighborhood
Proposed Comprehensive Plan: Special District
Acreage: 389 +/-
Case #: PZ-030-24
Existing Zoning: General Rural (GR)
Proposed Zoning: R-7, MR, C-3
Acreage: 256.1+/-(R-7), 68.1(MR), 64.8+/-(C-3)
Case #: PZ-PD-018-24
Existing Zoning: General Rural (GR)
Proposed Zoning: PAD
Acreage: 389 +/-
Applicant Name: Alex Stedman, RVi Planning + Landscape Architecture
Applicant Phone Number: 480-994-0994
Case Information Available at Pinal County Planning and Development Services
(520) 866-6442 or www.pinalcountyaz.gov
Public Hearing Information
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Date Posted: 05/28/25
E JUDD RD
Maps
May 28, 2025 at 10:40 AM
+33.147140,-111.526687
29480 N Gold Ln
San Tan Valley AZ 85143
United States


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 05/28/25
POST COPY OF ACTUAL NOTICE BELOW.
PZ-PA-016-24
PZ-020-24
PZ-PD-018-24
Community Development
PINAL COUNTY
May 28, 2025 at 10:17 AM
+33.147147, -111.530588
E Judd Rd
San Tan Valley AZ 85143
United States
Maps


PINAL COUNTY
Public Hearings
Case #: PZ-PA-016-24
Existing Comprehensive Plan: Suburban Neighborhood
Proposed Comprehensive Plan: Special District
Acreage: 389 +/-
Case #: PZ-030-24
Existing Zoning: General Rural (GR)
Proposed Zoning: R-7, MR, C-3
Acreage: 256.1+/-(R-7), 68.1(MR), 64.8+/-(C-3)
Case #: PZ-PD-018-24
Existing Zoning: General Rural (GR)
Proposed Zoning: PAD
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Case Information Available at Pinal County Planning and Development Services
(520) 866-6442 or www.pinalcountyaz.gov
Public Hearing Information
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
05/28/25
Maps
May 28, 2025 at 10:15 AM
+33.147163,-111.534810
E Judd Rd
San Tan Valley AZ 85143
United States


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 05/28/25
POST COPY OF ACTUAL NOTICE BELOW.
PZ-PA-016-24
PZ-030-24
PZ-PD-018-24
Community Development
PINAL COUNTY
May 28, 2025 at 9:54 AM
+33.147141,-111.538285
E Judd Rd
San Tan Valley AZ 85143
United States
E JUDD RD
Maps


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 05/28/25
POST COPY OF ACTUAL NOTICE BELOW.
PZ-PA-016-24
PZ-030-24
PZ-PD-018-24
Community Development
PINAL COUNTY
May 28, 2025 at 9:50 AM
+33.147141, -111.543393
E Judd Rd
San Tan Valley AZ 85143
United States
E JUDD RD
Maps


PINAL COUNTY
Public Hearings
Case #: PZ-PA-016-24
Existing Comprehensive Plan: Suburban Neighborhood
Proposed Comprehensive Plan: Special District
Acreage: 389 +/-
Case #: PZ-030-24
Existing Zoning: General Rural (GR)
Proposed Zoning: R-7, MR, C-3
Acreage: 256.1+/-(R-7), 68.1(MR), 64.8+/-(C-3)
Case #: PZ-PD-018-24
Existing Zoning: General Rural (GR)
Proposed Zoning: PAD
Acreage: 389 +/-
Applicant Name: Alex Stedman, RVi Planning + Landscape Architecture
Applicant Phone Number: 480-994-0994
Case Information Available at Pinal County Planning and Development Services
(520) 866-6442 or www.pinalcountyaz.gov
Public Hearing Information
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Date Posted: 05/28/25
Maps
May 28, 2025 at 9:47 AM
+33.148165, -111.546404
E Judd Rd
San Tan Valley AZ 85143
United States


PINAL COUNTY
Public Hearings
Case #: PZ-PA-016-24
Existing Comprehensive Plan: Suburban Neighborhood
Proposed Comprehensive Plan: Special District
Acreage: 389 +/-
Case #: PZ-030-24
Existing Zoning: General Rural (GR)
Proposed Zoning: R-7, MR, C-3
Acreage: 256.1+/-(R-7), 68.1(MR), 64.8+/-(C-3)
Case #: PZ-PD-018-24
Existing Zoning: General Rural (GR)
Proposed Zoning: PAD
Acreage: 389 +/-
Applicant Name: Alex Stedman, RVi Planning + Landscape Architecture
Applicant Phone Number: 480-994-0994
Case Information Available at Pinal County Planning and Development Services
(520) 866-6442 or www.pinalcountyaz.gov
Public Hearing Information
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Date Posted: 05/28/25
Maps
May 28, 2025 at 9:23 AM
+33 146112, -111 549446
1512 E Hunt Hwy
San Tan Valley AZ 85143
United States


NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.
Date Posted: 05/28/25
POST COPY OF ACTUAL NOTICE BELOW.
PZ-PA-016-24
PZ-036-24
PZ-PD-018-24
Community Development
PINAL COUNTY
May 28, 2025 at 9:03 AM
+33 143152, -111 546881
E Hunt Hwy
San Tan Valley AZ 85143
United States


PINAL COUNTY
Public Hearings
Case #: PZ-PA-016-24
Existing Comprehensive Plan: Suburban Neighborhood
Proposed Comprehensive Plan: Special District
Acreage: 389 +/-
Case #: PZ-030-24
Existing Zoning: General Rural (GR)
Proposed Zoning: R-7, MR, C-3
Acreage: 256.1+/-(R-7), 68.1(MR), 64.8+/-(C-3)
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Proposed Zoning: PAD
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Applicant Name: Alex Stedman, RVi Planning + Landscape Architecture
Applicant Phone Number: 480-994-0994
Case Information Available at Pinal County Planning and Development Services
(520) 866-6442 or www.pinalcountyaz.gov
Public Hearing Information
NOTICE
PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING
Date Posted: 05/28/25
E HUNT HWY
The Gym Grill & Bar
Barro's Pizza
Ventura Market
Maps
May 28, 2025 at 8:59 AM
+33.140208, -111.544284
E Hunt Hwy
San Tan Valley AZ 85143
United States

ALTA/NSPS LAND TITLE SURVEY

COPPER BASIN – HUNT HIGHWAY/ JUDD AND N. GANTZEL ROADS

BEING WITHIN THE NORTHEAST QUARTER OF SECTION 29 AND THE SOUTHEAST QUARTER OF SECTION 20,
TOWNSHIP 3 SOUTH, RANGE 8 EAST,
OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

SCHEDULE B, PART II EXCEPTIONS

1. TAXES FOR THE YEAR 2024, A LIEN NOT YET DUE AND PAYABLE.
   A. NO TAXES ARE CURRENTLY AVAILABLE.
2. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW, AND NOT SHOWN BY PUBLIC RECORDS.
5. ANY FACTS, RIGHTS, INTEREST, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
6. THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH-TO-MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY.
7. TERMS, PROVISIONS AND RESERVATIONS DISCLOSED BY VIRTUE OF CONVEYANCE FROM THE UNITED STATES OF AMERICA BY LIST NO. 1 DATED 6-25-1930.

   REFERENCE SAID DOCUMENT FOR FULL PARTICULARS.
8. TERMS, PROVISIONS AND RESERVATIONS DISCLOSED BY, PERPETUAL RIGHT OF WAY NO. 16-4329 DATED 11-19-1967 TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT FOR A LINE OF POLES.
9. EASEMENT IN FAVOR OF SALT RIVER PROJECT AGRICULTURAL & POWER IMPROVEMENT DISTRICT, RIGHT OF WAY NO. 14-111713, RECORDED APRIL 25, 2008, AS FEE NO. 2008-038813.
10. TERMS AND PROVISIONS CONTAINED IN A DOCUMENT ENTITLED RESOLUTION NO. 043014-AD13-014, HUNT HIGHWAY WIDENING, RECORDED MAY 5, 2014, AS FEE NO. 2014-025906.
11. TERMS AND PROVISIONS CONTAINED IN A DOCUMENT ENTITLED RESOLUTION NO. 021815-FL14-024, FLOOD CONTROL PROJECT FOR GANTZEL ROAD AND HUNT HIGHWAY, RECORDED FEBRUARY 25, 2015, AS FEE NO. 2015-011756.
12. RIGHT OF WAY IN FAVOR OF PINAL COUNTY, RECORDED APRIL 12, 2016, AS FEE NO. 2016-021859.
13. EASEMENT IN FAVOR OF SALT RIVER PROJECT AGRICULTURAL & POWER IMPROVEMENT DISTRICT, RIGHT OF WAY NO. 18-119158, RECORDED MARCH 2, 2017, AS FEE NO. 2017-014443.

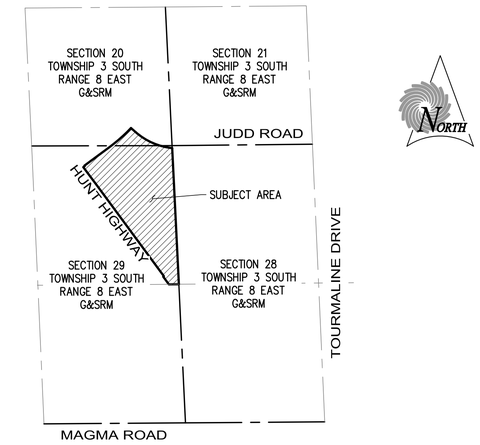
    A. AMENDMENT RECORDED OCTOBER 4. 2017, AS FEE NO. 2017-072285.
14. RIGHT OF WAY IN FAVOR OF PINAL COUNTY, RECORDED APRIL 12, 2016, AS FEE NO. 2017-36399.
15. RIGHT OF WAY EASEMENT IN FAVOR OF PINAL COUNTY FLOOD CONTROL DISTRICT, RIGHT OF WAY NO. 16-118997-00, RECORDED OCTOBER 10, 2017, AS FEE NO. 2017-073687.
16. TERMS AND PROVISIONS CONTAINED IN A DOCUMENT ENTITLED RESOLUTION NO. 092017-RD17-024, FLOOD CONTROL PROJECT, ACCEPTING RIGHT OF WAY NO. 16-118997, RECORDED OCTOBER 18, 2017, AS FEE NO. 2017-075749.
17. NEW MAGMA IRRIGATION & DRAINAGE DISTRICT LICENSE TO USE, DATED AUGUST 30, 2017, RECORDED AS FEE NO. 2017-79530. (DOES NOT AFFECT)
18. NEW MAGMA IRRIGATION & DRAINAGE DISTRICT LICENSE TO USE, DATED AUGUST 27, 2017, RECORDED AS FEE NO. 2017-79529. (DOES NOT AFFECT)
19. TERMS AND PROVISIONS CONTAINED IN A DOCUMENT ENTITLED RESOLUTION NO. 020718-RD17-066, RECORDED MARCH 7, 2018, AS FEE NO. 2018-016603.
20. NEW MAGMA IRRIGATION & DRAINAGE DISTRICT LICENSE TO USE, IN FAVOR OPF SRP, DATED MAY 18, 2018, RECORDED AS FEE NO. 2018-049274.
21. TERMS, PROVISIONS AND RESERVATIONS DISCLOSED BY, PERPETUAL RIGHT OF WAY NO. 16-119951 DATED 11-9-2018 TO PINAL COUNTY FOR PUBLIC ROADS.
22. RIGHT OF WAY EASEMENT IN FAVOR OF PINAL COUNTY, RIGHT OF WAY NO. 16-119951-00, RECORDED JANUARY 8, 2019, AS FEE NO. 2019-001275.

    A. RIGHT A WAY RESOLUTION OF ACCEPTANCE, RESOLUTION NO. 121918-RD18-028, RECORDED JANUARY 8, 2019, AS FEE NO, 2019-001305.
23. NEW MAGMA IRRIGATION & DRAINAGE DISTRICT LICENSE TO USE, IN FAVOR OPF JOHNSON UTILITIES, L.L.C., DATED AUGUST 30, 2019, RECORDED AS FEE NO. 2019-088408.
24. RIGHTS TO THE PUBLIC ON, OVER AND ACROSS ANY PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN ANY PUBLIC ROAD OR HIGHWAY.

PROPERTY DESCRIPTION PER: TITLE REPORT

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

A PORTION OF THE NORTH EAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 8 EAST, GILA AND SALT RIVER BASE AND MERIDIAN AND A PORTION OF THE SOUTH EAST QUARTER OF SECTION 20, TOWNSHIP 3 SOUTH, RANGE 8 EAST, GILA AND SALT RIVER BASE AND MERIDIAN



VICINITY MAP

NOT TO SCALE

LEGEND

- SUBJECT BOUNDARY LINE
- PLSS SECTION LINE
- PLSS SUB-SECTION LINE

SURVEYOR NOTES

1. PER ARS 32-151 THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.
2. BEARING AND DISTANCES NOTED ON THIS SURVEY ARE "MEASURED", UNLESS OTHERWISE NOTED.
3. THE LOCATIONS OF ALL UTILITIES SHOWN ON THIS SURVEY ARE DERIVED FROM VISIBLE EVIDENCE.
4. ALTA/NSPS SURVEY PREPARED IN REFERENCE TO:

COMMITMENT NO.:	276-234700122-1
COMMITMENT DATE:	JULY 8, 2024 AT 12:00AM
ISSUING AGENT:	DHI TITLE AGENCY
ISSUING OFFICE'S ALTA REGISTRY ID:	
ESCROW OFFICER:	
TITLE EXAMINER:	KEN OWEN COSNER
EMAIL:	KAOWENCOSNER@DHITITLE.COM
PHONE:	
PROPERTY ADDRESS:	4008 S SIGNAL BUTTE RD MESA, AZ 85212
REVISION NO.:	
ISSUING OFFICE:	2525 WEST FRYE ROAD, SUITE 120, CHANDLER, AZ
ISSUING OFFICE FILE NO.:	276-234700122-1

OWNER

DG EASTMARK PROPERTY OWNER LP
APN 313-28-798
4008 S SIGNAL BUTTE RD
MESA 85212

LAND SURVEYOR

SUNRISE ENGINEERING, INC.
2045 S VINEYARD, STE 101
MESA, ARIZONA 85210
CONTACT: RONNIE DORSEY, RLS
PHONE: (480) 768-8600

ADDRESS OF PROPERTY

NOT AVAILABLE

BASIS OF BEARING

BASIS OF BEARING BEING THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN S2°47'34"E

FLOOD ZONE INFORMATION

SUBJECT PROPERTY LIES IN FLOOD ZONE "X" PER FLOOD INSURANCE RATE MAP (FIRM) PANEL NO. 04021C0475E EFFECTIVE DATE DECEMBER 4, 2007.

AREA

2,822,996.00 SQFT OR 64.8071 ACRES MORE OR LESS

CERTIFICATION

TO ARIZONA STATE LAND DEPARTMENT; D.R. HORTON INC, A DELAWARE LIMITED LIABILITY COMPANY, AND DHI TITLE AGENCY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8 & 11 OF THE TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 16, 2023.

DATE OF PLAT OR MAP: AUGUST 15, 2024

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
38862
RONNIE E. DORSEY
ARIZONA, U.S.A.
Expires 3-31-25

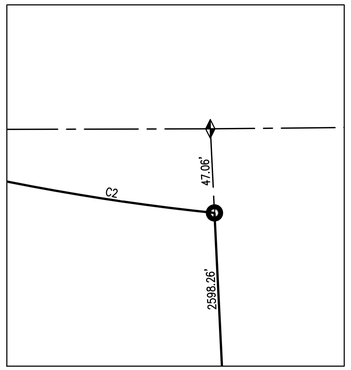
SUNRISE ENGINEERING
2045 SOUTH VINEYARD, SUITE 101
MESA, ARIZONA 85210
TEL 480.768.8600
www.sunrise-eng.com

ALTA/NSPS LAND TITLE SURVEY

COPPER BASIN – HUNT HIGHWAY /
JUDD AND N. GANTZEL ROADS

SEI NO.	SURVEYED	DRAWN	CHECKED	SHEET NO.	
09185	MS	EB	RED	1 of 2	COV

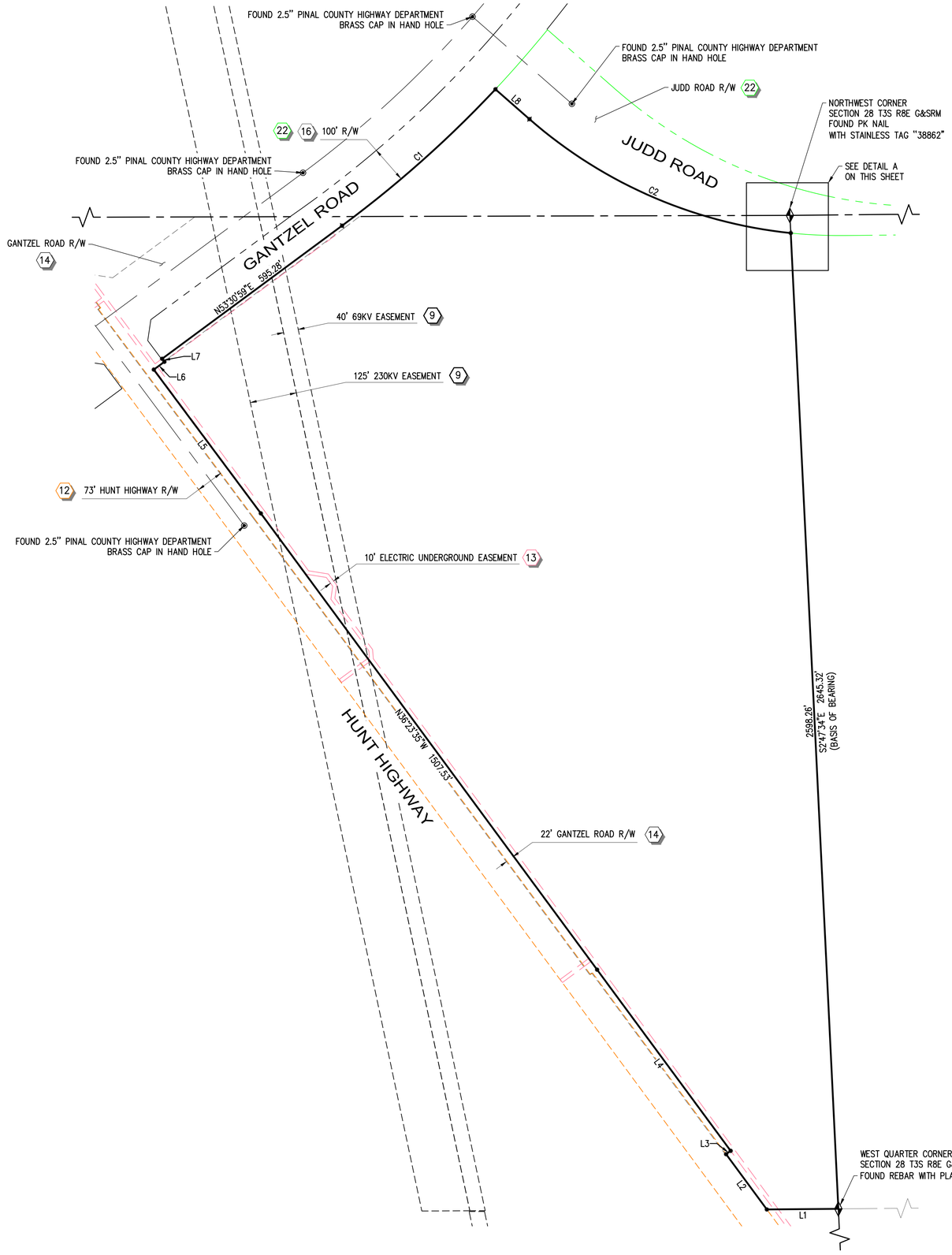
P:\DR Horton\09185 State Land 325\Survey\dwg\ASLD-Commercial ALTA.dwg Aug 21, 2024 10:50AM eduardo.bartolini



DETAIL A
NOT TO SCALE

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°30'05"W	190.26'
L2	N36°23'35"W	182.65'
L3	N53°36'34"E	15.00'
L4	N36°23'35"W	598.60'
L5	N36°40'43"W	476.78'
L6	N53°30'59"E	35.04'
L7	N36°42'52"W	10.00'
L8	S48°47'09"E	120.41'

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	10°19'11"	3035.01	546.65'	N48°21'24"E	545.91'
C2	35°18'35"	1250.00	770.34'	S66°26'27"E	758.21'



LEGEND

- SUBJECT BOUNDARY LINE
- EASEMENT LINE
- SECTION LINE PLSS
- SUB-SECTION LINE
- SIDEWALK
- BACK OF CURB
- GUTTER
- LIP
- EDGE OF CONCRETE
- TOP
- TOE
- OVERHEAD ELECTRIC (ohe)
- WALL
- EDGE OF PAVEMENT
- DIRT ROAD
- FENCE
- RIGHT-OF-WAY LINE
- ROADWAY CENTERLINE

- FOUND PLSS SECTION MONUMENT, AS NOTED
- PLOTTABLE SCHEDULE B, PART II EXCEPTION
- SET 5/8" REBAR WITH PLASTIC CAP "38862"
- ROADWAY MONUMENT, AS NOTED
- ELECTRIC POWER POLE
- WATER METER
- WATER VALVE
- WATER BACKFLOW
- STORM DRAIN MANHOLE
- UNKNOWN MANHOLE
- TRAFFIC SIGNAL JUNCTION BOX
- ELECTRIC MANHOLE
- SIGN
- GAS MARKER
- ELECTRIC SWITCH BOX
- ELECTRIC CABLE TV VAULT
- GUY WIRE
- BOLLARD
- TRAFFIC LIGHT POLE

ABBREVIATIONS

ALTA	AMERICAN LAND TITLE ASSOCIATION
APN	ASSESSOR PARCEL NUMBER
DOC	DOCUMENT
E	EAST
LLC	LIMITED LIABILITY COMPANY
N	NORTH
NO.	NUMBER
NSPS	NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS
PCR	PINAL COUNTY RECORDS
PLSS	PUBLIC LAND SURVEY SYSTEM
POB	POINT OF BEGINNING
PUFE	PUBLIC UTILITY & FACILITIES EASEMENT
RLS	REGISTERED LAND SURVEYOR
R/W	RIGHT-OF-WAY
S	SOUTH
SQFT	SQUARE FEET
SRP	SALT RIVER PROJECT
W	WEST

NORTH

SCALE
0 150' 300'
HORIZ: 1" = 150'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
38862
RONNIE E. DORSEY
ARIZONA, U.S.A.
Date Signed 8/22/24
Expires 3-31-25

SUNRISE ENGINEERING
2045 SOUTH VINEYARD, SUITE 101
MESA, ARIZONA 85210
TEL 480.768.8600
www.sunrise-eng.com

ALTA/NSPS LAND TITLE SURVEY

COPPER BASIN – HUNT HIGHWAY / JUDD AND N. GANTZEL ROADS

SEI NO.	SURVEYED	DRAWN	CHECKED	SHEET NO.	
09185	MS	EB	RED	2 of 2	ALTA 1

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ALTA/NSPS LAND TITLE SURVEY

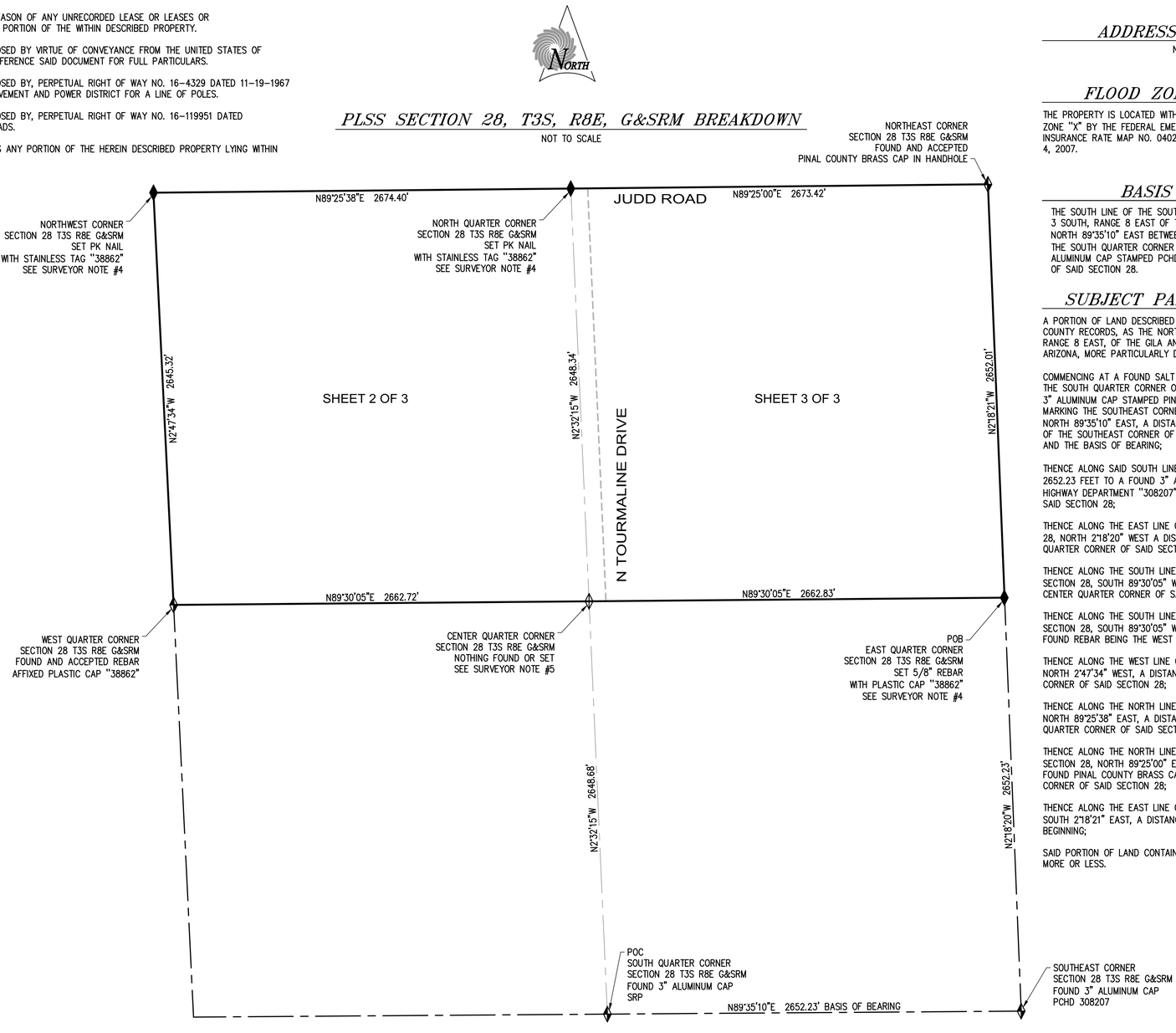
OF THE NORTH HALF OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 8 EAST,
OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA

SCHEDULE B PART II EXCEPTIONS

1. TAXES FOR THE YEAR 2023, A LIEN NOT YET DUE AND PAYABLE. A. NO TAXES ARE CURRENTLY AVAILABLE. [NOT SURVEY RELATED]
2. DISCREPANCIES, CONFLICTS IN BOUNDARY LINES, SHORTAGE IN AREA, ENCROACHMENTS, OR ANY OTHER FACTS WHICH A CORRECT SURVEY WOULD DISCLOSE, AND WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS.
3. EASEMENTS, LIENS OR ENCUMBRANCES, OR CLAIMS THEREOF, NOT SHOWN BY THE PUBLIC RECORDS.
4. ANY LIEN, OR RIGHT TO A LIEN, FOR SERVICES, LABOR OR MATERIALS HERETOFORE OR HEREAFTER FURNISHED, IMPOSED BY LAW, AND NOT SHOWN BY PUBLIC RECORDS.
5. ANY FACTS, RIGHTS, INTEREST, OR CLAIMS WHICH ARE NOT SHOWN BY THE PUBLIC RECORDS BUT WHICH COULD BE ASCERTAINED BY AN INSPECTION OF SAID LAND OR BY MAKING INQUIRY OF PERSONS IN POSSESSION THEREOF.
6. THE RIGHTS OF PARTIES IN POSSESSION BY REASON OF ANY UNRECORDED LEASE OR LEASES OR MONTH-TO-MONTH TENANCIES AFFECTING ANY PORTION OF THE WITHIN DESCRIBED PROPERTY.
7. TERMS, PROVISIONS AND RESERVATIONS DISCLOSED BY VIRTUE OF CONVEYANCE FROM THE UNITED STATES OF AMERICA BY LIST NO. 1 DATED 6-25-1930 REFERENCE SAID DOCUMENT FOR FULL PARTICULARS.
8. TERMS, PROVISIONS AND RESERVATIONS DISCLOSED BY, PERPETUAL RIGHT OF WAY NO. 16-4329 DATED 11-19-1967 TO SALT RIVER PROJECT AGRICULTURAL IMPROVEMENT AND POWER DISTRICT FOR A LINE OF POLES.
9. TERMS, PROVISIONS AND RESERVATIONS DISCLOSED BY, PERPETUAL RIGHT OF WAY NO. 16-119951 DATED 11-9-2018 TO PINAL COUNTY FOR PUBLIC ROADS.
10. RIGHTS TO THE PUBLIC ON, OVER AND ACROSS ANY PORTION OF THE HEREIN DESCRIBED PROPERTY LYING WITHIN ANY PUBLIC ROAD OR HIGHWAY.

PLSS SECTION 28, T3S, R8E, G&SRM BREAKDOWN

NOT TO SCALE



PREPARED FOR

DR HORTON
2525 W. FRYE ROAD, SUITE 100
CHANDLER, ARIZONA 85224
CONTACT: ANGELA CARMITCHEL

LAND SURVEYOR

SUNRISE ENGINEERING, INC.
2045 S VINEYARD, STE 101
MESA, ARIZONA 85210
CONTACT: RON DORSEY, RLS
PHONE: 480-768-8600

ADDRESS OF PROPERTY

NOT AVAILABLE

FLOOD ZONE INFORMATION

THE PROPERTY IS LOCATED WITHIN AN AREA DESIGNATED AS HAVING FLOOD ZONE "X" BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, ON FLOOD INSURANCE RATE MAP NO. 04021C0475E, WITH A REVISION DATE OF DECEMBER 4, 2007.

BASIS OF BEARING

THE SOUTH LINE OF THE SOUTHEAST QUARTER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN BEING NORTH 89°35'10" EAST BETWEEN A FOUND SRP 3" ALUMINUM CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 28, AND A FOUND 3" ALUMINUM CAP STAMPED PCHD 308207 MARKING THE SOUTHEAST CORNER OF SAID SECTION 28.

SUBJECT PARCEL DESCRIPTION

A PORTION OF LAND DESCRIBED IN DOCUMENT NUMBER 2009-001425, PINAL COUNTY RECORDS, AS THE NORTH HALF OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A FOUND SALT RIVER PROJECT 3" ALUMINUM CAP MARKING THE SOUTH QUARTER CORNER OF SAID SECTION 28, FROM WHICH A FOUND 3" ALUMINUM CAP STAMPED PINAL COUNTY HIGHWAY DEPARTMENT "308207", MARKING THE SOUTHEAST CORNER OF SAID SECTION 28, BEARS NORTH 89°35'10" EAST, A DISTANCE OF 2652.23 FEET ALONG THE SOUTH LINE OF THE SOUTHEAST CORNER OF SAID SECTION 28, BEING THIS SOUTH LINE AND THE BASIS OF BEARING;

THENCE ALONG SAID SOUTH LINE, NORTH 89°35'10" EAST A DISTANCE OF 2652.23 FEET TO A FOUND 3" ALUMINUM CAP STAMPED PINAL COUNTY HIGHWAY DEPARTMENT "308207", ALSO BEING THE SOUTHEAST CORNER OF SAID SECTION 28;

THENCE ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 28, NORTH 2°18'20" WEST A DISTANCE OF 2652.23 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 28, ALSO BEING THE POINT OF BEGINNING;

THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, SOUTH 89°30'05" WEST A DISTANCE OF 2662.83 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 28;

THENCE ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, SOUTH 89°30'05" WEST, A DISTANCE OF 2662.72 FEET TO A FOUND REBAR BEING THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, NORTH 2°47'34" WEST, A DISTANCE OF 2645.32 FEET TO THE NORTHWEST CORNER OF SAID SECTION 28;

THENCE ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, NORTH 89°25'38" EAST, A DISTANCE OF 2674.40 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 28;

THENCE ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, NORTH 89°25'00" EAST, A DISTANCE OF 2673.42 FEET TO A FOUND PINAL COUNTY BRASS CAP IN HANDHOLE, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 28;

THENCE ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, SOUTH 2°18'21" EAST, A DISTANCE OF 2652.01 FEET TO THE POINT OF BEGINNING;

SAID PORTION OF LAND CONTAINS 14122521 SQ. FT. OR 324.2085 ACRES, MORE OR LESS.

SURVEYOR NOTES

1. PER ARS 32-151 THE USE OF THE WORD "CERTIFY" OR "CERTIFICATION" BY A PERSON OR FIRM THAT IS REGISTERED OR CERTIFIED BY THE BOARD IS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING FACTS OR FINDINGS THAT ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE AN EXPRESS OR IMPLIED WARRANTY OR GUARANTEE.
2. BEARING AND DISTANCES NOTED ON THIS SURVEY ARE "MEASURED".
3. ALTA/NSPS SURVEY PREPARED IN REFERENCE TO:

   ORDER NO: 276-234700122
   COMMITMENT DATE: FEBRUARY 13, 2023, 12:00 AM

   ISSUED BY: DHI TITLE AGENCY
   2525 WEST FRYE ROAD, SUITE 120
   CHANDLER, AZ 85224
   PHONE: (480)778-0226
   QUESTIONS? CONTACT: KEN OWEN COSNER
   FAX: (480)778-0235
   EMAIL: KAOWENCOSNER@DHITITLE.COM
4. PLSS CORNER OF SECTION 28 WAS CALCULATED AND SET BY REFERENCE TO A SURVEY MADE BY JIM E HEET LS 34554 RECORDED 2009-001425, PCR.
5. THE CENTER QUARTER CORNER OF SECTION 28 WAS CALCULATED BY INTERSECTION OF LINES CONNECTING THE OPPOSING QUARTER CORNERS.

LEGEND

———	SUBJECT BOUNDARY LINE
— – —	PLSS SECTION LINE
— – —	PLSS SUB-SECTION LINE
- - -	MATCH LINE
◆	FOUND PLSS SECTION MONUMENT, AS NOTED
◇	CALCULATED PLSS SECTION MONUMENT, AS NOTED
◆	SET PLSS SECTION MONUMENT, AS NOTED
#	PLOTTABLE SCHEDULE B, PART II EXCEPTION

CMU	CONCRETE MASONRY UNIT
E	EAST
G&SRM	GILA AND SALT RIVER MERIDIAN
N	NORTH
PCR	PINAL COUNTY RECORDS
PLSS	PUBLIC LAND SURVEY SYSTEM
R	RANGE
S	SOUTH
T	TOWNSHIP
W	WEST

CERTIFICATION

TO ARIZONA STATE LAND DEPARTMENT; D.R. HORTON INC, A DELAWARE LIMITED LIABILITY COMPANY, AND DHI TITLE AGENCY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 8, 11 & 13 OF THE TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON MARCH 16, 2023.

DATE OF PLAT OR MAP: APRIL 20, 2023

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
38862
RONNIE E.
DORSEY
4/20/2023
Signed
ARIZONA, U.S.A.
Expires 3-31-24

SUNRISE ENGINEERING
2045 SOUTH VINEYARD, SUITE 101
MESA, ARIZONA 85210
TEL 480.768.8600 · FAX 480.768.8609
www.sunrise-eng.com

ALTA/NSPS LAND TITLE SURVEY

N 1/2 SEC 28 T3S R8E

SEI NO.	SURVEYED	DRAWN	CHECKED	SHEET NO.	
09185	GM/MS	EB	RED	1 of 3	COV

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ALTA/NSPS LAND TITLE SURVEY

OF THE NORTH HALF OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 8 EAST,
OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



LEGEND

———	SUBJECT BOUNDARY LINE
——— – ———	PLSS SECTION LINE
——— – ———	PLSS SUB-SECTION LINE
- - - - - -	MATCH LINE
◆	FOUND PLSS SECTION MONUMENT, AS NOTED
◇	CALCULATED PLSS SECTION MONUMENT, AS NOTED
◆	SET PLSS SECTION MONUMENT, AS NOTED
#	PLOTTABLE SCHEDULE B, PART II EXCEPTION

CMU	CONCRETE MASONRY UNIT
E	EAST
G&SRM	GILA AND SALT RIVER MERIDIAN
N	NORTH
PCR	PINAL COUNTY RECORDS
PLSS	PUBLIC LAND SURVEY SYSTEM
R	RANGE
S	SOUTH
T	TOWNSHIP
W	WEST

NORTH

SCALE
0 150' 300'
HORIZ: 1" = 150'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
38862
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ALTA/NSPS LAND TITLE SURVEY

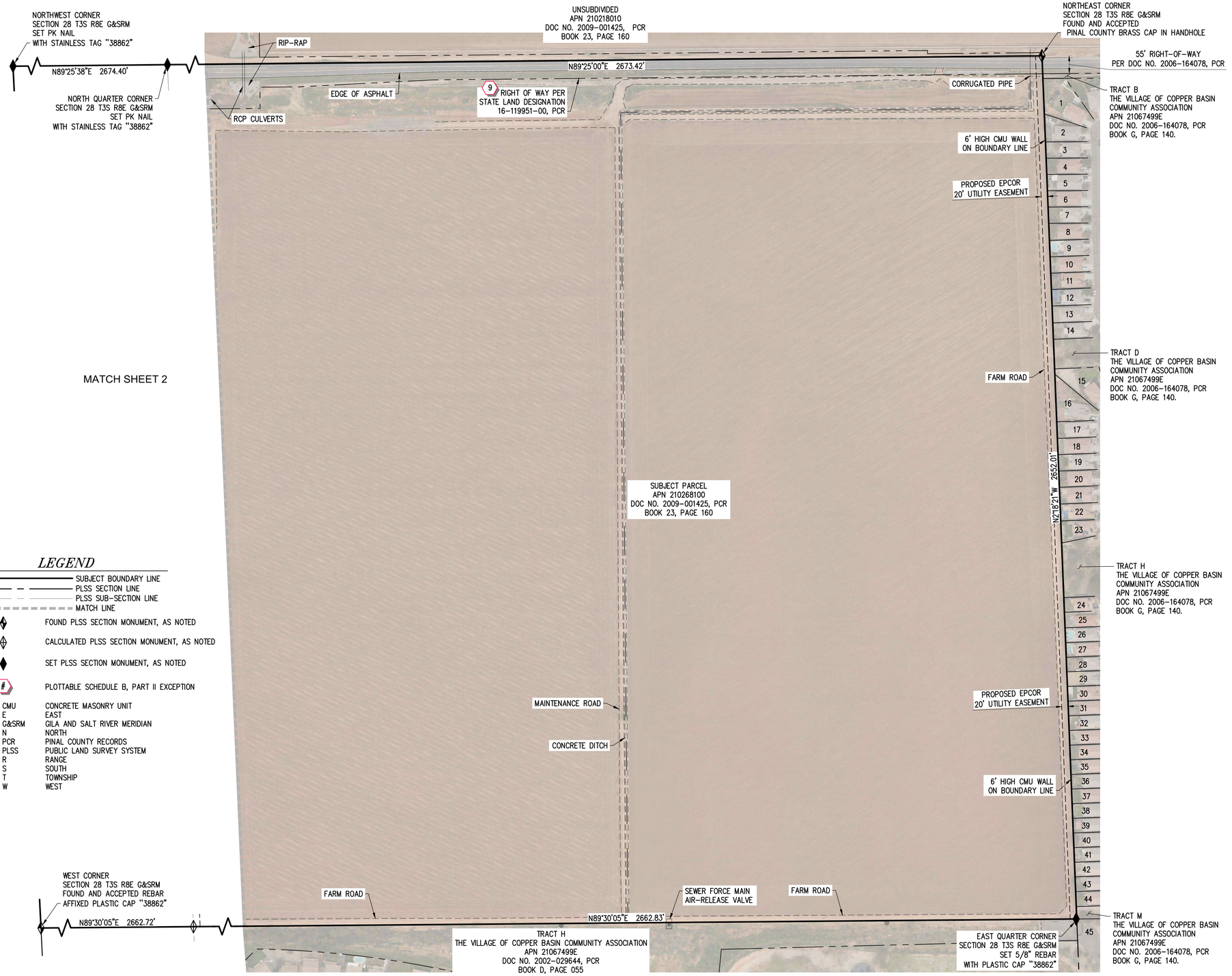
N 1/2 SEC 28 T3S R8E

SEI NO.	SURVEYED	DRAWN	CHECKED	SHEET NO.	
09185	GM/MS	EB	RED	2 of 3	ALTA 1

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ALTA/NSPS LAND TITLE SURVEY

OF THE NORTH HALF OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 8 EAST,
OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA



LOT TABLE			
LOT NO.	APN	OWNER	CABINET-SLIDE
1	210840100	COURY DANIEL L SR TR	G-140
2	210840110	ZAVALA RAYMOND Y & CATHY E	G-140
3	210840120	LUU LYDIA G AND HOANG D	G-140
4	210840130	ESTRADA DAVID B	G-140
5	210840140	LAMARRE PIERRE P & CHANTALE	G-140
6	210840150	STOKES JOHNNY C AND GLYNN D	G-140
7	210840160	RUELAS HUMBERTO	G-140
8	210840170	VALENZUELA YOLANDA M	G-140
9	210840180	DETERS JOSEPH & KAYLA	G-140
10	210840190	SWEET WILLIAM E & TERESA M	G-140
11	210840200	FKH SFR PROPCO J LP	G-140
12	210840210	DICKEY ROBERT RYAN SR	G-140
13	210840220	FEIDLER DONNA & JOHN ALLEN	G-140
14	210840230	HAYDEN JAMES W	G-140
15	210840670	HEATH DENNIS RALPH II	G-140
16	210840680	TSUKRUK VLADIMIR	G-140
17	210840690	VARGECKO SHARON S & PATRICK PAUL JR CO-TRS	G-140
18	210840700	WATSON DOROTHY	G-140
19	210840710	COPELAND JACKIE	G-140
20	210840720	BLAKE THOMAS W & RACHEL E	G-140
21	210840730	MENA MICHAEL & LAUREN	G-140
22	2006-164078	NAME: COPPER BASIN UNIT 5A	G-140
23	2006-164078	NAME: COPPER BASIN UNIT 5A	G-140
24	210840990	DUENAS ZACHARY V	G-140
25	210841000	PROGRESS PHOENIX LLC	G-140
26	210841010	LINDEN SHAWN R TR	G-140
27	210841020	ABRAHAM APRIL D	G-140
28	210841030	SIMEONE THOMAS C AND HEIDI V	G-140
29	210841040	IH6 PROPERTY PHOENIX LP	G-140
30	210841050	DURAN VIRIDIANA G	G-140
31	210841060	VELAZQUEZ MARTIN G	G-140
32	210841070	FISH PRUDENCE M FAM REV TRUST	G-140
33	210841080	PATINO MATTHEW M & MANDY L	G-140
34	210841090	KELLEY ERIC & ASHLEY	G-140
35	210841100	DONAHUE DONALD D JR TR	G-140
36	210841110	HADSEL LYALL & ALICE	G-140
37	210841120	SPRINKLE JEREMIAH E & CYNTHIA LYNN	G-140
38	210841130	LAGRAND CHARLES	G-140
39	210841140	PASLEY DEAN & HOLLAND JOAN	G-140
40	210841150	LE DIEP THI NGOC	G-140
41	210841160	WEAVER RICHARD G & GLORIA R TRS	G-140
42	210841170	GREEN MICHAEL & PAMELA	G-140
43	210841180	RITCHIE SHAWN & ALICIA	G-140
44	210841190	TISDALE DONALD & CARLENE LIV TRUST	G-140
45	21073007B	EPCOR WATER AZ INC	E-029

LEGEND

- SUBJECT BOUNDARY LINE
- PLSS SECTION LINE
- PLSS SUB-SECTION LINE
- MATCH LINE
- FOUND PLSS SECTION MONUMENT, AS NOTED
- CALCULATED PLSS SECTION MONUMENT, AS NOTED
- SET PLSS SECTION MONUMENT, AS NOTED
- # PLOTTABLE SCHEDULE B, PART II EXCEPTION

CMU	CONCRETE MASONRY UNIT
E	EAST
G&SRM	GILA AND SALT RIVER MERIDIAN
N	NORTH
PCR	PINAL COUNTY RECORDS
PLSS	PUBLIC LAND SURVEY SYSTEM
R	RANGE
S	SOUTH
T	TOWNSHIP
W	WEST

NORTH

SCALE
0 150' 300'
HORIZ: 1" = 150'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
38862
RONNIE E.
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ARIZONA, U.S.A.
4/20/2023
Expires 3-31-24

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ALTA/NSPS LAND TITLE SURVEY

N 1/2 SEC 28 T3S R8E

SEI NO.	SURVEYED	DRAWN	CHECKED	SHEET NO.	
09185	GM/MS	EB	RED	3 of 3	ALTA 2

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LEGAL DESCRIPTION

A PORTION OF LAND DESCRIBED IN DOCUMENT NUMBER 2009-001425, PINAL COUNTY RECORDS, AS THE NORTH HALF OF SECTION 28, A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR AFFIXED WITH PLASTIC CAP "38862" MARKING THE EAST QUARTER CORNER OF SAID SECTION 28, FROM WHICH A PINAL COUNTY BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 28, BEARS NORTH 2°18'21" WEST, A DISTANCE OF 2651.94 FEET, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28;

THENCE SOUTH 89°30'05" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 28, A DISTANCE OF 5325.56 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE CONTINUING SOUTH 89°30'05" WEST, A DISTANCE OF 190.26 FEET;

THENCE NORTH 36°23'35" WEST, A DISTANCE OF 182.65 FEET;

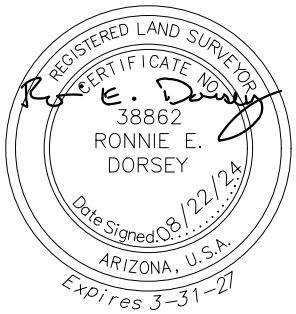
THENCE NORTH 53°36'34" EAST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 36°23'35" WEST, A DISTANCE OF 2106.13 FEET;

THENCE NORTH 36°40'43" WEST, A DISTANCE OF 476.78 FEET;

THENCE NORTH 53°30'59" EAST, A DISTANCE OF 35.04 FEET;

THENCE NORTH 36°42'52" WEST, A DISTANCE OF 10.00 FEET;



THENCE NORTH 53°30'59" EAST, A DISTANCE OF 595.28 FEET TO A THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3035.00 FEET, A CENTRAL ANGLE OF 10°19'11", AND A CHORD THAT BEARS NORTH 48°21'24" EAST, 545.91 FEET;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 546.65 FEET;

THENCE SOUTH 48°47'09" EAST, A DISTANCE OF 120.41 FEET TO A THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1250.00 FEET, A CENTRAL ANGLE OF 35°18'35", AND A CHORD THAT BEARS SOUTH 66°26'27" EAST, 758.21 FEET;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 770.34 FEET;

THENCE NORTH 2°47'34" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE 47.06 FEET;

THENCE NORTH 89°25'38" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2674.40 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 28;

THENCE NORTH 89°25'00" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 2673.42 FEET TO A FOUND PINAL COUNTY BRASS CAP IN HAND HOLE, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 28;

THENCE SOUTH 2°18'21" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2651.94 FEET TO THE POINT OF BEGINNING.

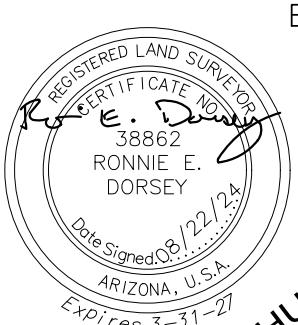
CONTAINS 16948527 SQ FT OR 389.0846 ACRES OF LAND, MORE OR LESS.

SEE ATTACHED EXHIBIT "A" BY REFERENCE MADE A PART HERETO.

SUNRISE ENGINEERING
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MESA, ARIZONA 85210
TEL 480.768.8600
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P:\DR Horton\09185 State Land 325\Survey\dwg\EXHIBITS\ASLD-Tourmaline DR-Residential Exhibit 3.dwg Aug 22, 2024 02:44PM eduardo.bartolini

EXHIBIT "A"



NOT TO SCALE

HUNT HIGHWAY

L3 N36°23'35"W 2106.13'

GANTZEL ROAD

L1 L2 L4 L5 L6 L7 L8 C1 C2

UNSUBDIVIDED
APN 210207000

UNSUBDIVIDED
APN 210277000
BOOK 23, PAGE 160

SEE DETAIL "D"
ON SHEET 3

NORTHWEST CORNER
SEC 28 T3S R8E G&SRM
FOUND PK NAIL
WITH STAINLESS
TAG "38862"

WEST 1/4 CORNER
SEC 28
T3S R8E G&SRM
FOUND AND
ACCEPTED REBAR
AFFIXED PLASTIC CAP
"38862"

46

CENTER 1/4 CORNER
SEC 28
T3S R8E G&SRM
CALCULATED POSITION

5325.56'
S89°30'05"W

SUBJECT PARCEL
APN 210268100
BOOK 23, PAGE 160

N89°25'38"E 2674.40'

JUDD ROAD

KOEPNICK MAX
APN 210218170
BOOK 23, PAGE 160

NORTH 1/4 CORNER
SEC 28 T3S R8E G&SRM
FOUND PK NAIL
WITH STAINLESS
TAG "38862"

N2°32'15"W 2648.34'

SUBJECT PARCEL
APN 210268100
BOOK 23, PAGE 160

UNSUBDIVIDED
APN 210218010
BOOK 23, PAGE 160

47

EAST 1/4 CORNER
SEC 28 T3S R8E G&SRM
FOUND 5/8" REBAR
AFFIXED WITH PLASTIC CAP "38862"

N89°25'00"E 2673.42'

NORTHEAST CORNER
SEC 28 T3S R8E G&SRM
FOUND AND ACCEPTED
PINAL COUNTY
BRASS CAP
IN HANDHOLE

SEE DETAIL "B"
ON SHEET 3

SEE DETAIL "C"
ON SHEET 3

SEE DETAIL "A"
ON SHEET 3

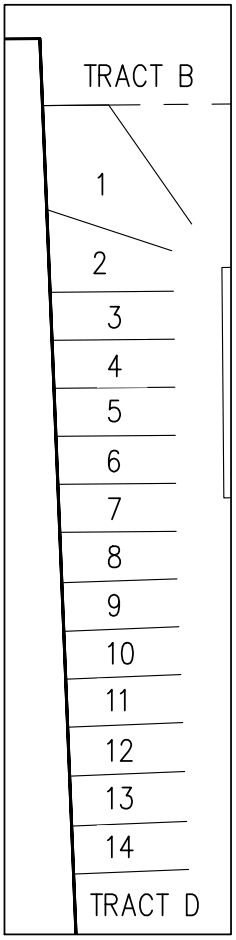
(BASIS OF BEARING)
S2°18'21"E 2651.94'

POC

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2045 SOUTH VINEYARD, SUITE 101
MESA, ARIZONA 85210
TEL 480.768.8600
www.sunrise-eng.com

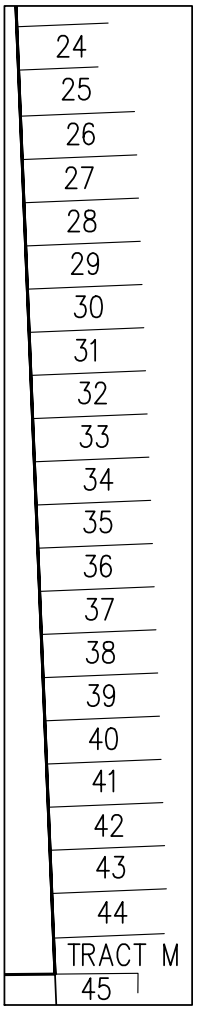
EXHIBIT "A"



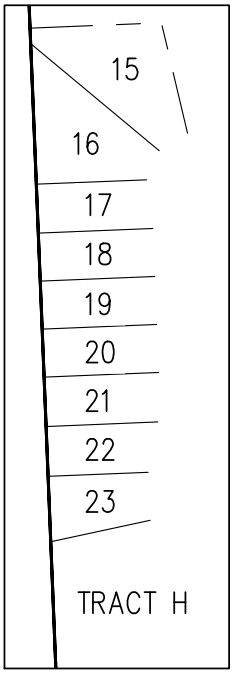
DETAIL "A"
NOT TO SCALE

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	10°19'11"	3035.00	546.65'	N48°21'24"E	545.91'
C2	35°18'35"	1250.00	770.34'	S66°26'27"E	758.21'

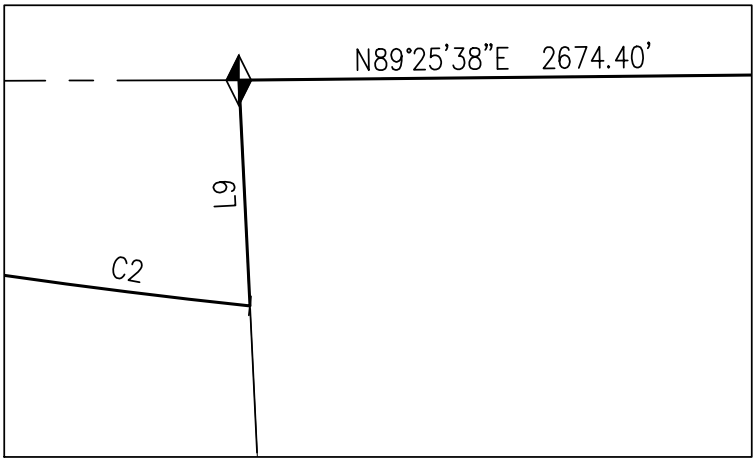
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°30'05"W	190.26'
L2	N36°23'35"W	182.65'
L3	N53°36'34"E	15.00'
L4	N36°40'43"W	476.78'
L5	N53°30'59"E	35.04'
L6	N36°42'52"W	10.00'
L7	N53°30'59"E	595.28'
L8	S48°47'09"E	120.41'
L9	N2°47'34"W	47.06'



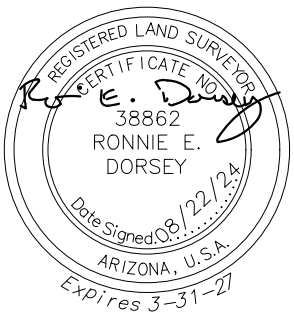
DETAIL "C"
NOT TO SCALE



DETAIL "B"
NOT TO SCALE



DETAIL "D"
NOT TO SCALE





NOT TO SCALE

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EXHIBIT "A"

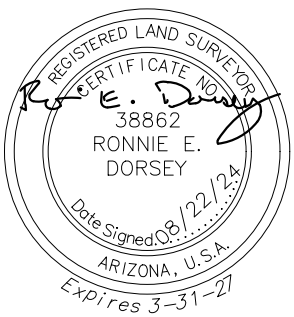
TRACT TABLE			
TRACT	APN	OWNER	BOOK–PAGE
TRACT M	21067499E	THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	G–140
TRACT H	21067499E	THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	G–140
TRACT D	21067499E	THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	G–140
TRACT B	21067499E	THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	G–140

ABBREVIATIONS

APN	ASSESSOR PARCEL NUMBER
BCHH	BRASS CAP IN HAND HOLE
COR	CORNER
DOC NO.	DOCUMENT NUMBER
E	EAST
G&SRM	GILA & SALT RIVER MERIDIAN
MCR	MARICOPA COUNTY RECORDS
N	NORTH
PCHD	PINAL COUNTY HIGHWAY DEPARTMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RANGE
S	SOUTH
SEC	SECTION
SQ FT	SQUARE FEET
SRP	SALT RIVER PROJECT
T	TOWNSHIP
W	WEST

LEGEND

SUBJECT BOUNDARY
PLSS SECTION LINE
PLSS SUB–SECTION LINE
OTHER PROPERTY LINE

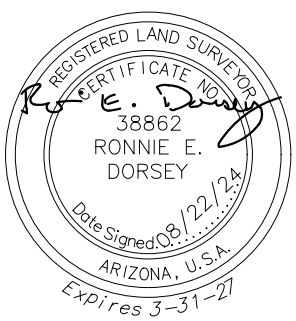


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EXHIBIT "A"

LOT TABLE			
LOT NO.	APN	OWNER	CABINET–SLIDE
1	210840100	COURY DANIEL L SR TR	G–140
2	210840110	ZAVALA RAYMOND Y & CATHY E	G–140
3	210840120	LUU LYDIA G AND HOANG D	G–140
4	210840130	ESTRADA DAVID B	G–140
5	210840140	LAMARRE PIERRE P & CHANTALE	G–140
6	210840150	STOKES JOHNNY C AND GLYNN D	G–140
7	210840160	RUELAS HUMBERTO	G–140
8	210840170	VALENZUELA YOLANDA M	G–140
9	210840180	DETERS JOSEPH & KAYLA	G–140
10	210840190	SWEET WILLIAM E & TERESA M	G–140
11	210840200	FKH SFR PROPCO J LP	G–140
12	210840210	DICKEY ROBERT RYAN SR	G–140
13	210840220	FEIDLER DONNA & JOHN ALLEN	G–140
14	210840230	HAYDEN JAMES W	G–140
15	210840670	HEATH DENNIS RALPH II	G–140
16	210840680	TSUKRUK VLADIMIR	G–140
17	210840690	VARGECKO SHARON S & PATRICK PAUL JR CO–TRS	G–140
18	210840700	WATSON DOROTHY	G–140
19	210840710	COPELAND JACKIE	G–140
20	210840720	BLAKE THOMAS W & RACHEL E	G–140
21	210840730	MENA MICHAEL & LAUREN	G–140

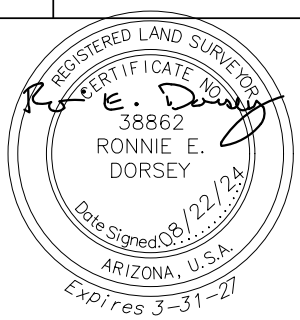


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EXHIBIT "A"

22	2006-164078	NAME: COPPER BASIN UNIT 5A	G-140
23	2006-164078	NAME: COPPER BASIN UNIT 5A	G-140
24	210840990	DUENAS ZACHARY V	G-140
25	210841000	PROGRESS PHOENIX LLC	G-140
26	210841010	LINDEN SHAWN R TR	G-140
27	210841020	ABRAHAM APRIL D	G-140
28	210841030	SIMEONE THOMAS C AND HEIDI V	G-140
29	210841040	IH6 PROPERTY PHOENIX LP	G-140
30	210841050	DURAN VIRIDIANA G	G-140
31	210841060	VELAZQUEZ MARTIN G	G-140
32	210841070	FISH PRUDENCE M FAM REV TRUST	G-140
33	210841080	PATINO MATTHEW M & MANDY L	G-140
34	210841090	KELLEY ERIC & ASHLEY	G-140
35	210841100	DONAHUE DONALD D JR TR	G-140
36	210841110	HADSEL LYALL & ALICE	G-140
37	210841120	SPRINKLE JEREMIAH E & CYNTHIA LYNN	G-140
38	210841130	LAGRAND CHARLES	G-140
39	210841140	PASLEY DEAN & HOLLAND JOAN	G-140
40	210841150	LE DIEP THI NGOC	G-140
41	210841160	WEAVER RICHARD G & GLORIA R TRS	G-140
42	210841170	GREEN MICHAEL & PAMELA	G-140
43	210841180	RITCHIE SHAWN & ALICIA	G-140
44	210841190	TISDALE DONALD & CARLENE LIV TRUST	G-140
45	21073007B	EPCOR WATER AZ INC	E-029



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ALTA COMMITMENT FOR TITLE INSURANCE
issued by
FIST AMERICAN TITLE

NOTICE

IMPORTANT - READ CAREFULLY: THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACONTRACTUAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I - Requirements; Schedule B, Part II - Exceptions; and the Commitment Conditions, Fist American Title, a Arizona Corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I - Requirements have not been met within 180 days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

FIST AMERICAN TITLE

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COMMITMENT CONDITIONS

1. DEFINITIONS

a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.

b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.

c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.

d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.

e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.

f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.

g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.

h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.

i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.

j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I - Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

a. the Notice;
b. the Commitment to Issue Policy;
c. the Commitment Conditions;
d. Schedule A;
e. Schedule B, Part I - Requirements;
f. Schedule B, Part II - Exceptions; and
g. a counter-signature by the Company or its issuing agent that may be in electronic form.

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4. COMPANY'S RIGHT TO AMEND

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

5. LIMITATIONS OF LIABILITY

a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
   i. comply with the Schedule B, Part I - Requirements;
   ii. eliminate, with the Company's written consent, any Schedule B, Part II - Exceptions; or
   iii. acquire the Title or create the Mortgage covered by this Commitment.
b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
e. The Company is not liable for the content of the Transaction Identification Data, if any.
f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I - Requirements have been met to the satisfaction of the Company.
g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM

a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
d. The deletion or modification of any Schedule B, Part II—Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

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8. PRO-FORMA POLICY
The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

9. CLAIMS PROCEDURES
This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

10. CLASS ACTION
ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

11. ARBITRATION
The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is $2,000,000 or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at http://www.alta.org/arbitration.

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Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:

Issuing Agent:	DHI Title Agency
Issuing Office:	2525 West Frye Road, Suite 120, Chandler, AZ 85224
Loan ID No.:	
Commitment No.:	276-234700122-2
Issuing Office File No.:	276-234700122-2
Property Address:	North of Copper Basin -south of Judd Road and east of Hunt Highway and Gantzel, See Exhibit A, San Tan Valley, AZ
Revision No.:	Version 1

SCHEDULE A

1. Commitment Date: October 22, 2024 at 7:00AM

2. Policy to be issued:

a. ALTA 2021 Extended Owner's Policy
Proposed Insured: D.R. Horton, Inc.
Proposed Amount of Insurance: TBD
The estate or interest to be insured: Fee Simple

3. The estate or interest in the Land at the Commitment Date is:

Fee Simple

4. The Title is, at the Commitment Date, vested in:

THE STATE OF ARIZONA, BY AND THROUGH ITS STATE LAND DEPARTMENT

5. The Land is described as follows:

Parcel 1:

A portion of the North East quarter of Section 29, Township 3 South, Range 8 East, Gila and Salt River Base and Meridian and a portion of the South East quarter of Section 20, Township 3 South, Range 8 East, Gila and Salt River Base and Meridian.

Parcel 2:

The North half of Section 28, Township 3 South, Range 8 East, Gila and Salt River Base and Meridian

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SCHEDULE A
(Continued)

DHI Title Agency



Countersigned and Validated

This page is only a part of a 2021 ALTA Commitment for Title Insurance issued by Fist American Title. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I - Requirements; and Schedule B, Part II - Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

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File No.: 276-234700122-2

The Land referred to herein below is situated in the County of Pinal, State of Arizona, and is described as follows:

Parcel 1:

A portion of the North East quarter of Section 29, Township 3 South, Range 8 East, Gila and Salt River Base and Meridian and a portion of the South East quarter of Section 20, Township 3 South, Range 8 East, Gila and Salt River Base and Meridian.

Parcel 2:

The North half of Section 28, Township 3 South, Range 8 East, Gila and Salt River Base and Meridian

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This form has not been approved as an ALTA standard Form.

SCHEDULE B, PART I - REQUIREMENTS

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

2. Pay the agreed amount for the estate or interest to be insured.

3. Pay the premiums, fees, and charges for the Policy to the Company.

4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.

5. Record fully executed and recordable copies of the following:

   a. Certificate of Purchase.

   b. Arizona Patent.

6. High Liability Approval is required on all transactions over $5,000,000.00.

   Please contact the Title Department 5 days prior to the close of escrow.

7. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

8. Furnish plat of survey and legal description by a registered land surveyor of the subject property to be insured herein.

9. We find no open Deeds of Trust of record. Please verify by inquiry of agents and advise the Title Department accordingly prior to closing.

   a. The Company reserves the right to require further evidence to confirm that the property is unencumbered, and further reserves the right to make additional requirements or add additional items or exceptions upon receipt of the requested evidence.

10. The Company must be provided with an approved form of executed Owner's Affidavit and Agreement relating to, among other items, mechanics' liens and parties in possession.

11. Approval of this commitment by the regional office of First American Title Insurance Company prior to close of escrow and issuance of policy.

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12. Furnish a currently certified copy of a Resolution of the Board of Directors of the corporation named below, authorizing the execution and delivery by the proper officers of all instruments necessary for the consummation of this transaction, and specifically naming said officers and their titles. Said certification must be by a party other than the party authorized to sign and must state that the Resolution has not been modified or revoked.

    Corporation: D.R. Horton, Inc., a Delaware corporation.

    a. Furnish copy of Articles of Organization and all amendments thereto filed with the Corporation Commission of the State of Arizona, and fully executed Operating Agreement and amendments thereto, specifically naming the managers or members authorized to execute and deliver the documents necessary to consummate this transaction.

        Limited Liability Company: D.R. Horton, Inc., a Delaware corporation

13. The Company reserves the right to make further requirements and/or exception based upon its review of the documentation submitted to satisfy the above requirements.

14. NOTE:

    a. Vesting Information:

        i. THE STATE OF ARIZONA, BY AND THROUGH ITS STATE LAND DEPARTMENT

        ii. By virtue of conveyance from the United States of America by List No. 1 dated 6-25-1930

    INFORMATIONAL NOTE: Please click **here** for available document copies.

NOTE: The policy to be issued may contain an arbitration clause. When the Amount of Insurance is less than a certain dollar amount set forth in any applicable arbitration clause, all arbitrable matters shall be arbitrated at the option of either the Company or the Insured as the exclusive remedy of the parties.

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SCHEDULE B
(Continued)

SCHEDULE B, PART II - EXCEPTIONS

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage. THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

1. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I - Requirements are met.

2. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.

3. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.

4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.

6. (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof; (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b), or (c) are shown by the Public Records.

7. Any lien or right to a lien for services, labor or material not shown by the Public Records.

8. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.

9. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

10. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law, and not shown by public records.

11. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

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12. The rights of parties in possession by reason of any unrecorded lease or leases or month-to-month tenancies affecting any portion of the within described property.

The following matters affects Parcel 1:

13. Taxes for the year 2025, a lien not yet due and payable.

a. No taxes are currently availible.

14. All matters contained in instrument(s) setting forth easements, public utilities, conveyances, covenants, conditions, restrictions, assessments, liabilities, and obligations of record, but omitting any covenants or restrictions, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3604(c) of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

15. Terms, Provisions and Reservations disclosed by virtue of conveyance from the United States of America by List No. 1 dated 6-25-1930

Reference said document for full particulars.

16. Terms, Provisions and Reservations disclosed by, Perpetual Right of Way No. 16-4329 dated 11-19-1967 to Salt River Project Agricultural Improvement and Power District for a line of poles.

17. Easement in favor of Salt River Project Agricultural & Power Improvement District, Right of way No. 14-111713, recorded April 25, 2008, as Fee No. 2008-038813.

18. Terms and provisions contained in a document entitled Resolution No. 043014-AD13-014, Hunt Highway Widening, recorded May 5, 2014, as Fee No. 2014-025906.

19. Terms and provisions contained in a document entitled Resolution No. 021815-FL14-024, Flood Control Project for Gantzel Road and Hunt Highway, recorded February 25, 2015, as Fee No. 2015-011756.

20. Right of way in favor of Pinal County, recorded April 12, 2016, as Fee No. 2016-021859.

21. Easement in favor of Salt River Project Agricultural & Power Improvement District, Right of way No. 18-119158, recorded March 2, 2017, as Fee No. 2017-014443.

a. Amendment recorded October 4. 2017, as Fee No. 2017-072285.

22. Right of way in favor of Pinal County, recorded April 12, 2016, as Fee No. 2017-36399.

23. Right of Way Easement in favor of Pinal County Flood Control District, Right of way No. 16-118997-00, recorded October 10, 2017, as Fee No. 2017-073687.

24. Terms and provisions contained in a document entitled Resolution No. 092017-RD17-024, Flood Control Project, accepting Right of Way No. 16-118997, recorded October 18, 2017, as Fee No. 2017-075749.

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25. New Magma Irrigation & Drainage District License to Use, dated August 30, 2017, recorded as Fee No. 2017-79530.

26. New Magma Irrigation & Drainage District License to Use, dated August 27, 2017, recorded as Fee No. 2017-79529.

27. Terms and provisions contained in a document entitled Resolution No. 020718-RD17-066, recorded March 7, 2018, as Fee No. 2018-016603.

28. New Magma Irrigation & Drainage District License to Use, in favor opf SRP, dated May 18, 2018, recorded as Fee No. 2018-049274.

29. Terms, Provisions and Reservations disclosed by, Perpetual Right of Way No. 16-119951 dated 11-9-2018 to Pinal County for public roads.

30. Right of Way Easement in favor of Pinal County, Right of way No. 16-119951-00, recorded January 8, 2019, as Fee No. 2019-001275.

    a. Right a Way Resolution of Acceptance, Resolution No. 121918-RD18-028, recorded January 8, 2019, as Fee No, 2019-001305.

31. New Magma Irrigation & Drainage District License to Use, in favor opf Johnson Utilities, L.L.C., dated August 30, 2019, recorded as Fee No. 2019-088408..

32. Rights to the public on, over and across any portion of the herein described property lying within any public road or highway.

    The following matters affects Parcel 2:

33. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.

34. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

35. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law, and not shown by public records.

36. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

37. The rights of parties in possession by reason of any unrecorded lease or leases or month-to-month tenancies affecting any portion of the within described property.

38. Taxes for the year 2025, a lien not yet due and payable.

    a. No taxes are currently availible.

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39. All matters contained in instrument(s) setting forth easements, public utilities, conveyances, covenants, conditions, restrictions, assessments, liabilities, and obligations of record, but omitting any covenants or restrictions, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that said covenant (a) is exempt under Chapter 42, Section 3604(c) of the United States Code or (b) relates to handicap but does not discriminate against handicapped persons.

40. Terms, Provisions and Reservations disclosed by virtue of conveyance from the United States of America by List No. 1 dated 6-25-1930

    Reference said document for full particulars.

41. Terms, Provisions and Reservations disclosed by, Perpetual Right of Way No. 16-4329 dated 11-19-1967 to Salt River Project Agricultural Improvement and Power District for a line of poles.

42. Easement in favor of Salt River Project Agricultural & Power Improvement District, Right of way No. 14-111713, recorded April 25, 2008, as Fee No. 2008-038813.

43. Terms and provisions contained in a document entitled Resolution No. 021815-FL14-024, Flood Control Project for Gantzel Road and Hunt Highway, recorded February 25, 2015, as Fee No. 2015-011756.

44. Terms, Provisions and Reservations disclosed by, Perpetual Right of Way No. 16-119951 dated 11-9-2018 to Pinal County for public roads.

45. Right of Way Easement in favor of Pinal County, Right of way No. 16-119951-00, recorded January 8, 2019, as Fee No. 2019-001275.

    a. Right a Way Resolution of Acceptance, Resolution No. 121918-RD18-028, recorded January 8, 2019, as Fee No, 2019-001305.

46. Rights to the public on, over and across any portion of the herein described property lying within any public road or highway.

Exceptions above will be eliminated from any ALTA Extended Coverage Policy, ALTA Homeowner's Policy, ALTA Expanded Coverage Residential Loan Policy and any short form versions thereof. However, the same or similar exception may be made in Schedule B of those policies in conformity with Schedule B, Part Two of this Commitment.

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DHI TITLE AGENCY

DHI TITLE AGENCY REAL ESTATE REPORT

Subdivider:

D.R. Horton, Inc.
7689 East Pinnacle Peak Road, Suite 108
Scottsdale, AZ 85255

Subdivision Name:

Vacant Land / Project "Copper Basin - Tourmaline Drive"

Title Examiner:

Ken Owen Cosner
DHI Title Agency
2525 West Frye Road, Suite 120
Chandler, AZ 85224

KAOwenCosner@dhititle.com

DHI TITLE AGENCY
REAL ESTATE REPORT
SCHEDULE A

Examined By: Ken Owen Cosner
Phone:
Date Prepared: July 18, 2024
Version 2

FILE NO.: 276-234700122

1. Effective Date: July 8, 2024 at 12:00 AM

2. Report for Arizona Department of Real Estate.

3. Title to the Fee Simple estate or interest in the land described or referred to in this report is at the effective date hereof vested in:

   THE STATE OF ARIZONA, BY AND THROUGH ITS STATE LAND DEPARTMENT

4. The land referred to in this REPORT is described as follows:

   The North half of Section 28, Township 3 South, Range 8 East, Gila and Salt River Base and Meridian

This Report is invalid unless Schedules B and C are attached.

DHI Title Agency



Countersigned and Validated

DHI TITLE AGENCY
SCHEDULE B
EXCEPTIONS

(ALL RECORDING DATA REFER TO RECORDS IN THE OFFICE OF THE COUNTY RECORDER IN THE COUNTY IN WHICH THE LAND IS SITUATED)

1. Taxes for the year 2023, a lien not yet due and payable.

   a. No taxes are currently availible.

2. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.

3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.

4. Any lien, or right to a lien, for services, labor or materials heretofore or hereafter furnished, imposed by law, and not shown by public records.

5. Any facts, rights, interest, or claims which are not shown by the public records but which could be ascertained by an inspection of said land or by making inquiry of persons in possession thereof.

6. The rights of parties in possession by reason of any unrecorded lease or leases or month-to-month tenancies affecting any portion of the within described property.

7. Terms, Provisions and Reservations disclosed by virtue of conveyance from the United States of America by List No. 1 dated 6-25-1930

   Reference said document for full particulars.

8. Terms, Provisions and Reservations disclosed by, Perpetual Right of Way No. 16-4329 dated 11-19-1967 to Salt River Project Agricultural Improvement and Power District for a line of poles.

9. Easement in favor of Salt River Project Agricultural & Power Improvement District, Right of way No. 14-111713, recorded April 25, 2008, as Fee No. 2008-038813.

10. Terms and provisions contained in a document entitled Resolution No. 021815-FL14-024, Flood Control Project for Gantzel Road and Hunt Highway, recorded February 25, 2015, as Fee No. 2015-011756.

11. Terms, Provisions and Reservations disclosed by, Perpetual Right of Way No. 16-119951 dated 11-9-2018 to Pinal County for public roads.

12. Right of Way Easement in favor of Pinal County, Right of way No. 16-119951-00, recorded January 8, 2019, as Fee No. 2019-001275.

    a. Right a Way Resolution of Acceptance, Resolution No. 121918-RD18-028, recorded January 8, 2019, as Fee No, 2019-001305.

13. Rights to the public on, over and across any portion of the herein described property lying within any public road or highway.

DHI TITLE AGENCY
SCHEDULE C
REQUIREMENTS

The following are the requirements to be complied with:

1. Obtain and recorded an Arizona Patent prior to the close of escrow.

2. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.

3. Furnish plat of survey and legal description by a registered land surveyor of the subject property to be insured herein.

4. We find no open Deeds of Trust of record. Please verify by inquiry of agents and advise the Title Department accordingly prior to closing.

5. Approval of this commitment by the regional office of First American Title Insurance Company prior to close of escrow and issuance of policy.

6. Furnish a currently certified copy of a Resolution of the Board of Directors of the corporation named below, authorizing the execution and delivery by the proper officers of all instruments necessary for the consummation of this transaction, and specifically naming said officers and their titles. Said certification must be by a party other than the party authorized to sign and must state that the Resolution has not been modified or revoked.

   Corporation: D.R. Horton, Inc., a Delaware corporation.

   a. Furnish copy of Articles of Organization and all amendments thereto filed with the Corporation Commission of the State of Arizona, and fully executed Operating Agreement and amendments thereto, specifically naming the managers or members authorized to execute and deliver the documents necessary to consummate this transaction.

      Limited Liability Company: D.R. Horton, Inc., a Delaware corporation

7. NOTE:

   a. Asessor's Parcel No.
   210-26-810

      i. No taxes due or payable at this time.

   b. Vesting Information:

      i. THE STATE OF ARIZONA, BY AND THROUGH ITS STATE LAND DEPARTMENT

      ii. By virtue of conveyance from the United States of America by List No. 1 dated 6-25-1930

   INFORMATIONAL NOTE: Please click **here** for available document copies.

DHI TITLE AGENCY

U. S. CONSUMER PRIVACY POLICY NOTICE

Rev. 12.30.2019

FACTS	WHAT DOES DHI TITLE DO WITH YOUR PERSONAL INFORMATION?
Why?	Financial companies choose how they share your personal information. Federal law gives consumers the right to limit some but not all sharing. Federal law also requires us to tell you how we collect, share, and protect your personal information. Please read this notice carefully to understand what we do.
What?	The types of personal information we collect and share depend on the product or service you have with us. This information can include: • Social Security Number and Income • Payment History and Account Balances • Credit History and Employment Information
How?	All financial companies need to share customers' personal information to run their everyday business. In the section below, we list the reasons financial companies can share their customers' personal information; the reasons DHI Title chooses to share; and whether you can limit this sharing.

Reasons we can share your personal information	Does DHI Title share?	Can you limit this sharing?
For our everyday business purposes - such as to process your transactions, maintain your account(s), respond to court orders and legal investigations, or report to credit bureaus	Yes	No
For our marketing purposes – to offer our products and services to you	Yes	No
For joint marketing with other financial companies	No	We don't share
For our affiliates' everyday business purposes – information about your transactions and experiences	Yes	No
For our affiliates' everyday business purposes - information about your creditworthiness	Yes	Yes
For our affiliates to market to you	Yes	Yes
For nonaffiliates to market to you	No	We don't share

To limit our sharing	• Call toll free (844) 312-1523 — our menu will prompt you through your choices. • Visit us online: www.dhititle.com or • Mail the form below Please note: If you are a *new* customer, we can begin sharing your information 30 days from the date we sent this notice. When you are *no longer* our customer, we continue to share your information as described in this notice. However, you can contact us at any time to limit our sharing.
Questions?	Call (844) 312-1523 or go to www.dhititle.com

Mail In Form

Mark any/all you want to limit:

☐ Do not share information about my creditworthiness with your affiliates for their everyday business purposes.

☐ Do not allow your affiliates to use my personal information to market to me.

Name:	
Address:	
City, State, ZIP	
GF Number:	
Mail to:	DHI Title Attn: Compliance Department 10700 Pecan Park Blvd., Suite 220 Austin, TX 78750



PRIVACY POLICY NOTICE
(Continued)

Who we are	
Who is providing this notice?	DHI Title of Texas, Ltd.; Travis County Title Company dba DHI Title of Central Texas/DHI Title Agency; DHI Title of Florida, Inc.; DHI Title of Minnesota, Inc. dba DHI Title of Louisiana; DHI Title of Arizona, Inc. dba DHI Title Agency; DHI Title of Nevada, Inc.; DHI Title of Alabama, Inc.; DHI Title of Washington, Inc.

What we do	
How does DHI Title protect my personal information?	To protect your personal information from unauthorized access and use, we use security measures that comply with federal law. These measures include computer safeguards and secured files and buildings
How does DHI Title collect my personal information?	We collect your personal information, for example, when you • Apply for insurance or pay insurance premiums • Provide your mortgage information or show your driver's license • Give us your contact information We also collect your personal information from others, such as credit bureaus, affiliates, or other companies.
Why can't I limit all sharing?	Federal law gives you the right to limit only • Sharing for affiliates' everyday business purposes–information about your creditworthiness • Affiliates from using your information to market to you • Sharing for nonaffiliates to market to you State laws and individual companies may give you additional rights to limit sharing. See below for more information on your rights under state laws.
What happens when I limit sharing for an account I hold jointly with someone else?	Your choices will apply to everyone on your account.

Definitions	
Affiliates	Companies related by common ownership or control. They can be financial and nonfinancial companies. • *Our affiliates include financial companies, such as D.R. Horton Insurance Agency, Inc., DHI Mortgage Company, Ltd., and title companies with a DHI Title name; and nonfinancial companies, such as D.R. Horton, Inc.*
Nonaffiliates	Companies not related by common ownership or control. They can be financial and nonfinancial companies. • *DHI Title does not share with nonaffiliates so they can market to you.*
Joint Marketing	A formal agreement between nonaffiliated financial companies that together market financial products or services to you. • *DHI Title does not jointly market.*

Other Important Information

California Residents. We will not share personal information we collect about you with nonaffiliated third parties unless permitted by California law. We do not share personal information we collect about you with nonaffiliated third parties for their direct marketing purposes. We may, however, in accordance with California law, share such personal information with nonaffiliated third parties, in certain circumstances, including, but not limited to, when you direct us to share such information, to process or administer transactions that you have requested, to market our products and services to you, or to comply with the law. We will not share personal information we have collected about you with our affiliates for their marketing purposes if you have opted out from such sharing. And, we will further limit sharing of personal information collected about you with our affiliates to the extent required by California law and in accordance with your privacy choices. California residents, please go to https://www.dhititle.com/Footer/LEGAL/Your-Privacy-Rights/Your-Choices, for your additional privacy choices.

Vermont Residents. We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures. We may, however, for example, in accordance with Vermont law, share certain personal information that we collect about you with nonaffiliated third parties in order to service or process a financial product or service that you request; to protect against or prevent actual or potential fraud; to comply with federal, state or local laws, rules and other applicable requirements or in accordance with your requests and with your consent. We may share information about our experiences or transactions with you with our affiliates without your consent. Additional information concerning our privacy policies can be found at our website, www.dhititle.com, by contacting us at Compliance911@drhorton.com or by calling (844) 312-1523.

Nevada Residents. We provide this notice under Nevada law. We may contact our existing Nevada customers by telephone to offer new or different financial services or products. Nevada customers have the right to opt out of these calls by adding their names to our internal Do-Not-Call list. To opt-out of these calls by being placed on our internal Do-Not-Call list or to receive additional information about your opt-out rights, call us at (844) 312-1523, write to us at DHI Title, Attn: Compliance Department, 10700 Pecan Park Blvd., Suite 220, Austin, TX 78750 or email us at Compliance911@drhorton.com. In addition to contacting DHI Title, you may contact the Nevada Attorney General for more information about your opt out rights by calling (702) 486-3132, emailing aginfo@ag.nv.gov, or by writing to: Office of the Attorney General, Bureau of Consumer Protection, 100 North Carson Street, Carson City, NV 89701-4717.

DHI TITLE AGENCY

DATE: July 18, 2024 Title No. 276-234700122

Arizona Department of Real Estate
Development Services Division
2910 N. 44th Street
Phoenix, AZ 85018

Re: Permanent Access Letter – Vacant Land / Project "Copper Basin - Tourmaline Drive"

Legal and permanent access to Vacant Land / Project "Copper Basin - Tourmaline Drive" is provided by E. Judd Road and N. Tourmaline Drive, a public road(s), as set forth and dedicated to the public by the plat of Vacant Land / Project "Copper Basin - Tourmaline Drive", recorded in Cabinet TBD, Slide TBD, records of Pinal County, Arizona. Dedications or easements are located so that access roads and streets to the subdivision is over terrain that may be traversed by conventional 2-wheel drive automobiles and emergency vehicles.

Legal and permanent access within Vacant Land / Project "Copper Basin - Tourmaline Drive" to all lots, units or parcels is provided by those roads and streets dedicated to the public on the plat of Vacant Land / Project "Copper Basin - Tourmaline Drive", recorded in Cabinet TBD, Slide TBD, records of Pinal County, Arizona. Roads and streets within the subdivision are over terrain that may be traversed by conventional 2-wheel drive automobiles and emergency vehicles.

Sincerely,

Ken Owen Cosner
Branch Operations Manager-TP
KAOwenCosner@dhititle.com
(480)778-0226
Fax: (480)778-0235

Karin Lowman <karinlowman@gmail.com>
to me

Fri, Jun 13, 4:47 PM

---------- Forwarded message ---------
From: **Karin Lowman** <karinlowman@gmail.com>
Date: Fri, Jun 13, 2025 at 4:45 PM
Subject: Opposition to PZ-PA-016-24, PZ-030-24, PZ-PD-018-24
To: <glen.bak@pinal.gov>
Cc: <mike.goodman@pinal.gov>

1) Planning Case Number (see above)
2) Your name, address, telephone number and property tax parcel number **(see below)**
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

Unfortunately I am unable to appear in person at the June 19 meeting, but per the three requests for rezoning this parcel of land, I would like to request that it be addressed to the BOS how these align to the San Tan Valley Special Area Plan (attached, and confirmed with James Daniels, Director of Communications and Marketing, that this is the most current version). The plan is for Suburban Neighborhoods, not high/multi density housing. I'm concerned that much of the approvals for rezoning are not in line with the vision of the future of STV (regardless of the upcoming election to incorporate).

https://www.pinal.gov/DocumentCenter/View/7328/Board-of-Supervisor-Meeting-October-31-2018-PDF

Karin Lowman
1923 Sarona Ct.
San Tan Valley, AZ 85143
602-882-2375
Tax parcel id: 210302490

Karin Lowman <karinlowman@gmail.com> Jun 18, 2025, 11:10 AM

to glen.bak, Ashley, Haylie, Kimberly, jeffrey.mcclure, Stephen.Miller, bosdistrict4, bosdistrict1@pinal.gov, jeff.serdy, Mike, me

Hi Mike,

Thank you for your reply and clarification of the meeting as well as which district this plot of land falls under, as the Notice of Hearings website indicates this falls under District 2. This is why I reached out to you.

NOTICE OF HEARING - PLANNING AND ZONING COMMISSION

Case Number	Hearing Date	Supervisor District
PZ-PA-016-24, PZ-030-24, PZ-PD-018-24 (PDF)	June 19, 2025	District 2

I have cc'd the other BOS, so that all of you can look into this plot of land (and all future rezoning applications in STV) to determine if it meets the vision of the San Tan Valley Special Area Plan (**suburban**). To be honest, I feel like many of the recent rezoning approvals in STV have not met the vision of the San Tan Valley Special Area Plan, but rather support HB2721 (and we're not incorporated, which is one of the requirements under this bill).

I also want to specifically call out one area of concern in PZ-PD-018-24, which is requesting a Planned Area Development (PAD) Overlay District to allow for development standards on 389± acres **to allow deviations from the R 7, MR, & C-3 development standards.** Specifically, the developer would like changes to lot sizes and setbacks. See pg. 184 in the Rezoning application PDF. Rezoning is one thing, but these requests to change the development standards should not be entertained:

	Existing R-7 Development Standards	Proposed Modified R-7 Development Standards
Min. Lot Area	7,000 square feet	4,000 square feet
Min. Lot Width	50 feet	40 feet
Min. Front Setback	20 feet	Front Loaded Garage: 20 feet from back of sidewalk Side Loaded Garage or Livable Area: 10 feet from PL
Min. Side Setback	10 feet each	5 feet each [1] [2] For lots that are 50-feet in width or wider, the minimum side setbacks shall be 8 feet each.
Min. Rear Setback	25 feet	10 feet For lots that are 115-feet in depth or deeper, the minimum rear setback shall be 20-feet.

The land at Gantzel and Algarve (which I believe is being presented tomorrow) PZ-PD-001-25, PZ-PA-002-25, PZ-002-25, PZ-PD-002-25 is another example that adds more high density housing. This intersection already has build-to-rent homes under construction. I do not believe either of these developments meet the vision of the STV Special Area Plan.

Add the above rezoning applications to the 3,200+ acres of land along Gantzel recently approved for rezoning to include high-density housing, plus the areas currently under construction (**all in just a 5 mile stretch!**) and that's a lot of traffic added to Gantzel (not to mention the areas along Hunt Hwy wanting to be rezoned.) I know most of you do not travel this area, but without the N/S Corridor or the CAP that would have provided some relief, I can only imagine how much worse the traffic will get. It already takes an hour to get anywhere beyond Queen Creek.



Thank you all for your hard work in balancing the rural desires of many Pinal County residents and the need to progress.

Karin Lowman
1923 E. Sarona Ct., STV

PZ-PA-016-24, PZ-030-24, & PZ-PD-018-24 (NORTH COPPER BASIN)

PINAL COUNTY
WIDE OPEN OPPORTUNITY

8/27/25

Community Development Department

PZ-PA-016-24, PZ-030-24, & PZ-PD-018-24

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- Proposal: PZ-PA-016-24
  - Non-Major Comprehensive Plan Amendment to amend the Land Use Plan and re-designate from Suburban Neighborhood to Special District
- Size:
  - 389 ± acres
- Location:
  - Southeast of E Hunt Highway and N Gantzel Road
- Owner/Applicant:
  - Arizona State Land Department, Owner, Alex Stedman, with RVi Planning+ Landscape Architecture, Applicant.

PZ-PA-016-24, PZ-030-24, & PZ-PD-018-24

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- Proposal: PZ-030-24
  - Rezoning of 256.1± acres from General Rural Zoning District (GR) to R-7 Single Residence Zoning District, 68.1± acres from General Rural Zoning District (GR) to MR Multiple Residence Zoning District, and 64.8± acres from General Rural Zoning District (GR) to C-3 General Commercial Zoning District
- Size:
  - 389 ± acres
- Location:
  - Southeast of E Hunt Highway and N Gantzel Road
- Owner/Applicant:
  - Arizona State Land Department, Owner, Alex Stedman, with RVi Planning+ Landscape Architecture, Applicant.

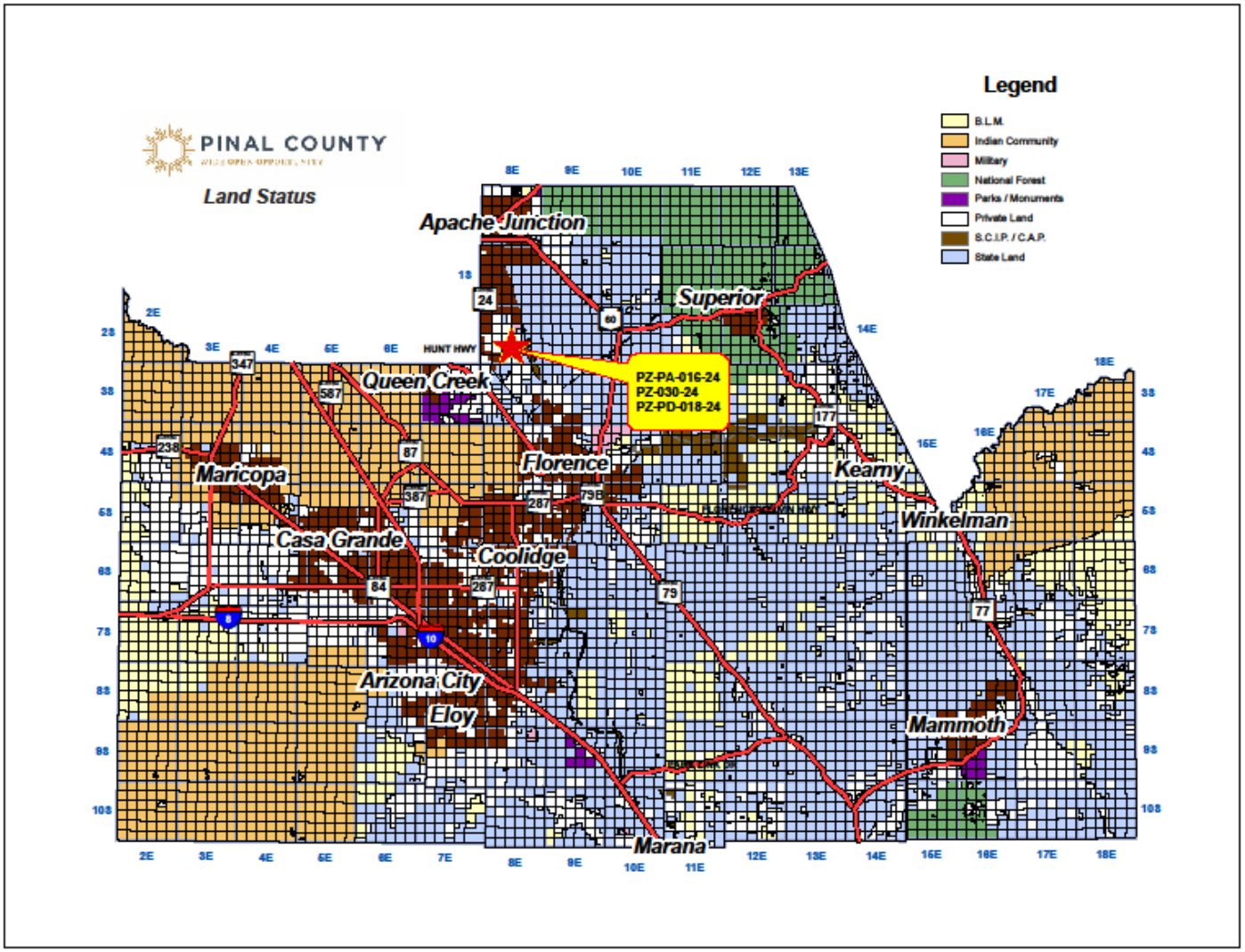
PZ-PA-016-24, PZ-030-24, & PZ-PD-018-24

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- Proposal: PZ-PD-018-24
  - Requesting a Planned Area Development (PAD) Overlay District to allow for deviations to development standards known as North Copper Basin in the R-7, MR, & C-3 zoning districts.
  - Size:
  - 389 ± acres
- Location:
  - Southeast of E Hunt Highway and N Gantzel Road
- Owner/Applicant:
  - Arizona State Land Department, Owner, Alex Stedman, with RVi Planning+ Landscape Architecture, Applicant.

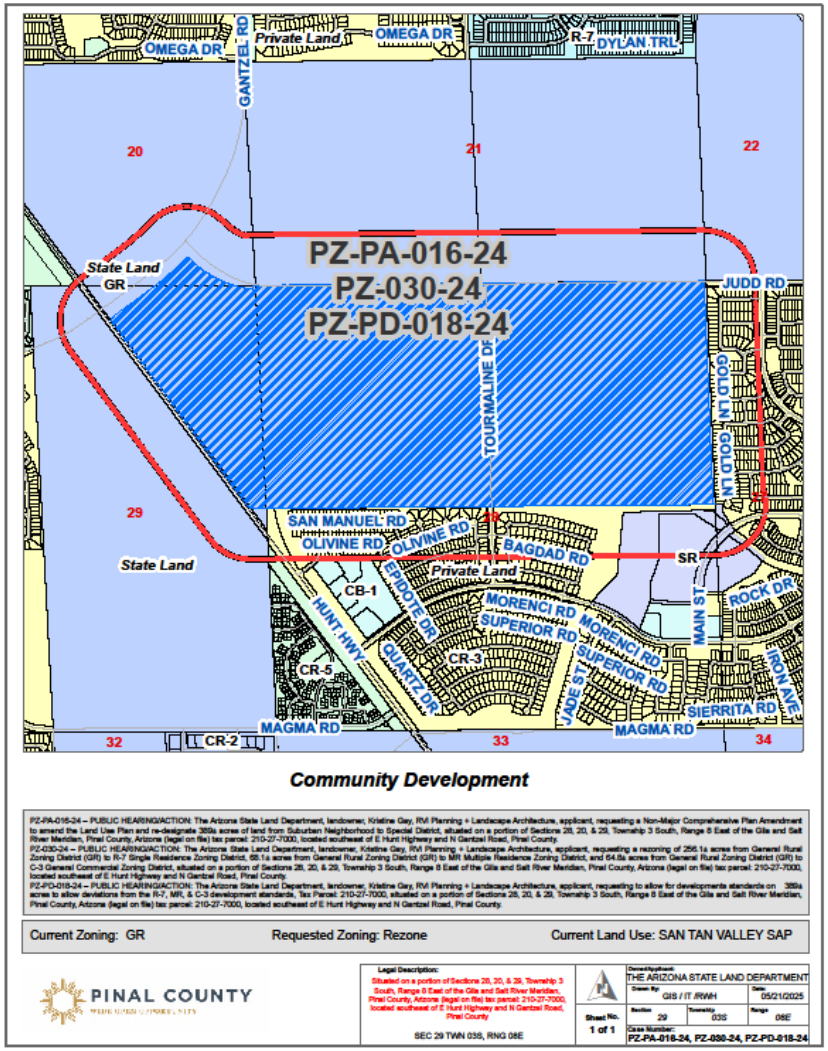
Location Map

PINAL COUNTY
WIDE OPEN OPPORTUNITY



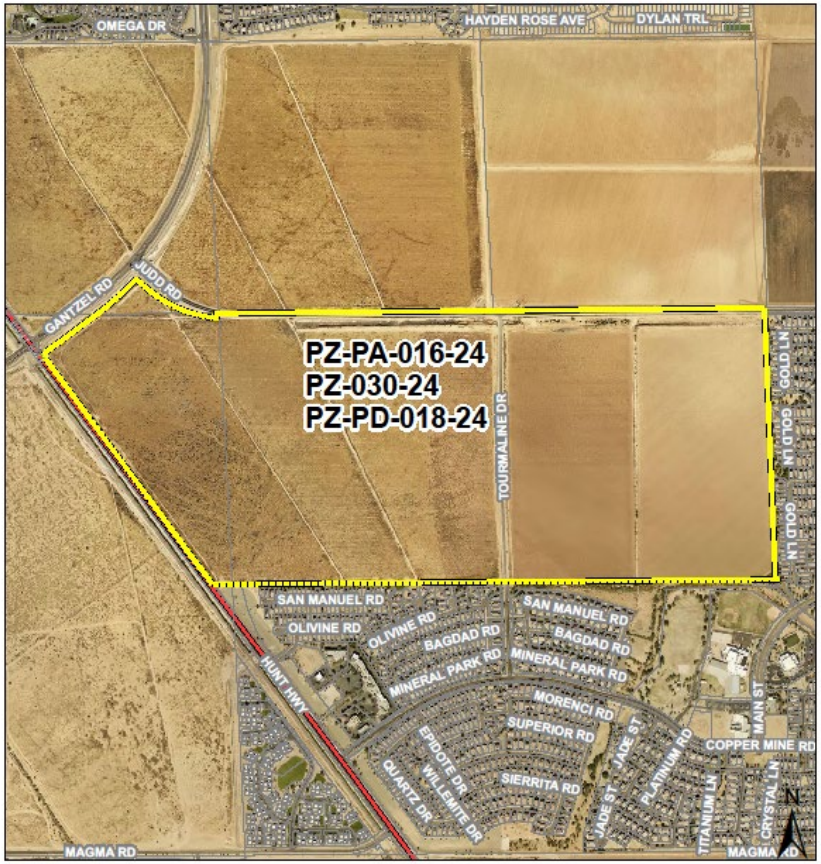
Case/Zoning Map

PINAL COUNTY
WIDE OPEN OPPORTUNITY



Aerial Map

PINAL COUNTY
WIDE OPEN OPPORTUNITY

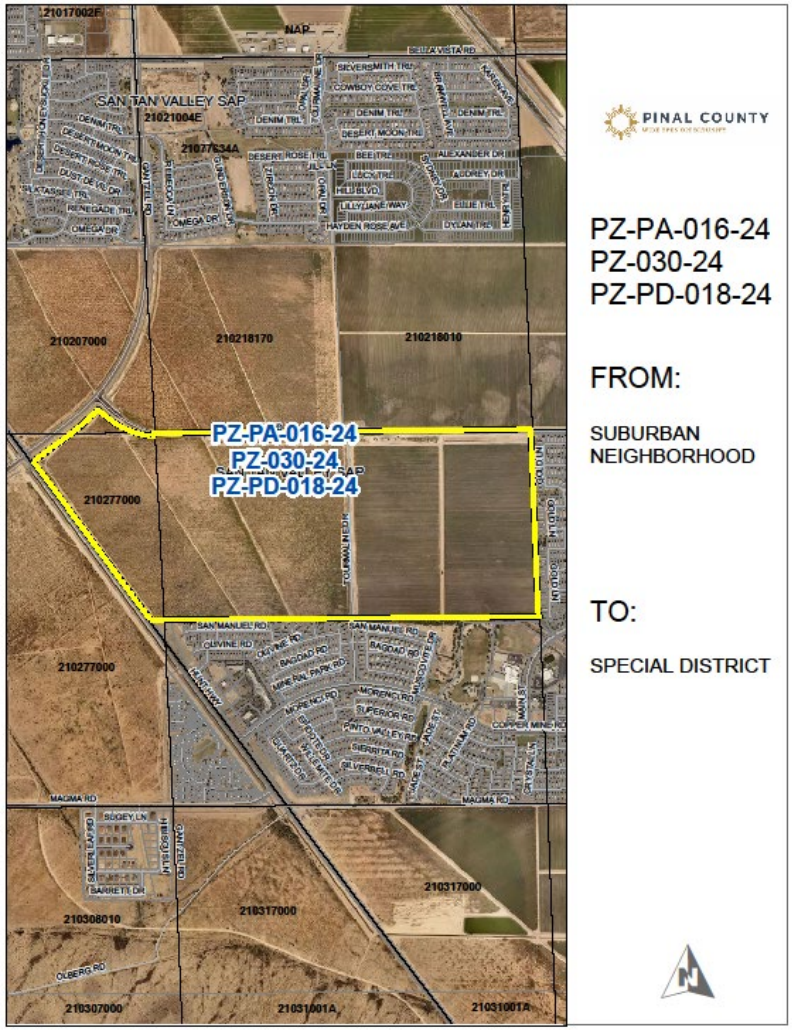


Community Development

PZ-PA-016-24
PZ-030-24
PZ-PD-018-24

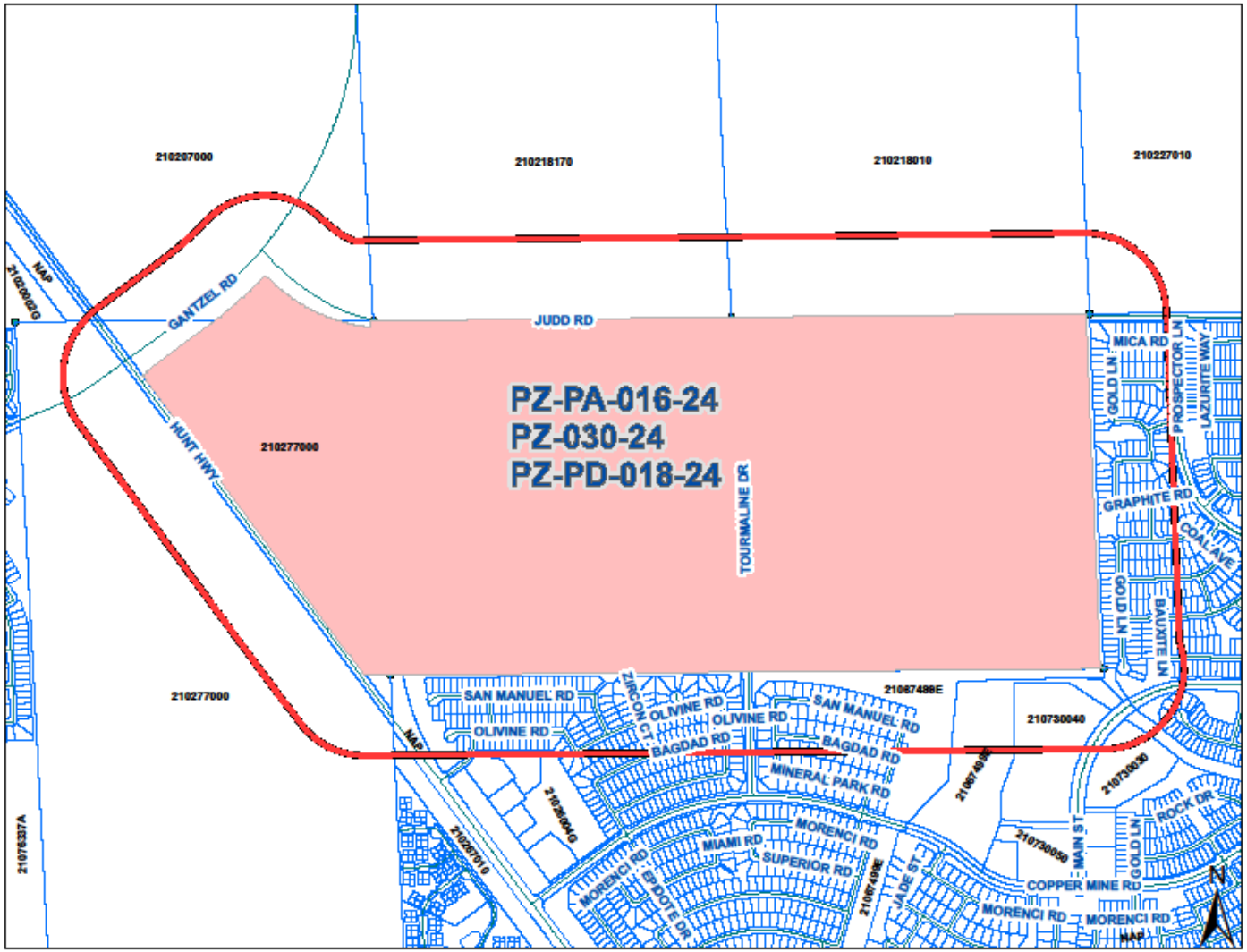
Requested San Tan Area Plan Update

PINAL COUNTY
WIDE OPEN OPPORTUNITY



600’ Map

PINAL COUNTY
WIDE OPEN OPPORTUNITY



Proposed Land Use Concept

PINAL COUNTY
WIDE OPEN OPPORTUNITY

EXHIBIT 6 PROPOSED LAND USE CON-

LAND USE AREA	SIZE	OVERALL DENSITY CAP (1)	MAXIMUM UNIT COUNT
AREA A	256.1 AC	4.5 DU/AC	1,152
AREA B	68.1 AC	6 DU/AC	409
AREA C (2)	64.8 AC	12 DU/AC	777
TOTAL	**389 AC (3)**	--	**2,338**
OPEN SPACE	MIN. 58.4 TO 65.5 AC	--	--

FOOTNOTES:
Footnotes:
(1) This density cap applies to the entire land use area acreage; individual developments within the Area may be higher or lower.
(2) No less than 25 acres shall be developed with commercial or office land uses.
(3) No less than 58.4 acres of open space will be provided across the Site in conformance with Sections 2.176.120 and 2.176.130 of the Pinal County Development Services Code.



North

PINAL COUNTY
WIDE OPEN OPPORTUNITY



South

PINAL COUNTY
WIDE OPEN OPPORTUNITY



East

PINAL COUNTY
WIDE OPEN OPPORTUNITY



West

PINAL COUNTY
WIDE OPEN OPPORTUNITY



Items of Consideration

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- A development plan and/or formal site plan shall be required to establish specific aspects of internal circulation across the site as well as other life-safety aspects. Staff will require that the proposed layout provide an acceptable area for future circulation options.
- The Planned Area Development (PAD) Overlay District provides allowance for additional flexibility within Land Use Areas B and C. The added flexibility is being sought, as the Arizona State Land Dept. wishes to bring the property to auction, with the ultimate end users currently unknown.
- One item of opposition at the time the report was written.

PZ-PA-016-24, PZ-030-24, & PZ-PD-018-24

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- Planning and Zoning Commission voted 7-0 to recommend approval of all 3 cases.

- Stipulations as presented in your staff report.

PZ-PA-016-24: No stipulations

PZ-030-24: One stipulation

PZ-PD-018-24: Fifteen stipulations

- Questions?

North Copper Basin



Planning Commission **June 19th, 2025 @ 9:00am**

What is State Trust Land?

State Trust Land is land that was granted to Arizona by the federal government in preparation for Arizona's statehood.

Rules governing State Trust Land are contained in the Arizona Enabling Act, the Arizona Constitution, and the Arizona Revised Statutes.

State Trust Land benefits Arizona's general public by providing revenue to 13 essential public service beneficiaries

Every Acre has a Beneficiary

Revenues derived from approximately 8 million of the remaining 9.2 million acres of State Trust Land are assigned to Arizona's K-12 public schools



Image Source: Raising Arizona Kids.com



Image Source: azed.gov

Arizona State Land Trusts



Arizona State Land Purpose



State Trust land is <u>not</u> public land or permanently designated open space

Because these lands are held in trust, they differ greatly from public lands such as state parks, US Forest Service land and are more akin to private land



All Arizona State Land is held in Trust

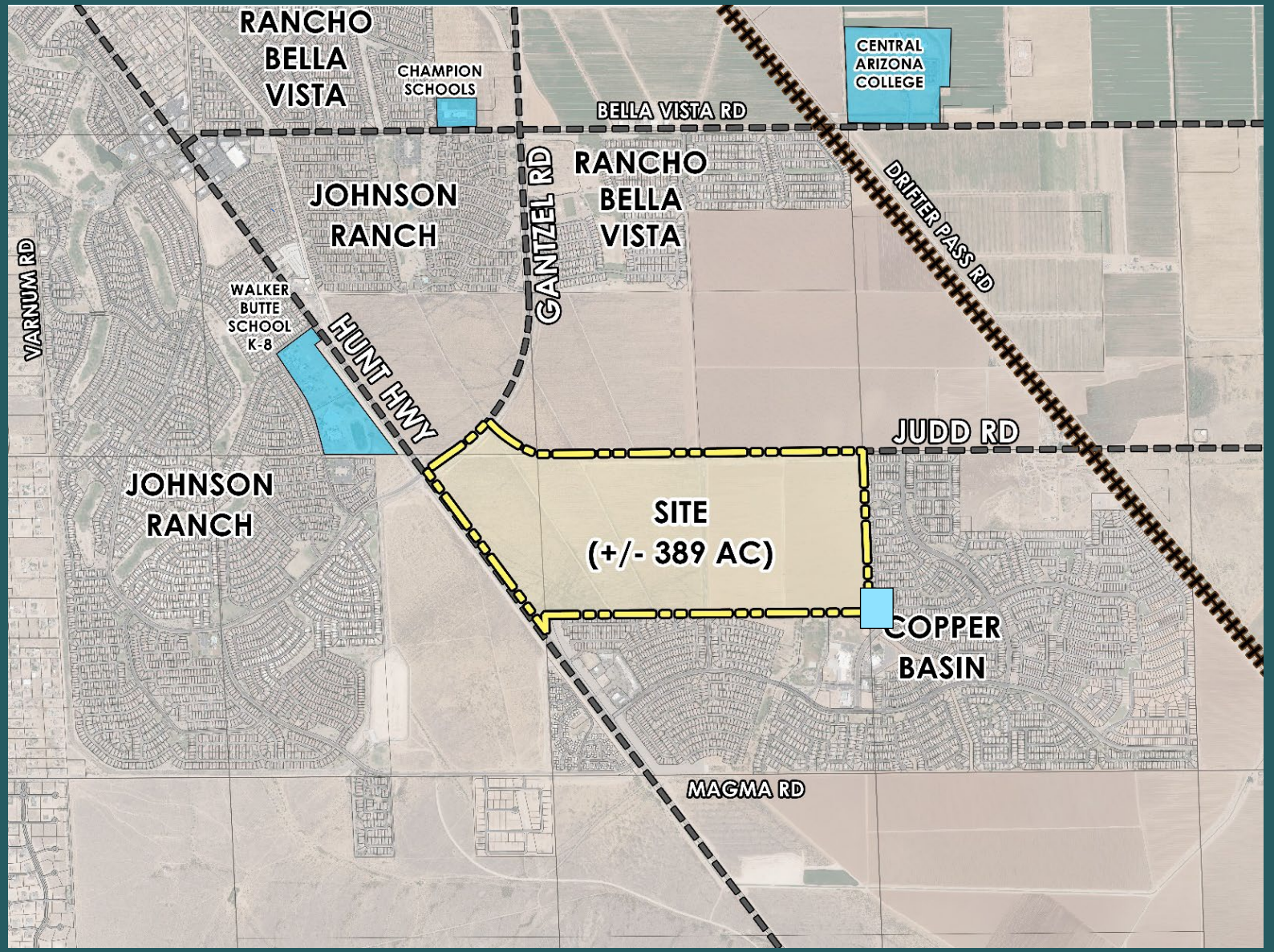
*Trust lands can't be sold for less than **fair market value** as determined by **appraisal***

Land sales or leases in excess of ten years require a public auction

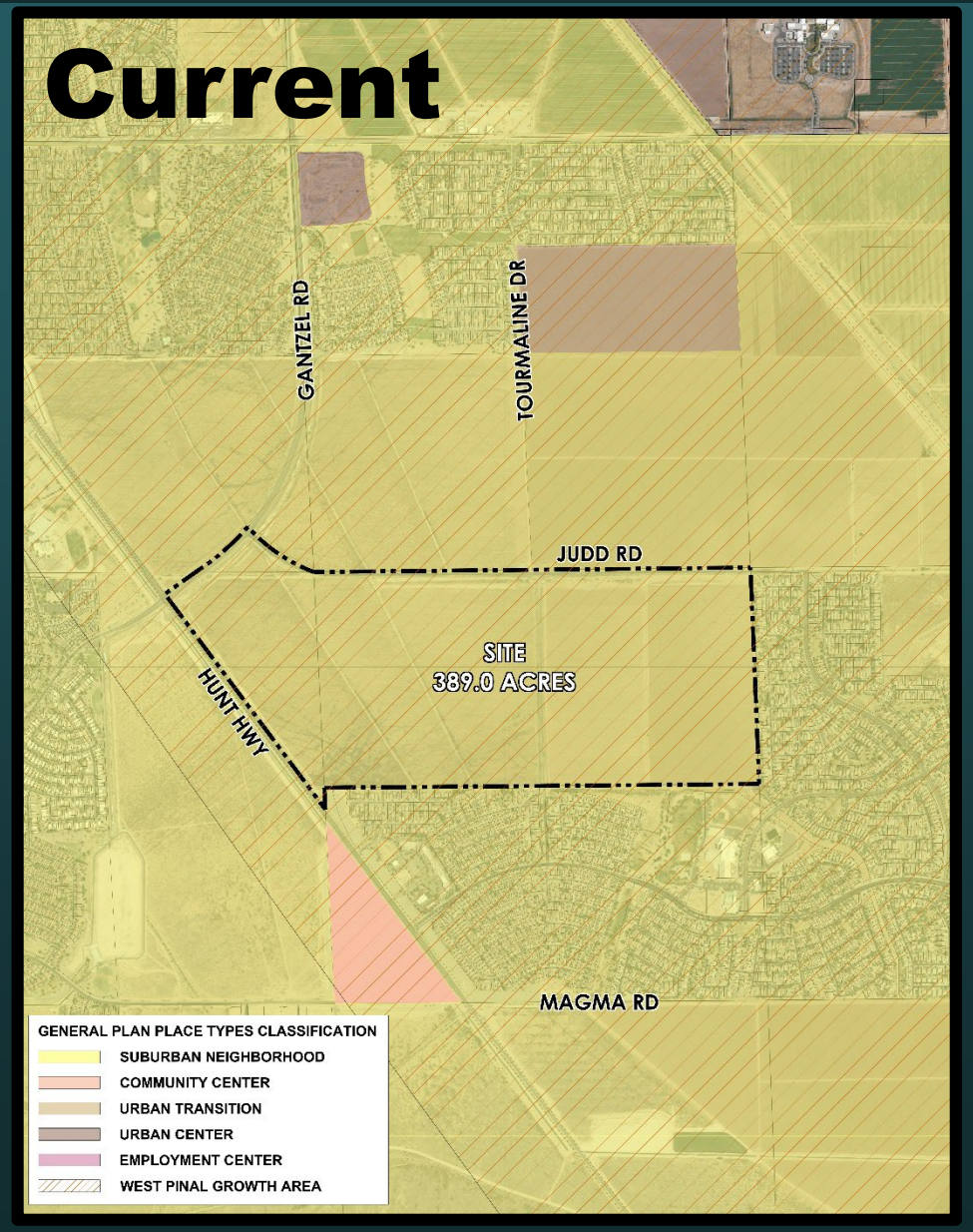
Subject Site & Context

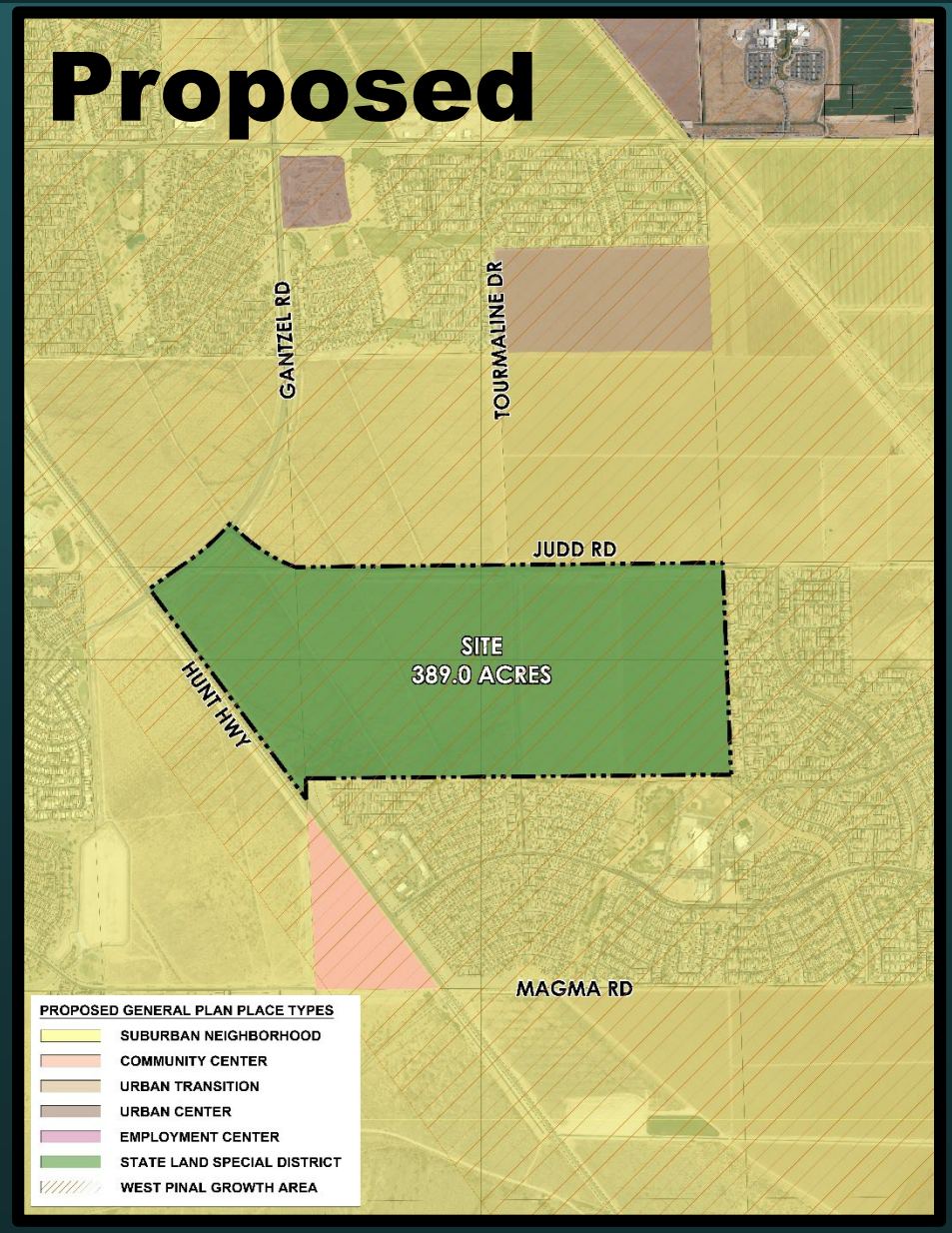
389 Acres Total

- All State Trust Land
- Previous Agricultural Use
- Roadways of Regional Significance:
  - Hunt Highway, Gantzel Road, Judd Road
- Nearby Schools:
  - Walker Butte K-8, Copper Basin K-8, Central Arizona College
- Adjacent Communities:
  - Copper Basin
- *Three Separate Requests:*
  - *Comprehensive Plan Amendment*
  - *Rezoning*
  - *PAD Overlay*



Comprehensive Plan

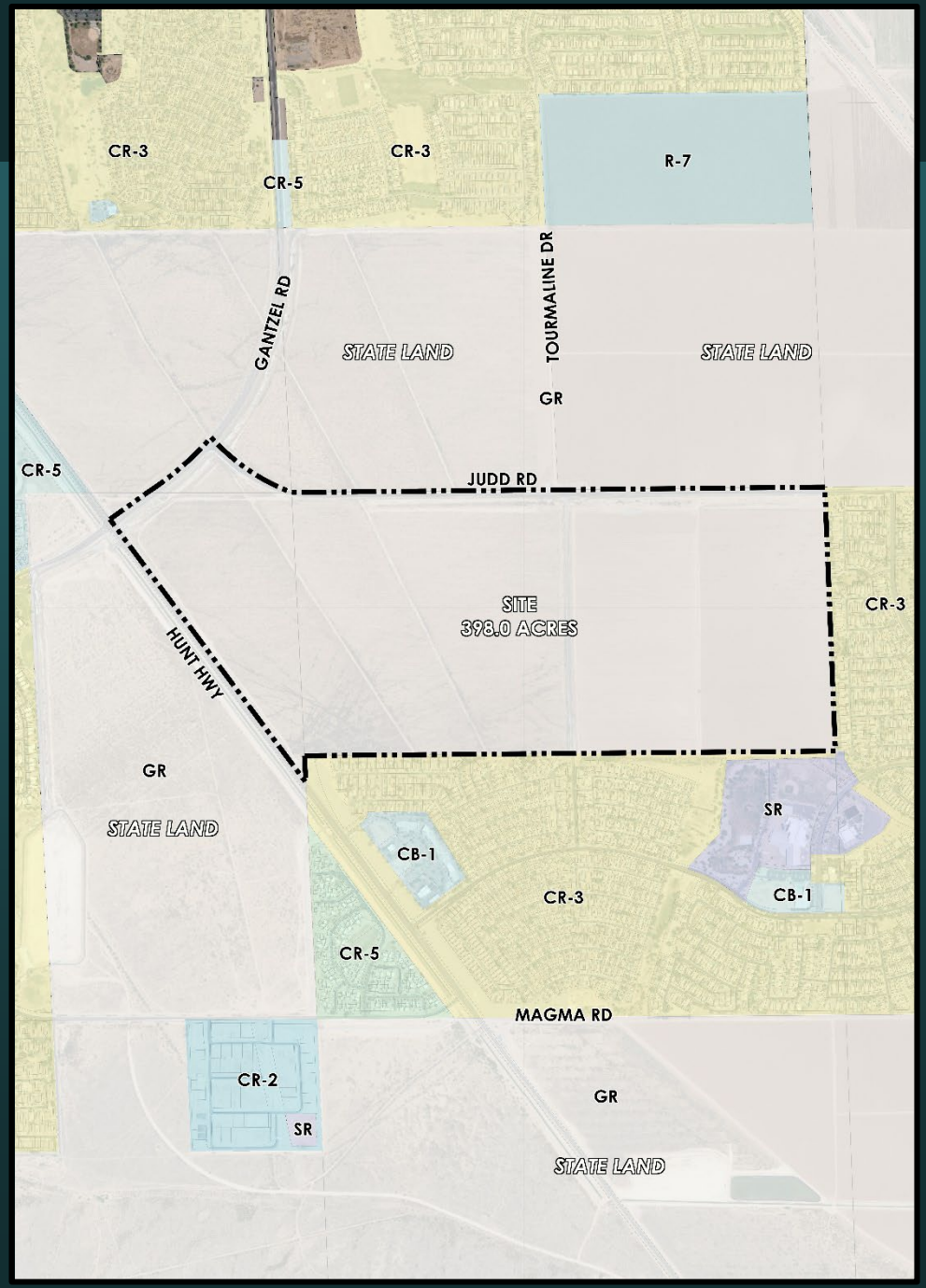




Existing Zoning

Planned Community Development

- GR (General Rural) Zone
  - Limited to 1 dwelling unit per 1+ acre



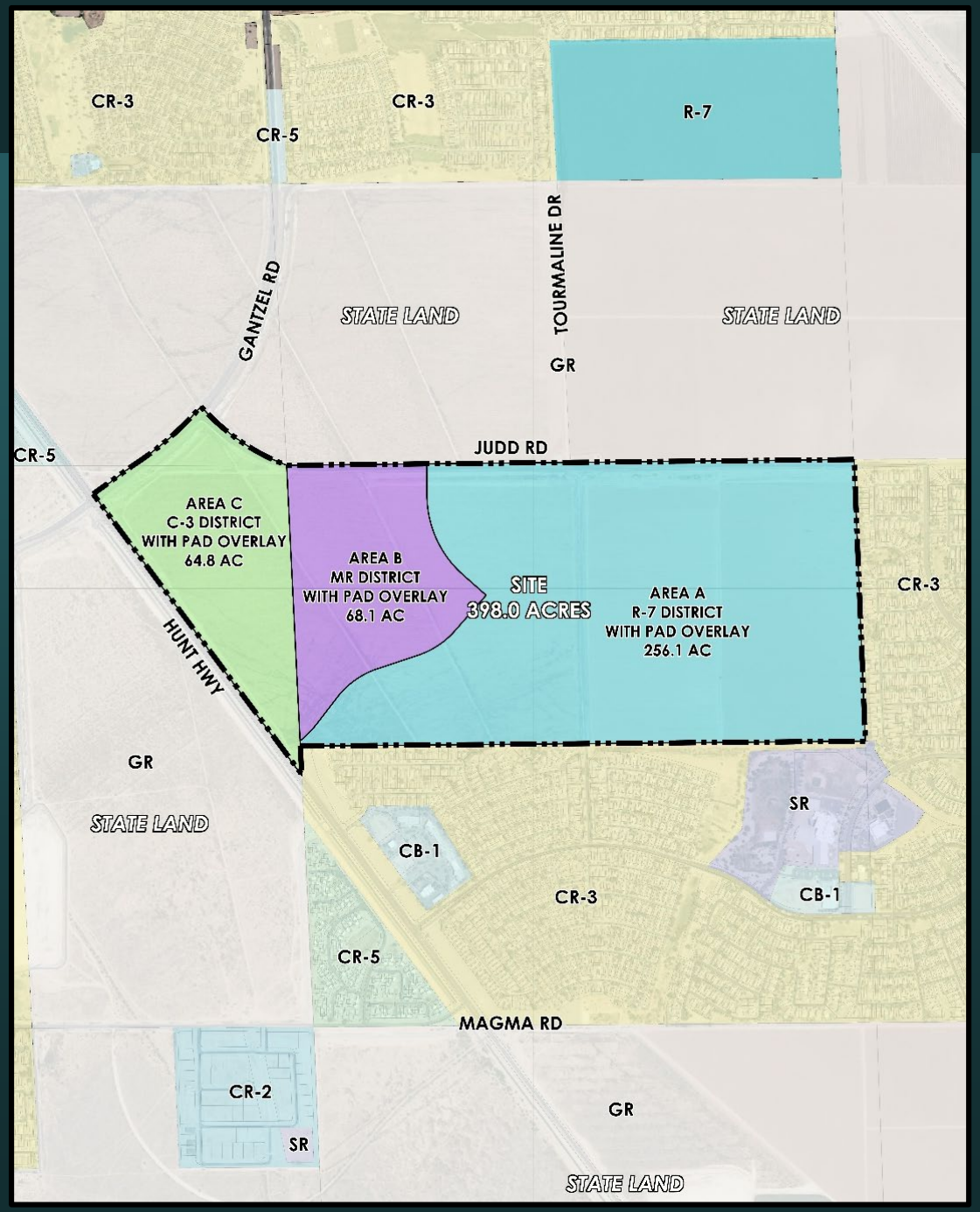
Proposed Zoning

Adjacent Zoning

- Copper Basin Community: CR-3, CB-1, SR
- Surrounding State Lands: GR

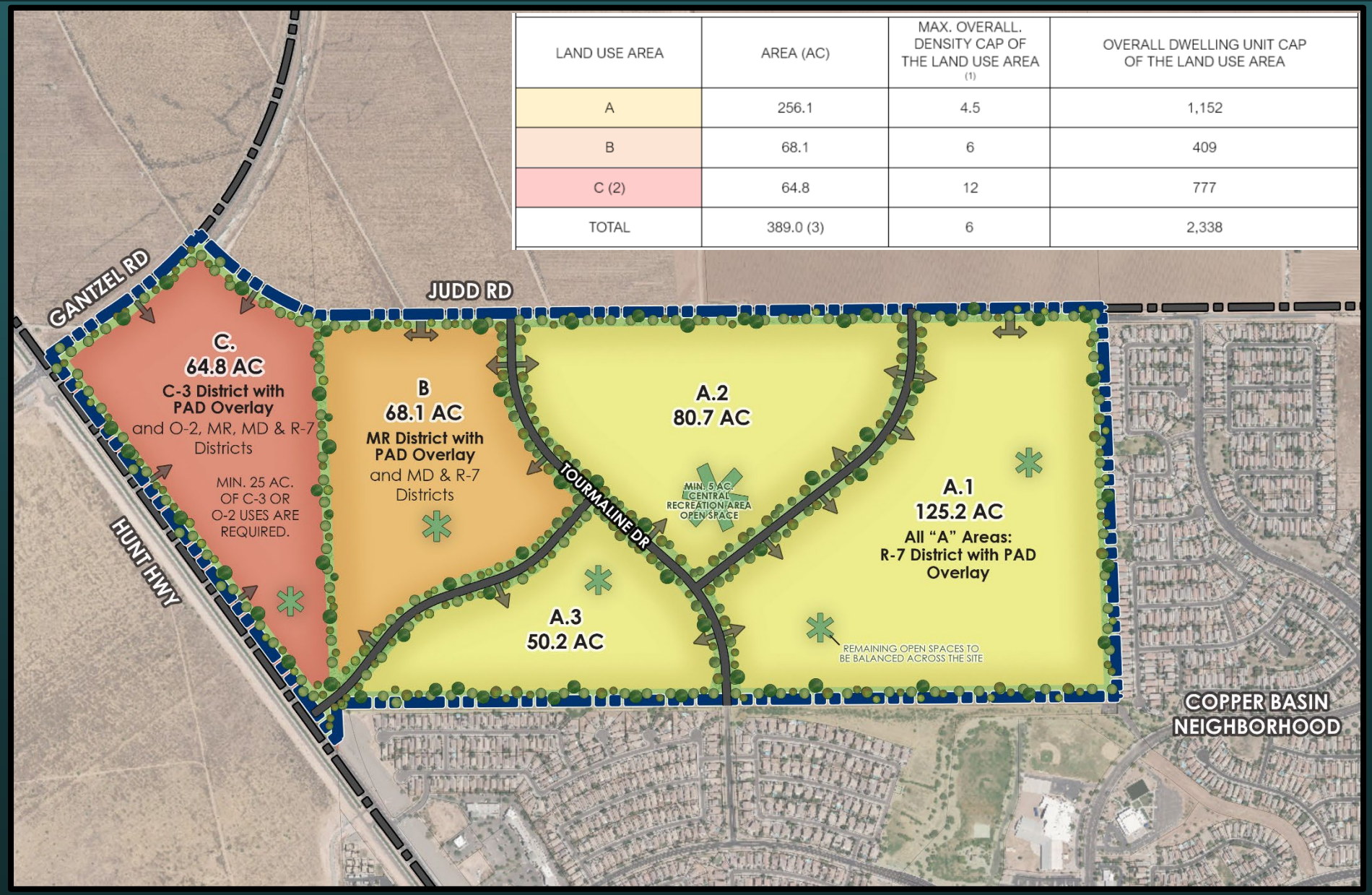
Proposed Base Zoning Districts

- Three Zoning Areas: R-7, MR, C-3
- Each area will have established development standards and use limitations
- Maximum of 6.0 du/ac overall



Conceptual Land-Use Plan

LAND USE AREA	AREA (AC)	MAX. OVERALL. DENSITY CAP OF THE LAND USE AREA (1)	OVERALL DWELLING UNIT CAP OF THE LAND USE AREA
A	256.1	4.5	1,152
B	68.1	6	409
C (2)	64.8	12	777
TOTAL	389.0 (3)	6	2,338



Planning Area A

Base Zoning: R-7

Supplementary Districts:
- None

Max # of Dwelling Units: 1,152
Max Density: 4.5 du/ac

No more than 30% of the total units may developed at the minimum lot size



Planning Area B

Base Zoning: MR

Supplementary Districts:
- MD (Mixed Dwelling District)
- R-7 (Single Residence District)

Max # of Dwelling Units: 409
Max Density: 6.0 du/ac

Uses Limited to:
- Only Residential Uses
- Single Family Detached
- Single Family Attached
- Detached Multi-Family

Maximum Building Height: 30 feet



Planning Area C

Base Zoning: C-3

Supplementary Districts:
- O-2 (General Office)
- MR (Multiple Residence District)
- MD (Mixed Dwelling District)
- R-7 (Single Residence District)

Minimum 25 Acres to be Commercial or Office Uses

Max # of Dwelling Units: 777
Max Density: 12 du/ac

Not Currently Within Water Service Area



Conceptual Land-Use Plan



Auction Phasing

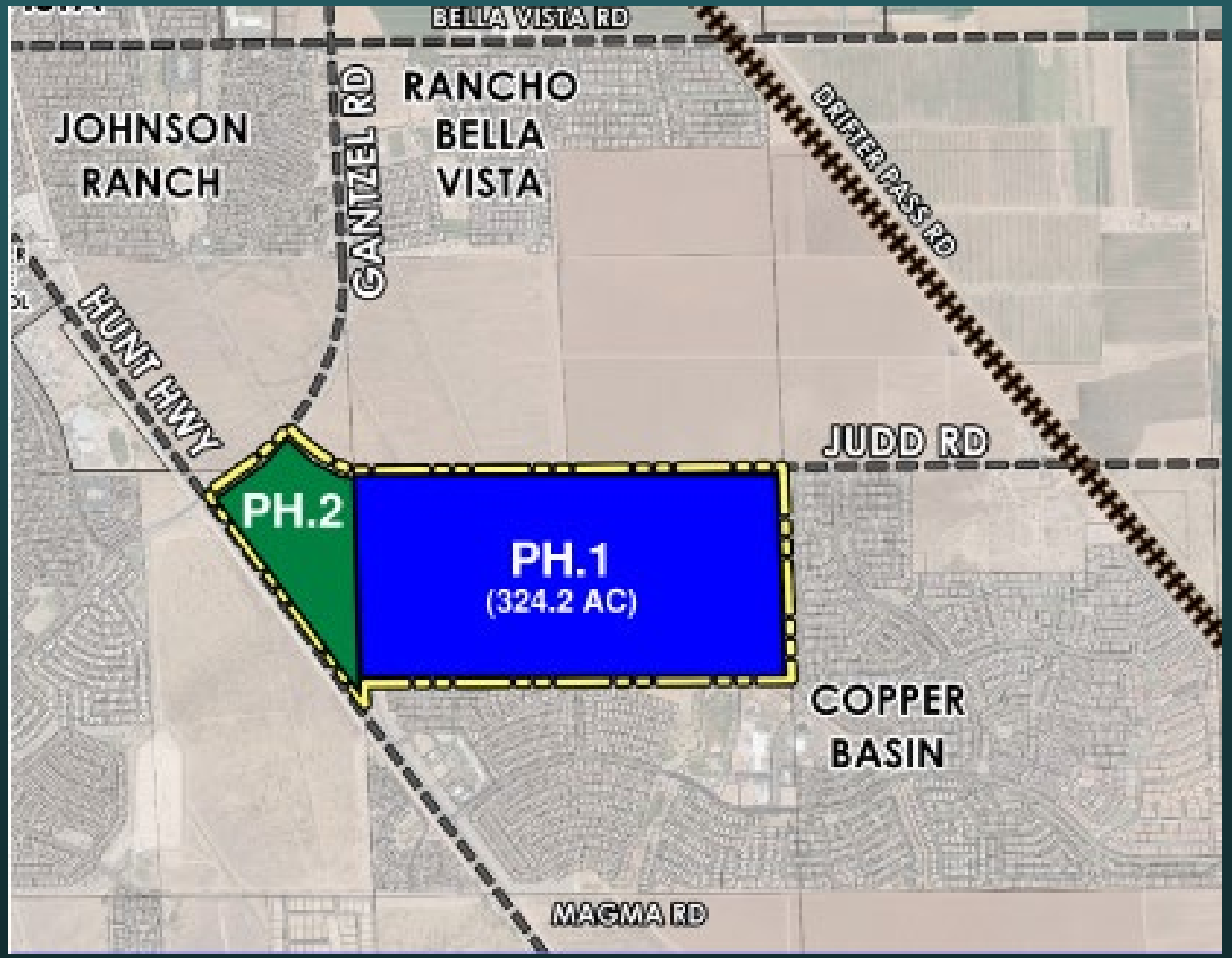
2 PHASES

PHASE 1 – 324 acres – All Residential

- **Auction in 2026**
- **Currently Included within EPCOR service area**

PHASE 2 – 64 acres – Mixed Use

- **Auction Date not Determined**
- **No Designated Water Service Provider**



Requested Stip Revisions

STIPULATION #5: According to the "Regionally Significant Routes for Safety and Mobility, Final Report", the section of Hunt Highway abutting the proposed development is identified as a Regionally Significant Route (Principal Arterial). The minimum half-street right-of-way (ROW) of 75 feet is required with the approval of the Final Plat, and. the dedication of 75' of right-of-way shall be dedicated at no cost to the County and unencumbered

Proposed:

Dedications and Improvements associated with Hunt Highway should be conditioned on the approval of the final plat for Area C.

Requested Stip Revisions

STIPULATION #7: The proposed realignment of Tourmaline Road may be allowed with conditions as provided below. Further discussion and review with the County Engineer are staff are required to approve a realignment proposal. Conditions for approval include the following:

a) **Maintain physical access on Tourmaline Road at all times (i.e. Road cannot be closed at any time)**

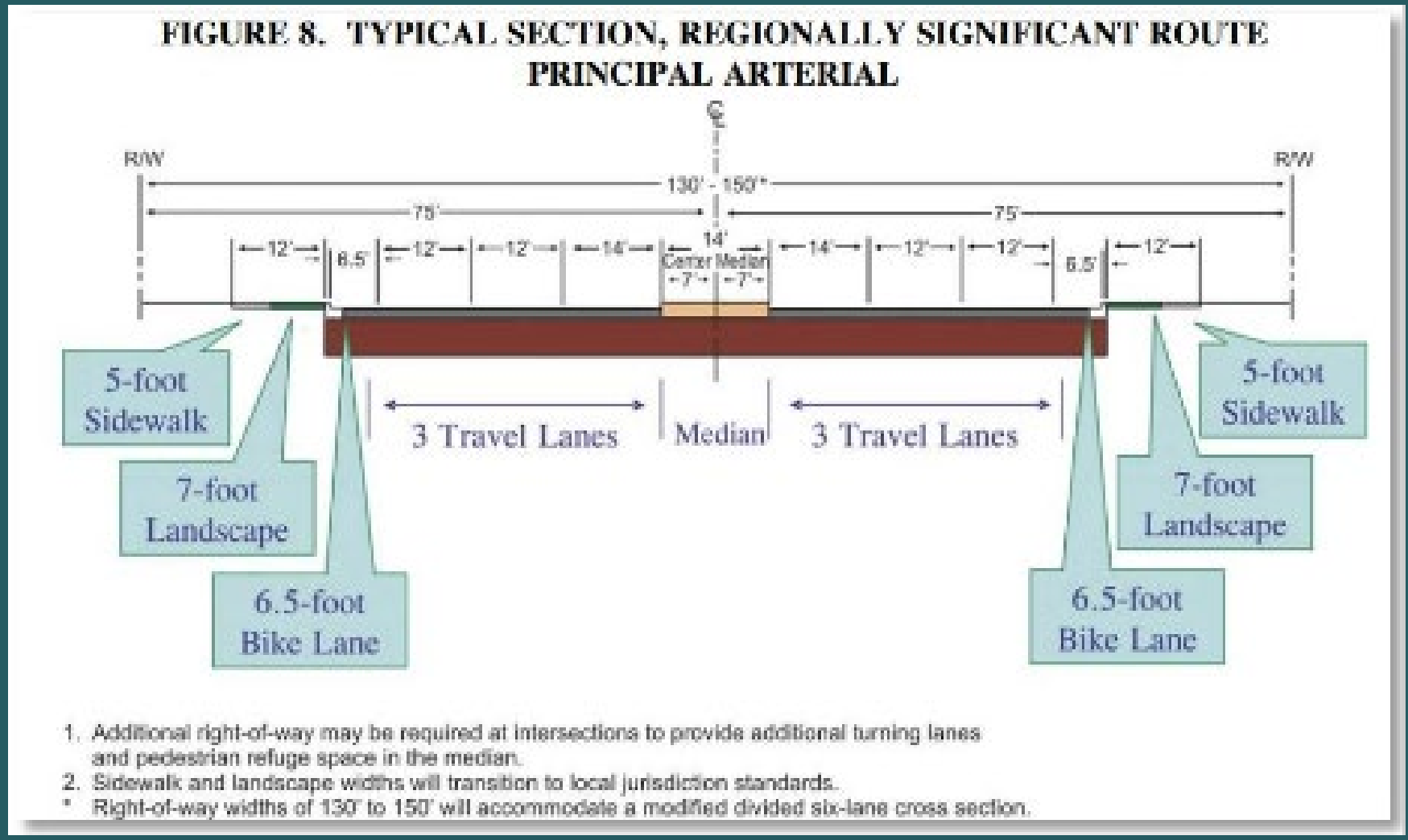
Proposed:

Through the development process, Tourmaline Road will need to be briefly closed from time to time for infrastructure tie-ins. Engineering will be provided with sufficient advanced notice.

Thank You!

Questions?

Arterial Roadways



When recorded return to:
Clerk of the Board
P.O. Box 827
Florence AZ 85132

RESOLUTION NO. 2025-PZ-PA-016-24

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING A NON-MAJOR COMPREHENSIVE PLAN AMENDMENT AND AMENDING THE COMPREHENSIVE PLAN LAND USE MAP FOR CERTAIN PROPERTY LOCATED IN UNINCORPORATED PINAL COUNTY (AND WITHIN THE SAN TAN VALLEY SPECIAL AREA PLAN, READOPTED AND INCORPORATED BY REFERENCE INTO THE INTO THE PINAL COUNTY COMPREHENSIVE PLAN) BY CHANGING THE LAND USE DESIGNATION FROM SUBURBAN NEIGHBORHOOD TO SPECIAL DISTRICT, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-PA-016-24

WHEREAS, the Pinal County Board of Supervisors (the "**Board**") is authorized pursuant to Arizona Revised Statutes § 11-805 and Pinal County Development Services Code § 2.170.110 to approve Non-Major Comprehensive Plan Amendments; and,

WHEREAS, on December 19, 2024, the Pinal County Community Development Department (the "**Department**") received an application for a Non-Major Comprehensive Plan Amendment from Alex Stedman with RVi Planning + Landscape Architecture as the agent/applicant for the Arizona State Land Department, the owner of certain property comprising approximately 389± acres located southeast of E Hunt Highway and N Gantzel Road (tax parcel no. 210-27-7000), legally described in the attached **Exhibit "A"** (the "**Property**") to redesignate the Property, which is located within the San Tan Valley Special Area Plan, from Suburban Neighborhood to Special District land use designation (Case No. PZ-PA-016-24) (the "**Non-Major Comprehensive Plan Amendment Application**"); and,

WHEREAS, on July 7, 2025, the Pinal County Planning and Zoning Commission (the "**Commission**") held a public hearing on the Non-Major Comprehensive Plan Amendment Application under Case No. PZ-PA-016-24 (the "**Commission Hearing**"); and,

WHEREAS, at the conclusion of the Commission Hearing, the Commission voted 7-0 in favor of forwarding a recommendation of approval of the Non-Major Comprehensive Plan Amendment Application to the Board; and,

WHEREAS, the Board believes that approving the Non-Major Comprehensive Plan Amendment Application is in the best interests and welfare of Pinal County, and specifically the San Tan Valley area, and is consistent with applicable statutes and the long-term vision for the County to conserve natural resources, ensure efficient expenditure of public funds, promote effective economic vitality while ensuring environmental stewardship, and to promote the health, safety convenience and general welfare of the public.

RESOLUTION NO. 2025-PZ-PA-016-24

NOW, THEREFORE, BE IT RESOLVED by the Board that the Non-Major Comprehensive Plan Amendment Application (Department case no. PZ-PA-016-24) is hereby approved and the Comprehensive Plan Land Use Map for the Property legally described in the attached **Exhibit "A"** is hereby amended by changing the Land Use designation from Suburban Neighborhood to Special District.

PASSED AND ADOPTED this 17th day of September, 2025, by the PINAL COUNTY BOARD OF SUPERVISORS.

_____
Chairman of the Board

ATTEST:

_____
Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:

_____
Deputy County Attorney

EXHIBIT A
TO
RESOLUTION NO. 2025-PZ-PA-016-24

LEGAL DESCRIPTION

A PORTION OF LAND DESCRIBED IN DOCUMENT NUMBER 2009-001425, PINAL COUNTY RECORDS, AS THE NORTH HALF OF SECTION 28, A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR AFFIXED WITH PLASTIC CAP "38862" MARKING THE EAST QUARTER CORNER OF SAID SECTION 28, FROM WHICH A PINAL COUNTY BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 28, BEARS NORTH 2°18'21" WEST, A DISTANCE OF 2651.94 FEET, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28;

THENCE SOUTH 89°30'05" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 28, A DISTANCE OF 5325.56 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE CONTINUING SOUTH 89°30'05" WEST, A DISTANCE OF 190.26 FEET;

THENCE NORTH 36°23'35" WEST, A DISTANCE OF 182.65 FEET;

THENCE NORTH 53°36'34" EAST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 36°23'35" WEST, A DISTANCE OF 2106.13 FEET;

THENCE NORTH 36°40'43" WEST, A DISTANCE OF 476.78 FEET;

THENCE NORTH 53°30'59" EAST, A DISTANCE OF 35.04 FEET;

THENCE NORTH 36°42'52" WEST, A DISTANCE OF 10.00 FEET;



THENCE NORTH 53°30'59" EAST, A DISTANCE OF 595.28 FEET TO A THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3035.00 FEET, A CENTRAL ANGLE OF 10°19'11", AND A CHORD THAT BEARS NORTH 48°21'24" EAST, 545.91 FEET;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 546.65 FEET;

THENCE SOUTH 48°47'09" EAST, A DISTANCE OF 120.41 FEET TO A THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1250.00 FEET, A CENTRAL ANGLE OF 35°18'35", AND A CHORD THAT BEARS SOUTH 66°26'27" EAST, 758.21 FEET;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 770.34 FEET;

THENCE NORTH 2°47'34" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE 47.06 FEET;

THENCE NORTH 89°25'38" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2674.40 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 28;

THENCE NORTH 89°25'00" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 2673.42 FEET TO A FOUND PINAL COUNTY BRASS CAP IN HAND HOLE, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 28;

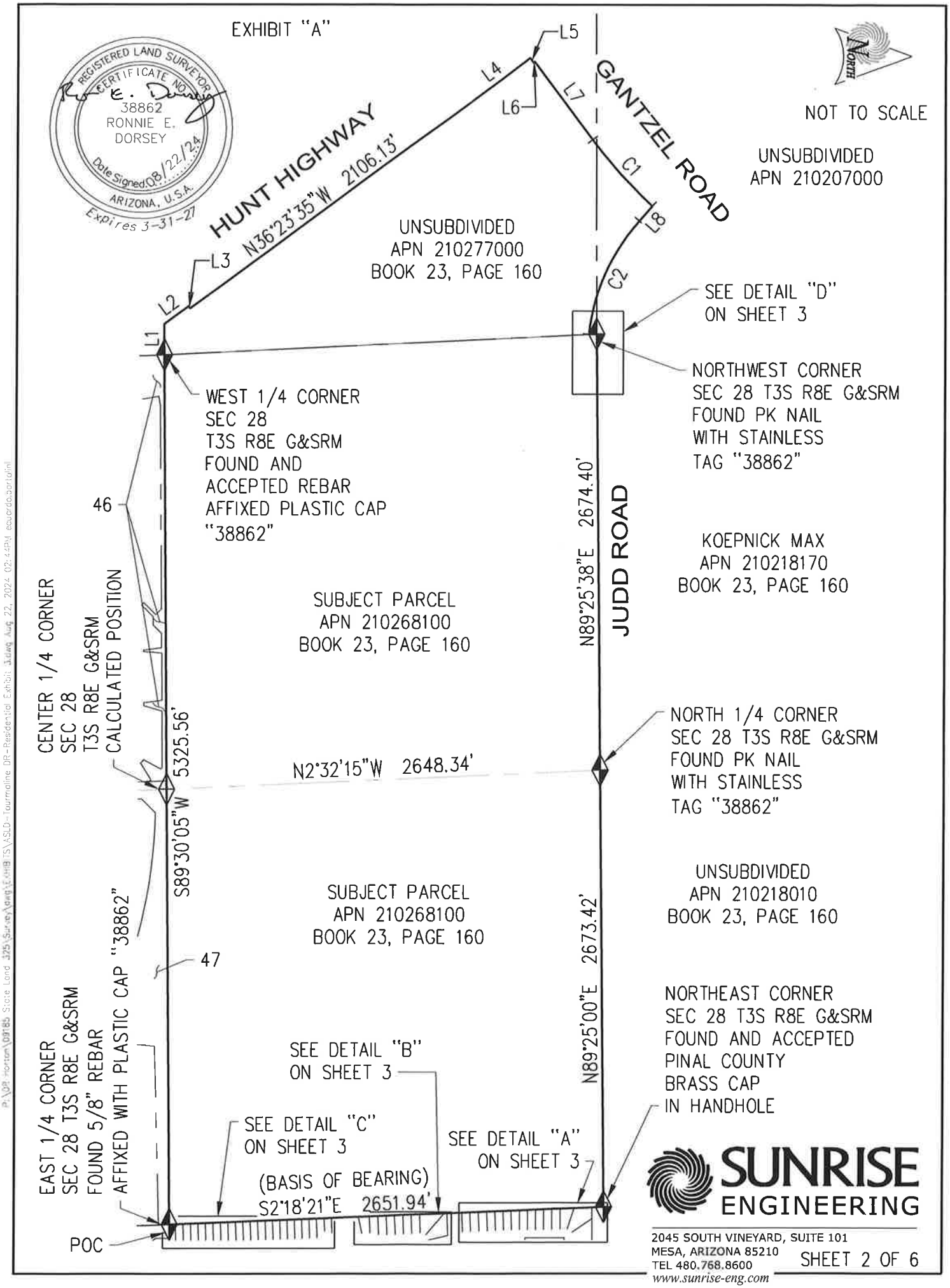
THENCE SOUTH 2°18'21" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2651.94 FEET TO THE POINT OF BEGINNING.

CONTAINS 16948527 SQ FT OR 389.0846 ACRES OF LAND, MORE OR LESS.

SEE ATTACHED EXHIBIT "A" BY REFERENCE MADE A PART HERETO.

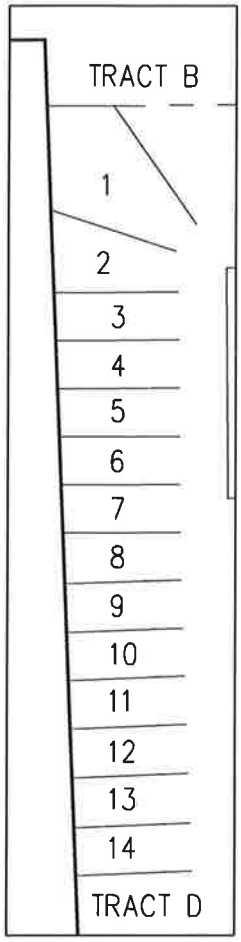
SUNRISE ENGINEERING
2045 SOUTH VINEYARD, SUITE 101
MESA, ARIZONA 85210
TEL 480.768.8600
www.sunrise-eng.com

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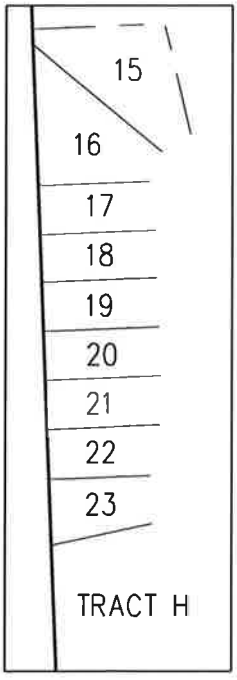
EXHIBIT "A"



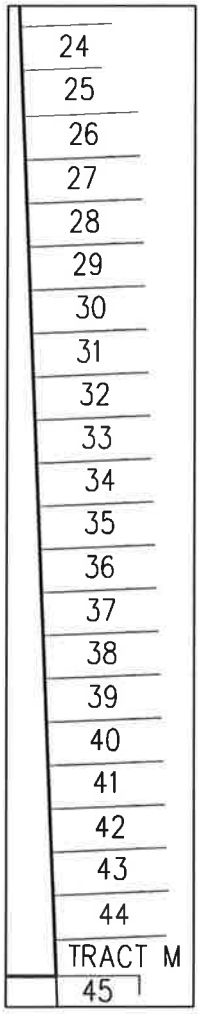
DETAIL "A"
NOT TO SCALE

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	10°19'11"	3035.00	546.65'	N48°21'24"E	545.91'
C2	35°18'35"	1250.00	770.34'	S66°26'27"E	758.21'

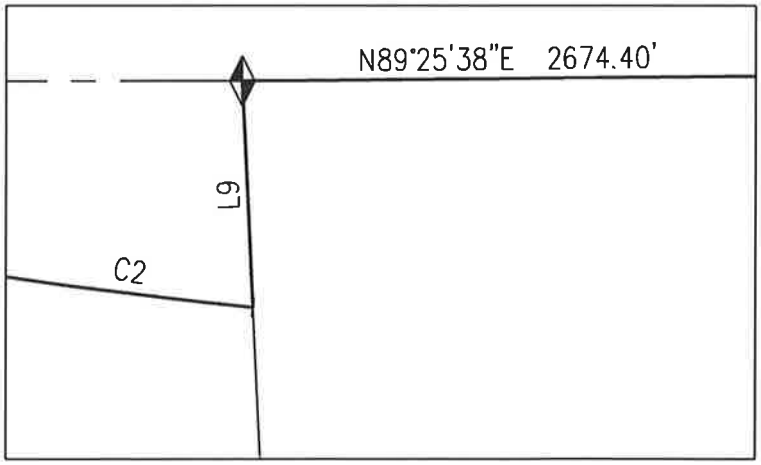
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°30'05"W	190.26'
L2	N36°23'35"W	182.65'
L3	N53°36'34"E	15.00'
L4	N36°40'43"W	476.78'
L5	N53°30'59"E	35.04'
L6	N36°42'52"W	10.00'
L7	N53°30'59"E	595.28'
L8	S48°47'09"E	120.41'
L9	N2°47'34"W	47.06'



DETAIL "B"
NOT TO SCALE



DETAIL "C"
NOT TO SCALE



DETAIL "D"
NOT TO SCALE

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
38862
RONNIE E. DORSEY
Date Signed 08/22/24
ARIZONA, U.S.A.
Expires 3-31-27

NORTH

NOT TO SCALE

SUNRISE ENGINEERING

2045 SOUTH VINEYARD, SUITE 101
MESA, ARIZONA 85210
TEL 480.768.8600
www.sunrise-eng.com

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EXHIBIT "A"

TRACT TABLE			
TRACT	APN	OWNER	BOOK-PAGE
TRACT M	21067499E	THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	G-140
TRACT H	21067499E	THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	G-140
TRACT D	21067499E	THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	G-140
TRACT B	21067499E	THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	G-140

ABBREVIATIONS

APN	ASSESSOR PARCEL NUMBER
BCHH	BRASS CAP IN HAND HOLE
COR	CORNER
DOC NO.	DOCUMENT NUMBER
E	EAST
G&SRM	GILA & SALT RIVER MERIDIAN
MCR	MARICOPA COUNTY RECORDS
N	NORTH
PCHD	PINAL COUNTY HIGHWAY DEPARTMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RANGE
S	SOUTH
SEC	SECTION
SQ FT	SQUARE FEET
SRP	SALT RIVER PROJECT
T	TOWNSHIP
W	WEST

LEGEND

- SUBJECT BOUNDARY
- PLSS SECTION LINE
- PLSS SUB-SECTION LINE
- OTHER PROPERTY LINE



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EXHIBIT "A"

LOT TABLE			
LOT NO.	APN	OWNER	CABINET-SLIDE
1	210840100	COURY DANIEL L SR TR	G-140
2	210840110	ZAVALA RAYMOND Y & CATHY E	G-140
3	210840120	LUU LYDIA G AND HOANG D	G-140
4	210840130	ESTRADA DAVID B	G-140
5	210840140	LAMARRE PIERRE P & CHANTALE	G-140
6	210840150	STOKES JOHNNY C AND GLYNN D	G-140
7	210840160	RUELAS HUMBERTO	G-140
8	210840170	VALENZUELA YOLANDA M	G-140
9	210840180	DETERS JOSEPH & KAYLA	G-140
10	210840190	SWEET WILLIAM E & TERESA M	G-140
11	210840200	FKH SFR PROPCO J LP	G-140
12	210840210	DICKEY ROBERT RYAN SR	G-140
13	210840220	FEIDLER DONNA & JOHN ALLEN	G-140
14	210840230	HAYDEN JAMES W	G-140
15	210840670	HEATH DENNIS RALPH II	G-140
16	210840680	TSUKRUK VLADIMIR	G-140
17	210840690	VARGECKO SHARON S & PATRICK PAUL JR CO-TRS	G-140
18	210840700	WATSON DOROTHY	G-140
19	210840710	COPELAND JACKIE	G-140
20	210840720	BLAKE THOMAS W & RACHEL E	G-140
21	210840730	MENA MICHAEL & LAUREN	G-140

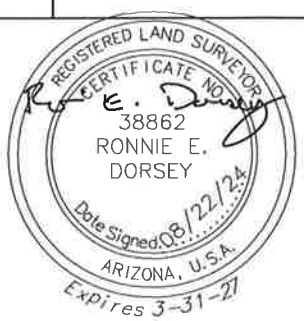


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EXHIBIT "A"

22	2006-164078	NAME: COPPER BASIN UNIT 5A	G-140
23	2006-164078	NAME: COPPER BASIN UNIT 5A	G-140
24	210840990	DUENAS ZACHARY V	G-140
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29	210841040	IH6 PROPERTY PHOENIX LP	G-140
30	210841050	DURAN VIRIDIANA G	G-140
31	210841060	VELAZQUEZ MARTIN G	G-140
32	210841070	FISH PRUDENCE M FAM REV TRUST	G-140
33	210841080	PATINO MATTHEW M & MANDY L	G-140
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36	210841110	HADSEL LYALL & ALICE	G-140
37	210841120	SPRINKLE JEREMIAH E & CYNTHIA LYNN	G-140
38	210841130	LAGRAND CHARLES	G-140
39	210841140	PASLEY DEAN & HOLLAND JOAN	G-140
40	210841150	LE DIEP THI NGOC	G-140
41	210841160	WEAVER RICHARD G & GLORIA R TRS	G-140
42	210841170	GREEN MICHAEL & PAMELA	G-140
43	210841180	RITCHIE SHAWN & ALICIA	G-140
44	210841190	TISDALE DONALD & CARLENE LIV TRUST	G-140
45	21073007B	EPCOR WATER AZ INC	E-029



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PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #: 10
Dept. #: 1030
Dept. Name: Development Services Community Development
Requested By: Glenn Bak/Dedrick Denton

AGENDA ITEM AND REQUESTED BOARD ACTION:

Public Hearing and discussion/approval/disapproval of Ordinance No. 2025-PZ-030-24, an Ordinance approving case PZ-030-24; The Arizona State Land Department, landowner, Alex Stedman RVi Planning + Landscape Architecture, applicant, requesting a rezoning of 256.1± acres from General Rural Zoning District (GR) to R-7 Single Residence Zoning District, 68.1± acres from General Rural Zoning District (GR) to MR Multiple Residence Zoning District, and 64.8± acres from General Rural Zoning District (GR) to C-3 General Commercial Zoning District, situated on a portion of Sections 28, 20, and, 29, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcel: 210-27-7000, located southeast of E. Hunt Highway and N. Gantzel Road, Pinal County. The Planning Commission recommended approval (7-0) of case PZ-030-24 with one (1) stipulation. Supervisor District #4. (Continued from August 27, 2025, Board Meeting with Public Hearing) (Glenn Bak/Dedrick Denton)

MOTION:

Approve as presented with one (1) stipulation.

Attachments

reference page
Ordinance 09.17.2025

To view a copy of the Staff Presentation and Report for this Agenda Item please refer to Planning Case PZ-PA-016-24 BOS Agenda Item, and if applicable to view a copy of the Applicant Presentation if submitted for the Record.

When recorded return to:
Clerk of the Board
P.O. Box 827
Florence AZ 85132

ORDINANCE NO. 2025-PZ-030-24

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING THE REZONING OF CERTAIN PROPERTY LOCATED SOUTHEAST OF E HUNT HIGHWAY AND N GANTZEL ROAD IN PINAL COUNTY, ARIZONA (TAX PARCEL NO. 210-27-7000) FROM GR GENERAL RURAL ZONE TO: (1) R-7 SINGLE RESIDENCE ZONING DISTRICT (256.13± ACRES); (2) MR MULTIPLE RESIDENCE ZONING DISTRICT (68.15± ACRES); AND (3) C-3 GENERAL COMMERCIAL ZONING DISTRICT (64.81± ACRES), IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-030-24; ESTABLISHING AN EFFECTIVE DATE AND DIRECTING ITS PUBLICATION.

WHEREAS, the Pinal County Board of Supervisors (the "**Board**") is authorized pursuant to Arizona Revised Statutes § 11-814 to rezone property in order to conserve and promote the public health, safety, convenience and general welfare; and,

WHEREAS, on December 19, 2024, the Pinal County Community Development Department received an application from Alex Stedman with RVi Planning + Landscape Architecture, as the agent/applicant, for the Arizona State Land Department, the owner of certain property located southeast of E Hunt Highway and N Gantzel Road (tax parcel no. 210-27-7000), legally described in the attached **Exhibit "A"** (the "**Property**") to rezone the Property from GR General Rural Zone into three separate zoning districts: (1) R-7 Single Residence Zoning District for that portion of the Property legally described on **Exhibit "B"** (256.13± acres); (2) MR Multiple Residence Zoning District for that portion of the Property legally described on **Exhibit "C"** (68.15± acres); and (3) C-3 General Commercial Zoning District for that portion of the Property legally described on **Exhibit "D"** (64.81± acres) (the "**Rezoning Application**"); and,

WHEREAS, on July 7, 2025, the Pinal County Planning and Zoning Commission (the "**Commission**") held a public hearing on Case No. PZ-030-24, giving no less than 15-days' notice by publication in a newspaper of general circulation in the county seat and by duly posting the area included in the proposed rezoning; and,

WHEREAS, following the public hearing, the Commission voted 8 to 0 in favor of forwarding a recommendation of approval of the Rezoning Application to the Board with one (1) Stipulation of Approval as set forth in the attached **Exhibit "E"** (the "**Stipulation of Approval**"); and,

/ / /

ORDINANCE NO. 2025-PZ-030-24

WHEREAS, the Board finds that the request to rezone the Property as set forth in the Rezoning Application and herein, and subject to the Stipulation of Approval, is in the best interest and welfare of Pinal County and is consistent with, and conforms to, the adopted comprehensive plan and the general purposes of Pinal County's Zoning Ordinance.

NOW, THEREFORE, BE IT ORDAINED by the Pinal County Board of Supervisors as follows:

Section 1: The rezoning of the Property legally described and depicted in the attached **Exhibit "A"** from GR General Rural Zone into three separate zoning districts: (1) R-7 Single Residence Zoning District for that portion of the Property legally described on **Exhibit "B"** (256.13± acres); (2) MR Multiple Residence Zoning District for that portion of the Property legally described on **Exhibit "C"** (68.15± acres); and (3) C-3 General Commercial Zoning District for that portion of the Property legally described on **Exhibit "D"** (64.81± acres), is hereby approved, subject the Stipulation of Approval set forth in the attached **Exhibit "E"**.

Section 2: This Ordinance shall take effect 30 days after the date of its adoption.

Section 3: This Ordinance shall be published at least once in a newspaper of general circulation in the County seat after its adoption.

PASSED AND ADOPTED this 17th day of September, 2025, by the PINAL COUNTY BOARD OF SUPERVISORS.

_____
Chairman of the Board

ATTEST:

_____
Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:

_____
Deputy County Attorney

EXHIBIT A
TO
ORDINANCE NO. 2025-PZ-030-24

LEGAL DESCRIPTION

A PORTION OF LAND DESCRIBED IN DOCUMENT NUMBER 2009-001425, PINAL COUNTY RECORDS, AS THE NORTH HALF OF SECTION 28, A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR AFFIXED WITH PLASTIC CAP "38862" MARKING THE EAST QUARTER CORNER OF SAID SECTION 28, FROM WHICH A PINAL COUNTY BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 28, BEARS NORTH 2°18'21" WEST, A DISTANCE OF 2651.94 FEET, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28;

THENCE SOUTH 89°30'05" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 28, A DISTANCE OF 5325.56 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE CONTINUING SOUTH 89°30'05" WEST, A DISTANCE OF 190.26 FEET;

THENCE NORTH 36°23'35" WEST, A DISTANCE OF 182.65 FEET;

THENCE NORTH 53°36'34" EAST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 36°23'35" WEST, A DISTANCE OF 2106.13 FEET;

THENCE NORTH 36°40'43" WEST, A DISTANCE OF 476.78 FEET;

THENCE NORTH 53°30'59" EAST, A DISTANCE OF 35.04 FEET;

THENCE NORTH 36°42'52" WEST, A DISTANCE OF 10.00 FEET;



THENCE NORTH 53°30'59" EAST, A DISTANCE OF 595.28 FEET TO A THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3035.00 FEET, A CENTRAL ANGLE OF 10°19'11", AND A CHORD THAT BEARS NORTH 48°21'24" EAST, 545.91 FEET;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 546.65 FEET;

THENCE SOUTH 48°47'09" EAST, A DISTANCE OF 120.41 FEET TO A THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1250.00 FEET, A CENTRAL ANGLE OF 35°18'35", AND A CHORD THAT BEARS SOUTH 66°26'27" EAST, 758.21 FEET;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 770.34 FEET;

THENCE NORTH 2°47'34" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE 47.06 FEET;

THENCE NORTH 89°25'38" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2674.40 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 28;

THENCE NORTH 89°25'00" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 2673.42 FEET TO A FOUND PINAL COUNTY BRASS CAP IN HAND HOLE, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 28;

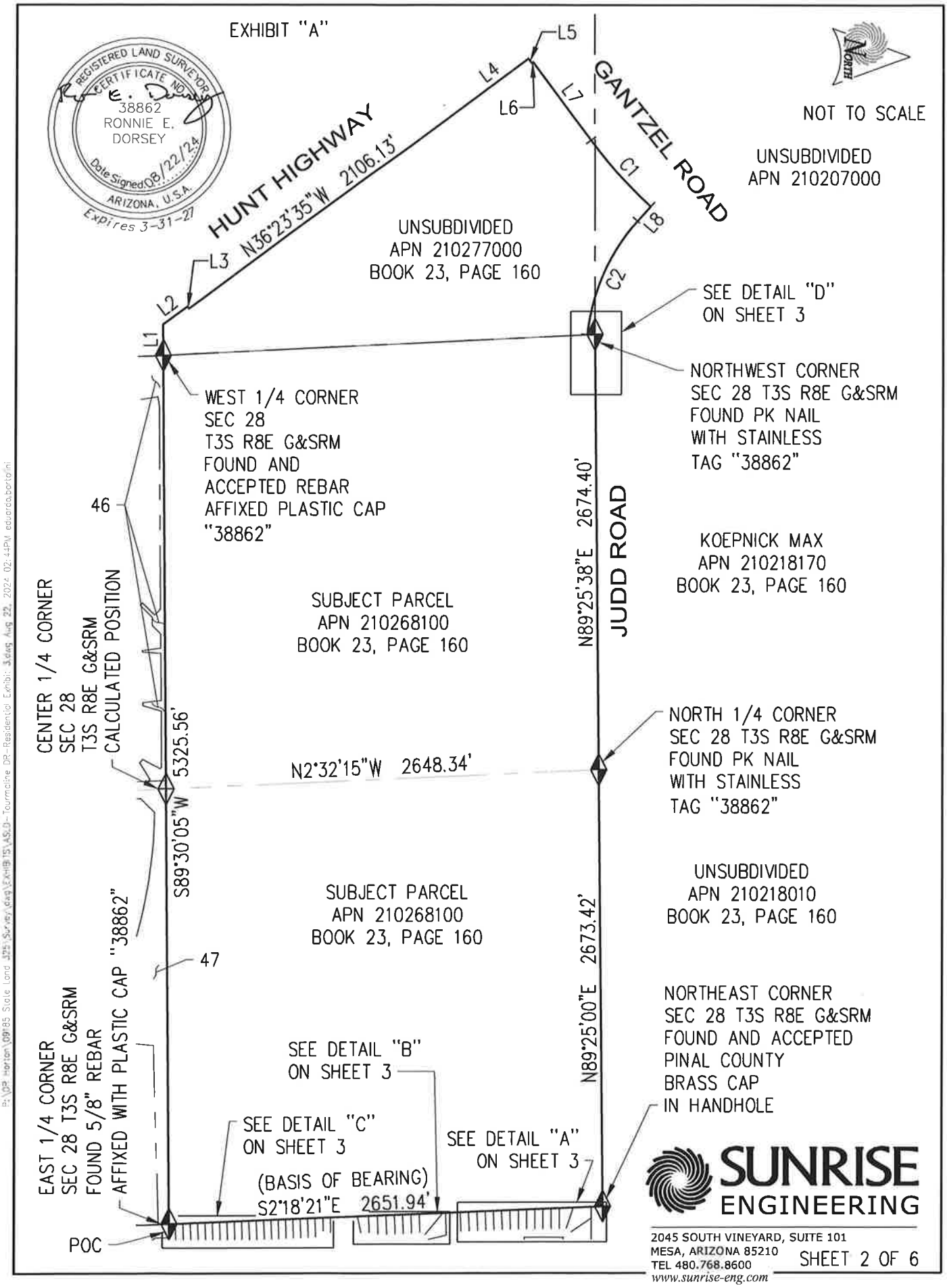
THENCE SOUTH 2°18'21" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2651.94 FEET TO THE POINT OF BEGINNING.

CONTAINS 16948527 SQ FT OR 389.0846 ACRES OF LAND, MORE OR LESS.

SEE ATTACHED EXHIBIT "A" BY REFERENCE MADE A PART HERETO.

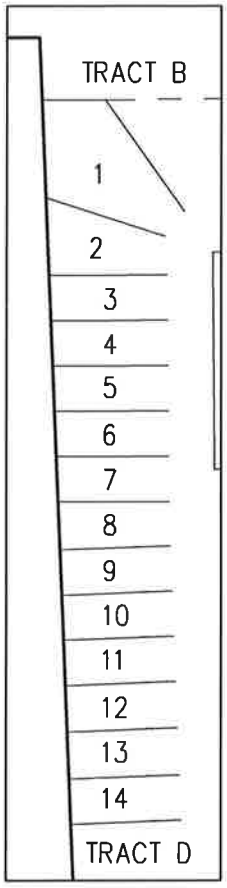
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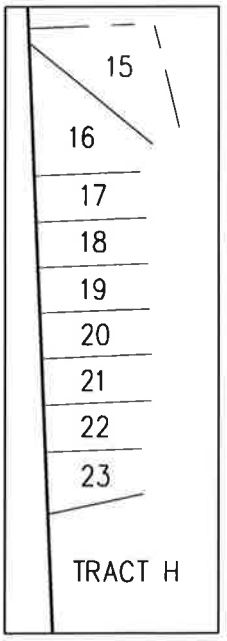
EXHIBIT "A"



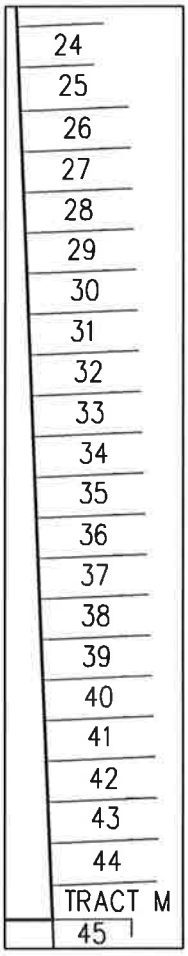
DETAIL "A"
NOT TO SCALE

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	10°19'11"	3035.00	546.65'	N48°21'24"E	545.91'
C2	35°18'35"	1250.00	770.34'	S66°26'27"E	758.21'

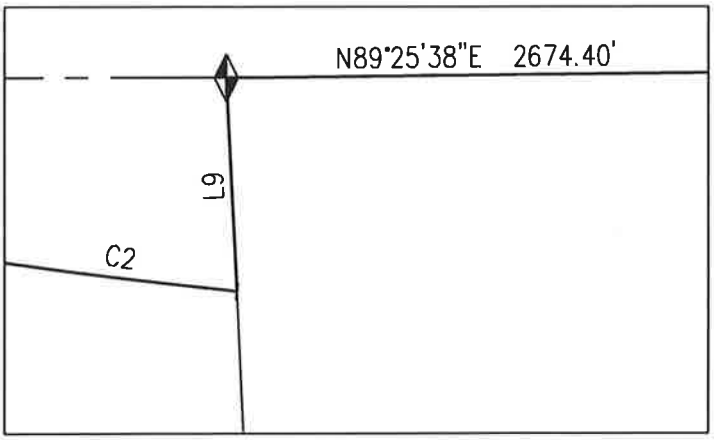
LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°30'05"W	190.26'
L2	N36°23'35"W	182.65'
L3	N53°36'34"E	15.00'
L4	N36°40'43"W	476.78'
L5	N53°30'59"E	35.04'
L6	N36°42'52"W	10.00'
L7	N53°30'59"E	595.28'
L8	S48°47'09"E	120.41'
L9	N2°47'34"W	47.06'



DETAIL "B"
NOT TO SCALE



DETAIL "C"
NOT TO SCALE



DETAIL "D"
NOT TO SCALE

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
38862
RONNIE E. DORSEY
Date Signed 08/22/24
ARIZONA, U.S.A.
Expires 3-31-27

NORTH

NOT TO SCALE

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EXHIBIT "A"

TRACT TABLE			
TRACT	APN	OWNER	BOOK-PAGE
TRACT M	21067499E	THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	G-140
TRACT H	21067499E	THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	G-140
TRACT D	21067499E	THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	G-140
TRACT B	21067499E	THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	G-140

ABBREVIATIONS

APN	ASSESSOR PARCEL NUMBER
BCHH	BRASS CAP IN HAND HOLE
COR	CORNER
DOC NO.	DOCUMENT NUMBER
E	EAST
G&SRM	GILA & SALT RIVER MERIDIAN
MCR	MARICOPA COUNTY RECORDS
N	NORTH
PCHD	PINAL COUNTY HIGHWAY DEPARTMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RANGE
S	SOUTH
SEC	SECTION
SQ FT	SQUARE FEET
SRP	SALT RIVER PROJECT
T	TOWNSHIP
W	WEST

LEGEND

- SUBJECT BOUNDARY
- PLSS SECTION LINE
- PLSS SUB-SECTION LINE
- OTHER PROPERTY LINE

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
38862
RONNIE E. DORSEY
Date Signed: 08/22/24
ARIZONA, U.S.A.
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EXHIBIT "A"

LOT TABLE			
LOT NO.	APN	OWNER	CABINET-SLIDE
1	210840100	COURY DANIEL L SR TR	G-140
2	210840110	ZAVALA RAYMOND Y & CATHY E	G-140
3	210840120	LUU LYDIA G AND HOANG D	G-140
4	210840130	ESTRADA DAVID B	G-140
5	210840140	LAMARRE PIERRE P & CHANTALE	G-140
6	210840150	STOKES JOHNNY C AND GLYNN D	G-140
7	210840160	RUELAS HUMBERTO	G-140
8	210840170	VALENZUELA YOLANDA M	G-140
9	210840180	DETERS JOSEPH & KAYLA	G-140
10	210840190	SWEET WILLIAM E & TERESA M	G-140
11	210840200	FKH SFR PROPCO J LP	G-140
12	210840210	DICKEY ROBERT RYAN SR	G-140
13	210840220	FEIDLER DONNA & JOHN ALLEN	G-140
14	210840230	HAYDEN JAMES W	G-140
15	210840670	HEATH DENNIS RALPH II	G-140
16	210840680	TSUKRUK VLADIMIR	G-140
17	210840690	VARGECKO SHARON S & PATRICK PAUL JR CO-TRS	G-140
18	210840700	WATSON DOROTHY	G-140
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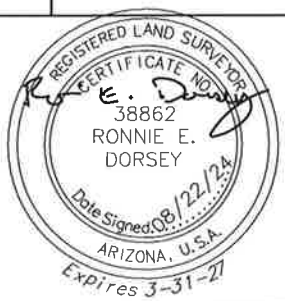


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45	21073007B	EPCOR WATER AZ INC	E-029



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EXHIBIT B
TO
ORDINANCE NO. 2025-PZ-030-24

PARCEL A DESCRIPTION

A PORTION OF THE NORTH HALF OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL WITH TAG "38862", MARKING THE NORTH QUARTER CORNER OF SAID SECTION 28, FROM WHICH A PINAL COUNTY BRASS CAP IN HAND HOLE, MARKING THE NORTHEAST CORNER OF SAID SECTION 28 BEARS NORTH 89°25'00" EAST, A DISTANCE OF 2673.42 FEET;

THENCE NORTH 89°25'00" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 2673.42 FEET TO THE NORTHEAST CORNER OF SAID SECTION 28;

THENCE SOUTH 2°18'21" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2651.94 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 28;

THENCE SOUTH 89°30'05" WEST, ALONG THE SOUTH LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2662.83 FEET TO THE CENTER QUARTER CORNER OF SAID SECTION 28;

THENCE SOUTH 89°30'05" WEST, ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 2662.72 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE NORTH 2°47'34" WEST, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 60.17 FEET TO THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 14°58'41", AND A CHORD THAT BEARS NORTH 45°12'26" EAST, 260.67 FEET;

THENCE ALONG SAID CURVE, A DISTANCE OF 261.41 FEET;

THENCE NORTH 37°43'05" EAST, A DISTANCE OF 270.13 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 33°51'27", AND A CHORD THAT BEARS NORTH 54°38'49" EAST, 465.89 FEET;

THENCE ALONG SAID CURVE, A DISTANCE OF 472.74 FEET;

THENCE NORTH 71°34'33" EAST, A DISTANCE OF 403.05 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 30°16'27", AND A CHORD THAT BEARS NORTH 56°26'19" EAST, 417.81 FEET;

THENCE ALONG SAID CURVE, A DISTANCE OF 422.71 FEET;

THENCE NORTH 41°18'06" EAST, A DISTANCE OF 445.07 FEET;

THENCE NORTH 48°41'54" WEST, A DISTANCE OF 289.83 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 48°09'05", AND A CHORD THAT BEARS NORTH 24°37'22" WEST, 815.89 FEET;

THENCE ALONG SAID CURVE, A DISTANCE OF 840.40 FEET;



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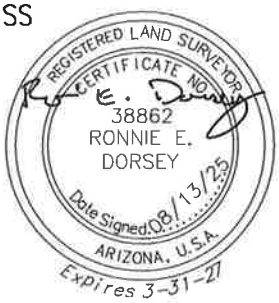
PARCEL A DESCRIPTION

THENCE NORTH 0°32'49" WEST, A DISTANCE OF 302.68 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28;

THENCE NORTH 89°25'38" EAST, ALONG SAID NORTH LINE, A DISTANCE OF 1354.40 FEET TO THE POINT OF BEGINNING.

CONTAINS 11,156,876 SQUARE FEET OR 256.13 ACRES OF LAND MORE OR LESS

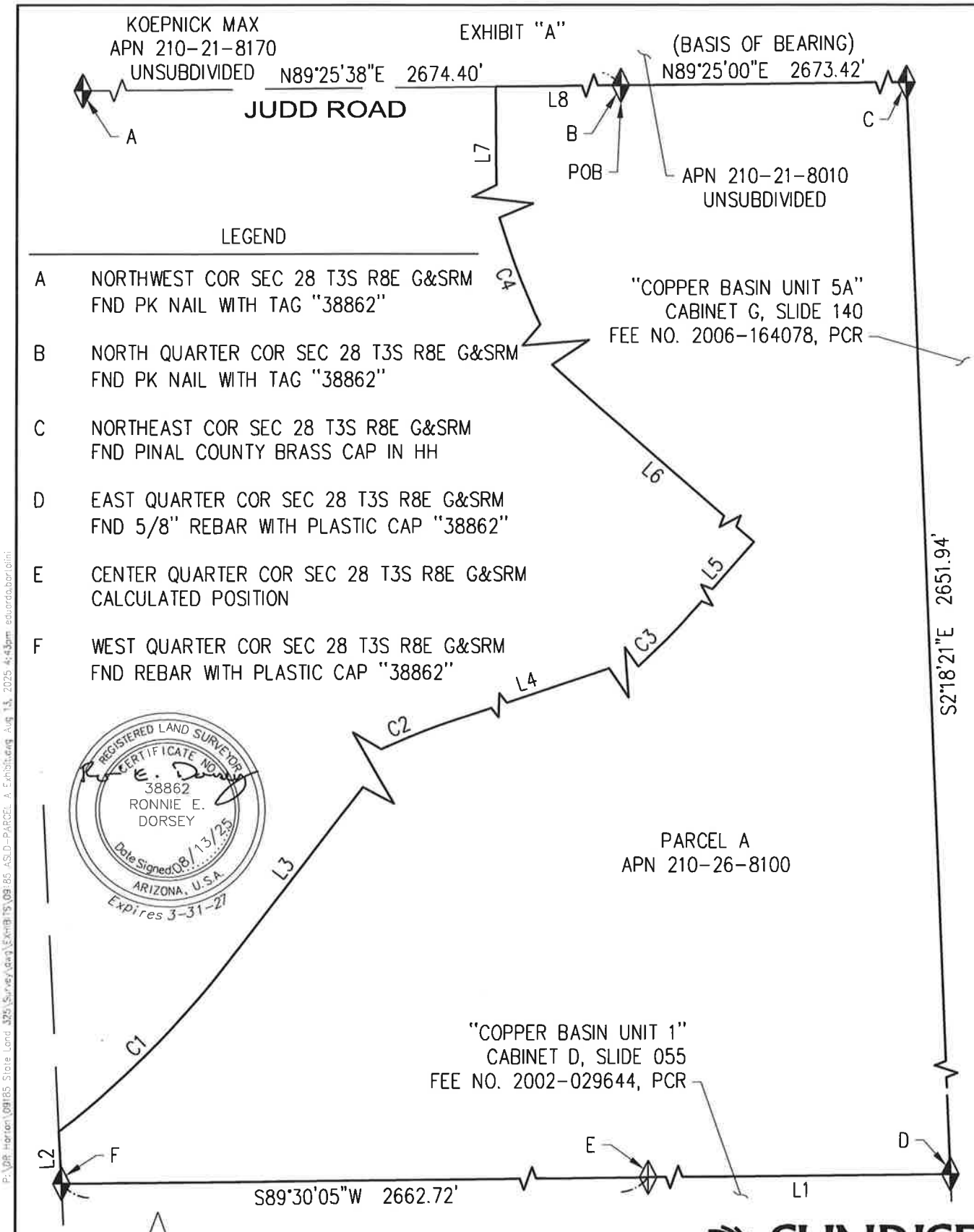
SEE ATTACHED EXHIBIT "A" BY REFERENCE MADE A PART HERETO.



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www.sunrise-eng.com

EXHIBIT "A"



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EXHIBIT "A"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°30'05"W	2662.83'
L2	N2°47'34"W	60.17'
L3	N37°43'05"E	270.13'
L4	N71°34'33"E	403.05'
L5	N41°18'06"E	445.07'
L6	N48°41'54"W	289.83'
L7	N0°32'49"W	302.68'
L8	N89°25'38"E	1354.40'

LEGEND

- FOUND PLSS MONUMENT
- CALCULATED POSITION
- SUBJECT BOUNDARY
- PLSS SECTION LINE

ABBREVIATIONS

APN	ASSESSOR PARCEL NUMBER
COR	CORNER
E	EAST
FEE NO.	FEE NUMBER
FND	FOUND
G&SRM	GILA AND SALT RIVER MERIDIAN
HH	HAND HOLE
N	NORTH
PCR	PINAL COUNTY RECORDS
PLSS	PUBLIC LAND SURVEY SYSTEM
POB	POINT OF BEGINNING
R	RANGE
S	SOUTH
SEC	SECTION
T	TOWNSHIP
W	WEST

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	14°58'41"	1000.00	261.41'	N45°12'26"E	260.67'
C2	33°51'27"	800.00	472.74'	N54°38'49"E	465.89'
C3	30°16'27"	800.00	422.71'	N56°26'19"E	417.81'
C4	48°09'05"	1000.00	840.40'	N24°37'22"W	815.89'

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
38862
RONNIE E. DORSEY
Date Signed: 08/13/25
ARIZONA, U.S.A.
Expires 3-31-27

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EXHIBIT C
TO
ORDINANCE NO. 2025-PZ-030-24

PARCEL B DESCRIPTION

A PORTION OF THE NORTH HALF OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A PK NAIL WITH TAG "38862", MARKING THE NORTHWEST CORNER OF SAID SECTION 28, FROM WHICH A PK NAIL WITH TAG "38862", MARKING THE NORTH QUARTER CORNER OF SAID SECTION 28 BEARS NORTH 89°25'38" EAST, A DISTANCE OF 2674.40 FEET;

THENCE NORTH 89°25'38" EAST, ALONG THE NORTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28, A DISTANCE OF 1320.00 FEET;

THENCE SOUTH 0°32'49" EAST, A DISTANCE OF 302.68 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 48°09'05" AND A CHORD THAT BEARS SOUTH 24°37'22" EAST, 815.89 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 840.40 FEET;

THENCE SOUTH 48°41'54" EAST, A DISTANCE OF 289.83 FEET;

THENCE SOUTH 41°18'06" WEST, A DISTANCE OF 445.07 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT; HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 30°16'27" AND A CHORD THAT BEARS SOUTH 56°26'19" WEST, 417.81 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 422.71 FEET;

THENCE SOUTH 71°34'33" WEST, A DISTANCE OF 403.05 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 800.00 FEET, A CENTRAL ANGLE OF 33°51'27" AND A CHORD THAT BEARS SOUTH 54°38'49" WEST, 465.89 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 472.74 FEET;

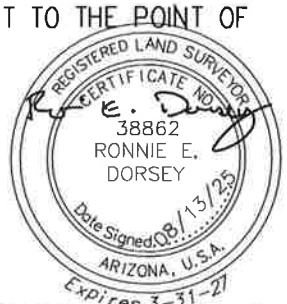
THENCE SOUTH 37°43'05" WEST, A DISTANCE OF 270.13 FEET TO THE BEGINNING OF A TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 1000.00 FEET, A CENTRAL ANGLE OF 14°58'41" AND A CHORD THAT BEARS SOUTH 45°12'26" WEST, 260.67 FEET;

THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 264.41 FEET TO A POINT ON THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28;

THENCE NORTH 2°47'34" WEST, ALONG SAID WEST LINE, A DISTANCE OF 2585.15 FEET TO THE POINT OF BEGINNING.

CONTAINS 2,968,544 SQUARE FEET OR 68.15 ACRES OF LAND MORE OR LESS

SEE ATTACHED EXHIBIT "A" BY REFERENCE MADE A PART HERETO.



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EXHIBIT "A"

KOEPNICK MAX
APN 210-21-8170
UNSUBDIVIDED

JUDD ROAD
(BASIS OF BEARING)
N89°25'38"E 2674.40'

1320.00'

1354.40'

POB
NORTHWEST CORNER
SEC 28 T3S R8E G&SRM
FOUND PK NAIL WITH TAG "38862"

NORTH QUARTER CORNER
SEC 28 T3S R8E G&SRM
FOUND PK NAIL
WITH TAG "38862"

L1

C1

L2

L3

C2

L4

C3

L5

C4

PARCEL B
APN 210-26-8100

N2°47'34"W 2645.32'

2585.15'

60.17'

WEST QUARTER CORNER
SEC 28 T3S R8E G&SRM
FOUND REBAR WITH PLASTIC CAP "38862"

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
38862
RONNIE E.
DORSEY
Date Signed: 08/13/25
ARIZONA, U.S.A.
Expires 3-31-27

NORTH

NOT TO SCALE

LEGEND

FOUND PLSS MONUMENT

SUBJECT BOUNDARY

PLSS SECTION LINE

PLSS SUB-SECTION LINE

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EXHIBIT "A"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S0°32'49"E	302.68'
L2	S48°41'54"E	289.83'
L3	S41°18'06"W	445.07'
L4	S71°34'33"W	403.05'
L5	S37°43'05"W	270.13'



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	48°09'05"	1000.00	840.40'	S24°37'22"E	815.89'
C2	30°16'27"	800.00	422.71'	S56°26'19"W	417.81'
C3	33°51'27"	800.00	472.74'	S54°38'49"W	465.89'
C4	14°58'41"	1000.00	261.41'	S45°12'26"W	260.67'

ABBREVIATIONS

APN	ASSESSOR PARCEL NUMBER
COR	CORNER
E	EAST
FEE NO.	FEE NUMBER
FND	FOUND
G&SRM	GILA AND SALT RIVER MERIDIAN
HH	HAND HOLE
N	NORTH
PCR	PINAL COUNTY RECORDS
PLSS	PUBLIC LAND SURVEY SYSTEM
POB	POINT OF BEGINNING
R	RANGE
S	SOUTH
SEC	SECTION
T	TOWNSHIP
W	WEST

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EXHIBIT D
TO
ORDINANCE NO. 2025-PZ-030-24

LEGAL DESCRIPTION

A PORTION OF LAND LOCATED ON THE SOUTHEAST QUARTER OF SECTION 20 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A PK NAIL WITH STAINLESS TAG "38862" MARKING THE NORTHWEST CORNER OF SECTION 28, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, FROM WHICH A PLASTIC CAP "38862" MARKING THE WEST QUARTER CORNER OF SAID SECTION 28, BEARS SOUTH 2°47'34" EAST, A DISTANCE OF 2645.32 FEET, ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SAID SECTION 28;

THENCE SOUTH 2°47'34" EAST, ALONG SAID WEST LINE, A DISTANCE OF 47.06 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 2°47'34" EAST, ALONG SAID WEST LINE, A DISTANCE OF 2598.26 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE SOUTH 89°30'05" WEST, A DISTANCE OF 190.26 FEET;

THENCE NORTH 36°23'35" WEST, A DISTANCE OF 182.65 FEET;

THENCE NORTH 53°36'34" EAST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 36°23'35" WEST, A DISTANCE OF 2106.13 FEET;

THENCE NORTH 36°40'43" WEST, A DISTANCE OF 476.78 FEET;

THENCE NORTH 53°30'59" EAST, A DISTANCE OF 35.04 FEET;

THENCE NORTH 36°42'52" WEST, A DISTANCE OF 10.00 FEET;

THENCE NORTH 53°30'59" EAST, A DISTANCE OF 595.28 FEET TO A THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3035.00 FEET, A CENTRAL ANGLE OF 10°19'11", AND A CHORD THAT BEARS NORTH 48°21'24" EAST, 545.91 FEET;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 546.65 FEET;

THENCE SOUTH 48°47'09" EAST, A DISTANCE OF 120.41 FEET TO A THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1250.00 FEET, A CENTRAL ANGLE OF 35°18'35", AND A CHORD THAT BEARS SOUTH 66°26'27" EAST, 758.21 FEET;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 770.34 FEET TO THE POINT OF BEGINNING.

CONTAINS 2823100 SQ. FT. OR 64.8095 ACRES OF LAND, MORE OR LESS.

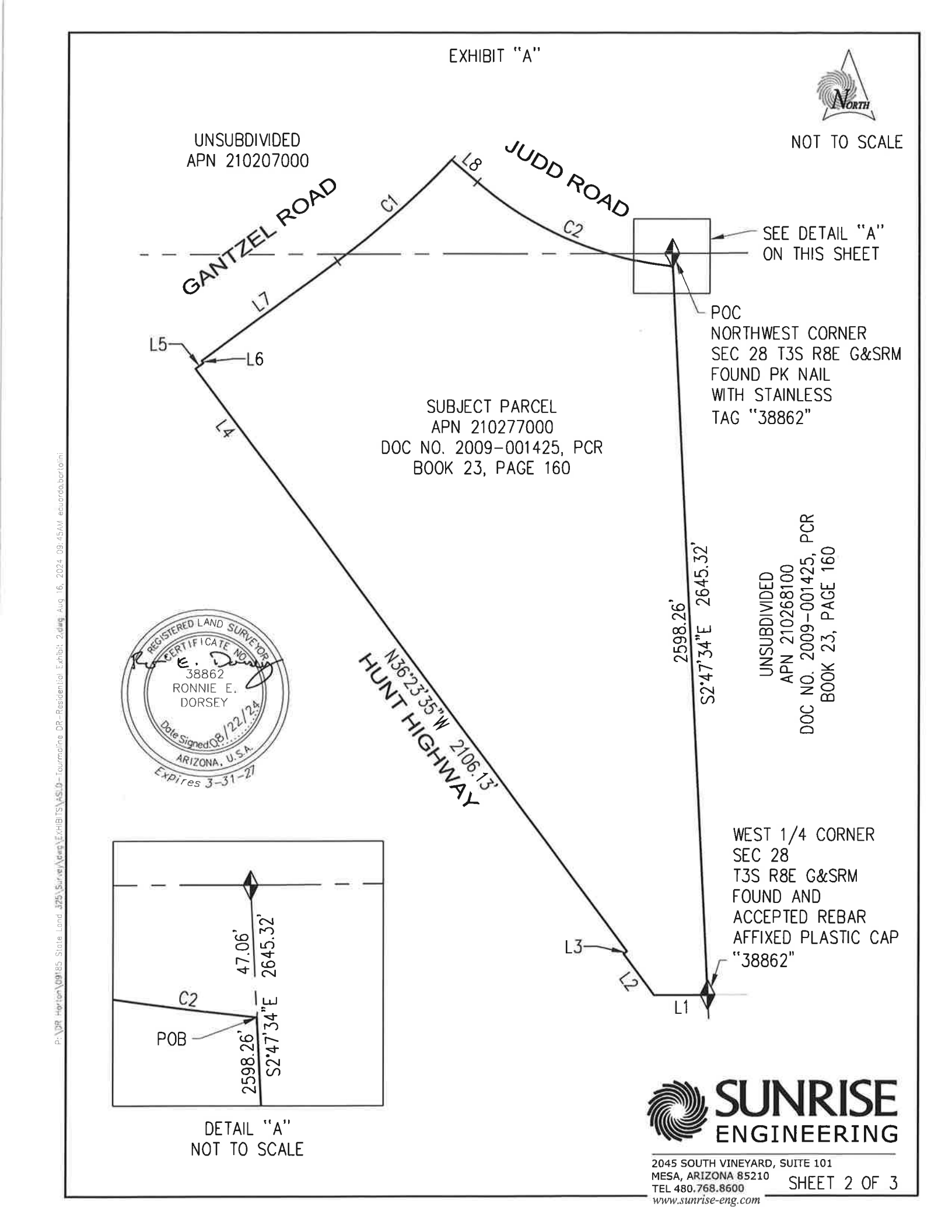
SEE ATTACHED EXHIBIT "A" BY REFERENCE MADE A PART HERETO.



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EXHIBIT "A"



DETAIL "A"
NOT TO SCALE

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EXHIBIT "A"

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°30'05"W	190.26'
L2	N36°23'35"W	182.65'
L3	N53°36'34"E	15.00'
L4	N36°40'43"W	476.78'
L5	N53°30'59"E	35.04'
L6	N36°42'52"W	10.00'
L7	N53°30'59"E	595.28'
L8	S48°47'09"E	120.41'



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	10°19'11"	3035.00	546.65'	N48°21'24"E	545.91'
C2	35°18'35"	1250.00	770.34'	S66°26'27"E	758.21'

ABBREVIATIONS

APN	ASSESSOR PARCEL NUMBER
DOC NO.	DOCUMENT NUMBER
E	EAST
G&SRM	GILA & SALT RIVER MERIDIAN
MCR	MARICOPA COUNTY RECORDS
N	NORTH
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RANGE
S	SOUTH
SQ FT	SQUARE FEET
T	TOWNSHIP
W	WEST

LEGEND

SUBJECT BOUNDARY
PLSS SECTION LINE
PLSS SUB-SECTION LINE
RIGHT-OF-WAY LINE

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EXHIBIT E
TO
ORDINANCE NO. 2025-PZ-030-24

1. Approval of this zone change (PZ-030-24) shall require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #: 10
Dept. #: 1030
Dept. Name: Development Services Community Development
Requested By: Glenn Bak/Dedrick Denton

AGENDA ITEM AND REQUESTED BOARD ACTION:

Public Hearing and discussion/approval/disapproval of Ordinance No. 2025-PZ-PD-018-24, an Ordinance approving case PZ-PD-018-24; The Arizona State Land Department, landowner, Alex Stedman, RVi Planning + Landscape Architecture, applicant, requesting a Planned Area Development (PAD) Overlay District to allow for developments standards on 389± acres to allow deviations from the R-7, MR, & C-3 development standards, Tax Parcel: 210-27-7000, situated on a portion of Sections 28, 20, and, 29, Township 3 South, Range 8 East of the Gila and Salt River Meridian, Pinal County, Arizona (legal on file) tax parcel: 210-27-7000, located southeast of E. Hunt Highway and N. Gantzel Road, Pinal County. The Planning Commission recommended approval (7-0) of case PZ-PD-018-24 with fifteen (15) stipulations. Supervisor District #4. (Continued from August 27, 2025, Board Meeting with Public Hearing) (Glenn Bak/Dedrick Denton)

MOTION:

Approve as presented with fifteen (15) stipulations.

Attachments

reference page
Ordinance 09.17.2025

To view a copy of the Staff Presentation and Report for this Agenda Item please refer to Planning Case PZ-PA-016-24 BOS Agenda Item, and if applicable to view a copy of the Applicant Presentation if submitted for the Record.

When recorded return to:
Clerk of the Board
P.O. Box 827
Florence AZ 85132

ORDINANCE NO. 2025-PZ-PD-018-24

AN ORDINANCE OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING A PLANNED AREA DEVELOPMENT (PAD) OVERLAY ZONING DISTRICT (PZ-PD-018-24) FOR CERTAIN PROPERTY LOCATED SOUTHEAST OF E HUNT HIGHWAY AND N GANTZEL ROAD IN PINAL COUNTY, ARIZONA (TAX PARCEL NO. 210-27-7000) CONSISTING OF 389± ACRES, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. PZ-PD-018-24; ESTABLISHING AN EFFECTIVE DATE AND DIRECTING ITS PUBLICATION.

WHEREAS, in order to conserve and promote the public health, safety, convenience and general welfare, the Pinal County Board of Supervisors (the "**Board**") is authorized pursuant to Pinal County Development Services Code ("**PCDSC**") Chapter 2.176 to approve a Planned Area Development Overlay Zoning District ("**PAD**") to allow flexibility in the development standards of underlying zoning districts consistent with the goals, objectives and policies of the adopted comprehensive plan and the County Zoning Ordinance (*see* PCDSC § 2.176.020); and,

WHEREAS, on December 19, 2024, the Pinal County Community Development Department (the "**Department**") received an application from Alex Stedman with RVi Planning + Landscape Architecture as the agent/applicant for the Arizona State Land Department, the owner of certain property located southeast of E Hunt Highway and N Gantzel Road (tax parcel no. 210-27-7000, legally described in the attached **Exhibit "A"** (the **"Property"**) to establish a PAD on the Property (the "**PAD Application**"); and,

WHEREAS, on July 7, 2025, the Pinal County Planning and Zoning Commission (the "**Commission**") held a public hearing on the PAD Application under Department Case No. PZ-PD-018-24, giving no less than 15-days' notice by publication in a newspaper of general circulation in the county seat and by duly posting the area included in the proposed PAD; and,

WHEREAS, following the public hearing, the Commission voted 7 to 0 in favor of forwarding a recommendation of approval of the PAD Application to the Board with sixteen (16) Stipulations of Approval as set forth in the attached **Exhibit "B"** (the "**Stipulations of Approval**"); and,

WHEREAS, the Board believes that approving the PAD Application, subject to the Stipulations of Approval, is in the best interest and welfare of Pinal County, will comply with the purpose and intent of the PCDSC and is consistent with the goals, objectives, and policies of the adopted Comprehensive Plan and the Pinal County Zoning Ordinance.

ORDINANCE NO. 2025-PZ-PD-018-24

NOW, THEREFORE, BE IT ORDAINED by the Pinal County Board of Supervisors as follows:

Section 1: The PAD Application requesting a Planned Area Development (PAD) Overlay Zoning District on the Property legally described and depicted in the attached **Exhibit "A"**, is hereby approved and the corresponding PAD shall be applied to the Property subject to the Stipulations of Approval set forth in the attached **Exhibit "B"**.

Section 2: This Ordinance shall take effect 30 days after the date of its adoption.

Section 3: This Ordinance shall be published at least once in a newspaper of general circulation in the County seat after its adoption.

PASSED AND ADOPTED this 17th day of September, 2025, by the PINAL COUNTY BOARD OF SUPERVISORS.

_____
Chairman of the Board

ATTEST:

_____
Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:

_____
Deputy County Attorney

EXHIBIT A
TO
ORDINANCE NO. 2025-PZ-PD-018-24

LEGAL DESCRIPTION

A PORTION OF LAND DESCRIBED IN DOCUMENT NUMBER 2009-001425, PINAL COUNTY RECORDS, AS THE NORTH HALF OF SECTION 28, A PORTION OF THE SOUTHEAST QUARTER OF SECTION 20 AND A PORTION OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 3 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A 5/8" REBAR AFFIXED WITH PLASTIC CAP "38862" MARKING THE EAST QUARTER CORNER OF SAID SECTION 28, FROM WHICH A PINAL COUNTY BRASS CAP IN HAND HOLE MARKING THE NORTHEAST CORNER OF SAID SECTION 28, BEARS NORTH 2°18'21" WEST, A DISTANCE OF 2651.94 FEET, ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28;

THENCE SOUTH 89°30'05" WEST, ALONG THE SOUTH LINE OF THE NORTH HALF OF SAID SECTION 28, A DISTANCE OF 5325.56 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 28;

THENCE CONTINUING SOUTH 89°30'05" WEST, A DISTANCE OF 190.26 FEET;

THENCE NORTH 36°23'35" WEST, A DISTANCE OF 182.65 FEET;

THENCE NORTH 53°36'34" EAST, A DISTANCE OF 15.00 FEET;

THENCE NORTH 36°23'35" WEST, A DISTANCE OF 2106.13 FEET;

THENCE NORTH 36°40'43" WEST, A DISTANCE OF 476.78 FEET;

THENCE NORTH 53°30'59" EAST, A DISTANCE OF 35.04 FEET;

THENCE NORTH 36°42'52" WEST, A DISTANCE OF 10.00 FEET;



THENCE NORTH 53°30'59" EAST, A DISTANCE OF 595.28 FEET TO A THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 3035.00 FEET, A CENTRAL ANGLE OF 10°19'11", AND A CHORD THAT BEARS NORTH 48°21'24" EAST, 545.91 FEET;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 546.65 FEET;

THENCE SOUTH 48°47'09" EAST, A DISTANCE OF 120.41 FEET TO A THE BEGINNING OF A CURVE TO THE LEFT, HAVING A RADIUS OF 1250.00 FEET, A CENTRAL ANGLE OF 35°18'35", AND A CHORD THAT BEARS SOUTH 66°26'27" EAST, 758.21 FEET;

THENCE ALONG THE ARC OF SAID CURVE, A DISTANCE OF 770.34 FEET;

THENCE NORTH 2°47'34" WEST, ALONG THE WEST LINE OF SAID SECTION 28, A DISTANCE 47.06 FEET;

THENCE NORTH 89°25'38" EAST, ALONG THE NORTH LINE OF SAID NORTHWEST QUARTER, A DISTANCE OF 2674.40 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 28;

THENCE NORTH 89°25'00" EAST, ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 28, A DISTANCE OF 2673.42 FEET TO A FOUND PINAL COUNTY BRASS CAP IN HAND HOLE, ALSO BEING THE NORTHEAST CORNER OF SAID SECTION 28;

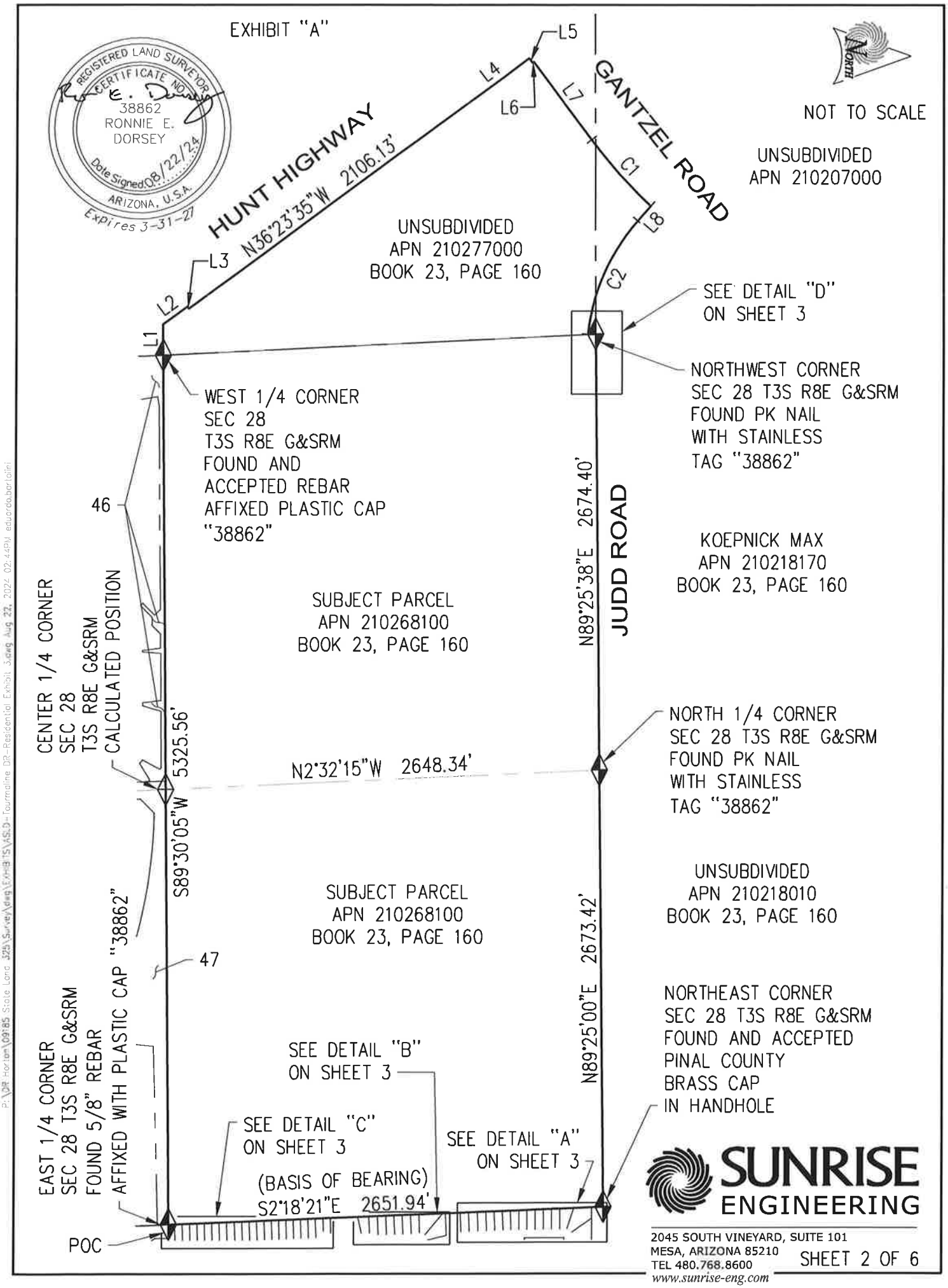
THENCE SOUTH 2°18'21" EAST, ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 2651.94 FEET TO THE POINT OF BEGINNING.

CONTAINS 16948527 SQ FT OR 389.0846 ACRES OF LAND, MORE OR LESS.

SEE ATTACHED EXHIBIT "A" BY REFERENCE MADE A PART HERETO.

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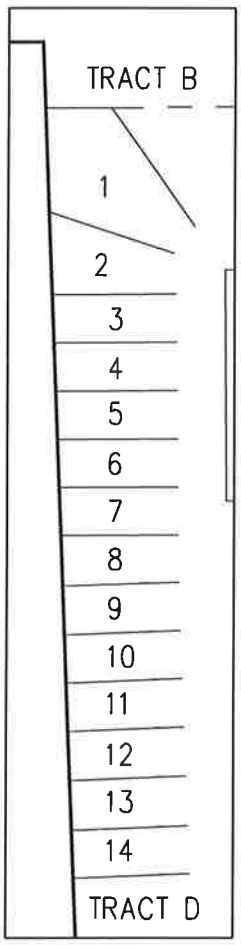
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2045 SOUTH VINEYARD, SUITE 101
MESA, ARIZONA 85210
TEL 480.768.8600
www.sunrise-eng.com

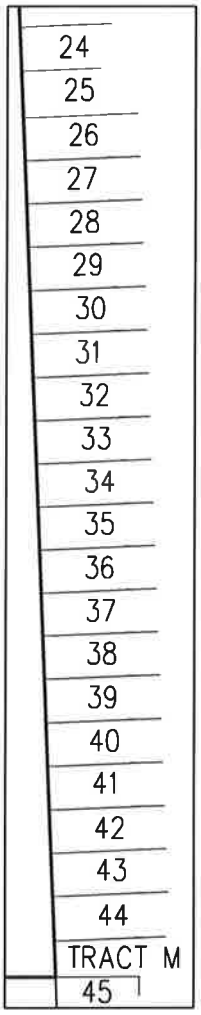
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EXHIBIT "A"



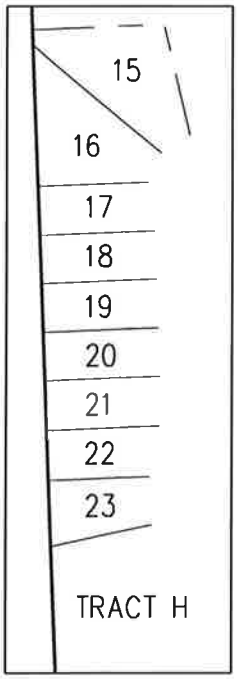
DETAIL "A"
NOT TO SCALE

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD DIST
C1	10°19'11"	3035.00	546.65'	N48°21'24"E	545.91'
C2	35°18'35"	1250.00	770.34'	S66°26'27"E	758.21'

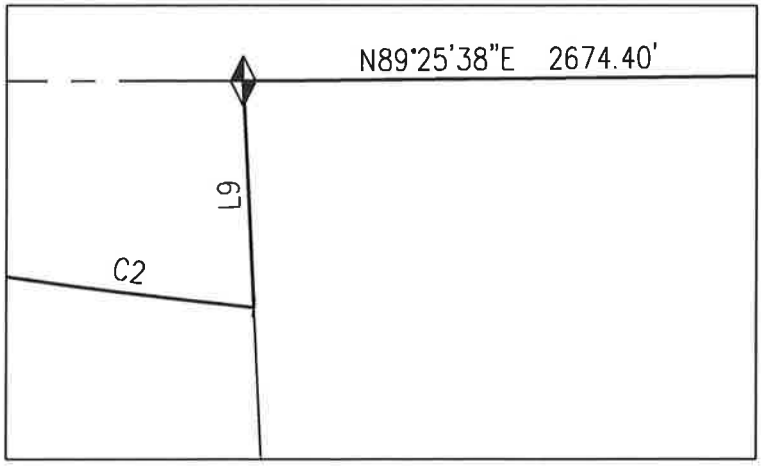


DETAIL "C"
NOT TO SCALE

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S89°30'05"W	190.26'
L2	N36°23'35"W	182.65'
L3	N53°36'34"E	15.00'
L4	N36°40'43"W	476.78'
L5	N53°30'59"E	35.04'
L6	N36°42'52"W	10.00'
L7	N53°30'59"E	595.28'
L8	S48°47'09"E	120.41'
L9	N2°47'34"W	47.06'



DETAIL "B"
NOT TO SCALE



DETAIL "D"
NOT TO SCALE





NOT TO SCALE

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EXHIBIT "A"

TRACT TABLE			
TRACT	APN	OWNER	BOOK-PAGE
TRACT M	21067499E	THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	G-140
TRACT H	21067499E	THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	G-140
TRACT D	21067499E	THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	G-140
TRACT B	21067499E	THE VILLAGE OF COPPER BASIN COMMUNITY ASSOCIATION	G-140

ABBREVIATIONS

APN	ASSESSOR PARCEL NUMBER
BCHH	BRASS CAP IN HAND HOLE
COR	CORNER
DOC NO.	DOCUMENT NUMBER
E	EAST
G&SRM	GILA & SALT RIVER MERIDIAN
MCR	MARICOPA COUNTY RECORDS
N	NORTH
PCHD	PINAL COUNTY HIGHWAY DEPARTMENT
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
R	RANGE
S	SOUTH
SEC	SECTION
SQ FT	SQUARE FEET
SRP	SALT RIVER PROJECT
T	TOWNSHIP
W	WEST

LEGEND

SUBJECT BOUNDARY

PLSS SECTION LINE

PLSS SUB-SECTION LINE

OTHER PROPERTY LINE

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
38862
RONNIE E.
DORSEY
Date Signed 08/22/24
ARIZONA, U.S.A.
Expires 3-31-27

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EXHIBIT "A"

LOT TABLE			
LOT NO.	APN	OWNER	CABINET-SLIDE
1	210840100	COURY DANIEL L SR TR	G-140
2	210840110	ZAVALA RAYMOND Y & CATHY E	G-140
3	210840120	LUU LYDIA G AND HOANG D	G-140
4	210840130	ESTRADA DAVID B	G-140
5	210840140	LAMARRE PIERRE P & CHANTALE	G-140
6	210840150	STOKES JOHNNY C AND GLYNN D	G-140
7	210840160	RUELAS HUMBERTO	G-140
8	210840170	VALENZUELA YOLANDA M	G-140
9	210840180	DETERS JOSEPH & KAYLA	G-140
10	210840190	SWEET WILLIAM E & TERESA M	G-140
11	210840200	FKH SFR PROPCO J LP	G-140
12	210840210	DICKEY ROBERT RYAN SR	G-140
13	210840220	FEIDLER DONNA & JOHN ALLEN	G-140
14	210840230	HAYDEN JAMES W	G-140
15	210840670	HEATH DENNIS RALPH II	G-140
16	210840680	TSUKRUK VLADIMIR	G-140
17	210840690	VARGECKO SHARON S & PATRICK PAUL JR CO-TRS	G-140
18	210840700	WATSON DOROTHY	G-140
19	210840710	COPELAND JACKIE	G-140
20	210840720	BLAKE THOMAS W & RACHEL E	G-140
21	210840730	MENA MICHAEL & LAUREN	G-140

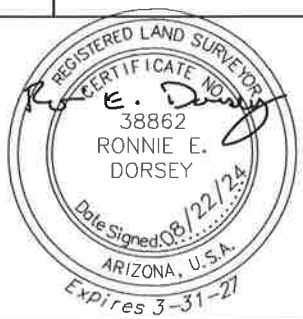


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EXHIBIT "A"

22	2006-164078	NAME: COPPER BASIN UNIT 5A	G-140
23	2006-164078	NAME: COPPER BASIN UNIT 5A	G-140
24	210840990	DUENAS ZACHARY V	G-140
25	210841000	PROGRESS PHOENIX LLC	G-140
26	210841010	LINDEN SHAWN R TR	G-140
27	210841020	ABRAHAM APRIL D	G-140
28	210841030	SIMEONE THOMAS C AND HEIDI V	G-140
29	210841040	IH6 PROPERTY PHOENIX LP	G-140
30	210841050	DURAN VIRIDIANA G	G-140
31	210841060	VELAZQUEZ MARTIN G	G-140
32	210841070	FISH PRUDENCE M FAM REV TRUST	G-140
33	210841080	PATINO MATTHEW M & MANDY L	G-140
34	210841090	KELLEY ERIC & ASHLEY	G-140
35	210841100	DONAHUE DONALD D JR TR	G-140
36	210841110	HADSEL LYALL & ALICE	G-140
37	210841120	SPRINKLE JEREMIAH E & CYNTHIA LYNN	G-140
38	210841130	LAGRAND CHARLES	G-140
39	210841140	PASLEY DEAN & HOLLAND JOAN	G-140
40	210841150	LE DIEP THI NGOC	G-140
41	210841160	WEAVER RICHARD G & GLORIA R TRS	G-140
42	210841170	GREEN MICHAEL & PAMELA	G-140
43	210841180	RITCHIE SHAWN & ALICIA	G-140
44	210841190	TISDALE DONALD & CARLENE LIV TRUST	G-140
45	21073007B	EPCOR WATER AZ INC	E-029



SUNRISE ENGINEERING
2045 SOUTH VINEYARD, SUITE 101
MESA, ARIZONA 85210
TEL 480.768.8600
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PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #: 10
Dept. #: 1030
Dept. Name: Development Services Community Development
Requested By: Patrick Zaia-Roberts/Dedrick Denton

AGENDA ITEM AND REQUESTED BOARD ACTION:

Public Hearing and discussion/approval/disapproval of Resolution No. 2025-SUP-024-23, a Resolution approving case SUP-024-23; Cathy Roe, landowner/applicant, requesting approval of a Special Use Permit to operate a commercial kennel, on a ±2.5 acre parcel in the General Rural (GR) Zone; tax parcel 510-76-003B (legal on file) situated in a portion of Section 27, Township 04 South, Range 02 East, of the Gila and Salt River Baseline & Meridian, Pinal County, Arizona, located at 53480 W Bowlin Rd, Maricopa, AZ, in unincorporated Pinal County. The Planning and Zoning Commission recommended approval (6-0) of SUP-024-23 with twelve (12) stipulations. Supervisor District #1. (Patrick Zaia-Roberts/Dedrick Denton)

MOTION:

Approve as presented with twelve (12) stipulations.

Attachments

Staff Report
Resolution
Staff Presentation

When recorded return to:
Clerk of the Board
P.O. Box 827
Florence AZ 85132

RESOLUTION NO. 2025-SUP-024-23

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING A SPECIAL USE PERMIT FOR CERTAIN PROPERTY LOCATED AT 53480 WEST BOWLIN ROAD, MARICOPA, ARIZONA (TAX PARCEL 510-76-003B) TO ALLOW FOR THE OPERATION OF A COMMERCIAL KENNEL, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. 2025-SUP-024-23

WHEREAS, the Pinal County Board of Supervisors (the "**Board**") is authorized pursuant to the Pinal County Development Services Code § 2.151.010 to approve Special Use Permits in order to conserve and promote the public health, safety, convenience and general welfare; and,

WHEREAS, on May 16, 2023, the Pinal County Community Development Department (the "**Department**") received an application from Cathy Roe, owner of certain property located at 53480 West Bowlin Road (Tax Parcel No. 510-76-003B) and legally described in the attached **Exhibit "A"** (the "**Property**"), requesting a Special Use Permit to operate a commercial Kennel on a 25± acre parcel in the GR General Rural Zone under Case No. SUP-024-23 (the "**SUP Application**"); and,

WHEREAS, on April 17, 2025, the Pinal County Planning and Zoning Commission (the "**Commission**") held a public hearing on the SUP Application and considered the same (the "**Public Hearing**") along with twelve (12) stipulations as set forth in the staff report presented to the Commission (the "**Stipulations**"); and,

WHEREAS, after the Public Hearing the Commission voted 6-0 in favor of forwarding a recommendation of approval of the SUP Application to the Board subject to the Stipulations, as presented by the Department and as set forth in the attached **Exhibit "B"** (the "**Stipulations**").

NOW, THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the SUP Application requesting approval to operate a commercial kennel on the Property is hereby approved, subject to the Stipulations set forth in **Exhibit "B"**.

[*Signatures appear on the following page*.]

RESOLUTION NO. 2025-SUP-024-23

PASSED AND ADOPTED this 17th day of September, 2025, by the PINAL COUNTY BOARD OF SUPERVISORS.

_____
Chairman of the Board

ATTEST:

_____
Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:

_____
Deputy County Attorney

EXHIBIT "A"

TO

RESOLUTION NO. 2025-SUP-024-23

LEGAL DESCRIPTION

The South half of the South half of the West half of the West half of the Southwest quarter of the Southeast quarter of Section 27, Township 4 South, Range 2 East, of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Excepting therefrom one-half interest of all mineral rights, along with the right to enter to obtain said minerals, as reserved in Docket 933, Page 94; and

Excepting therefrom one-half interest of all mineral rights, along with the right to enter to obtain said minerals, as reserved in Docket 1283, Page 528.

EXHIBIT "B"

RESOLUTION NO. 2025-SUP-024-23

[Stipulations of Approval]

1. The Special Use Permit is issued to the land and shall be binding on the property owner from date of the Board of Supervisors approval;
2. Approval of this Special Use Permit (SUP) will require, at time of application for development, that the applicant/owner/developer submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
3. The applicant shall secure and maintain a commercial kennel license issued from Pinal County Animal Control for the duration of business operations. Applicant shall adhere to all standards as required by Pinal County Animal Control;
4. The applicant/property owner shall submit a site plan application within one (1) year from the effective date of this resolution or the Special Use Permit will become null and void;
5. Commercial Kennel uses shall be limited to rescue operations as described in the application narrative. Expansion of commercial kennel uses shall be contingent upon amendment to the approved SUP by the Board of Supervisors;
6. SUP-024-23 shall meet Lighting Zone 1 requirements;
7. New signage on the site shall not be permitted;
8. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Division;
9. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;
10. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District;
11. A Traffic Impact Statement may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIS shall comply with the current Pinal County Traffic Impact Assessment Guidelines and Procedures and shall be approved prior to the Site Plan approval; and
12. A drainage report may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in an on-lot retention area.

PINAL COUNTY
WIDE OPEN OPPORTUNITY

SUP-024-23
BOARD OF SUPERVISORS

9/17/2025

Community Development Department

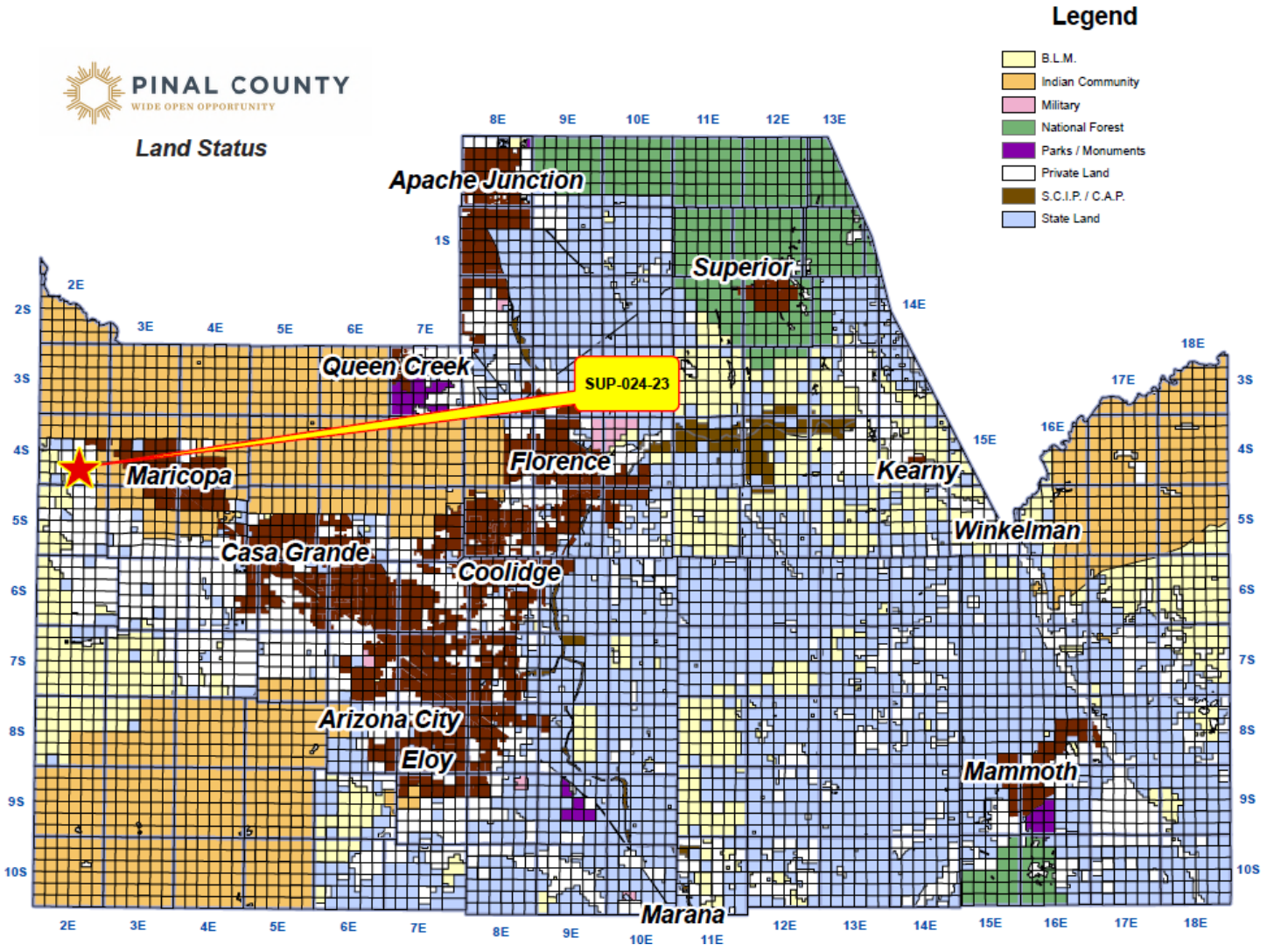
SUP-024-23

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- Proposal:
  - Special Use Permit to allow a commercial kennel on a property in the GR General Rural Zoning District.
- Size:
  - 2.5 ± acres
- Location:
  - 53480 W Bowlin Rd, Maricopa, AZ
  - 510-76-003B
- Owner/Applicant:
  - Cathy Roe
- Supervisor District #1

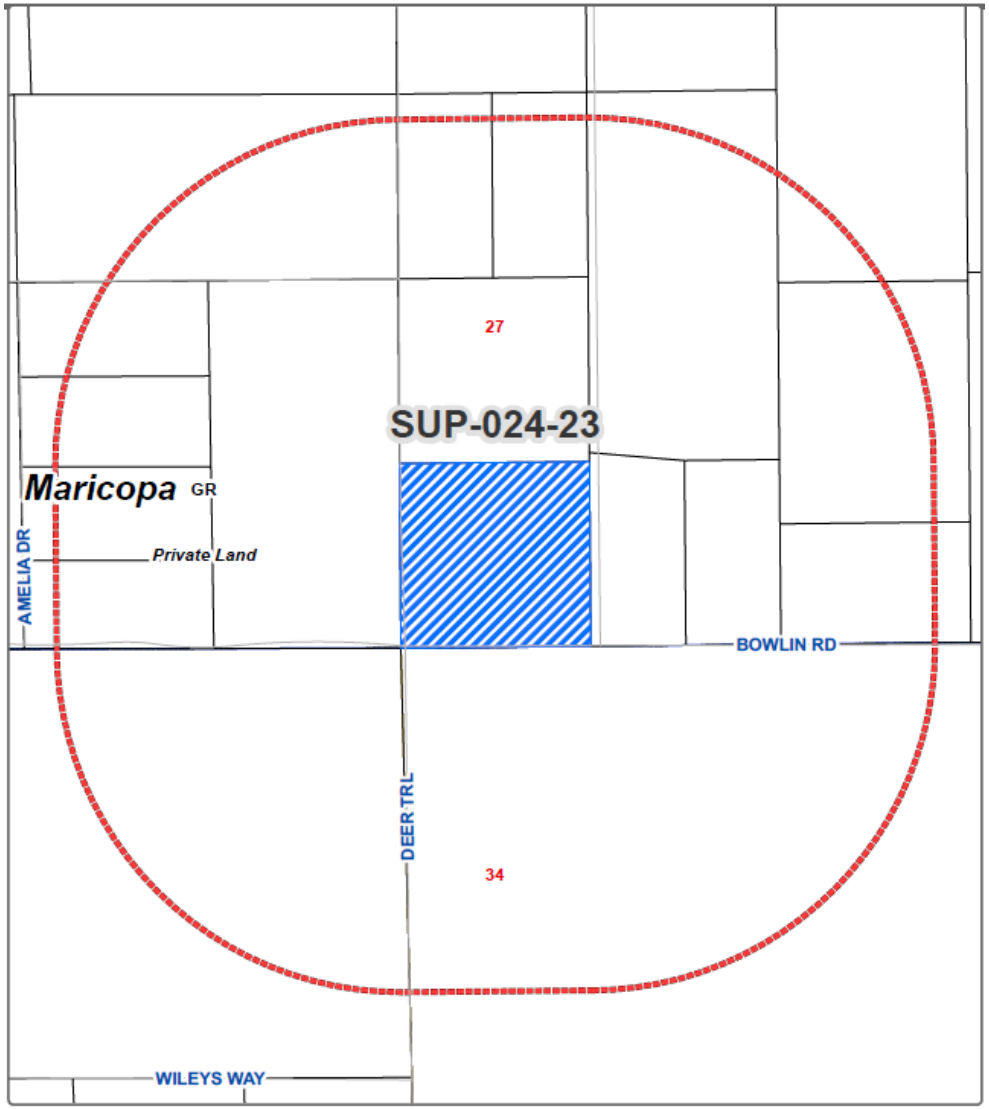
County Map

PINAL COUNTY
WIDE OPEN OPPORTUNITY



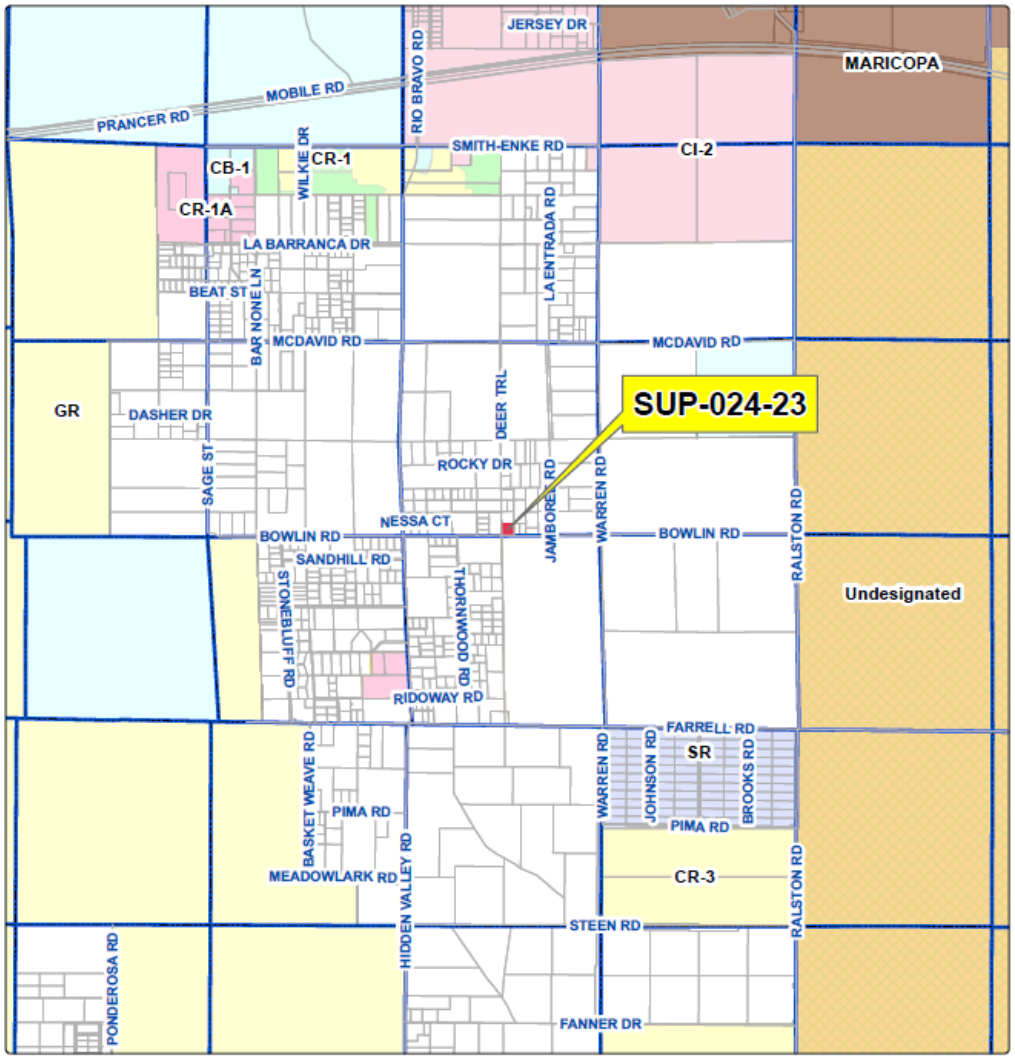
Zoning

PINAL COUNTY
WIDE OPEN OPPORTUNITY



Vicinity

PINAL COUNTY
WIDE OPEN OPPORTUNITY



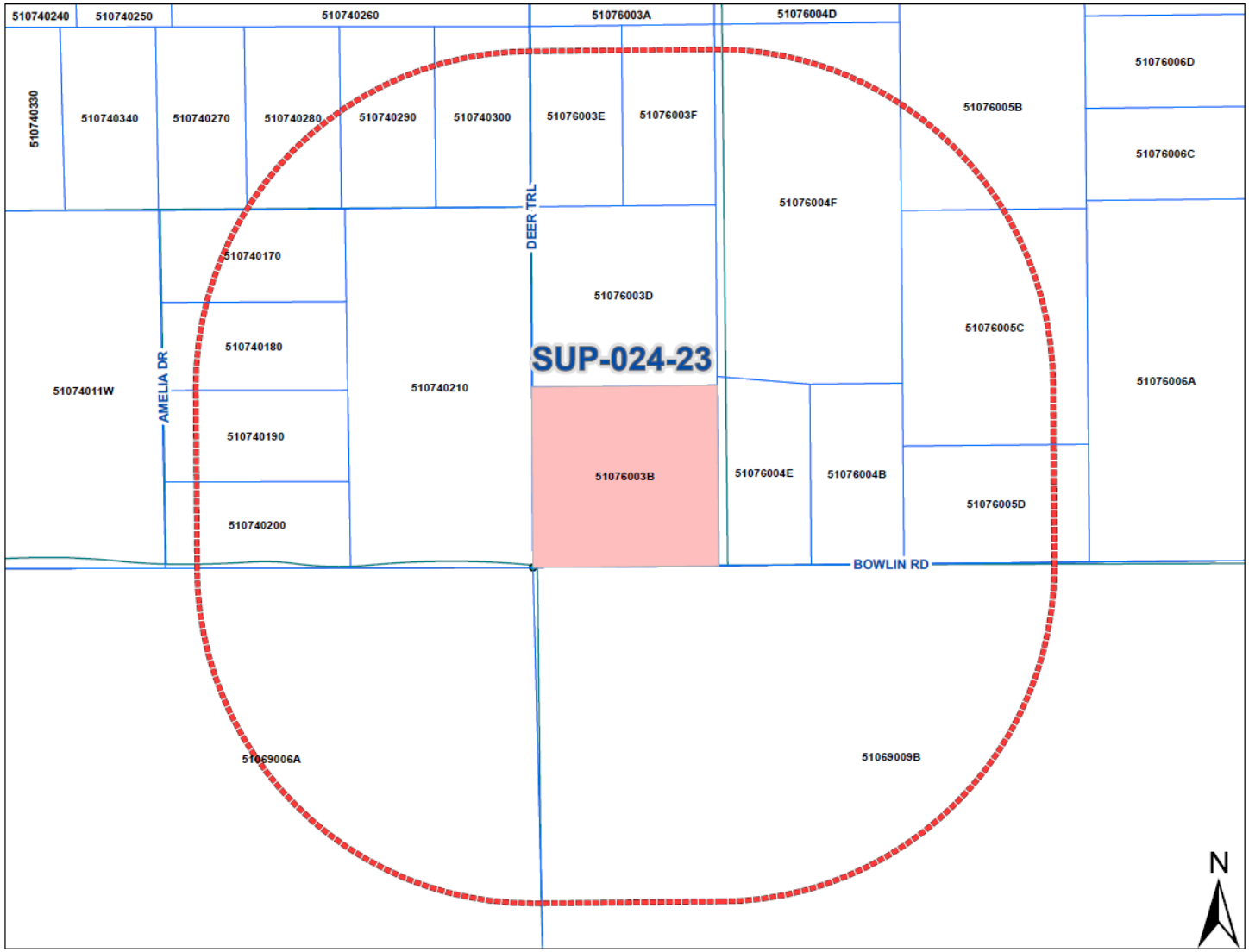
Aerial Map

PINAL COUNTY
WIDE OPEN OPPORTUNITY



Notification Area

PINAL COUNTY
WIDE OPEN OPPORTUNITY



Site Photos

PINAL COUNTY
WIDE OPEN OPPORTUNITY



North

Site Photos

PINAL COUNTY
WIDE OPEN OPPORTUNITY



North

Site Photos

PINAL COUNTY
WIDE OPEN OPPORTUNITY



North

Site Photos

PINAL COUNTY
WIDE OPEN OPPORTUNITY



South

Site Photos

PINAL COUNTY
WIDE OPEN OPPORTUNITY



South

Site Photos

PINAL COUNTY
WIDE OPEN OPPORTUNITY



West

Site Photos

PINAL COUNTY
WIDE OPEN OPPORTUNITY



West

Site Photos

PINAL COUNTY
WIDE OPEN OPPORTUNITY

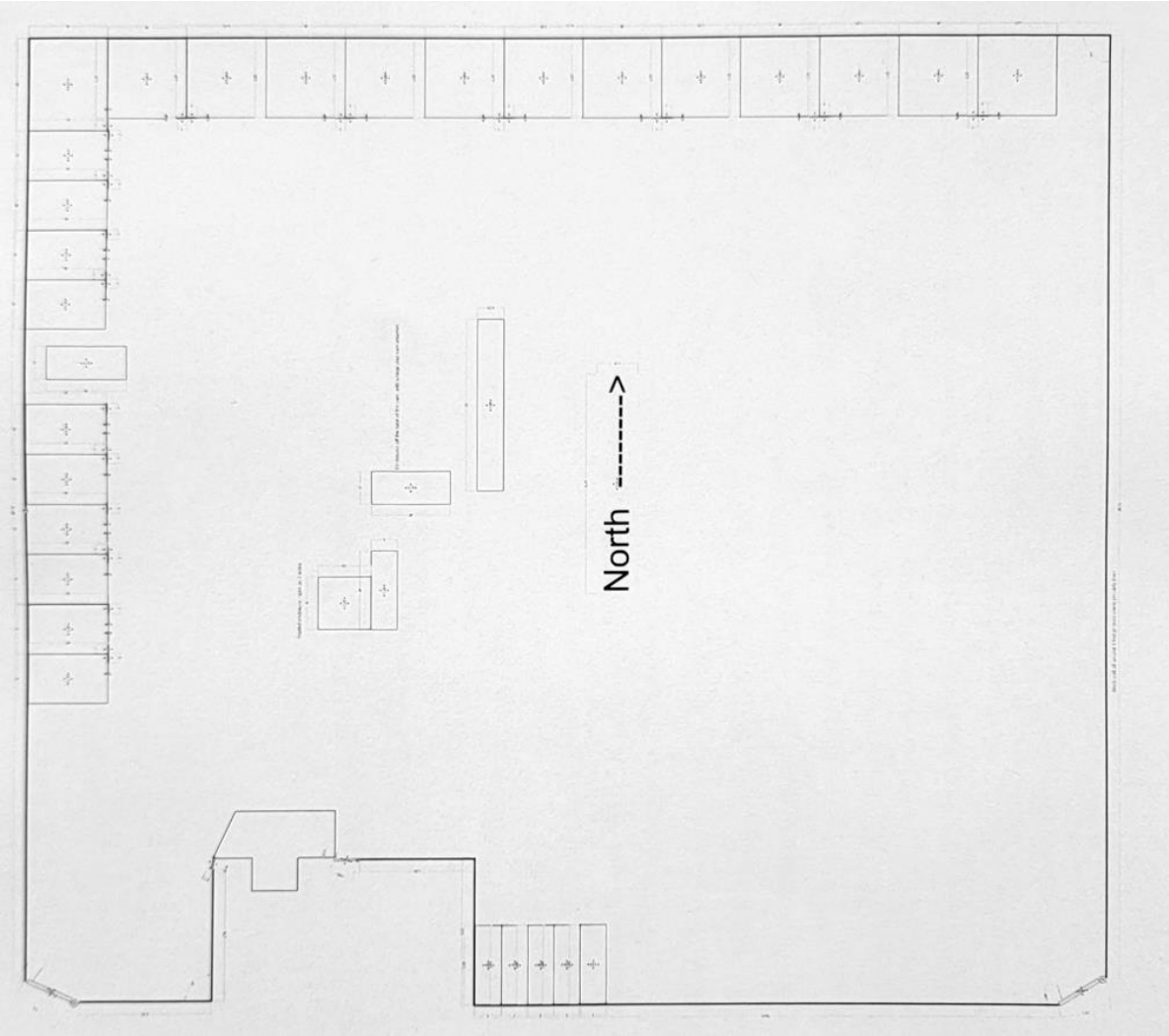


East



Site Plan

PINAL COUNTY
WIDE OPEN OPPORTUNITY



Zoning Applicability

PINAL COUNTY
WIDE OPEN OPPORTUNITY

GR – General Rural

2.40.010. - Uses permitted.

A. One-family dwelling unit, conventional construction or manufactured home or mobile home.

B. Commercial agricultural uses.

1. Field crops, truck gardening, berry or bush crops, tree crops, flower gardening, plant nurseries and greenhouses, orchards, aviaries and apiaries.
2. The raising and marketing of poultry, rabbits and small animals, but slaughtering of only those raised on the premises.
3. The grazing and raising of livestock and horses, except that not more than three hogs shall be kept or maintained on any parcel, lot or tract under one ownership within 500 feet of any residential zone or more restrictive zone.

C. Public and quasi-public uses: church, club, museum, library, community service agency, clinic, public park, school, college, playground, athletic field, public or private utility and facilities, governmental structure; athletic, sport or recreation club; and hospital or sanatorium; such buildings shall be located at least 50 feet from any boundary line of the site.

D. Fruit, vegetable or agricultural products packing or processing plant, provided it is located on a site of not less than ten acres and any buildings located thereon occupy not more than 30 percent of the site area.

E. Livestock sales yard or auction yard, provided, the site where located is not less than one-half mile from any residential zone or within one-half mile of any exterior boundary of a restricted zone or residence district established by any municipal corporation in this county in which the use requested is prohibited; and provided further, that the site is not less than 20 acres in area and applicant shall provide zoning inspector with written consent of 51 percent of the owners by number and area of property within 300 feet of proposed site.

F. A stand of not more than 200 square feet in area for the sale of farm products grown or produced on the premises provided the stand is not more than ten feet to any street lot line and not closer than 20 feet to any other lot line.

G. Public riding stables and boarding stables, providing the site contains not less than ten acres and the buildings housing animals set back from all lot lines a distance of not less than 100 feet.

H. Accessory building or use; home occupation, housing for seasonal farm labor, and private stable.

I. Dairy.

(Ord. No. 61862, § 801)

SUP Utilization

PINAL COUNTY
WIDE OPEN OPPORTUNITY

2.151.010. - Special use permit (SUP).

A. *Special uses.*

1. The following list of special uses is for consideration only for the following zoning districts: SR, SH, CAR, GR, CR-1A, CR-2, CR-3, CR-4, CR-5, TR, CB-1, CB-2, CI-B, CI-1, CI-2, MH, RV, MHP, and PM/RV.
    o. Such other uses as the planning commission may deem appropriate in the public interest.
2. Special uses for zoning districts RU-10, RU-5, RU-3.3, RU-2, RU-1.25, R-43, R-35, R-20, R-12, R-9, R-7, MD, MR, AC-1, AC-2, AC-3, O-1, O-2, C-1, C-2, C-3, I-1, I-2, I-3, MH-8, MHP-435, PM/RVP-435 will be found under the specific zoning district. If a special use is not listed in a specific zoning district, it is prohibited.

SUP "Development Standards"

B. *SUP general provisions.*

5. An SUP authorizes a use to be developed in a particular way as specified by the permit and its conditions.
6. An SUP imposes on the applicant the responsibility of ensuring that the authorized special use continues to comply with the conditions of the permit as long as the permit remains valid.
7. An SUP shall be valid for the duration of the special use, provided the use remains in conformance with the conditions of approval and is not discontinued for 12 consecutive months.
8. Issuance of an SUP does not relieve the applicant from the responsibility of obtaining site plan approval, a building permit or any other permit or approval required by any other applicable law.

Items for Consideration

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- Property is one of five similar existing commercial kennels proposed before the Commission for SUP action during the 1/18/2024 Planning and Zoning Commission Meeting.
- Property is located amongst other properties with rural and agricultural uses and animal husbandry operations.
- Commercial Kennel use is existing and does not present an impact to public health, safety or welfare.

Items for Consideration

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- SUP Approval shall make compatible the existing use with surrounding land uses.
- The kennel business classifies as a 501c3 non-profit.
- Property features improvements to accommodate the kennel use.
- The kennel began operation in 2020, and no change is proposed on the property.
- The property was subject to code compliance case CC-0215-22. The applicant was proactive in seeking to resolve code compliance violations on the property.
- The applicant has identified a business niche, and articulable need in their community.

Letters of Opposition/Support

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- Staff has received three comments of support including support from the City of Eloy.
- Staff has received no letters of opposition.

SUP-024-23

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- The Planning and Zoning Commission voted to recommend approval of this case 6-0.
- 12 Stipulations

SUP-024-23

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- 1. The Special Use Permit is issued to the land and shall be binding on the property owner from date of the Board of Supervisors approval;

- 2. Approval of this Special Use Permit (SUP) will require, at time of application for development, that the applicant/owner/developer submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;

SUP-024-23

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- 3. The applicant shall secure and maintain a commercial kennel license issued from Pinal County Animal Control for the duration of business operations. Applicant shall adhere to all standards as required by Pinal County Animal Control;

- 4. The applicant/property owner shall submit a site plan application within one (1) year from the effective date of this resolution or the Special Use Permit will become null and void;

- 5. Commercial Kennel uses shall be limited to rescue operations as described in the application narrative. Expansion of commercial kennel uses shall be contingent upon amendment to the approved SUP by the Board of Supervisors;

SUP-024-23

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- 6. SUP-024-23 shall meet Lighting Zone 1 requirements;
- 7. New signage on the site shall not be permitted;
- 8. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
- 9. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;

SUP-024-23

PINAL COUNTY
WIDE OPEN OPPORTUNITY

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

- 11. A Traffic Impact Statement may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The TIS shall comply with the current Pinal County Traffic Impact Assessment Guidelines and Procedures and shall be approved prior to the Site Plan approval; and

- 12. A drainage report may be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall comply with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The drainage plan shall be in accordance with the current Pinal County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in an on-lot retention area.

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #: 10
Dept. #: 1030
Dept. Name: Development Services Community Development
Requested By: Valentyn Panchenko/Dedrick Denton

AGENDA ITEM AND REQUESTED BOARD ACTION:

Public Hearing and discussion/approval/disapproval of Resolution No. 2025-SUP-004-25, a Resolution approving case SUP-004-25; Greg Davis, Iplan Consulting (agent), Nadeesha Nambukara Wellala (applicant), on behalf of landowner - Nirosha Senerath and Nadeesha Nambukara Wellala, requesting an approval of a Special Use Permit to operate an educational and recreational facility that focuses on the dinosaurs of the Mesozoic Era (Sky Village Dino Park) on 10.27± acres, situated in portion of Section 29, Township 06S, Range 03E, tax parcels 501-36-002X, 501-36-002Y, and 501-36-002Z, generally located directly east of the intersection of W Highway 84 & S Green Rd, in the unincorporated Pinal County. The Planning Commission recommended approval (7-0) of case SUP-004-25 with nine (9) stipulations. Supervisor District #3. (Valentyn Panchenko/Dedrick Denton)

MOTION:

Approve as presented with nine (9) stipulations.

Attachments

BOS SUP-004-25-Sky Village Dino Park Packet
PPT STAFF SUP-004-25
PPT APPLICANT SUP-004-25
Resolution

BOARD OF SUPERVISORS

PINAL COUNTY
WIDE OPEN OPPORTUNITY

SUP-004-25
SKY VILLAGE DINO PARK

9/17/2025

Community Development Department

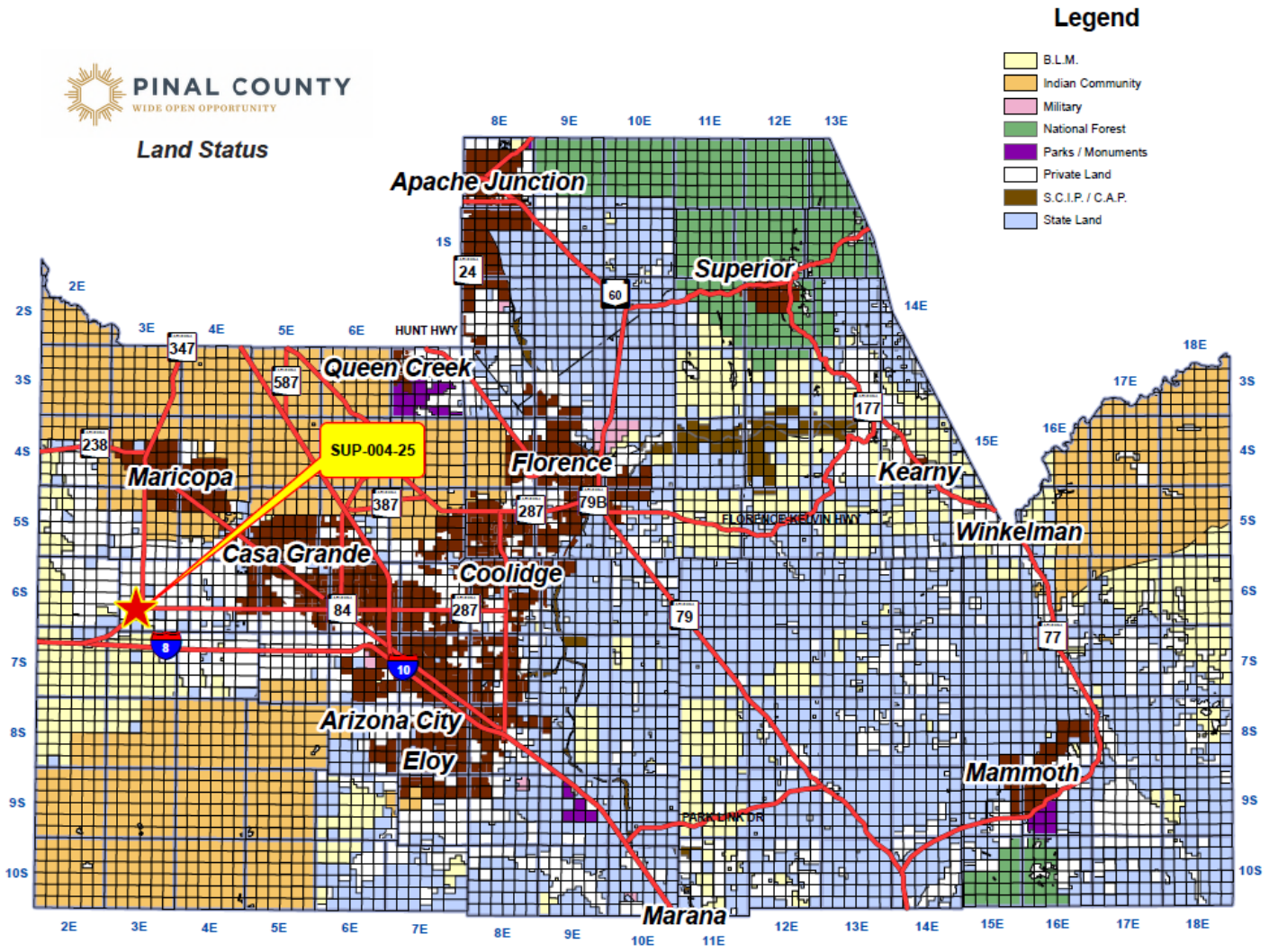
SUP-004-25 Sky Village Dino Park

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- **Proposal**:
  - request to approve a **Special Use Permit (SUP)** to operate **an educational and recreational facility that focuses on the dinosaurs of the Mesozoic Era (Sky Village Dino Park)**
- **Location:**
  - east of the intersection of W Highway 84 & S Green Rd, Maricopa-Stanfield area, in the unincorporated Pinal County.
  - APN 501-36-002X, 501-36-002Y, & 501-36-002Z
- **Size:**
  - 10.27± Acres
- **Landowner**:
  - Nirosha Senerath and Nadeesha Nambukara Wellala
- **Agent/Representative:**
  - Greg Davis, Iplan Consulting (agent)

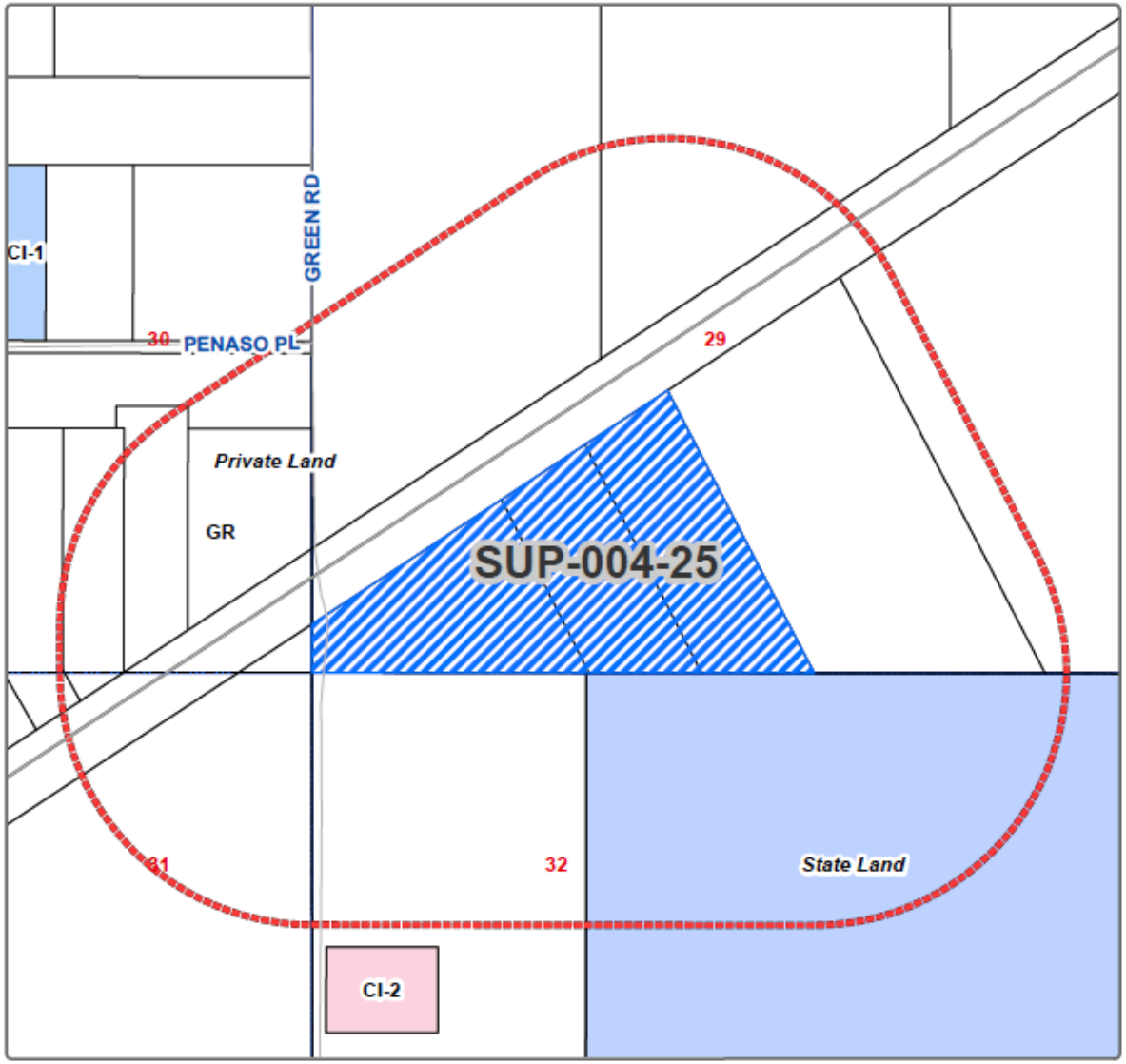
County Map

PINAL COUNTY
WIDE OPEN OPPORTUNITY



Zoning

PINAL COUNTY
WIDE OPEN OPPORTUNITY

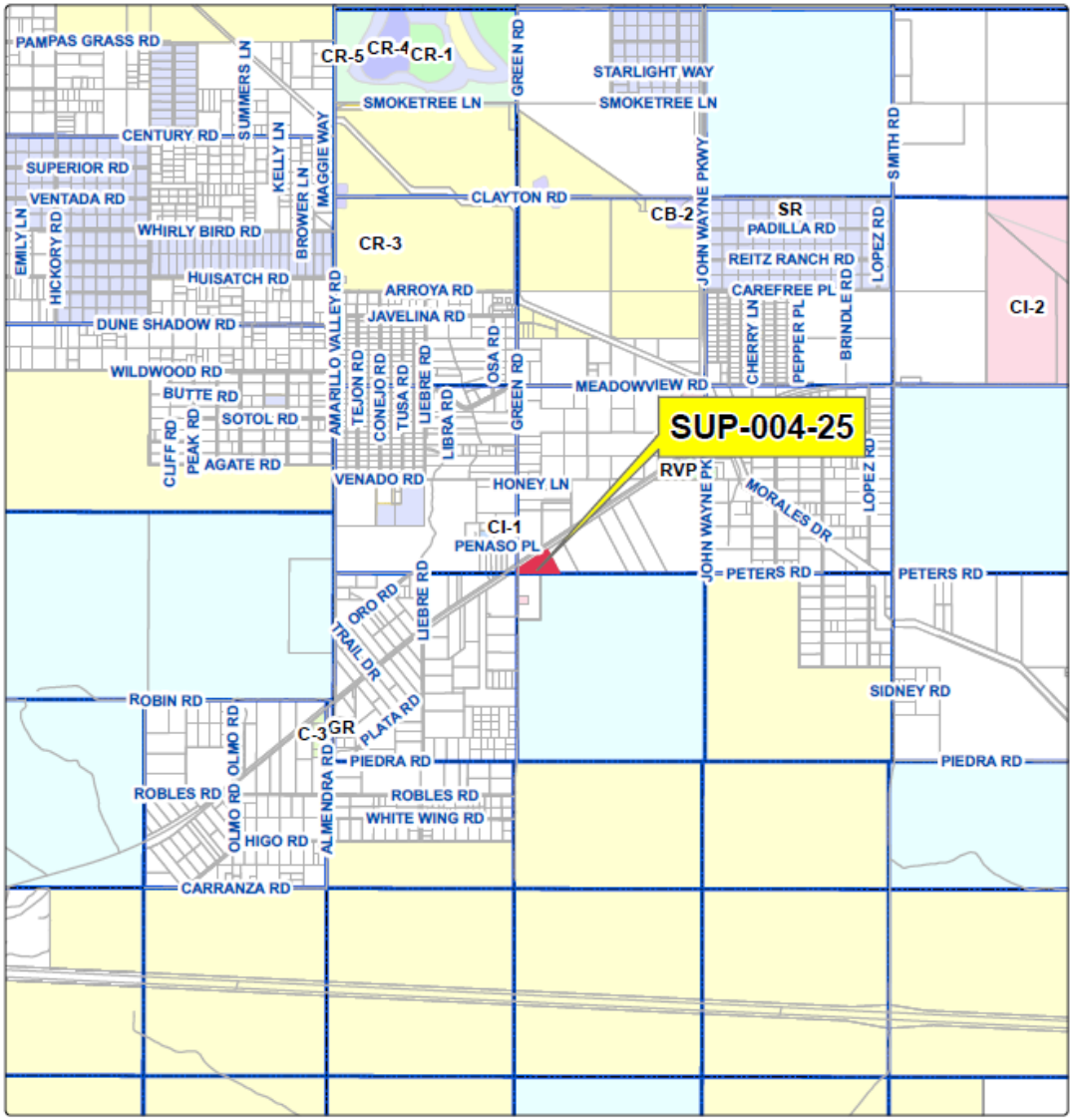


Current Zoning:
General Rural (GR)

Proposed Special Use:
Dinosaur Park
(educational and recreational)

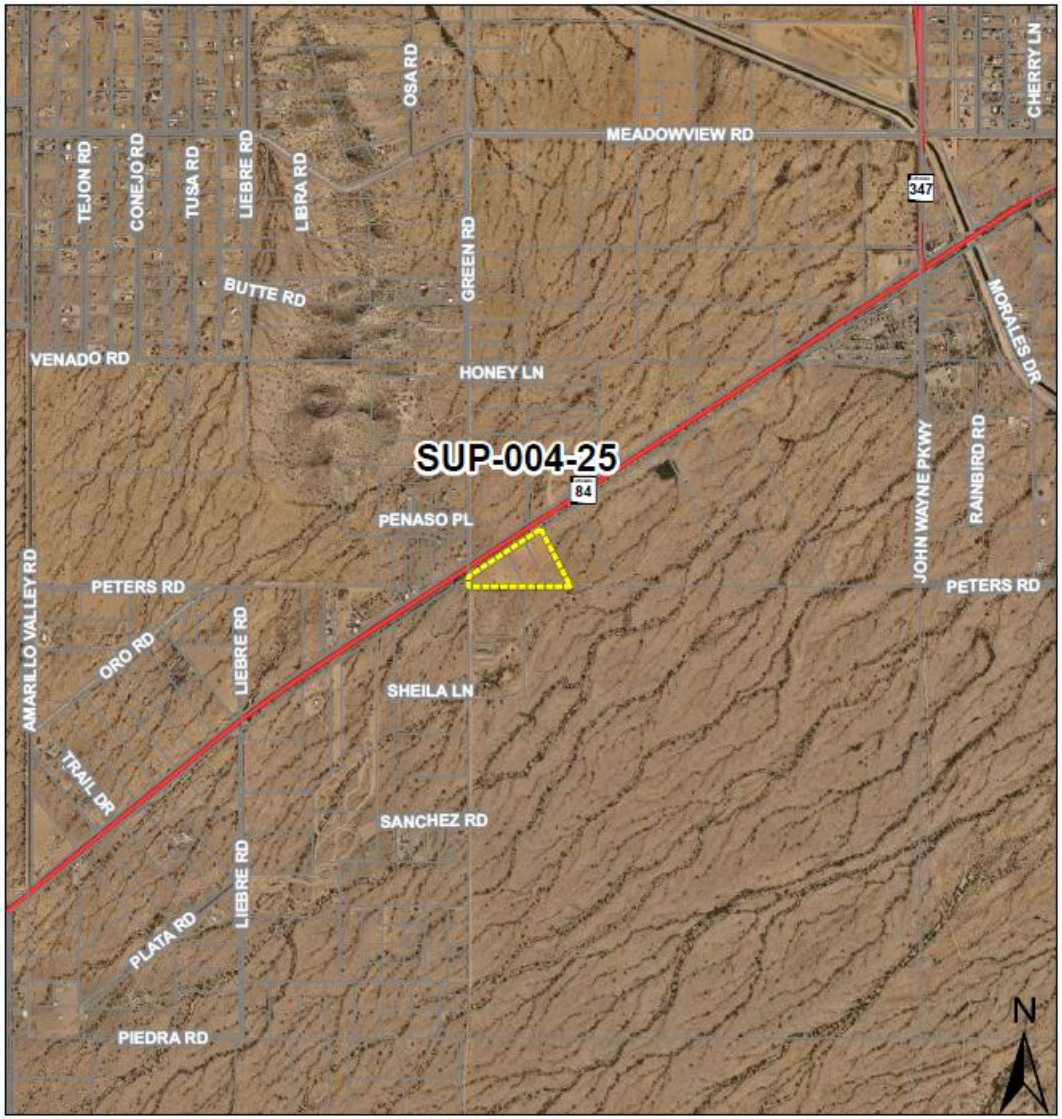
Vicinity Map

PINAL COUNTY
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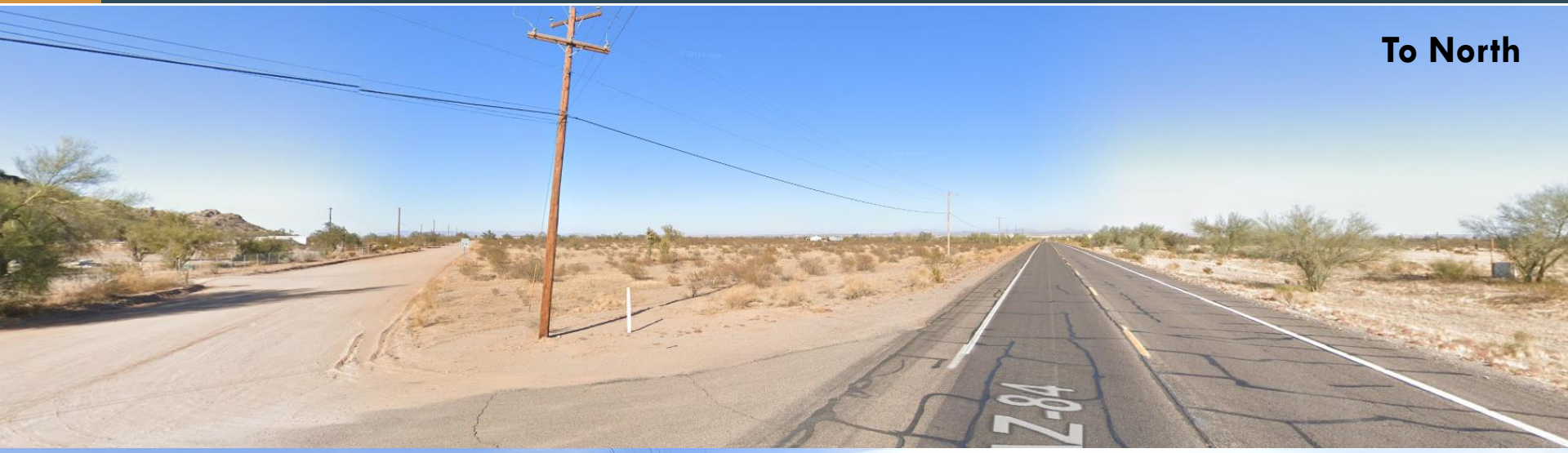
Aerial Map

PINAL COUNTY
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View on the property

PINAL COUNTY
WIDE OPEN OPPORTUNITY

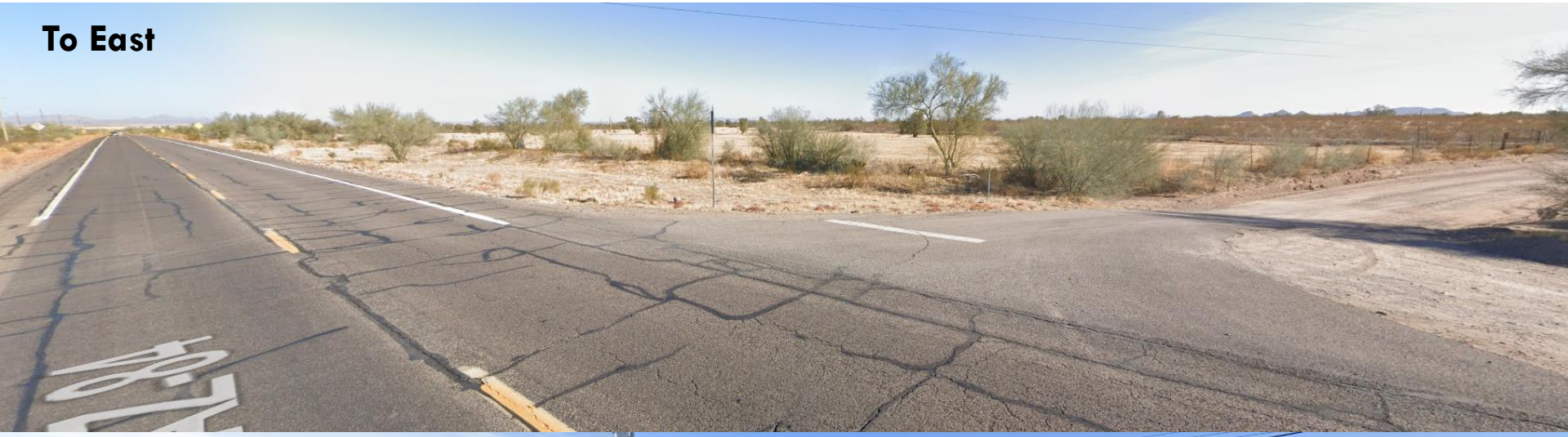




View on the property

PINAL COUNTY
WIDE OPEN OPPORTUNITY

To East



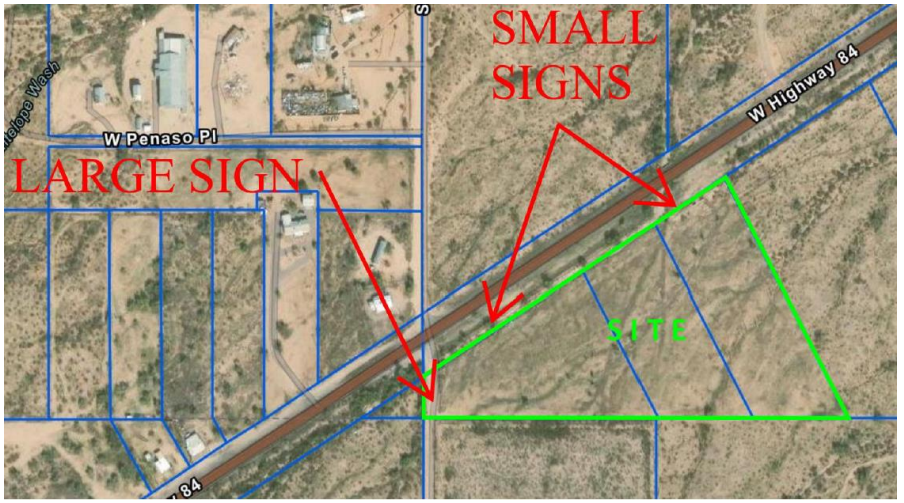
To West



Notice Sign

PINAL COUNTY
WIDE OPEN OPPORTUNITY









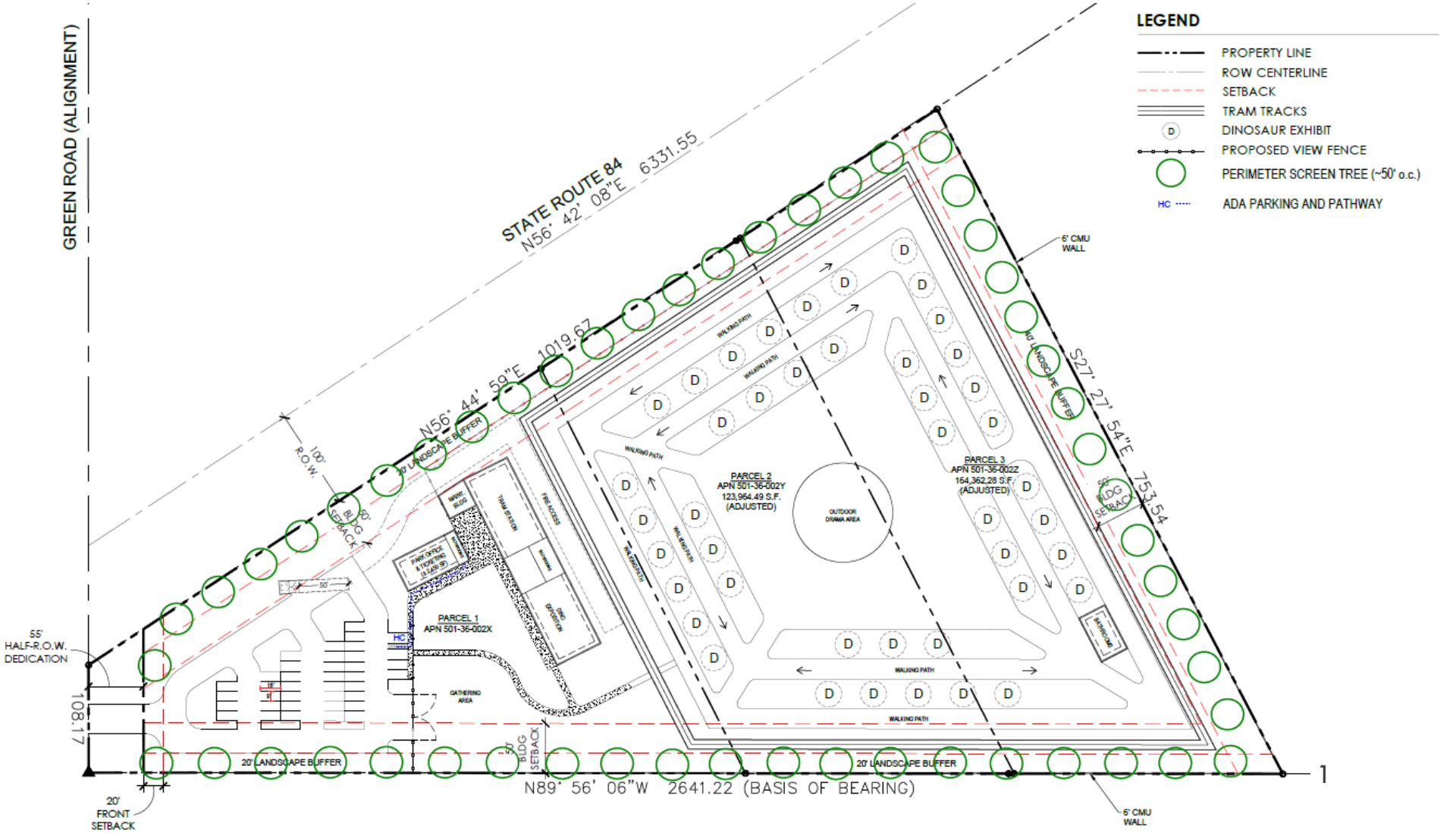
Sky Village Dino Park

PINAL COUNTY
WIDE OPEN OPPORTUNITY

- **Site History**
  - The subject property has been zoned General Rural (GR) since 1962, with the current configuration finalized following a land split in 2021.
  - The property has direct access to State Route 84 to the northern side.
  - The surrounding area is dominantly rural residential (GR), with small fractions of commercial (CB-1, CB-2, C-3), industrial (CI-1, CI-2), and other residential (RVP, SR) within a 1.5 mile radius.
  - The closest residential areas with existing structures on is located across W Highway 84 to the west of the property.
  - It is also located within the Maricopa Association of Governments Planning boundaries and City of Maricopa area of interest.

Site plan

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Sky Village Dino Park

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- The proposed development consists of:
  - Dinosaur exhibit park with static and animatronic models
  - Tram-style ride traveling the perimeter of the park
  - Five main structures including:
  - Park office/ticketing building (±2,450 SF)
  - Tram station
  - Maintenance building
  - Restroom facilities
  - Indoor interactive ride building

- Other notable features include:
  - Daily operating hours: 10:00 AM to dusk
  - Anticipated staffing: 5–10 employees
  - Estimated visitation: 50–60 guests per day
  - Target audience: families, schools, and educational groups
  - Sound mitigation: no outdoor loudspeakers, only localized sound at individual exhibits
  - Minimal lighting to comply with Pinal County Lighting Zone 1 requirements

Sky Village Dino Park

PINAL COUNTY
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- According to the submitted Site Plan the applicant has provided the following:
  - 38 standard parking spaces, including 2 ADA stalls
  - Pedestrian pathways (loop system) throughout the park
  - Tram route encircling the entire exhibit area
  - Landscaping buffers (minimum 20 feet and up to 40 feet on the east side)
  - 6-foot Concrete Masonry Unit (CMU) solid walls on the east and south sides for screening
  - View fencing along the north and west frontages
  - Perimeter tree planting spaced approximately 50 feet on center
  - The minimum separation between the primary structure and accessory buildings has been increased from the required 7 feet to 10 feet
  - Additionally, the proposed setbacks to the side and rear property lines have been expanded to 50 feet, exceeding the minimum zoning requirement of 4 feet.

Public participation

PINAL COUNTY
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Neighborhood Meeting	February 13, 2025
Broadcast Sign Posting	June 23, 2025
Site Posting	June 23, 2025
Neighborhood Mail out	June 26, 2025
Newspaper Advertising	June 26, 2025
Agency Mail out	June 30, 2025

- As of the date of this report, staff has received **one letter of opposition** from a member of the public. :
  - **Resident Concern**: Project introduces commercial activity in rural residential area.
  - **Lifestyle Impact**: Potential effects on dark skies, lack of streetlights, and quiet environment.
  - **Community Preference**: Desire to preserve rural character and existing conditions.

  - *Clarification*: No rezoning requested; no changes to outdoor lighting standards.
  - *Zoning Compliance*: Project must follow GR zoning lighting requirements, consistent with surrounding properties.

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- **Commission recommendation:**
  - At the July 17th Planning and Zoning meeting, the Commission recommended for a conditional approval of the Special Use Permit SUP-004-25 (7-0), subject to 9 stipulations as outlined in the staff report, with amended stipulation #3.

- **SUP-004-25 (9 stipulations)**

SUP-004-25 Sky Village Dino Park

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- Thank you!

SUP-004-25 Sky Village Dino Park

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If the Board wishes to conditionally approve the Special Use Permit to allow the operation of an educational and recreational facility, staff is providing the following 9 stipulations to Case SUP-004-25 for Board Consideration:

- 1. All proposed outdoor lighting must conform to the Lighting Zone 1 requirements of the Pinal County Development Services Code; and,
- 2. The property owner shall maintain a minimum 40-foot-wide landscape buffer along the eastern property boundary, and a minimum 20-foot-wide landscape buffer along all remaining property boundaries, in accordance with the conceptual Site Plan submitted with this application; and,
- 3. The property owner shall install and maintain a minimum 6-foot high obscure screening wall along the east, south, and west perimeters, and a 6-foot tall metal view fence along the north boundary adjacent to W Highway 84; and,
- 4. All structures, with the exception of the main office building, shall be classified as accessory buildings and shall be required to comply with all applicable accessory building development standards; and,

SUP-004-25 Sky Village Dino Park

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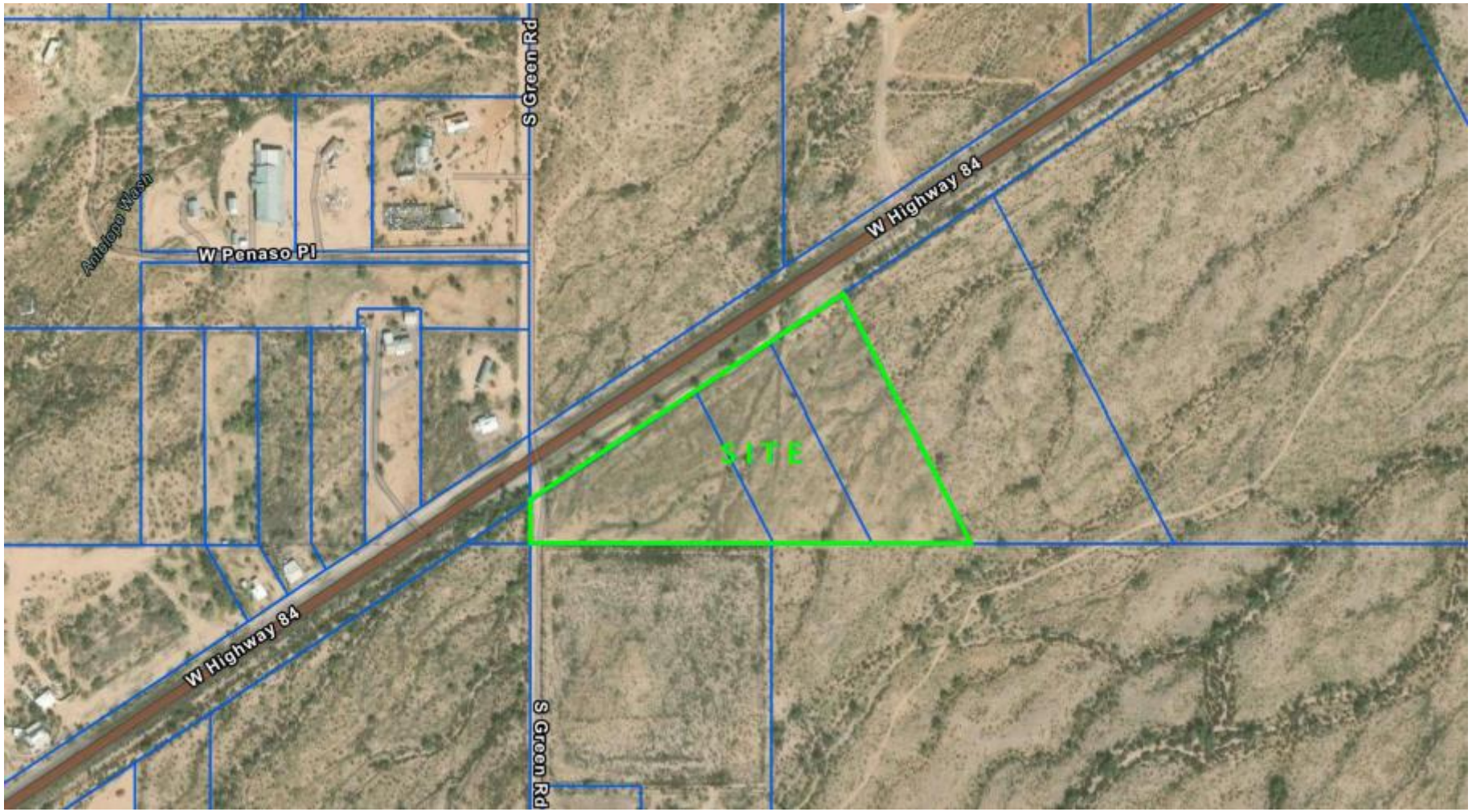
- 5. A minimum setback of 50 feet shall be maintained from all sides and rear property lines for all accessory buildings; and,
- 6. Any major change or expansion of the use beyond the boundaries of the property in question shall require approval by the Board of Supervisors; and,
- 7. The owner shall keep the property free of trash, litter and debris; and,
- 8. Any violation of these conditions at any time may result in a revocation of this SUP by the Pinal County Board of Supervisors; and,
- 9. A site plan shall be approved by County staff after the SUP is approved by the BOS, and prior to issuance of any building permits.

SKY VILLAGE DINO PARK

Iplan Consulting

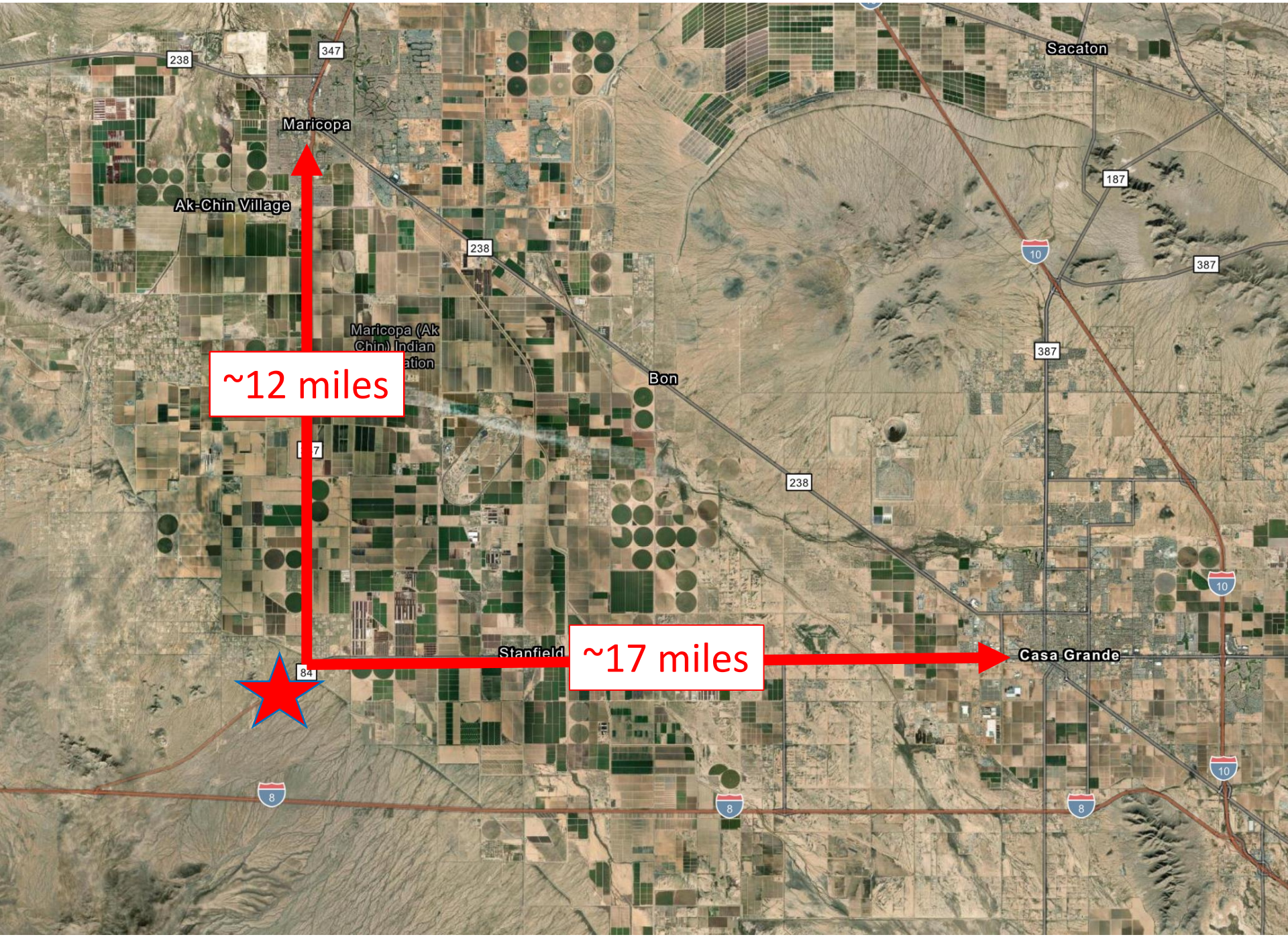


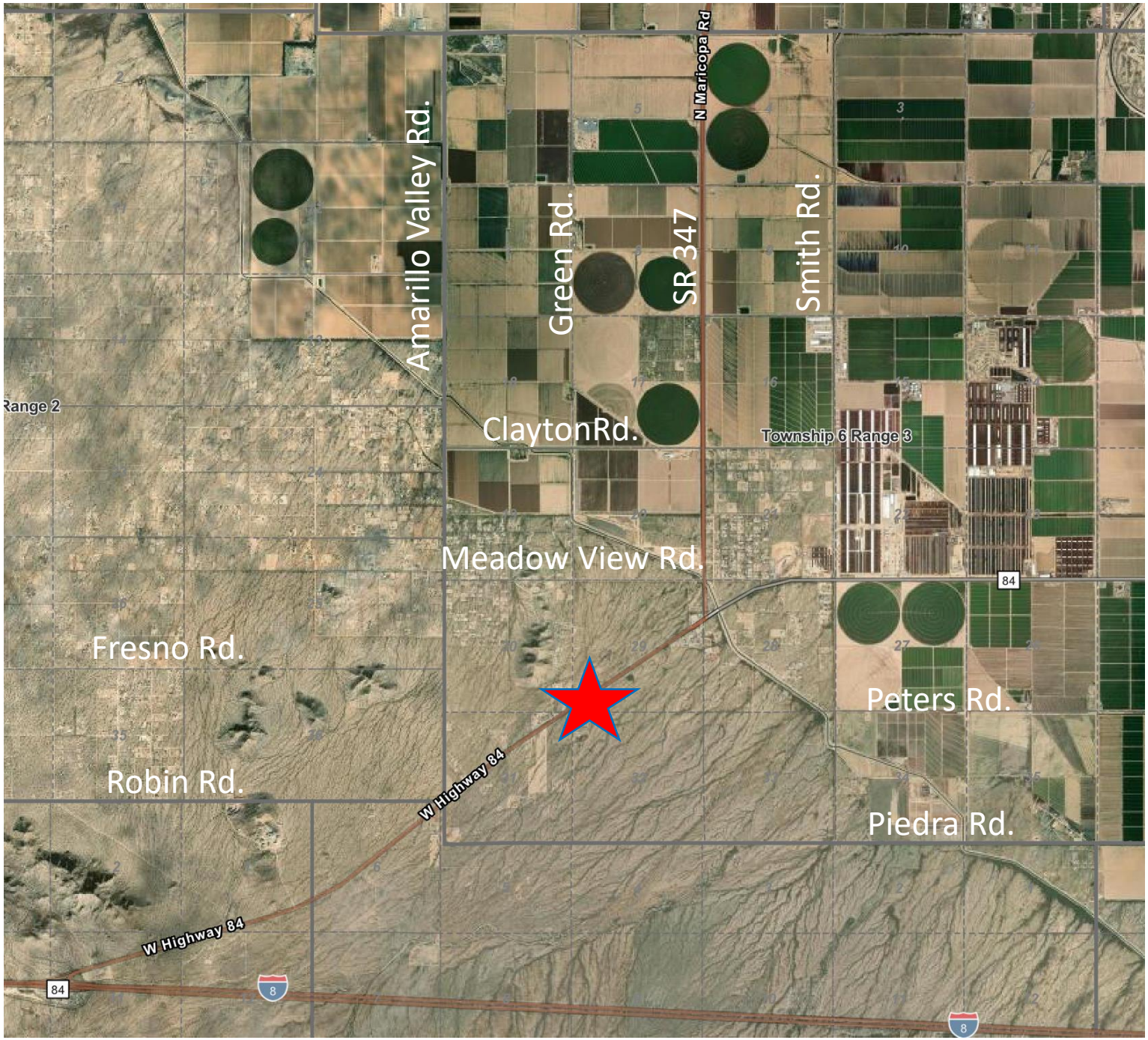
Applicant Presentation

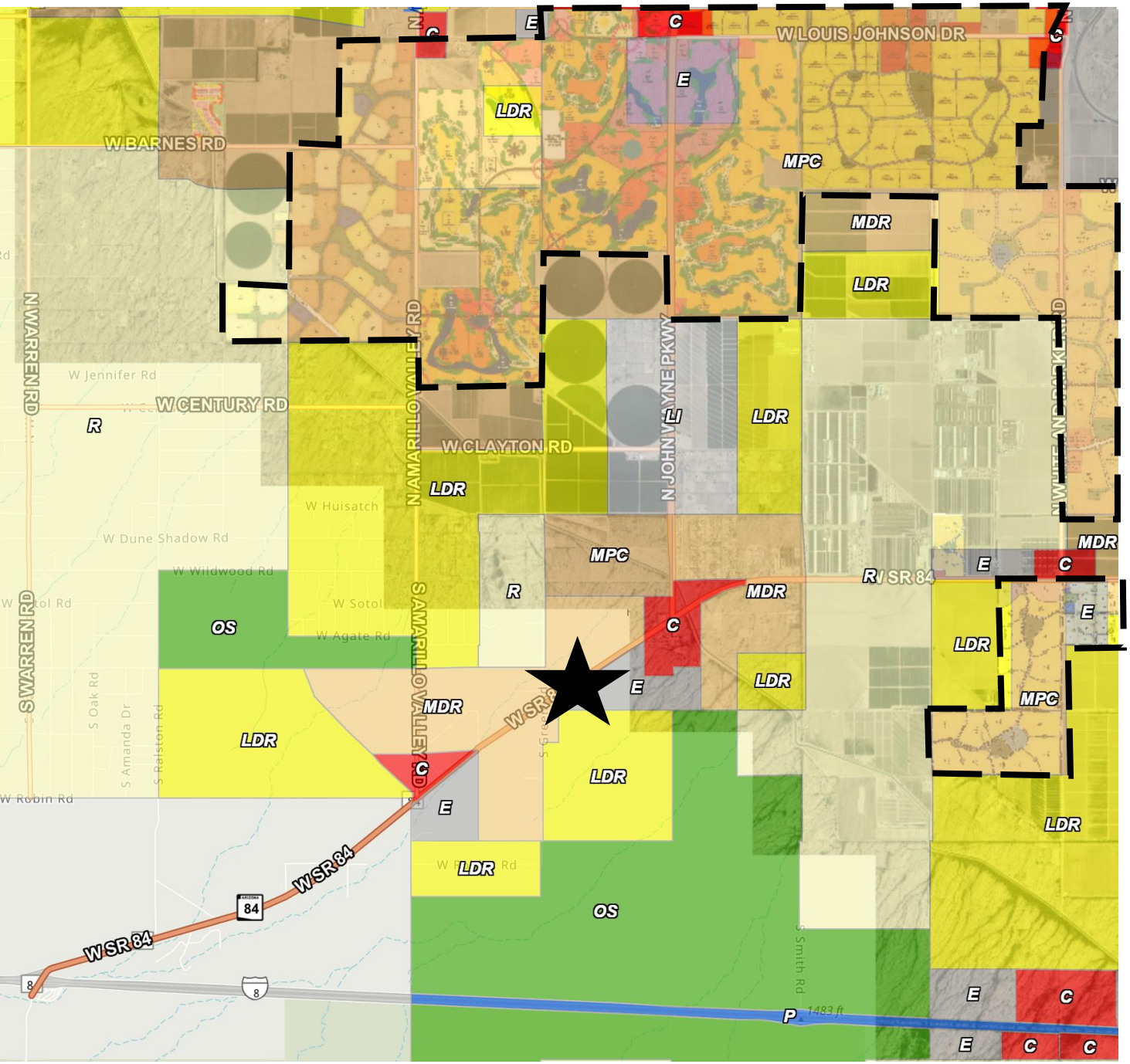


- 10-acre property owned by local family.
- Development for an outdoor museum focused on the Mesozoic Era (Dinosaurs)
- Special Use Permit (SUP) – no rezoning required.


Sacaton
238
347
Maricopa
187
Ak-Chin Village
10
238
387
Maricopa (Ak Chin) Indian Reservation
387
Bon
347
238
10
Stanfield
84
84
Casa Grande
8
8
8
10


Maricopa
Ak-Chin Village
Maricopa (Ak Chin) Indian
Bon
Sacaton
Stanfield
Casa Grande
~12 miles
~17 miles
238
347
187
387
10
84
8


Amarillo Valley Rd.
Green Rd.
SR 347
N Maricopa Rd
Smith Rd.
Range 2
ClaytonRd.
Township 6 Range 3
Meadow View Rd.
84
Fresno Rd.
Peters Rd.
Robin Rd.
W Highway 84
Piedra Rd.
W Highway 84
84
8
8



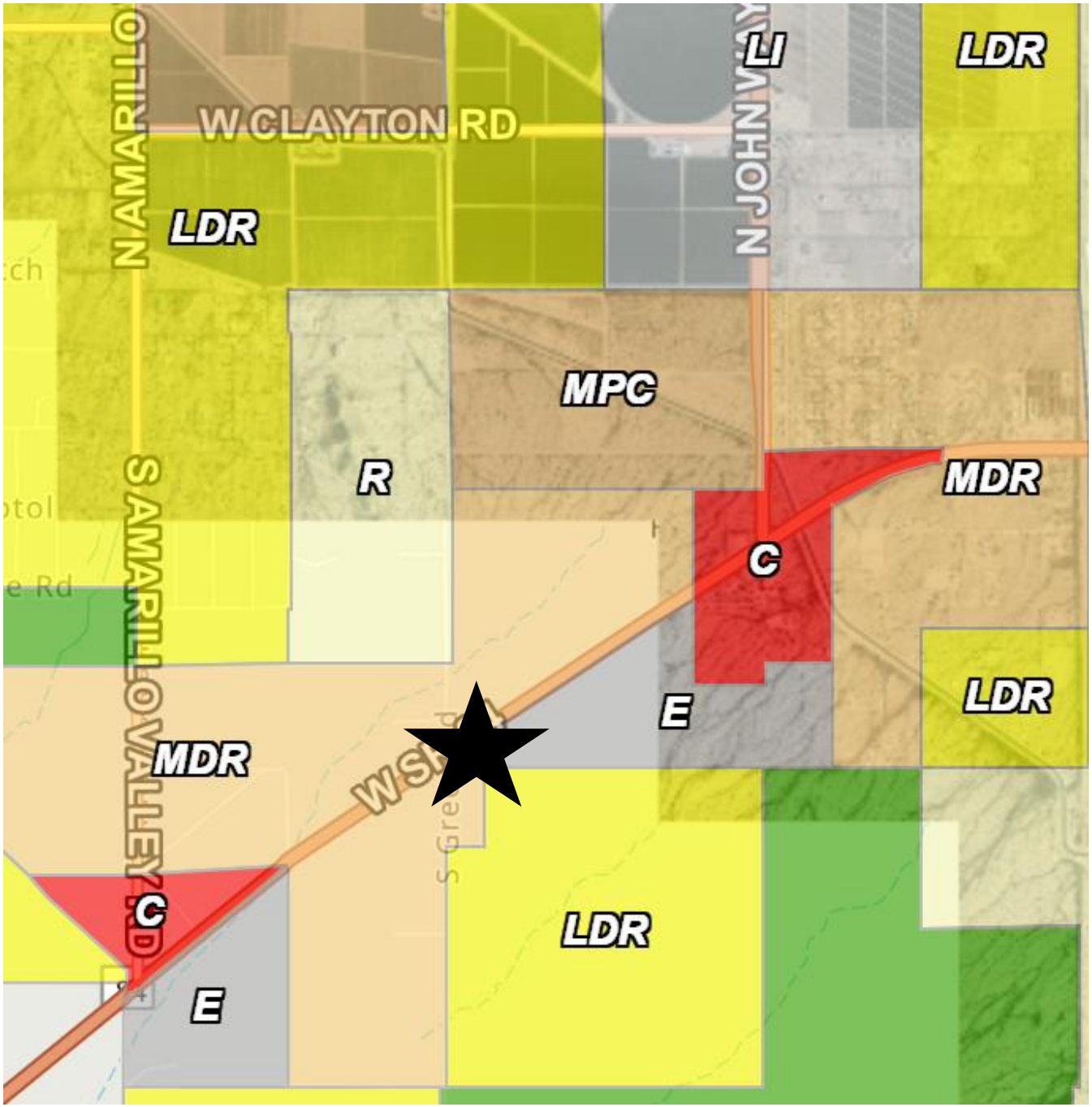
General Plan Future Land Use

- Rural
- Low Density Residential (1-2 du/ac)
- Medium Density Residential (2-4 du/ac)
- High Density Residential (>6 du/ac)
- Master Planned Community
- Mixed Use
- Commercial
- Employment
- Light Industrial
- Research and Development
- Public / Institutional
- Agriculture
- Parks / Open Space
- AC

Zoning

Label

- CB-1 : Local Business Zone
- CB-2 : General Business Zone
- CI-1 : Light Industry & Warehouse Zone
- CI-2 : Industrial Zone
- CR-1 : Single Family Residence
- CR-2 : Single Family Residence
- CR-3 : Single Family Residence
- CR-4 : Multiple Residence Zone
- CR-5 : Multiple Residence Zone
- GC : General Commercial



General Plan Future Land Use

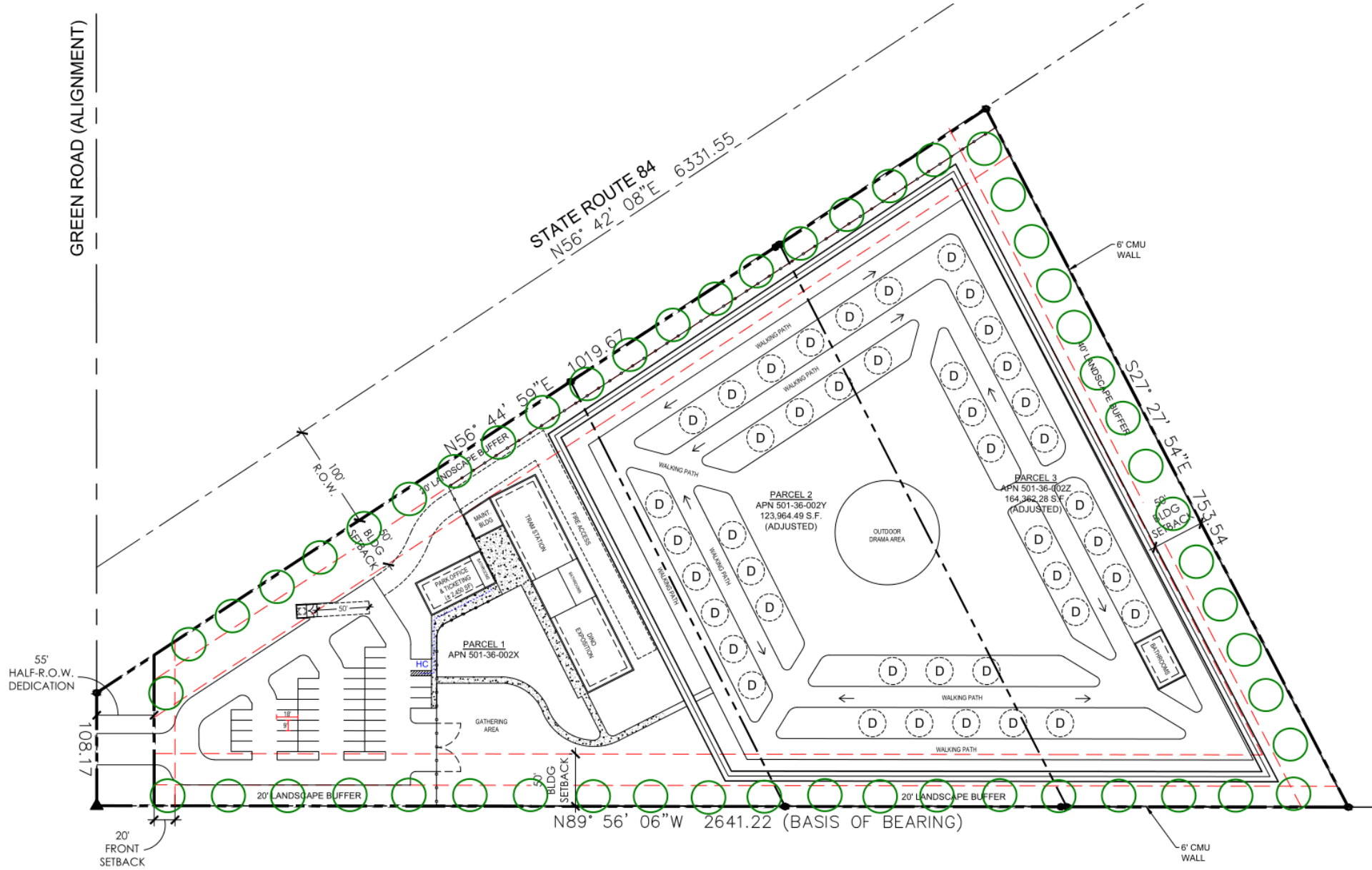
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Zoning

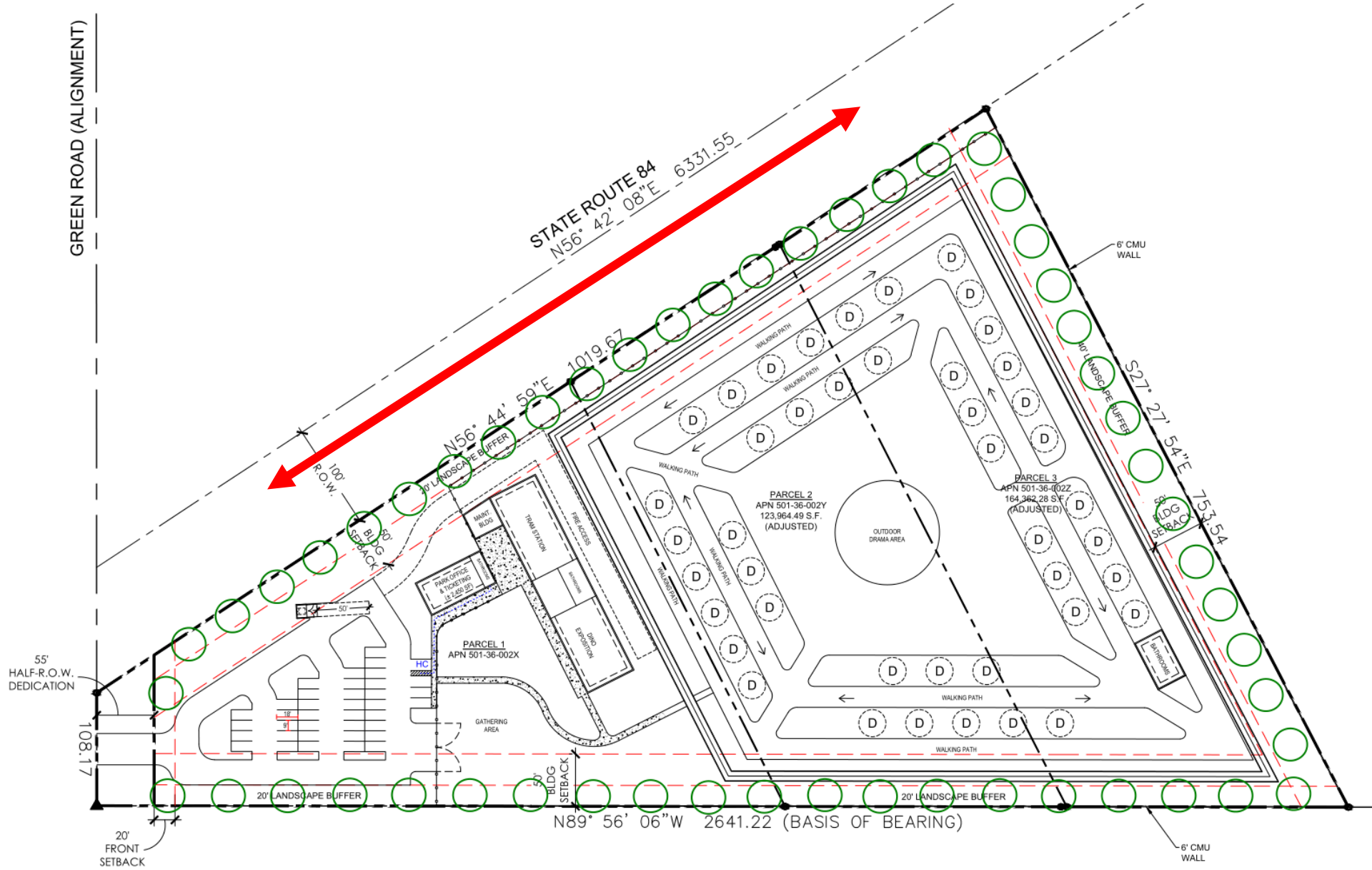
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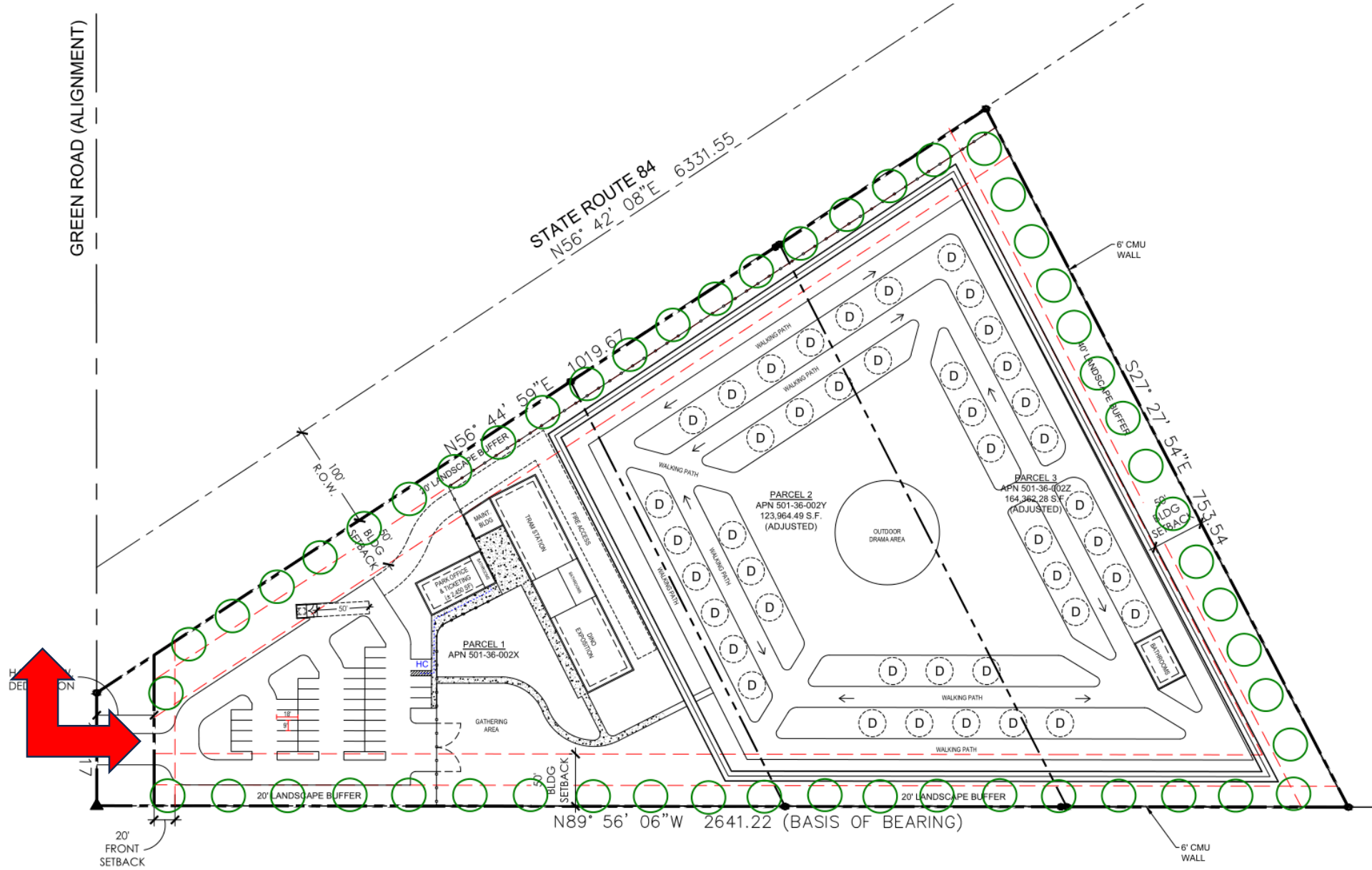
Site Plan


GREEN ROAD (ALIGNMENT)
STATE ROUTE 84
N56° 42' 08"E 6331.55
N56° 44' 59"E 1019.67
S27° 27' 54"E 753.54
100' R.O.W.
50' BLDG SETBACK
30' LANDSCAPE BUFFER
6' CMU WALL
40' LANDSCAPE BUFFER
55' HALF-R.O.W. DEDICATION
1,081.17
20' FRONT SETBACK
20' LANDSCAPE BUFFER
50' BLDG SETBACK
N89° 56' 06"W 2641.22 (BASIS OF BEARING)
PARCEL 1
APN 501-36-002X
PARCEL 2
APN 501-36-002Y
123,964.49 S.F.
(ADJUSTED)
PARCEL 3
APN 501-36-002Z
164,362.28 S.F.
(ADJUSTED)
OUTDOOR DRAMA AREA
WALKING PATH
PARK OFFICE & TICKETING (± 2,450 SF)
MAINT BLDG
TRAM STATION
FIRE ACCESS
DINO EXPEDITION
GATHERING AREA
BATHROOMS
HC
50'

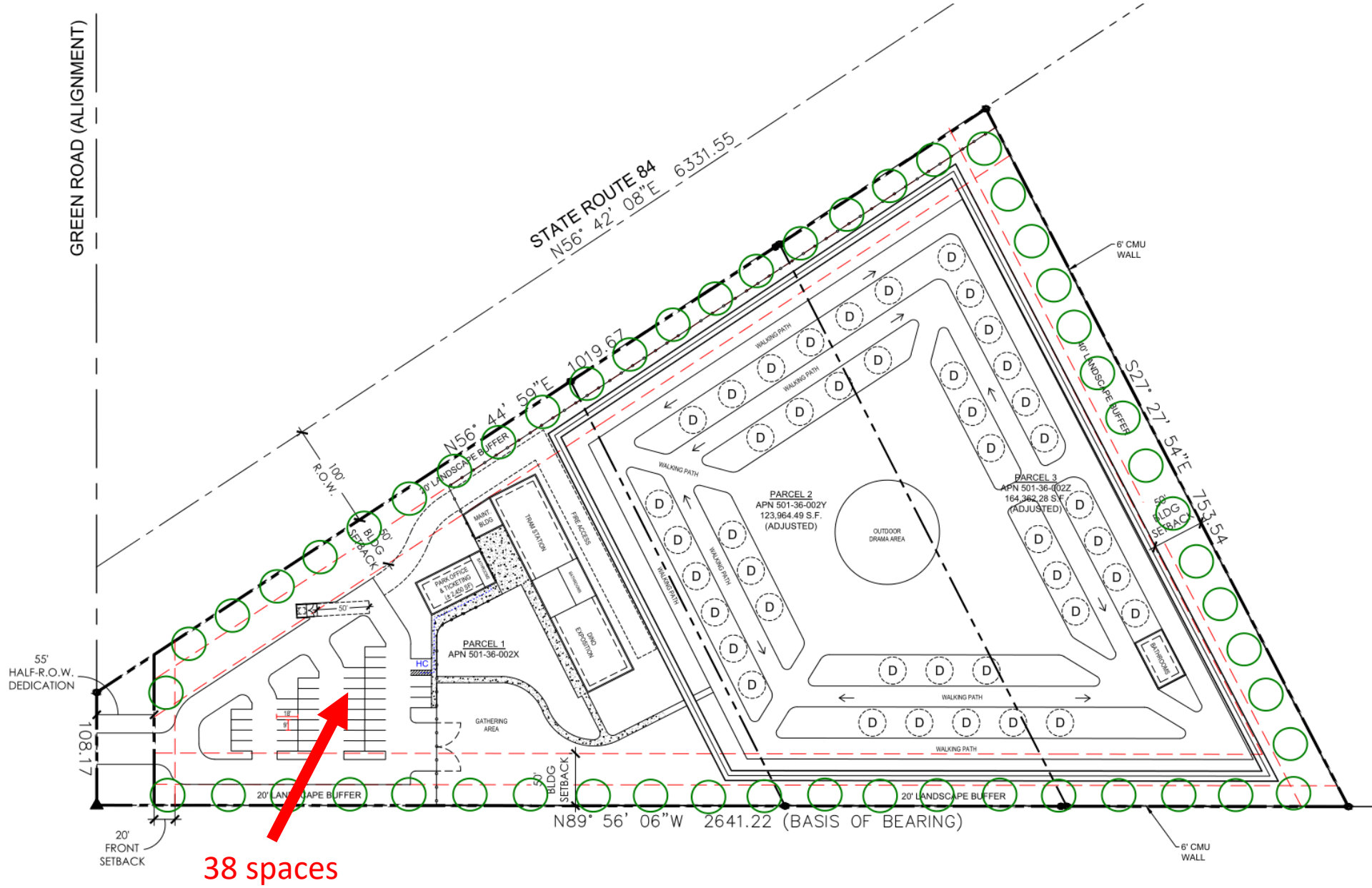
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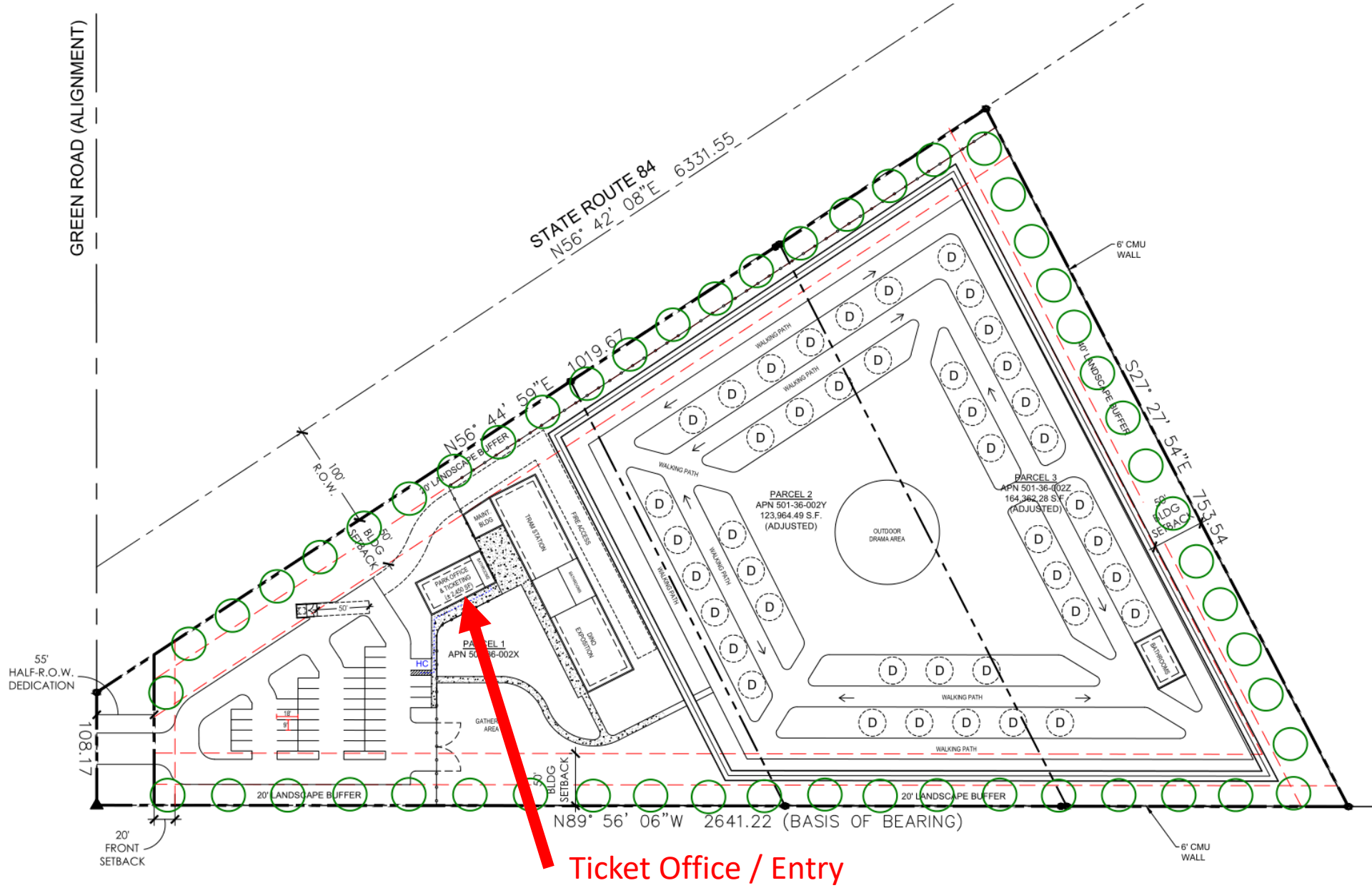
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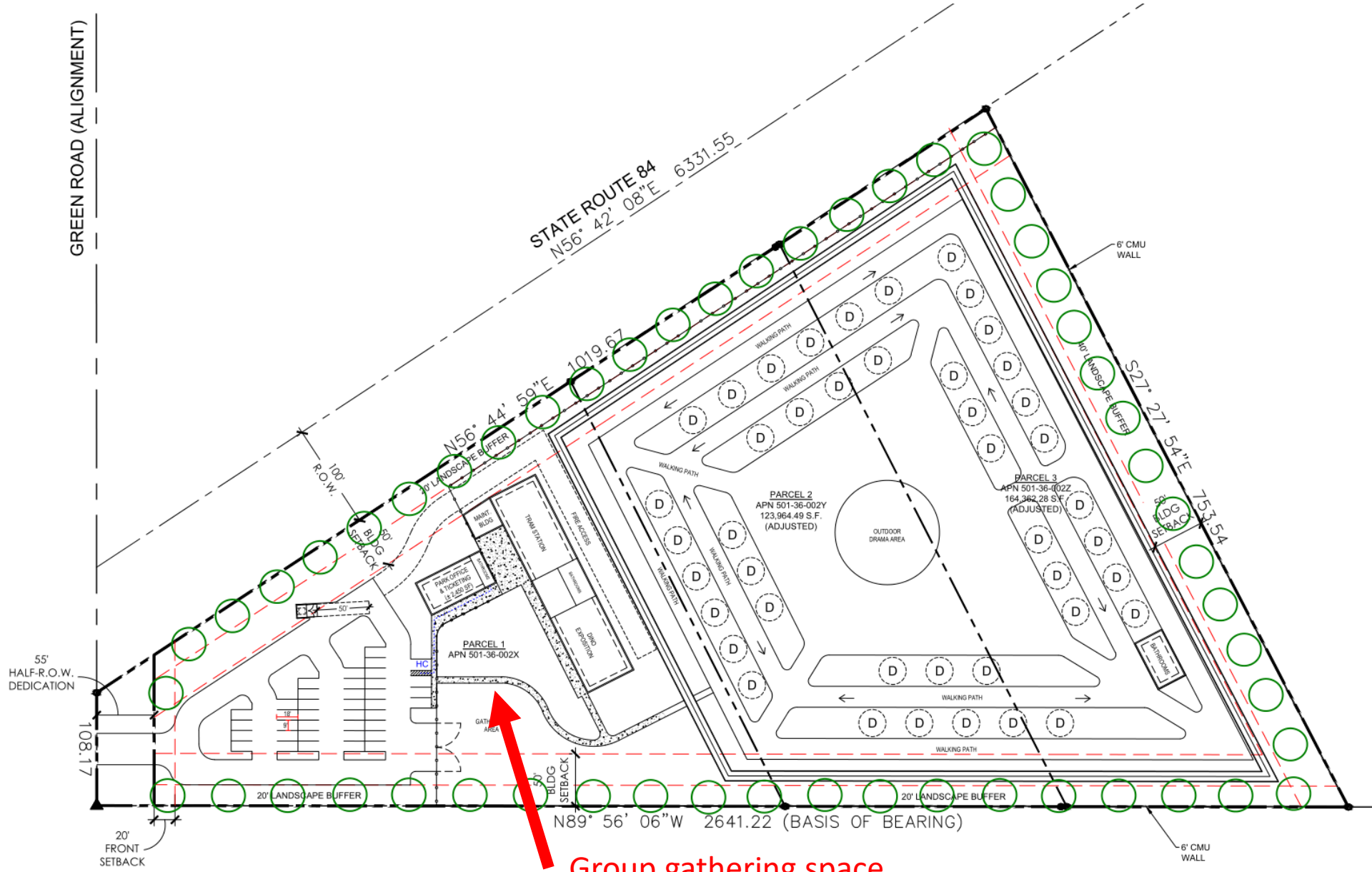
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38 spaces

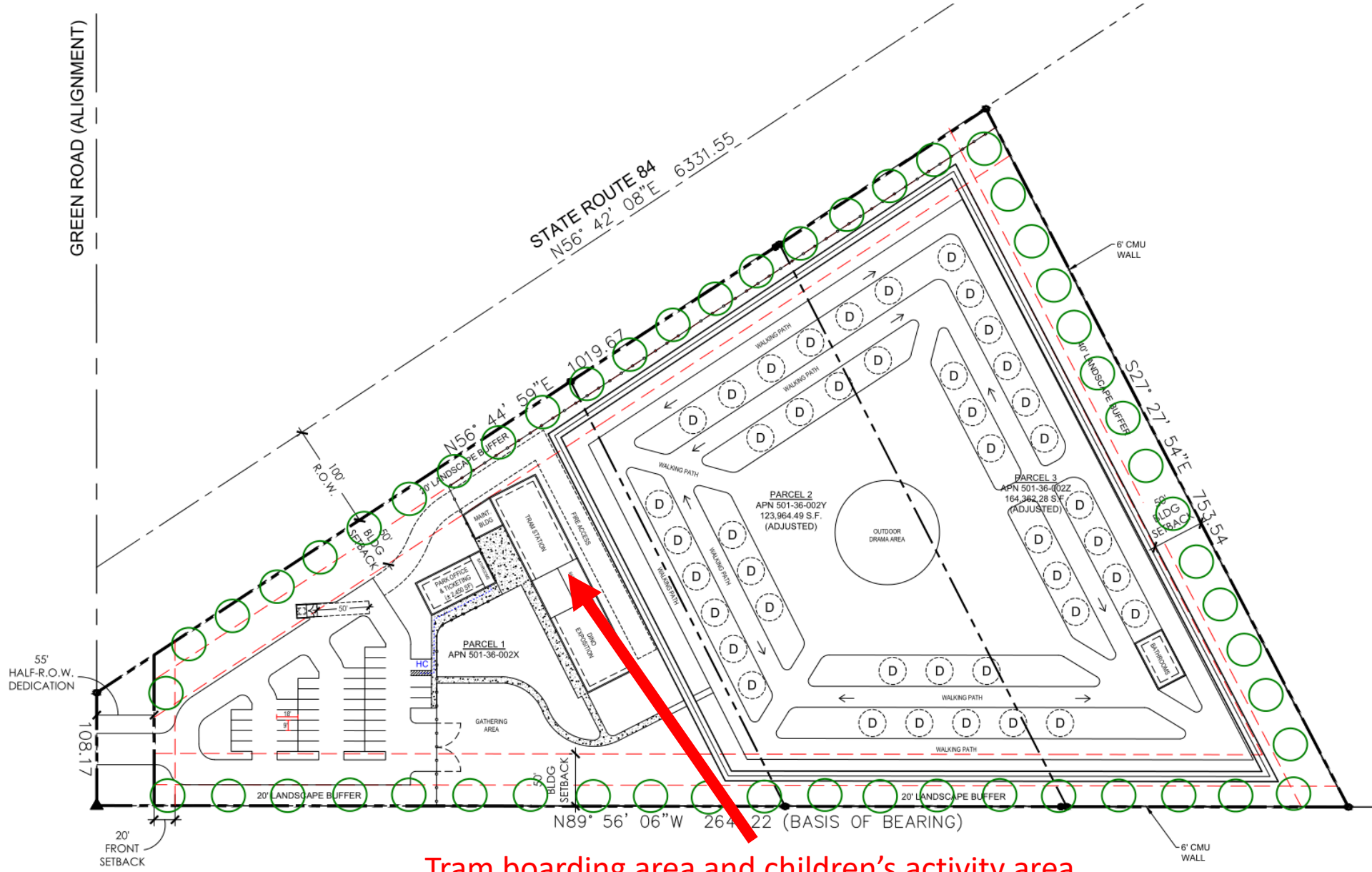
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WALKING PATH
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MAINT BLDG
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DINO EXPEDITION
BATHROOMS
HC
Ticket Office / Entry

Site Plan

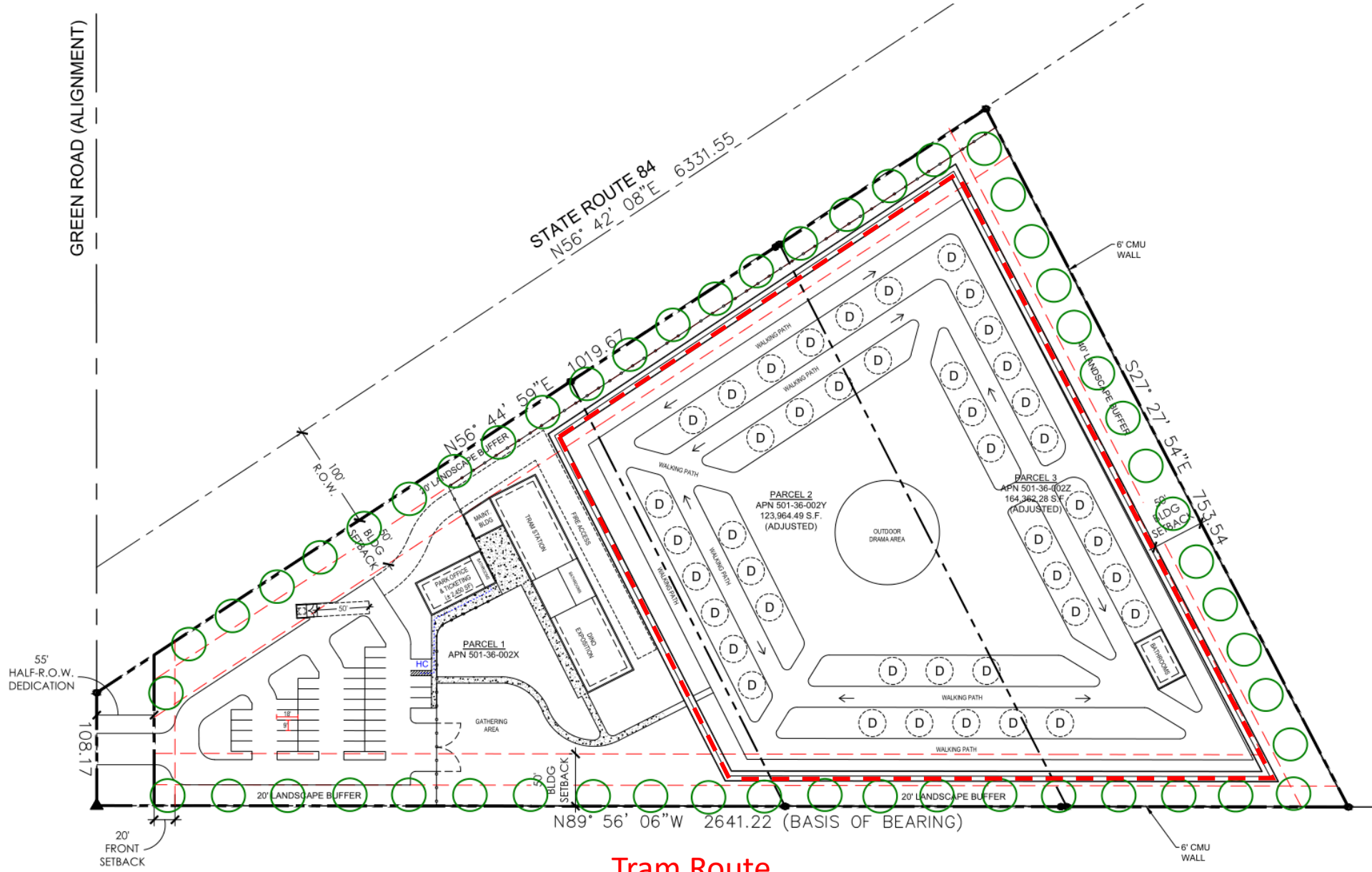

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BATHROOMS
HC
Group gathering space

Site Plan



Tram boarding area and children's activity area

Site Plan



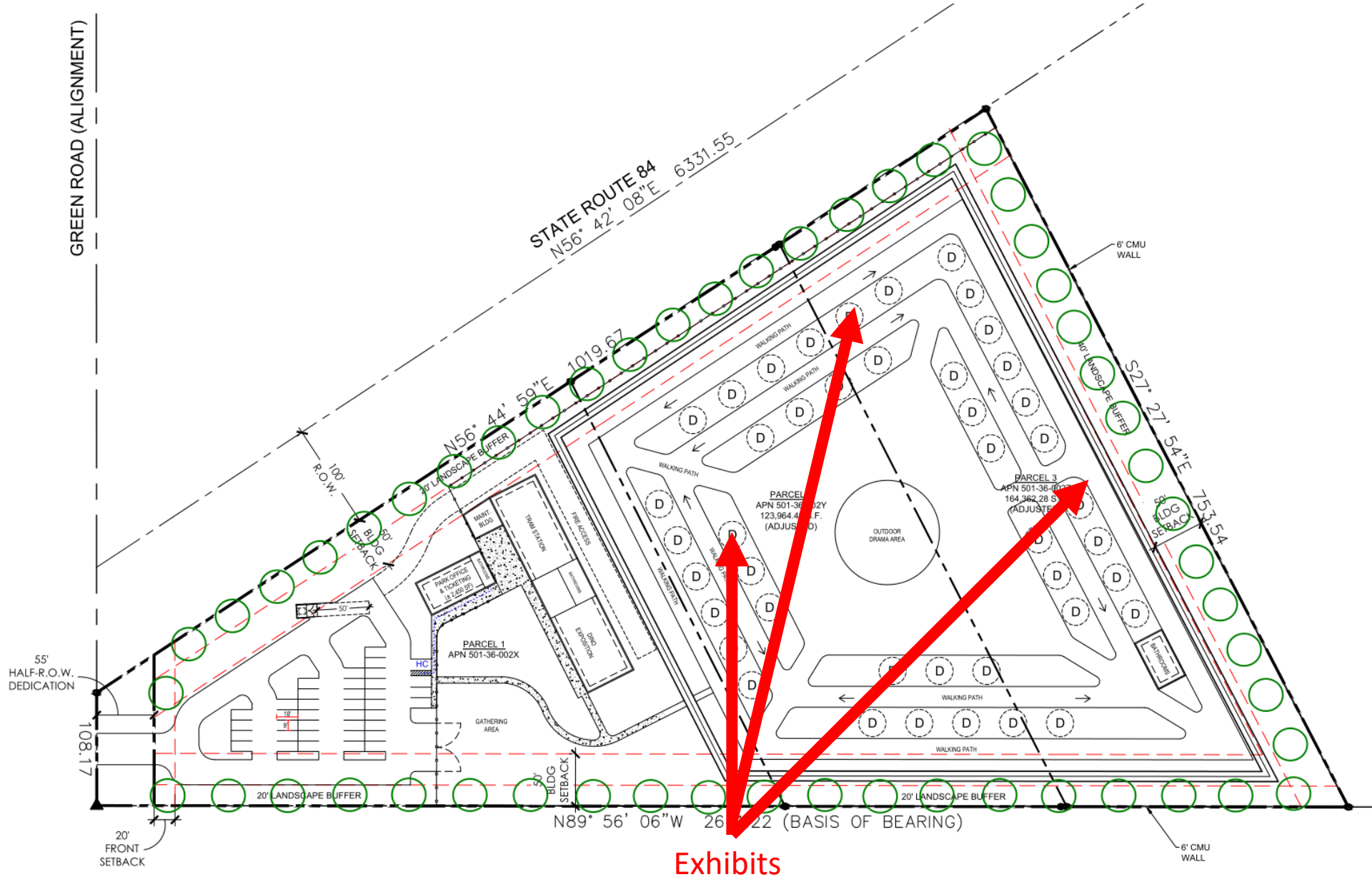
Tram Route

Site Plan



Walking Paths

Site Plan



Exhibits

Exhibits



Exhibits



Exhibits



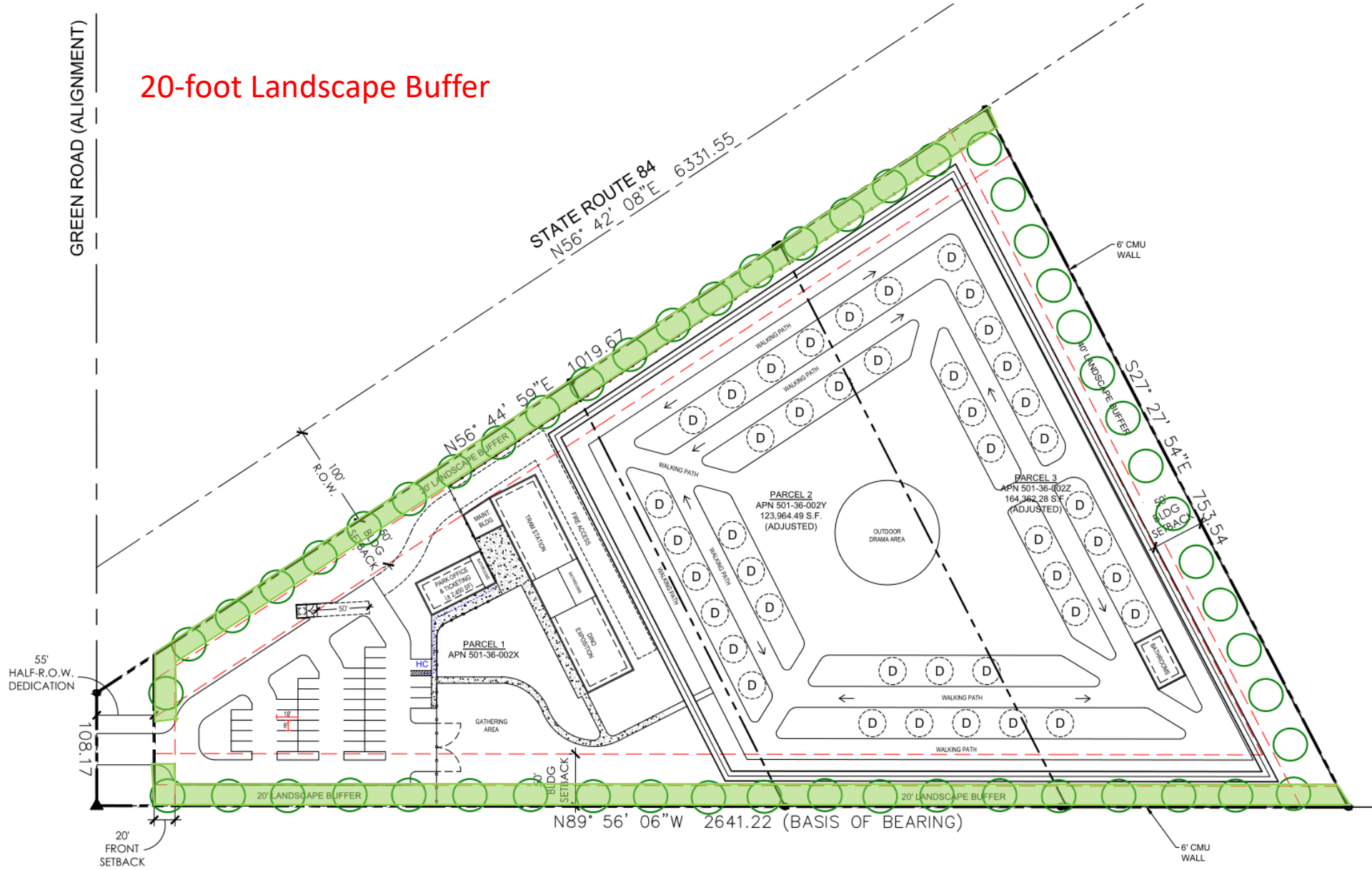
Exhibits



Exhibits

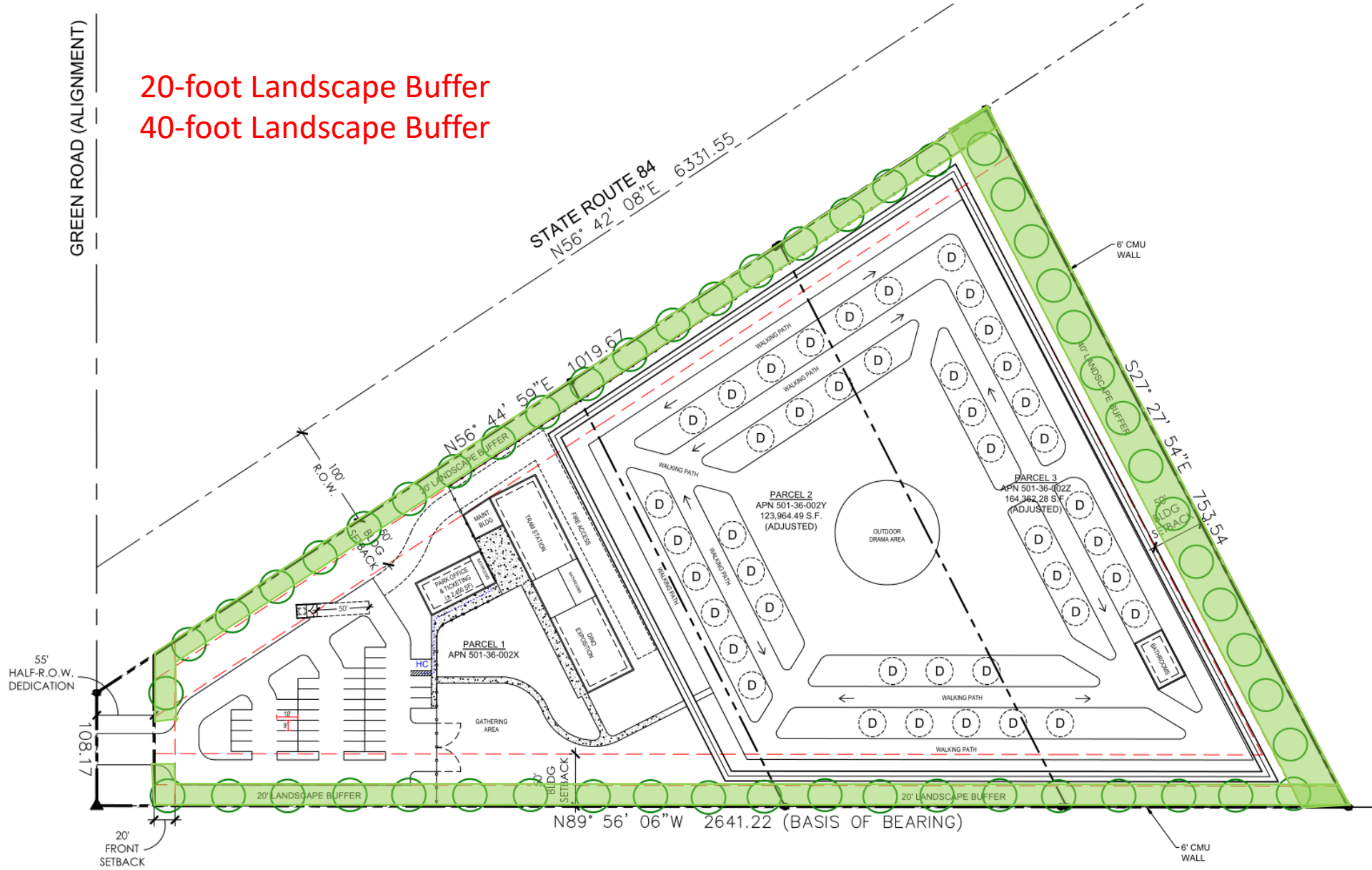

KENTROS
(Pointed Tail Lizard)
Late Jurassic
152 Million
Years Ago
Diet: Plants
Kentrosaurus is part
family of plate-backe
dinosaurs. Kentrosau
mate or contro
and the spikes were a
defensive weapon.
EXPEDI
DINOS

Buffers & Building Setbacks



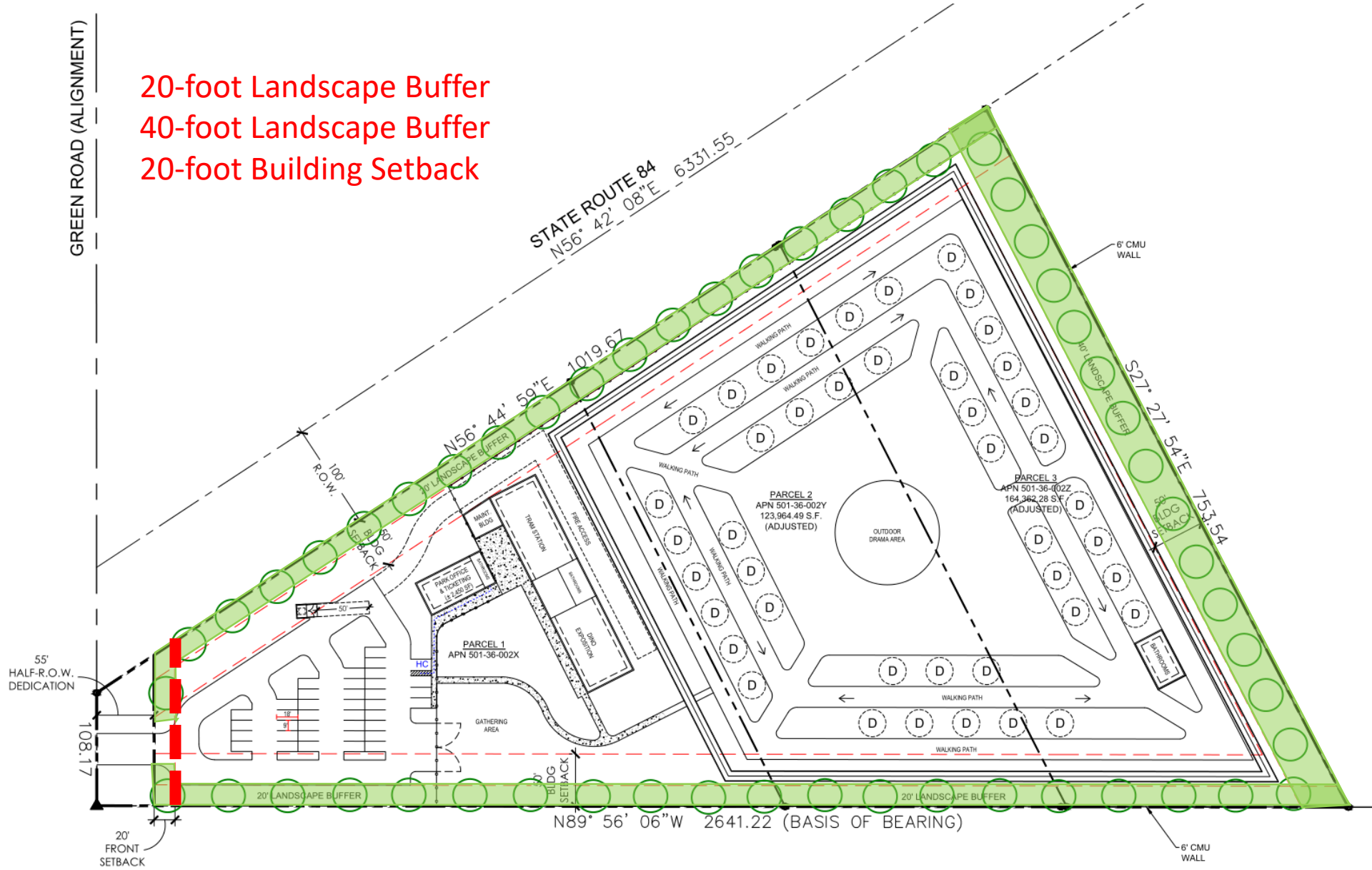
Buffers & Building Setbacks

20-foot Landscape Buffer
40-foot Landscape Buffer



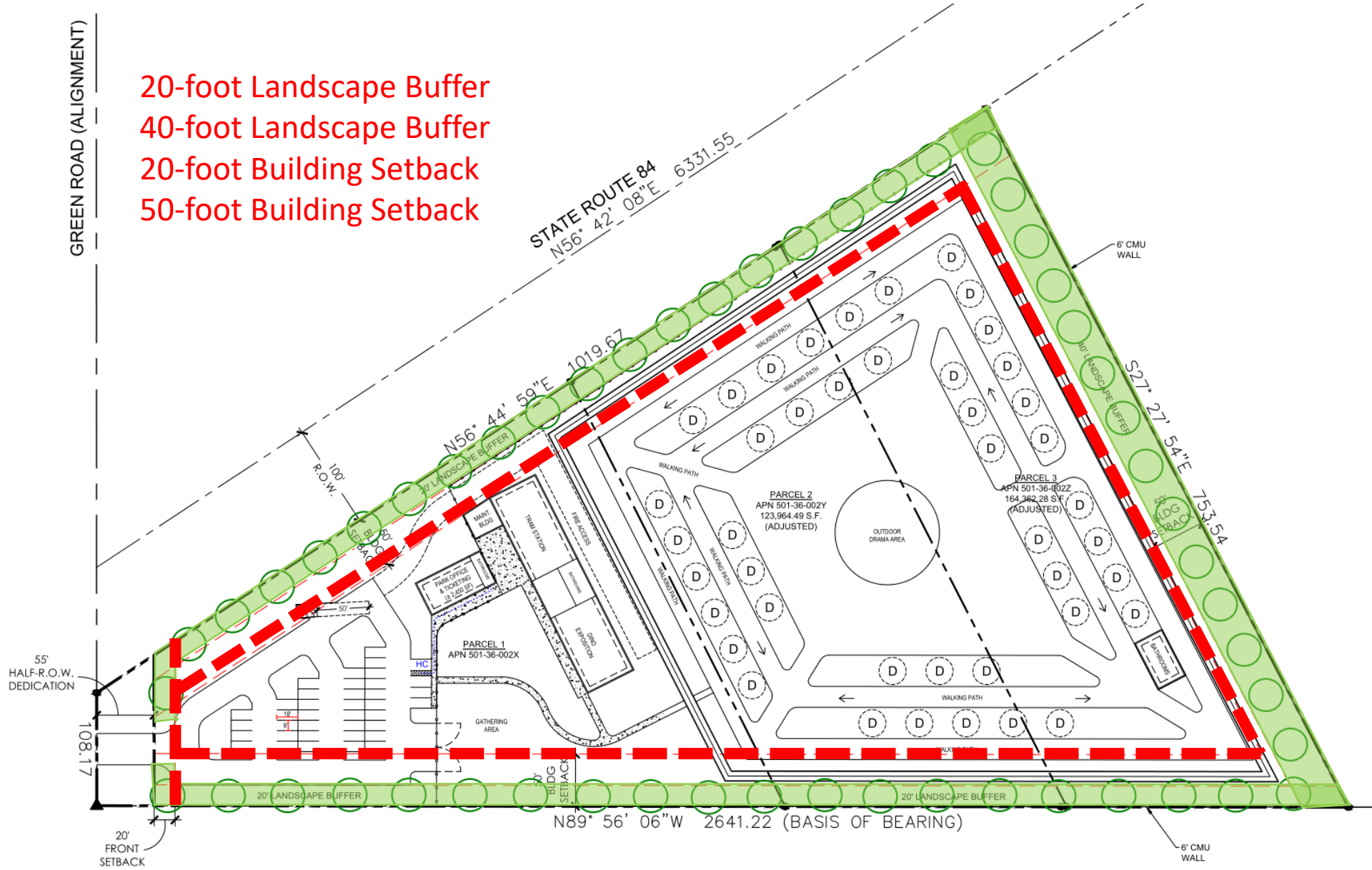
Buffers & Building Setbacks

20-foot Landscape Buffer
40-foot Landscape Buffer
20-foot Building Setback



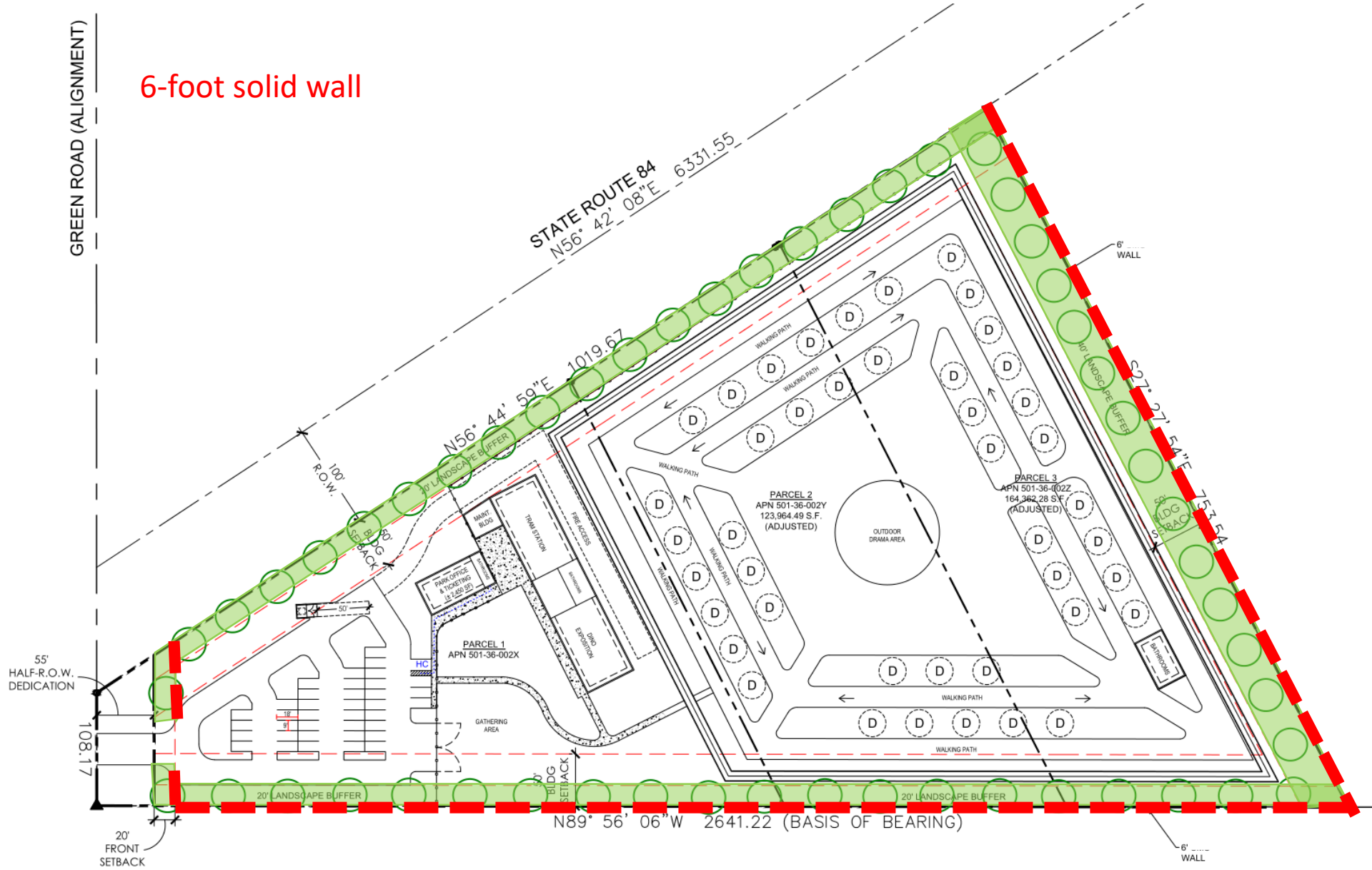
Buffers & Building Setbacks

20-foot Landscape Buffer
40-foot Landscape Buffer
20-foot Building Setback
50-foot Building Setback



Walls/Fences

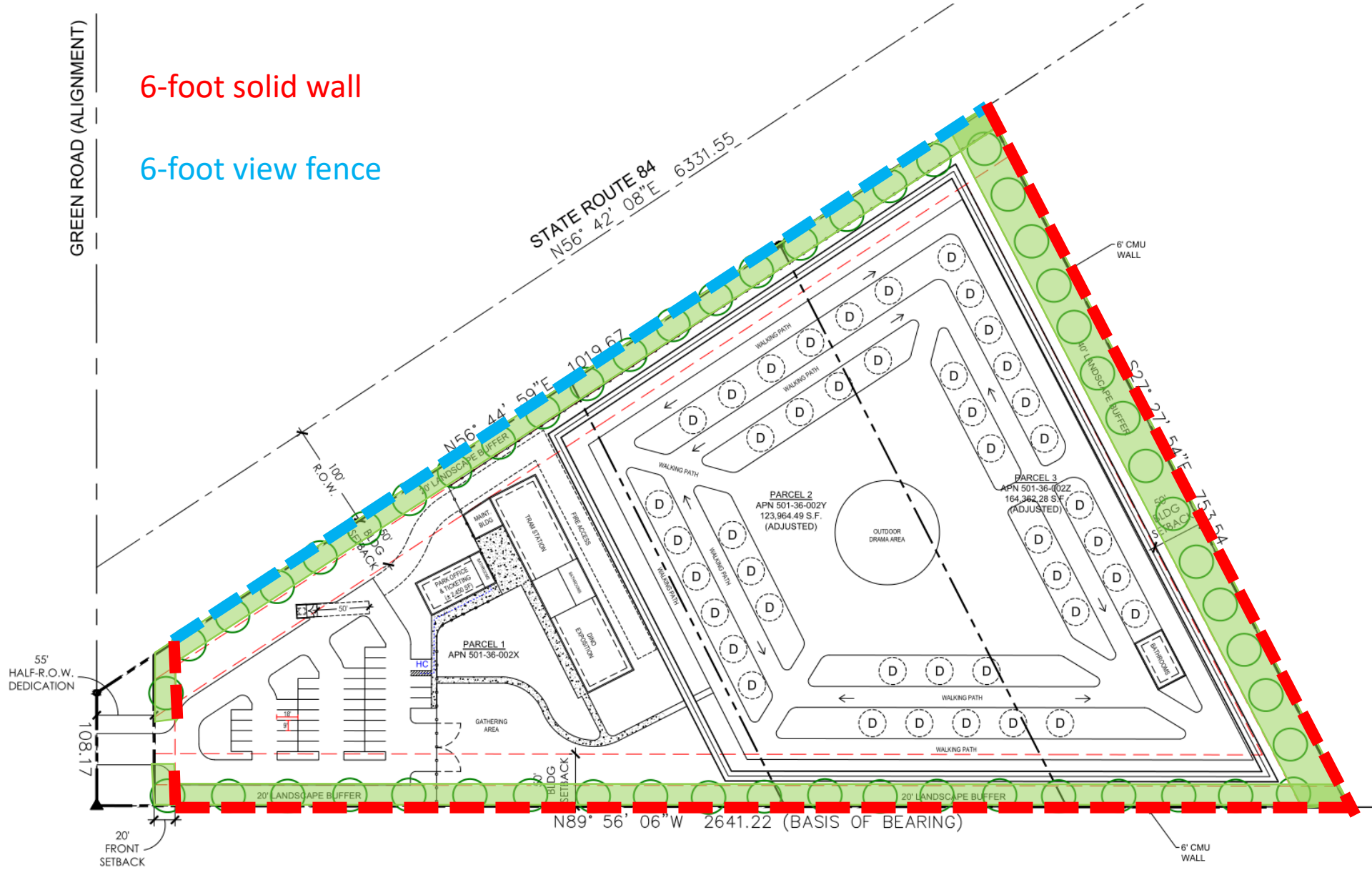
6-foot solid wall



Walls/Fences

6-foot solid wall

6-foot view fence



Operation Information

Operation:

- Open daily from 10am - dusk
- Summer days/hours will be limited depending on demand.
- Fall/Winter/Spring expected visitors is 50-60 plus school field trips
- Typically 10 employees will be on-site with more on demand.

Buildings:

- Three buildings initially:
  - Ticket office/management/maintenance/restroom
  - Tram Station/Waiting area/Dino Experience
  - Remote restroom
- All are planned to be single story.

Potential Impacts

Noise:
- Not open early morning or after dark.
- 6-foot minimum height block wall around perimeter.
- Wide buffers with screening trees.

Lighting:
- Not open at night.
- Limited to safety/security lighting.
- Will comply with PCDSC for Area 1 (Rural).

Traffic:
- Projected traffic is easily accommodated by State Highway 84.
- Traffic Study determined…

Due to the relatively low forecasted potential trip generation of the Development, and the relatively low existing traffic volumes on SR 84 in the vicinity of the Subject Site, no undue traffic impacts are anticipated related to the Development.

SKY VILLAGE DINO PARK

Iplan Consulting



Applicant Presentation

When recorded return to:
Clerk of the Board
P.O. Box 827
Florence AZ 85132

RESOLUTION NO. 2025-SUP-004-25

A RESOLUTION OF THE PINAL COUNTY, ARIZONA, BOARD OF SUPERVISORS APPROVING A SPECIAL USE PERMIT FOR A PROPERTY LOCATED EAST OF THE INTERSECTION OF W HIGHWAY 84 AND S GREEN ROAD (TAX PARCELS 501-36-002X, 501-36-002Y, AND 501-36-002Z) TO OPERATE AN EDUCATIONAL AND RECREATIONAL FACILITY THAT FOCUSES ON THE DINOSAURS OF THE MESOZOIC ERA, IN CONNECTION WITH PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT CASE NO. SUP-004-25

WHEREAS, the Pinal County Board of Supervisors (the "**Board**") is authorized pursuant to the Pinal County Development Services Code § 2.151.010 to approve Special Use Permits in order to ensure and protect the public health, safety, convenience and general welfare; and,

WHEREAS, on February 28, 2025, the Pinal County Community Development Department (the "**Department**") received an application from Greg Davis, Iplan Consulting, as agent, Nadeesha Nambukara Wellala, as applicant, for Nirosha Senerath and Nadeesha Nambukara Wellala, landowner of a certain property located east of the intersection of W Highway 84 & S Green Rd. in an unincorporated area of Pinal County (Tax Parcels 501-36-002X, 501-36-002Y, and 501-36-002Z) and legally described in the attached **Exhibit "A"** (the "**Property**") for a Special Use Permit requesting approval to operate an educational and recreational facility that focuses on the dinosaurs of the Mesozoic Era, on a 10.27± acres parcel in the GR General Rural Zoning District (the "**SUP Application**"); and,

WHEREAS, on July 17, 2025, the Pinal County Planning and Zoning Commission (the "**Commission**") held a public meeting with a public hearing on the SUP Application (Department Case No. SUP-004-25) whereat Department staff presented the matter to the Commission; and,

WHEREAS, following the public hearing the Commission voted 7-0 in favor of forwarding a recommendation of approval of the SUP Application to the Board subject to nine (9) stipulations of approval as set forth on the attached **Exhibit "B"** (the "**Stipulations of Approval**").

NOW, THEREFORE, BE IT RESOLVED by the Pinal County Board of Supervisors that the SUP Application requesting approval to operate an educational and recreational facility that focuses on the dinosaurs of the Mesozoic Era, on a 10.27± acres parcel in the GR General Rural zoning district is hereby approved for Greg Davis, Iplan Consulting, agent, Nadeesha Nambukara Wellala, applicant, on behalf Nirosha Senerath and Nadeesha Nambukara Wellala, landowner for the Property legally described in **Exhibit "A"** and subject to the Stipulations of Approval set forth in **Exhibit "B"**.

/ / /

RESOLUTION NO. 2025-SUP-004-25

PASSED AND ADOPTED this 17th day of September, 2025, by the PINAL COUNTY BOARD OF SUPERVISORS.

_____
Chairman of the Board

ATTEST:

_____
Clerk/Deputy Clerk of the Board

APPROVED AS TO FORM:

_____
Deputy County Attorney

EXHIBIT "A"
TO
ORDINANCE NO. 2025-SUP-004-25

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTH HALF OF SECTION 29, TOWNSHIP 6 SOUTH, RANGE 3 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 29, SAID POINT BEING THE POINT OF BEGINNING;

THENCE NORTH 00 DEGREE S, 02 MINUTES, 20 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 29, A DISTANCE OF 108.17 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 84;

THENCE NORTH 56 DEGREES, 44 MINUTES, 58 SECONDS EAST, ALONG THE SOUTHERLY 100 FOOT RIGHT-OF-WAY LINE OF STATE HIGHWAY 84, A DISTANCE OF 1019.67 FEET;

THENCE SOUTH 27 DEGREE S, 27 MINUTES, 55 SECONDS EAST, A DISTANCE OF 753.54 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 29, WHICH LIES 1441.05 FEET WESTERLY OF THE SOUTH QUARTER CORNER OF SAID SECTION 29;

THENCE NORTH 89 DEGREES, 56 MINUTES 07 SECONDS WEST, ALONG SAID SOUTH LINE, A DISTANCE OF 1200.20 FEET TO THE POINT OF BEGINNING.

EXHIBIT "B"
TO
ORDINANCE NO. 2025-SUP-004-25

[Stipulations of Approval]

1. All proposed outdoor lighting must conform to the Lighting Zone 1 requirements of the Pinal County Development Services Code; and,

2. The property owner shall maintain a minimum 40-foot-wide landscape buffer along the eastern property boundary, and a minimum 20-foot-wide landscape buffer along all remaining property boundaries, in accordance with the conceptual Site Plan submitted with this application; and,

3. The property owner shall install and maintain a minimum 6-foot high obscure screening wall along the east, south, and west perimeters, and a 6-foot tall metal view fence along the north boundary adjacent to W Highway 84; and,

4. All structures, with the exception of the main office building, shall be classified as accessory buildings and shall be required to comply with all applicable accessory building development standards; and,

5. A minimum setback of 50 feet shall be maintained from all sides and rear property lines for all accessory buildings; and,

6. Any major change or expansion of the use beyond the boundaries of the property in question shall require approval by the Board of Supervisors; and,

7. The owner shall keep the property free of trash, litter and debris; and,

8. Any violation of these conditions at any time may result in a revocation of this SUP by the Pinal County Board of Supervisors; and,

9. A site plan shall be approved by County staff after the SUP is approved by the BOS, and prior to issuance of any building permits.

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #:
Dept. #:
Dept. Name: Clerk of the Board
Requested By: Stephen Q. Miller

AGENDA ITEM AND REQUESTED BOARD ACTION:

ITEM ADDED: Executive Session pursuant to A.R.S. 38-431.03(A)(3)(4) for legal advice with appointed outside conflict counsel and discussion of threat of possible litigation from the County Attorney concerning the Board of Supervisors' role and authority in the appointment of a County Attorney Deputy Chief under A.R.S. 11-409. (Stephen Q. Miller/Snell & Wilmer)

MOTION:

Convene into Executive Session

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #:
Dept. #:
Dept. Name: Clerk of the Board
Requested By: Stephen Q. Miller

AGENDA ITEM AND REQUESTED BOARD ACTION:

ITEM ADDED: Discussion/approval/disapproval of a limited waiver to the attorney-client privilege concerning advice from outside conflict counsel regarding the Board of Supervisors' role and authority in the appointment of a County Attorney Deputy Chief (Chief of the Civil Division) under A.R.S. 11-409. (Stephen Q. Miller/Snell & Wilmer)

MOTION:

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #:
Dept. #:
Dept. Name: Clerk of the Board
Requested By: Stephen Q. Miller

AGENDA ITEM AND REQUESTED BOARD ACTION:

ITEM ADDED: Presentation by outside conflict counsel regarding the Board of Supervisors' role and authority in the appointment of a County Attorney Deputy Chief (Chief of the Civil Division) under A.R.S.11-409. (Stephen Q. Miller/Snell & Wilmer)

MOTION:

Information Only

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #:
Dept. #:
Dept. Name: Clerk of the Board
Requested By: Stephen Q. Miller

AGENDA ITEM AND REQUESTED BOARD ACTION:

ITEM ADDED: Executive Session pursuant to A.R.S. 38-431.03(A)(3)(4) for legal advice with appointed outside conflict counsel to discuss the minimum qualifications for the position of County Attorney Deputy Chief and the legal considerations associated with approving a waiver to the pre-established minimum qualifications. (Stephen Q. Miller/Snell & Wilmer)

MOTION:

Convene into Executive Session

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #:
Dept. #:
Dept. Name: Clerk of the Board
Requested By: Stephen Q. Miller

AGENDA ITEM AND REQUESTED BOARD ACTION:

ITEM ADDED: Executive Session pursuant to A.R.S. 38-431.03(A)(1)(3) for legal advice with appointed outside conflict counsel regarding the waiver of minimum requirements and reconsideration of the Board of Supervisors' lack of consent for the appointment of the County Attorney's candidate to the position of County Attorney Deputy Chief. (Stephen Q. Miller/Snell & Wilmer)

MOTION:

Convene into Executive Session

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #:
Dept. #:
Dept. Name: Clerk of the Board
Requested By: Stephen Q. Miller

AGENDA ITEM AND REQUESTED BOARD ACTION:

ITEM ADDED: Discussion/approval/disapproval of the Pinal County Attorney's September 3, 2025, request to waive minimum qualifications and, therefore, potential reconsideration of the Board of Supervisors' lack of consent for the County Attorney's appointee to the position of County Attorney Deputy Chief. (Stephen Q. Miller)

MOTION:

PINAL COUNTY
WIDE OPEN OPPORTUNITY

AGENDA ITEM

09/17/2025
Board of Supervisors Regular Meeting

Funds #:
Dept. #:
Dept. Name: Clerk of the Board
Requested By: Natasha Kennedy

AGENDA ITEM AND REQUESTED BOARD ACTION:

Meeting Notice of Posting

MOTION:

Information Only

Attachments

Meeting Notice of Posting
Amended Notice of Posting

PINAL COUNTY

WIDE OPEN OPPORTUNITY

MEETING NOTICE OF POSTING

STATE OF ARIZONA

COUNTY OF PINAL

I, Natasha Kennedy, being duly sworn upon her oath, says as follows:

I am the appointed Clerk of the Pinal County Board of Supervisors.

In my position as Clerk of the Board of Supervisors and Board of Directors, I am responsible for posting all Agendas.

Pursuant to A.R.S. 38-431.02 notice is hereby given that the Pinal County Board of Supervisors and Pinal County Board of Directors will hold a Regular meeting on **Wednesday, September 17, 2025 at 9:30 AM** in the Board Hearing Room, 1891 Historic Courthouse, Administrative Complex, located at 135 N. Pinal Street, Florence, Arizona 85132. The public will have physical access to the meeting room at 9:15 AM.

Notice of Possible Recess: The Board may take a recess for lunch at approximately 12:30 p.m. for around 30 minutes. No official Pinal County Board of Supervisors/Pinal County Board of Directors business will be conducted. No action will be taken.

Board Meetings are broadcasted live and the public may access the meeting on the County Website at Pinal.gov under "Meeting Videos."

Board Agendas are available on the County Website at Pinal.gov under "Agendas & Minutes."

At any time during business hours, citizens may reach the Clerk of the Board Office at (520) 866-6068 or via email at **ClerkoftheBoard@pinal.gov** for information about Board meeting participation.

Note: One or more members of the Board may participate in this meeting by telephonic conference call.

I hereby further certify that I caused to be posted this Friday, September 12, 2025, around 4:45 PM the Regular Agenda, Flood Control District Agenda, Library District Agenda, Public Health Services District Agenda, and Executive Session as follows:

1. A kiosk located outside the front entrance to The Old Historical Courthouse, Administrative Complex Building, 135 North Pinal Street, Florence, Arizona 85132
2. County Website under Agendas & Meetings located at Pinal.gov
3. Emailed the AgendaQuick Agenda Distribution List

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Official Pinal County, Arizona Seal this 12th day of September, 2025.

THE SEAL OF PINAL COUNTY ARIZONA 1875

Natasha Kennedy
Clerk of the Board of Supervisors
Pinal County, Arizona

PINAL COUNTY

WIDE OPEN OPPORTUNITY

AMENDED MEETING NOTICE OF POSTING

STATE OF ARIZONA

COUNTY OF PINAL

I, Natasha Kennedy, being duly sworn upon her oath, says as follows:

I am the appointed Clerk of the Pinal County Board of Supervisors.

In my position as Clerk of the Board of Supervisors and Board of Directors, I am responsible for posting all Agendas.

Pursuant to A.R.S. 38-431.02 notice is hereby given that the Pinal County Board of Supervisors and Pinal County Board of Directors will hold a Regular meeting on **Wednesday, September 17, 2025 at 9:30 AM** in the Board Hearing Room, 1891 Historic Courthouse, Administrative Complex, located at 135 N. Pinal Street, Florence, Arizona 85132. The public will have physical access to the meeting room at 9:15 AM.

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Board Agendas are available on the County Website at Pinal.gov under "Agendas & Minutes."

At any time during business hours, citizens may reach the Clerk of the Board Office at (520) 866-6068 or via email at **ClerkoftheBoard@pinal.gov** for information about Board meeting participation.

Note: One or more members of the Board may participate in this meeting by telephonic conference call.

I hereby further certify that I caused to be posted this Tuesday, September 16, 2025, around 9:00 AM the **Amended** Regular Agenda, Flood Control District Agenda, Library District Agenda, Public Health Services District Agenda, and Executive Session as follows:

1. A kiosk located outside the front entrance to The Old Historical Courthouse, Administrative Complex Building, 135 North Pinal Street, Florence, Arizona 85132
2. County Website under Agendas & Meetings located at Pinal.gov
3. Emailed the AgendaQuick Agenda Distribution List

IN WITNESS WHEREOF, I have hereunto set my hand and caused to be affixed the Official Pinal County, Arizona Seal this 16th day of September, 2025.

THE SEAL OF PINAL COUNTY ARIZONA

Natasha Kennedy
Clerk of the Board of Supervisors
Pinal County, Arizona