CITY OF ELOY

THE CITY OF ELOY
PLANNING & ZONING COMMISSION MEETING
Wednesday, December 18, 2019, 6:00 PM
Eloy City Council Chambers-City Hall
595 North C Street
Eloy, Arizona 85131

AGENDA

I. Call to Order

II. Roll Call

III. Invocation

IV. Pledge of Allegiance

V. Motion to approve the October 18, 2019 meeting minutes of the Planning and Zoning Commission

A. Meeting minutes from October 18, 2019

VI. Old Business: Possible discussion and/or action on the following:

A. None

VII. New Business: Possible discussion and/or action on the following:

A. Conduct a public hearing on the request by United Engineering, Inc. to amend and augment the existing Villages of Eloy Planned Area Development (PAD) to allow the inclusion of solar generation facilities for approximately 1002.71 acres generally located at the northeast corner of Estrella Road and Hanna Road within Sections 1, 11 and 12 of Township 7 South, Range 7 East of the Gila and Salt River Base and Meridian (G&SRB&M), City of Eloy, Pinal County, Arizona (Case No. RZPAD19-015).

B. Consideration, discussion, and recommendation to the Eloy City Council for approval, approval with conditions, denial or continuance of Case No. PAD19-015, generally located at the northeast corner of Estrella Road and Hanna Road within Sections 1, 11 and 12 of Township 7 South, Range 7 East of the Gila and Salt River Base and Meridian (G&SRB&M), City of Eloy, Pinal County, Arizona.

C. Conduct a Public Hearing to allow comments from the public and interested parties on the proposed revisions to the Eloy Zoning Code pertaining to portions of Sections 2-2.5, 2-2.6, 2-3.5, 2-5.5, 3-2.8, 2-7.20, 3-1.22, 6-6.3.

D. Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on the proposed minor revisions to the Eloy Zoning Code pertaining to portions of Sections 2-2.5, 2-2.6, 2-3.5, 2-5.5, 3-2.8, 2-7.20, 3-1.22, 6-6.3.

VIII. Informational Item:

A. Staff to provide update on various department projects under way

IX. Communications:

A. Ex-Officio member Dan Snyder to provide update on Council activities

B. Good of the Order

X. Motion to Adjourn

POSTED BY THURSDAY, DECEMBER 12, 2019, BY 5:00 P.M. AT ELOY CITY HALL, ELOY POST OFFICE, TROY THOMAS COMMUNITY CENTER, TOLTEC COMMUNITY/SENIOR CENTER AND CITY WEBSITE: www.eloyaz.gov

Mary Myers, CMC
City Clerk

INDIVIDUALS WITH SPECIAL ACCESSIBILITY NEEDS MAY CONTACT LORENA LaSALDE-RIOS, ADA COORDINATOR FOR THE CITY OF ELOY AT 520-466-9201 OR 520-466-7455 (TDD). IF POSSIBLE, SUCH REQUESTS SHOULD BE MADE 72 HOURS IN ADVANCE. ONE OR MORE MEMBERS OF THE COMMISSION AND/OR STAFF MAY PARTICIPATE BY TELEPHONIC OR VIDEO MEANS.

MEETING MINUTES OF
THE CITY OF ELOY
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, October 16, 2019
6:00 p.m.

I. CALL TO ORDER

Chairperson Marlo Schuh called the meeting to order at 6:00 p.m.

II. ROLL CALL

*One or more members of the Planning and Zoning Commission may attend by telephonic means.

Members present:

- Chairperson Marlo Schuh
- Vice-Chairperson Larry Brown
- Commissioner Steve Paulson
- Commissioner John Peterson
- Commissioner Allen Crawford
- Ex-Officio Daniel Snyder

Members Absent:

- Commissioner Kirk Tatom (excused)

Staff present:

- Jon Vlaming, Community Development Director
- Belinda Lopez, Planner
- Jeff Fairman, Economic Development Specialists
- Jerry Stabley, Planning Manager

Others present: Michael Buschbacher II, AICP, Principal Planner and Jeff Hunter, Engineer for Hunter Engineering, Inc. Jackie Rich with TES Farms, Mr. and Mrs. Roy K Kumar with Pink Rock, LLC, J.W. Tidwell, Council member and Natasha Tidwell.

III. INVOCATION

Chairperson Schuh led the Invocation and requested a moment of silence.

IV. PLEDGE OF ALLEGIANCE

Chairperson Schuh led the recitation of the Pledge of Allegiance.

V. MOTION TO APPROVE THE SEPTEMBER 18, 2019 MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION.

Chairperson Schuh asked for a motion to approve the meeting minutes of the Planning and Zoning Commission. Commissioner Peterson made a motion to approve the September 18,

2019 meeting minutes as presented. Commissioner Paulson seconded the motion. The motion was approved with a vote of 5-0.

VI. OLD BUSINESS: POSSIBLE DISCUSSION AND/OR ACTION ON THE FOLLOWING:

A. CONDUCT A PUBLIC HEARING ON THE REQUEST BY THE CITY TO AMEND THE EXISTING ELOY GENERAL PLAN THROUGH A SERIES OF MAJOR AMENDMENTS TO THE INTRODUCTION CHAPTER, AMENDMENTS AND PROCESS CHAPTER, LAND USE ELEMENT, CIRCULATION ELEMENT, PARKS, OPEN SPACE AND TRAILS ELEMENT, ECONOMIC PROSPERITY ELEMENT AND IMPLEMENTATION STRATEGIES CHAPTER (CASE NO. GPA19-001)

Chairperson Schuh opened the public hearing. Mr. Vlaming gave a refresher to the Planning and Zoning Commission as an overview for the City's Staff initiated Major General Plan Amendments for calendar year 2019.

Mr. Vlaming explained that Case No.: GPA19-001 is a request to amend the City of Eloy General Plan. Notice was published on the newspaper. Staff also held an open house meeting in the Community Room on October 2nd. The proposed 2019 Major General Plan Amendments are proposed for the following Elements:

Introduction chapter-Update information;
Amendments and Process chapter-Update information;
Land Use element-Planned Community Area definition revision; add existing land use map;
Circulation element-Update the corridor location and text reference for the proposed I-11; inclusion of transit information;
Parks, Open Space and Trails element-Significantly updated text, tables and maps;
Economic Prosperity element-Based on directions framed in the recently adopted Economic Development Strategic Plan; and
Implementation Strategies chapter-Update information.

With no other comments or questions, Chairperson Schuh closed the Public Hearing.

B. CONSIDERATION, DISCUSSION AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, APPROVAL WITH CONDITIONS, DENIAL OR CONTINUANCE OF CASE NO. GPA19-001.

Chairperson Schuh asked for a motion. Vice-Chairperson Brown made a motion to approve Case No.: GPA19-001 as presented. Commissioner Paulson seconded the motion. The motion was approved with a vote of 5 to 0.

C. CONDUCT A PUBLIC HEARING ON A REQUEST TO AMEND THE FUTURE LAND USE MAP OF THE ELOY GENERAL PLAN PROPOSED BY

HUNTER ENGINEERING, FROM LIGHT INDUSTRIAL (LI) TO GENERAL INDUSTRIAL (GI) FOR THE FOLLOWING PARCELS: 402-15-037U, 402-15-037J, 402-15-037K, 402-15-037M, 402-15-037Q, 402-15-037D, 402-15-037B, 402-15-037T, 402-15-037S, 402-15-037P, 405-15-037G, 402-15-034C, 402-15-034B, 402-15-033C, 402-15-033D, 402-15-041B, 403-02-0130, 403-02-012A, 402-15-0420, 402-15-0430, 402-14-004A, 403-03-004A, AND 403-03-004B WITHIN SECTIONS 18, 19, AND 20 OF TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE & MERIDIAN, PINAL COUNTY, ARIZONA (CASE NO.: GPA19-002)

Chairperson Schuh opened the public hearing. Mr. Vlaming introduced to the Planning and Zoning Commission the 2nd application request for another Major General Plan Amendment. The request is made by Hunter Engineering Inc., representing Petersen Arizona Land & Entitlement Fund LLC (PALEF LLC). This major general plan amendment project includes a 49-acre annexation, and a rezoning application that is coming up on the next agenda item with a Planned Area Development. Mr. Vlaming described and pointed out the location on the screen monitors for everyone to see and commented this agenda item as well as the Staff initiated item were published in the newspaper, held open house meetings, and notifications were mailed out to property owners within 300 feet of the subject property. The project is borderedded by Sunland Gin Road to the west, Highway 84/Frontier Road and the Railroad to the north, and Interstate 10 to the south. This request is to amend the land use designation from Light Industrial to General Industrial on the Land Use map to be able to allow most intense industrial employment uses and generally consist of wholesale and storage warehouses, external storage yards, fabrication, manufacturing processing, repairing and packaging of goods. Portions of the areas facing the Robson Ranch Community would be screened from view of the public.

Two property owners (Pink Rock, LLC and TES Farms) adjacent to the subject property commented they did not receive any information and asked to receive copies of the proposed application/narratives. Staff took their information, emailed, and mailed out the information. Chairperson Schuh had some questions regarding the project and said she would hold her comments after the rezoning application is considered for discussion. Being no other comments, Chairperson Schuh closed the public hearing.

D. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, APPROVAL WITH CONDITIONS, DENIAL OR CONTINUANCE OF CASE NO.: GPA19-002.

Chairperson Schuh asked for motion. Vice-Chairperson Brown made a motion to recommend approval of Case No.: GPA19-002 as presented. Commissioner Paulson seconded the motion. The motion was approved with a vote of 5 to 0.

VII. NEW BUSINESS: POSSIBLE DISCUSSION AND/OR ACTION ON THE FOLLOWING:

A. CONDUCT A PUBLIC HEARING ON THE REQUEST BY HUNTER ENGINEERING TO CHANGE THE FOLLOWING PARCELS WITH AN EXISTING ZONING OF I-1, LIGHT INDUSTRIAL TO I-2, GENERAL INDUSTRIAL WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY FOR THE FOLLOWING PARCEL NUMBERS: 402-15-041B, 403-02-012A, 402-15-0420, 402-15-0430, 402-14-004A, 403-03-004A, 403-03-004B; TO REZONE PARCEL 403-02-0130, FROM R1-6 SINGLE FAMILY RESIDENTIAL TO I-2, GENERAL INDUSTRIAL WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY; TO REZONE THE FOLLOWING PARCELS FROM CB-2, GENERAL BUSINESS AND CI-2, INDUSTRIAL IN PINAL COUNTY TO I-2, GENERAL INDUSTRIAL AND A PLANNED AREA DEVELOPMENT (PAD) OVERLAY: 402-15-037U, 402-15-037J, 402-15-037K, 402-15-037M, 402-15-037Q, 402-15-037D, 402-15-037B, 402-15-037T, 402-15-037S, AND TO PROPOSE FOR THOSE PARCELS WITH AN EXISTING ZONING DESIGNATION OF I-2, GENERAL INDUSTRIAL, THAT THEY ALSO BE DESIGNATED WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY: 402-15-037P, 402-15-034G, 402-15-034C, 402-15-034B, 402-15-033C, AND 402-16-0300 WITHIN SECTIONS 18, 19 AND 20, TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN PINAL COUNTY, ARIZONA (CASE NO.: RZPAD19-018).

Mr. Vlaming introduced the agenda item and commented Mr. Michael Buschbacher II, AICP, Principal Planner and Jeff Hunter, Engineer for Hunter Engineering, Inc. were present and they had a power point presentation. Mr. Buschbacher introduced himself and gave the Commission members and those present a brief presentation of the Rezoning application.

B. CONSIDERATION, DISCUSSION, AND RECOMMENDATION TO THE ELOY CITY COUNCIL FOR APPROVAL, APPROVAL WITH CONDITIONS, DENIAL OR CONTINUANCE OF CASE NO.: RZPAD19-018.

Chairperson Schuh asked for a motion. Mr. Vlaming presented Staff's recommendations subject to the following stipulations:

1. That prior to any development on the subject property, the site will be maintained in a natural, debris-free, and weed-free condition;
2. That development of the Interstate 10 \ 8 Business Park shall be in compliance with the Planned Area Development document (dated October 8, 2019) and/or the Eloy Zoning Ordinance and the Pre-Annexation Development Agreement, if mutually executed;
3. That any major changes or modifications to the subject rezoning shall be reviewed and processed in accordance with those procedures outlined in the Planned Area Development document and/or Eloy Zoning Ordinance as may be amended from time to time. The Zoning Administrator, or designee, may administratively

approve minor amendments and will determine the difference between major and minor amendments;

4. The Property Owner/Developer shall submit and receive Zoning Administrator or designee approval for a Master Site Plan of the entire 628-acre property prior to the submittal of any site plan for phase 1 improvements. In addition, the following documents shall also be submitted and approved prior to phase 1 improvements:
   a. That prior to the submittal of a site plan for phase 1 of the project, the owner shall submit a Traffic Report - prepared by a Registered Professional Traffic Engineer or Civil Engineer, that at a minimum addresses on-site and off-site traffic flows, project impacts and mitigation measures, anticipated trip generations, and level of service for the entire 631 acre property;
   b. Preliminary Grading & Drainage, Water, and Sewer Plans and Reports
   c. Conceptual Landscape Plan
   d. Conceptual Signage Plan
5. That a property owner association shall be formed by the master developer to maintain all landscaping, signage and lighting within the 631 acre property including all such improvements located within the adjacent street rights-of-way;
6. The Property Owner/Developer shall improve and dedicate the right-of-way (ROW) and PUE's for the following streets:
   a. Sunland Gin Rd to a Major Arterial street classification-east half street (130' ROW).
   b. Adams Rd to a Commercial Collector street classification-south half street (80' ROW).
   c. Proposed West Commerce Boulevard to a Commercial Collector street classification (80' ROW);
7. The Property Owner/Developer shall coordinate with Pinal County Flood Control District and Federal Emergency Management Agency (FEMA) to remove portions of the property from the *Zone A floodplain* and establish Base Flood Elevations (BFE);
8. The Property Owner/Developer shall provide for a looped potable water system and extend potable water service through the development. All City owned utilities must be located within the city rights of way or public utility easement;
9. The Property Owner/Developer shall provide for and/or upsize water lines to deliver adequate fire flow, as per the City's and Eloy Fire District's requirements;
10. The Property Owner/Developer shall extend sewer service along Sunland Gin Rd, Adams Rd, and the proposed West Commerce Boulevard to the eastern boundary of the property;
11. The Property Owner/Developer shall provide for secondary emergency vehicular assess, per Eloy Fire District's requirements;
12. The Property Owner/Developer shall coordinate with the Pinal County and Arizona Department of Transportation (ADOT) regarding submittal requirements adjacent to Pinal County and ADOT right-of-way; and
13. The Property Owner/Developer shall coordinate with the Eloy Public Works GIS division to rename First St and Third St and re-address any existing buildings.

Vice-Chairperson Brown made a motion to approve Case No.: RZPAD19-018 with the 13 stipulations recommended by Staff in addition, Vice-Chairperson Brown recommended including the stipulations made by Chairperson Schuh regarding a recommended matrix by the Community Development Staff for staggering height and that anything over the agreeable height shall be reviewed by the Board of Adjustment; outdoor lighting to be solar ready, defining a percentage of residential within the proposed PAD, and signage. Commissioner Paulson seconded the motion. The motion was approved with a vote of 5 to 0.

VIII. INFORMATIONAL ITEMS:

None.

IX. COMMUNICATIONS:

A. EX-OFFICIO MEMBER REPORT-COUNCILMAN DAN SNYDER

None.

B. GOOD OF THE ORDER

- Nothing on schedule for November 21, 2019 Planning and Zoning Commission.
- The schedule for the 2019 Major General Plan Amendments would be as follows:
  November 11: *City Council Public Hearing*
  November 25: *City Council Public Hearing and Action*

X. MOTION TO ADJOURN.

Chairperson Schuh asked for a motion to adjourn. Vice-Chairperson Brown made a motion to adjourn and was seconded by Commissioner Paulson. The adjournment passed 5-0 and the meeting adjourned at approximately 7:46 p.m.

CITY OF ELOY
REQUEST FOR COMMISSION ACTION

Agenda Item: **VI.A.**

Date: **12/18/2019**

Date submitted:
11/25/2019

Action: Other

Subject: None

Date requested:
12/18/2019

TO: Planning and Zoning Commission

FROM:

RECOMMENDATION:

DISCUSSION:

FISCAL IMPACT:

CITY OF ELOY
REQUEST FOR COMMISSION ACTION

Agenda Item: **VII.A.**

Date: **12/18/2019**

Date submitted: 11/25/2019 **Date requested:** 12/18/2019	**Action:** Other	**Subject: Conduct a public hearing on the request by United Engineering, Inc. to amend and augment the existing Villages of Eloy Planned Area Development (PAD) to allow the inclusion of solar generation facilities for approximately 1002.71 acres generally located at the northeast corner of Estrella Road and Hanna Road within Sections 1, 11 and 12 of Township 7 South, Range 7 East of the Gila and Salt River Base and Meridian (G&SRB&M), City of Eloy, Pinal County, Arizona (Case No. RZPAD19-015).**

TO: Planning and Zoning Commission

FROM: Belinda Lopez

RECOMMENDATION:

Consideration, discussion, and recommendation to the Eloy City Council for approval, approval with conditions, denial or continuance of Case No. RZPAD19-015. Approval to the proposed amendments to the Villages of Eloy Planned Area Development (PAD) to allow Solar Generation for a project identified as Central Line Solar. The original PAD consists of approximately 967.48 acres, on Assessor's Parcel Numbers: 402-12-001, 402-12-002, 402-25-001, 402-25-002, 402-25-003. The subject properties are generally located east of Estrella Road, south of Cornman Road, west of Eleven Mile Corner Road and north of Hanna Road; and additionally, approximately 35.23 acres of land, on Pinal County Assessor's Parcel Number: 402-02-007A located at the northwest corner of Cornman Road and Eleven Mile Corner Road totaling 1,002.71 gross acres shall be subject to the following stipulations:

1. All undeveloped portions of the subject property, will be maintained in a natural, debris-free, and weed-free condition;

2. That development of The Villages of Eloy Rezoning PAD/Central Line Solar LLC 2019 Amendment shall be in compliance with the Planned Area Development document (dated October 21, 2019) and/or the Eloy Zoning Ordinance; if mutually executed;

3. That any major changes or modifications to the subject rezoning shall be reviewed and processed in accordance with those procedures outlined in the Planned Area Development document and/or Eloy Zoning Ordinance as may be amended from time to time. The Zoning Administrator, or designee, may administratively approve minor amendments and will determine the difference between major and minor amendments; and

4. The Property Owner/Developer shall submit and receive Zoning Administrator or designee approval for the Site Plan for the entire 1,002.71 acres prior to construction.

DISCUSSION:

Staff recommends approval of Case No. RZPAD19-015, with the conditions as presented.

FISCAL IMPACT:

There is no fiscal impact associated with conducting this Public Hearing.

The Villages of Eloy
Rezoning PAD

Central Line Solar LLC
2019 Amendment

Applicant / Developer
Central Line Solar, LLC
dba sPower
2180 South 1300 East
Suite 600
Salt Lake City, Utah, 84106
Contact: Jordan Levin

Agent / Engineer
United Engineering Group
3205 W Ray Rd, Suite 1
Chandler, AZ 85226
Contact: Chris Morgan

Submitted to:

City of Eloy

October 2019

The Villages of Eloy

ELOY, ARIZONA

Planned Area Development (PAD)

Preliminary Development Plan

REZONING

Submitted to:
Eloy Community Development Department
Joe Blanton
Community Development Director

Prepared for:
Prime Earth Development Company
Rodney Morris
Principal

Prepared by:
David Evans and Associates, Inc.
Penny Newton-Samer, AICP
Director of Planning

Name & Case Number	Date Submitted or Resubmitted	Date Approved
Rezoning	Submit # 1 on 11-01-07	City Review Meeting 1-8-07
Rezoning	Resubmit # 2 on Feb. 2008	

RECEIVED
PdZ MTG.
FEB 27 2008
RZ/PAD07-91
ELOY PLANNING & DEVELOPMENT

CC 4-14-2008

The Villages of Eloy

ELOY, ARIZONA

Planned Area Development (PAD)

Preliminary Development Plan

REZONING

AMENDED 2019

Submitted to:

Eloy Community Development Department
Jon Vlaming
Community Development Director

Prepared for:

SPower
Garret Bean
VP, Development

Prepared by:

United Engineering Group
Chris Lenz. P.E.
Principal

Name & Case Number	Date Submitted or Resubmitted	Date Approved
Rezoning	Submit # 1 on 11-01-07	City Review Meeting 1-8-07
Rezoning	Submit # 2 on Feb. 2008	City Council 4-14-08
Rezoning Amendment	Submit June. 2019	

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Exhibit 1 – Vicinity Map **(AMENDED)**

Exhibit 2 – City of Eloy Existing General Plan Map **(AMENDED)**

Exhibit 3 – Approved General Plan, The Villages of Eloy **(REMOVED)**

Exhibit 4 – City of Eloy Existing Zoning Map **(AMENDED)**

Exhibit 5 – Aerial Map **(AMENDED)**

Exhibit 6 – Topography **(AMENDED)**

Exhibit 7 – FEMA Flood Plain Map **(AMENDED)**

Exhibit 8 – A.L.T.A. / A.C.S.M. Land Title Survey (11 x 17 copy)

Exhibit 9 – Surrounding Development Map **(AMENDED)**

Exhibit 10 - Proposed Rezoning Plan

Exhibit 11 – Proposed Rezoning Table

Exhibit 12 – Conceptual Phasing Plan

Exhibit 13 – Conceptual Landscape Master Plan

Exhibit 14 - Conceptual Parks & Open Space Plan

Exhibit 15 - Conceptual Typical Parks, Amenities and Trails

Exhibit 16 - Conceptual Entry Monument

Exhibit 17 – Conceptual Walls

Exhibit 18 – Conceptual Typical Streetscape Sections **(AMENDED)**

Exhibit 19 – Conceptual Typical Streetscape Sections

Exhibit 20 – Conceptual Typical Streetscape Sections

Exhibit 21 – Context Map

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Exhibit 29 – Conceptual Solar Generation Facility Site Plan **(AMENDED)**

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1.0 PURPOSE OF REQUEST

Existing view: The Villages of Eloy site, looking southeast.

The Villages of Eloy is a Master Planned Community with both residential and commercial components. The purpose of this application is to request rezoning of the approximately 967.48 (±) acres; The Villages of Eloy project. This proposed request will change the existing zoning district from Rural Residential (RR-20) to: R1-8, R1-6, R-3, R-4, and C-2. A PAD Overlay is proposed over the entire project acreage. The project is proposed by Prime Earth Development Company, managed by a native Arizonan, Mr. Rodney Morris, who has a 28-year history of developing quality residential projects throughout Arizona, including Pinal County.

1.0 PURPOSE OF REQUEST **(AMENDED)**

Existing view: The Villages of Eloy site, looking southeast

The villages of Eloy is a Master Planned Community with both residential and commercial components. The purpose of the application is the request rezoning of the approximately 967.48(±) acres; The Villages of Eloy project. This proposed request will change the existing zoning districts from Rural Residential (RR-20) to: R1-8, R1-6, R-3, R-4, and C-2. A PAD Overlay is proposed over the entire project acreage. The project is proposed by Prime Earth Development Company, Manages by a native Arizonan, Mr. Rodney Morris, who has a 28-year history of developing quality residential projects throughout Arizona, including Pinal County.

Amended in 2019 to allow for Solar Generation Facilities as a permitted use within all districts of the PAD Overlay. The proposed "*Central Line Solar*" project will be a solar generation field designed to have as minimal impact on the surrounding areas as possible, while providing power needs to the area under an agreement with SRP, on behalf of Central Line Solar, LLC, dba sPower.

2.0 EXISTING CONDITIONS

2.1 Location

The property is bounded by Cornman Road on the north, Eleven Mile Corner Road on the east, Hanna Road to the south, and Estrella Road to the west and is described as a Portion of Section 11 and Section 12, Township 7 South, and Range 7 East of Gila and Salt River Base and Meridian, Pinal county, Arizona.

Reference ***Exhibit 1,*** *Vicinity Map*

Reference ***Exhibit 8,*** A. L. T. A. / A. C. S. M. Land Title Survey

2.2 Existing Site Conditions and Parcel Information

The property is located in the Santa Cruz River Valley, which has historically been known for agricultural uses. The project land is vacant. The portions of the land that are currently in agricultural production will likely continue to be used for agriculture, until the time that the project is developed. The valley in which the City of Eloy lies is surrounded by the Picacho, Silver Bell, Sawtooth and Casa Grande Mountains.

Table 1 identifies the five tax assessor parcels, including the section, township and range designations that comprise the subject property:

Table 1 The Villages of Eloy	
Assessor Parcel Number	**Section, Township, Range**
402.12.00102	SEC. 11, TN. 07S, RG. 07E
402.12.00201	SEC. 11, TN. 07S, RG. 07E
402.25.00104	SEC. 12, TN. 07S, RG. 07E
402.25.00203	SEC. 12, TN. 07S, RG. 07E
402.25.00302	SEC. 12, TN. 07S, RG. 07E

Reference ***Exhibit 5,*** *Aerial Map*

2.3 Existing General Plan and Zoning

Current General Plan Land Use Designations within The Villages of Eloy were achieved via two General Plan Amendment (GPA) Resolutions. Approved by City Council were a Major GPA Resolution No. 06-1018, Case #GPA A06-38 and a Minor GPA, Resolution No. 06-1028, Case #GPA 06-101. *Reference* ***Exhibit 3***. These amendments have established the General Plan Land Use Designations, as well as the allowed density ranges for each land use designation within the project, as follows:

- Low Density Residential (1.0 to 4.0 dwelling units (du.) per acre)
- Medium Density Residential (4.0 to 6.5 du. per acre)
- Medium-High Density Residential (6.5 to 10.0 du. per acre)
- High Density Residential (10.0 to 24.0 du. per acre)
- Community Commercial

Reference ***Exhibit 3****, Approved General Plan, The Villages of Eloy*

The Eloy General Plan Land Use Designations of the surrounding properties include:

- North- Rural Residential (0.05 to 0.20 du. per acre)
- South- Light Industrial and Rural Residential
- East- Rural Residential (0.05 to 0.20 du. per acre)
- West- Medium Density Residential (4.0 to 6.5 du. per acre)

Reference ***Exhibit 2,*** *City of Eloy Existing General Plan Map*

The Villages of Eloy current zoning district classification is RR-20, Rural Residential, (1 du. per 20 acres) and the surrounding properties zoning district classifications are not in the City of Eloy, with the exception of:

- West- R1-6 with MH Manufactured Home Overlay
- North and South, East Pinal County, GR

Reference ***Exhibit 4****, City of Eloy Existing Zoning Map*

2.3 Existing General Plan and Zoning (Revised - Updated)

Current General Plan Land Use Designations within The Villages of Eloy were achieved via two General Plan Amendment (GPA) Resolutions. Approved by City Council were a Major GPA Resolution No. 06-1018, Case #GPA A06-38 and a Minor GPA, Resolution No. 06-1028, Case #GPA 06-101. *Reference **Exhibit 3.*** These amendments have established the General Plan Land Use Designations, as well as the allowed density ranges for each land use designation within the project, as follows:

- Low Density Residential (1.0 to 3.0 dwelling units (du.) per acre)
- Medium Density Residential (3.0 to 6.0 du. per acre)
- Medium-High Density Residential (6.0 to 10.0 du. per acre)
- High Density Residential (10.0 to 24.0 du. per acre)
- Community Commercial

*Reference **Exhibit 3,** Approved General Plan, The Villages* of *Eloy*

The Eloy General Plan Land Use Designations of the surrounding properties include:

- North- Medium Density Residential, Estate Density Residential (0.2 to 1.0 du. per acre), and Community Commercial.
- South- Light Industrial and Estate Density Residential
- East- Light Industrial and Estate Density Residential
- West- Medium Density Residential (3.0 to 6.0 du. per acre)

*Reference **Exhibit 2,** City of Eloy Existing General Plan Map*

The Villages of Eloy current zoning district classification is R1-6, R-3, and C-2; and the surrounding properties zoning district classifications are not in the City of Eloy, with the exception of:

- West- R1-6 with MH Manufactured Home Overlay
- South and East- Pinal County - GR
- North- R1-6, C-2, and Pinal County - GR

*Reference **Exhibit 4,** City* of *Eloy Existing Zoning Map*

2.4 Flood Plain

The effective FEMA Flood Insurance Rate Maps (FIRM) for this area, map numbers 0400770950C (effective August 15, 1983) shows the site in Zone C (unshaded) is defined as "*Areas of minimal flooding.*" This flood zone designation requires no flood insurance for future development. Some of the surrounding area's Flood Insurance Rate Maps (FIRM) have been revised by FEMA since the previous submittal. The Villages of Eloy is located on revised map panel number 04021C1600E, which is labeled as, "Panel Not Printed", due to the fact that no Special Flood Hazard Areas (SFHA) are located within the map panel. Therefore, the above, available, also called "historic," FIRM Map has been provided.

Reference ***Exhibit 6****, Topography and Reference* ***Exhibit 7****, F. E. M. A. Flood Plain Map*

2.5 Surrounding Area Physical Land Use

The current uses on the surrounding properties are:

North- Agricultural and vacant

South- Agricultural and vacant and the Desert Rose Baha'i Institute

East- Agricultural and vacant

West- Residential: On the west side of Estrella Road, between Cornman Road and Hanna Road, is a subdivision that is populated with existing mobile homes and a few single-family homes.

2.6 Surrounding Land Owners

Surrounding Property Owners within 300 feet are addressed in the Citizen Participation Plan. Reference the ***Appendices*** of this report and the Citizen Participation Plan. There are numerous proposed developments in process that are within the area, including Robson Ranch, EJR Ranch, Selma Ranch, Cornman Commons, and Tierra Buena.

Reference ***Exhibit 9,*** *Surrounding Development Map*

2.4 Flood Plain

The effective FEMA Flood Insurance Rate Maps (FIRM) for this area, map numbers 04021C1600E (effective December 3, 2007), which is labeled as, "Panel Not Printed", due to the fact that no Special Flood Hazard Areas (SFHA) are located within the map panel. However, the below, also called "historic," FIRM Map 0400770950C (effective August 15, 1983) showed the site in Zone C (unshaded) is defined as *"Areas* of *minimal flooding."* This flood zone designation requires no flood insurance for future development.

*Reference **Exhibit 6,** Topography and Reference **Exhibit 7,** FEMA Flood Plain Map.*

2.5 Surrounding Area Physical Land Use

The current uses on the surrounding properties are:

North- Vacant

South- Agricultural, Vacant and The Desert Rose Baha'i Institute

East- Vacant

West- Residential: On the west side of Estrella Road, between Cornman Road and Hanna Road, is a subdivision that is populated with existing mobile homes and a few single-family homes.

2.6 Surrounding Land Owners

Surrounding Property Owners within 300 feet are addressed in the Citizen Participation Plan. Reference the ***Appendices*** of this report and the Citizen Participation Plan. There are numerous proposed developments in process that are within the surrounding region, including Robson Ranch, EJR Ranch, Selma Ranch, Cornman Commons, Tierra Buena, and the Decades Theme Park.

*Reference **Exhibit 9,** Surrounding Development Map*

3.0 PROPOSED PROJECT

3.1 Project Description

The Villages of Eloy is a Master Planned Community that is regarded as a sustainable community, because it is one where residents can live, work, play, hike, recreate, and shop. The Villages of Eloy offers urban residential living, convenient commercial and employment, as well as, as trails, open space and park amenities.

Reference ***Exhibit 10,*** *Proposed Rezoning Plan*
Reference ***Exhibit 11,*** *Proposed Rezoning Table*

Diverse home opportunities are available within the proposed zoning districts of R1-8, R1-6, R-3 and R-4 (PAD). These allow a range of low, medium, medium-high and high-density home opportunities. By welcoming diverse lot sizes and home styles, the project will provide an opportunity for a variety of residents across a broad range of the economic strata.

The project also features a variety of amenities and provides for pedestrian mobility throughout. The Villages of Eloy will feature more than 100 acres of commercial land use in the C-2 (PAD) proposed zoning districts, which will ensure that a resident of The Villages of Eloy will have an opportunity to work and shop. There will be convenient community shopping for all residents in Eloy.

3.2 Proposed Phasing

The Villages of Eloy features four phases. Phase One through Three contains a mix of zoning districts. Phase Four will features Commercial land. The Phases are then broken down further into Units, such as Unit I and Unit II.

Reference ***Exhibit 12,*** *the Conceptual Phasing Plan*

3.0 PROPOSED PROJECT

3.1 Project Description

The Villages of Eloy is a Master Planned Community that is regarded as a sustainable community, because it is one where residents can live, work, play, hike, recreate, and shop. The Villages of Eloy offers urban residential living, convenient commercial and employment, as well as, as trails, open space and park amenities.

*Reference **Exhibit 10,** Proposed Rezoning Plan*
*Reference **Exhibit 11,** Proposed Rezoning Table*

Diverse home opportunities are available within the proposed zoning districts of Rl - 8, Rl -6, R-3 and R-4 (PAD). These allow a range of low, medium, medium-high and high-density home opportunities. By welcoming diverse lot sizes and home styles, the project will provide an opportunity for a variety of residents across a broad range of the economic strata.

The project also features a variety of amenities and provides for pedestrian mobility throughout. The Villages of Eloy will feature more than 100 acres of commercial land use in the C-2 (PAD) proposed zoning districts, which will ensure that a resident of The Villages of Eloy will have an opportunity to work and shop. There will be convenient community shopping for all residents in Eloy.

The PAD also contemplates and allows for the development of the property as a utility scale Solar Generation Facility that will generate renewable solar electricity at a competitive cost with minimal environmental impacts. The Project facilities will operate year-round, producing electric power during daytime hours. The SGF will utilize photovoltaic (PV) technology on tracker mounting supports. The entire site will be fenced with 6' vinyl coated chain link fence, and access will be from Tweedy Road. Panel layout and internal access roads (20' wide) will be determined through the site plan process.

3.2 Proposed Phasing

The Villages of Eloy features four phases. Phase One through Three contains a mix of zoning districts. Phase Four will features Commercial land. The Phases are then broken down further into Units, such as Unit I and Unit II.

If developed as a Solar Generation Facility, no phasing is anticipated at this time.

*Reference **Exhibit 12,** the Conceptual Phasing Plan*

3.3 Project Plan and Table

The Villages of Eloy *Proposed Rezoning Plan* is provided as ***Exhibit 10*** and the summary *Rezoning Table* is provided as ***Exhibit 11.***

3.4 Residential Development Plan

The residential portions of the project consist of 794.86 ± acres. The Residential Zoning Districts of R1-8, R1-6, R-3 and R-4 are all proposed with a PAD overlay.

Reference ***Exhibit 10****, Proposed Rezoning Plan*

3.4.1 Single Family Residential Zoning District Standards

3.4.1.1 LOW DENSITY

For The Villages of Eloy, Low Density Residential includes the R1-8 Zoning District with a Planned Area Development (PAD) Overlay. The Low Density Residential District will typically include large-lot, single-family, detached homes in accordance with the General Plan category for this project. The Low Density Residential District features a minimum 7,000 square foot lot with a minimum of 70' wide, as the lot width. As a result, lot sizes may range from 70' x 100' through 100' x 100' and/or 70' x 115' through 100' x 115', and/or 70' x 120', up to and including 100' x 120'.

Table 2. Low Density - Minimum Lot Standards

Zoning District	Base Zoning	PAD Proposed
R1-8 - PAD		
Area (SF)	8,000	**7,000**
Width (Feet)	80	**70**
Height (Feet)	35	35
Front Setback (Feet)	20	20
Side Setback (Feet)	7 & 10	7 & 10
Street Side Setback (Feet)	20	20
Rear Setback (Feet)	25	25
Lot Coverage (Percentage)	35%	35%

a. Deviations are bolded.

3.4.1.2 MEDIUM DENSITY

The Villages of Eloy, Medium Density Residential includes the R1-6 Zoning District with a PAD Overlay. The homes within this district are typically single-family, detached homes and the District will allow densities from 4.0 to 6.5 dwelling units per acre in accordance with the General Plan designation for the property. The Medium Density Residential District will feature a minimum 5,500 square foot lot with a minimum of 50' lot width. As a result, a variety of lot sizes are allowed. These may range from 50' x 110', 55' x 100' through 68' x 100', and/or 50' x 115' through 68' x 115', and/or 50' x 120' through 68' x 120'.

Table 3. Medium Density Minimum Lot Standards

Zoning District	Base Zoning	PAD Proposed
R1-6-PAD		
Area (SF)	6,000	**5,500**
Width (Feet)	60	**50**
Height (Feet)	35	35
Front Setback (Feet)	20/10 (a)	20/10 (a)
Side Setback (Feet)	5 & 10	**5 & 5**
Street Side Setback (Feet)	20	20
Rear Setback (Feet)	25	25
Lot Coverage (Percentage)	40%	40%

a. Front entry garage 20-foot front setback, side entry garage 10-foot front setback
b. Deviations are bolded.

3.4.2. Multiple Family Residential Zoning District Standards

3.4.2.1. MEDIUM–HIGH DENSITY

The Medium-High Density Residential District, includes R-3 Zoning District with a PAD Overlay. The typical home product in this district may be detached or attached single family homes, in accordance with the General Plan, which will allow 6.5 to 10.0 dwelling units per acre. The development standards provided for this category will facilitate the development of quality single family products such as town homes, garden homes, court homes and/or patio homes. Conceptual renderings and lot lay-outs that depict minimum set backs are provided.

Reference ***Exhibits 22 through 25..***

For this district, the following minimum standards shall apply:

Table 4. Medium–High Density Minimum Lot Standards

Zoning District	Base Zoning	PAD Proposed
R3 PAD		
Lot Area (SF)	6,000	**1,925**
Width and Depth (Feet)	60 x 100	**35 x 55**
Height (Feet)	40	**30**
Front Setback (Feet)	25	**10-5-5 (1,4)**
Interior Side Setback (Feet)	10	**0-10 (3,4)**
Street Side Setback (Feet)	10	10
Rear Setback (Feet)	25	**5 (4,5)**

c. Deviations are bolded.

1) Ten foot minimum to the face of a front-oriented garage, community parking to be provided for setbacks of less than 20'; five foot minimum to a side-entry garage or casita.
2) The owner has the discretion and flexibility to increase the setbacks in all situations.
3) Ten foot minimum between dwelling units.
4) Non-foundation home features will be allowed to encroach into the setbacks on all sides of a lot. The encroachment of 3 feet into the setbacks on all sides of the lot is allowed for bay windows, entertainment niches, fireplaces, pop-outs, air conditioning units and other similar home features, except that an air conditioning unit shall not be allowed in the front yard setback. These encroachments shall be allowed, provided that a 3 foot clearance shall be maintained, between the encroaching structure and the property line.
5) Non-enclosed patios may encroach up to 5 feet into the rear building setback.

3.4.2. Multiple Family Residential Zoning District Standards

3.4.2. 1. MEDIUM–HIGH DENSITY

The Medium-High Density Residential District, includes R-3 Zoning District with a PAD Overlay. The typical home product in this district may be detached or attached single family homes, in accordance with the General Plan, which will allow 6.5 to 10.0 dwelling units per acre. The development standards provided for this category will facilitate the development of quality single family products such as town homes, garden homes, court homes and/or patio homes. Conceptual renderings and lot lay- outs that depict minimum set backs are provided**. (Amended) Solar generation facility is also allowed in this district in accordance with section 3.6.1 of this PAD and City Zoning Code Section 3.1.38 Solar Generation Facility**

*Reference **Exhibits 22 through 25.***

For this district, the following minimum standards shall apply:

Table 4. Medium-High Density Minimum Lot Standards

Zoning District	Base Zoning	PAD Proposed
R3 PAD		
Lot Area (SF)	6,000	**1,925**
Width and Depth (Feet)	**60 X 100**	**35 x 55**
Height (Feet)	40	**30**
Front Setback (Feet)	25	**10-5-5 (1,4)**
Interior Side Setback (Feet)	10	**0-10 (3,4)**
Street Side Setback (Feet)	10	10
Rear Setback (Feet)	25	

c. Deviations are bolded.

1) Ten foot minimum to the face of a front-oriented garage, community parking to be provided for setbacks of less than 20'; five foot minimum to a side-entry garage or casita.
2) The owner has the discretion and flexibility to increase the setbacks in all situations.
3) Ten foot minimum between dwelling units.
4) Non-foundation home features will be allowed to encroach into the setbacks on all sides of a lot. The encroachment of 3 feet into the setbacks on all sides of the lot is allowed for bay windows, entertainment niches, fireplaces, pop-outs, air conditioning units and other similar home features, except that an air conditioning unit shall not be allowed in the front yard setback. These encroachments shall be allowed, provided that a 3 foot clearance shall be maintained, between the encroaching structure and the property

3.4.2.2. HIGH DENSITY

The Villages of Eloy, High Density Residential District, includes the R-4 Zoning District, with a PAD Overlay. The typical home product in this district may be detached or attached single and multi-family units in accordance with the General Plan, will allow 10.0 to 24.0 dwelling units per acre. The products anticipated for this portion of the development may include row houses, duplex and triplex products, as well as conventional multi-family housing such as apartments. Conceptual renderings and typical lot lay outs that depict the minimum setbacks are provided.

Reference ***Exhibits 26 through 28.***

For this district, the following minimum standards shall apply:

Table 5. High Density Minimum Lot Standards

Zoning District	Base Zoning	PAD Proposed
R4 PAD		
Area (SF)	6,000	**1,200**
Width and Depth (Feet)	60 x 100	**30 x 40**
Height (Feet)	40	40
Front Setback (Feet)	25	**10-5-5 (1,4)**
Interior Side Setback (Feet)	10	**0-10 (3,4)**
Street Side Setback (Feet)	10	10
Rear Setback (Feet)	25	**5 (4)**

a. Deviations are bolded.

1) Ten foot minimum to the face of a front-oriented garage, community parking to be provided for setbacks of less than 20'; five foot minimum to any non-garage projection; five foot minimum to a side-entry garage or casita.
2) The owner has the discretion and flexibility to increase the setbacks in all situations.
3) Ten foot minimum between dwelling units.
4) Non-foundation home features will be allowed to encroach into the setbacks on all sides of a lot. The encroachment of 3 feet into the setbacks on all sides of the lot can take place for bay windows, entertainment niches, fireplaces, pop-outs, air conditioning units and other similar home features, except that an air conditioning unit shall not be allowed in the front yard setback. These encroachments shall be allowed, provided that a 3 foot clearance shall be maintained, between the encroaching structure and the property line.

line.

5) Non-enclosed patios may encroach up to 5 feet into the rear building setback.

4.4.2.2. HIGH DENSITY

The Villages of Eloy, High Density Residential District, includes the R-4 Zoning District, with a PAD Overlay. The typical home product in this district may be detached or attached single and multi-family units in accordance with the General Plan, will allow 10.0 to 24.0 dwelling units per acre. The products anticipated for this portion of the development may include row houses, duplex and triplex products, as well as conventional multi-family housing such as apartments. Conceptual renderings and typical lot lay outs that depict the minimum setbacks are provided. **(Amended) Solar generation facility is also allowed in this district in accordance with section 3.6.1 of this PAD and City Zoning Code Section 3.1.38 Solar Generation Facility**
*Reference **Exhibits 26 through 28.***

For this district, the following minimum standards shall apply:

Table 5. High Density Minimum Lot Standards

Zoning District	Base Zoning	PAD Proposed
R4 PAD		
Area (SF)	6,000	**1,200**
Width and Depth (Feet)	60 X 100	**30 X 40**
Height (Feet)	40	40
Front Setback (Feet)	25	**10-5-5 (1,4)**
Interior Side Setback (Feet)	10	**0-10 (3,4)**
Street Side Setback (Feet)	10	10
Rear Setback (Feet)	25	

a. Deviations are bolded.

1) Ten foot minimum to the face of a front-oriented garage, community parking to be provided for setbacks of less than 20'; five foot minimum to any non-garage projection; five foot minimum to a side-entry garage or casita.
2) The owner has the discretion and flexibility to increase the setbacks in all situations.
3) Ten foot minimum between dwelling units.
4) Non-foundation home features will be allowed to encroach into the setbacks on all sides of a lot. The encroachment of 3 feet into the setbacks on all sides of the lot can take place for bay windows, entertainment niches, fireplaces, pop-outs, air conditioning units and other similar home features, except that an air conditioning unit shall not be allowed in the front yard setback. These encroachments shall be allowed, provided that a 3 foot clearance shall be maintained, between the encroaching structure and the property line.

3.5 Commercial Development Plan

3.5.1 Commercial Design Standards

3.5.1.1. Community Commercial, C-2- PAD

The Villages of Eloy, features 101.28 ± gross acres of Community Commercial, C-2 with a PAD Overlay, on the eastern boundary of the site, adjacent to Eleven Mile Corner Road and to Hanna Road. The proposed Community Commercial District , on the east side of The Villages of Eloy Master Plan, is within the revised, Eloy Airport Non-Residential Buffer Zone. The Community Commercial, C-2 PAD Zoning District allows a wide range of commercial use possibilities, which will satisfy the needs of the community at large, while providing for a broad range of commercial activities. Commercial parcels 33, 38 and 41 are in the Airport Non-Residential Buffer Zone.

Table 6. Commercial C-2 Standards

Zoning District	Base Zoning	PAD Proposed
C-2 PAD		
Area (SF)	10,000	**6,000**
Width (Feet)	150	**60**
Height (Feet)	35	35
Front Setback (Feet)	30	**20**
Side Setback (Feet)	10	10
Street Side Setback (Feet)	10	**20**
Rear Setback (Feet)	10(a)	10(a)
Lot Coverage (Percentage)	60%	60%

a. *If the property line or adjoining street abuts a residential zone, the setback shall be 20 feet. EXCEPT where the open space buffer has been provided, between the residential and the commercial parcels, such as has been provided with parcels 33, 38 and 41, then the commercial rear setback shall be 10-feet.*

b. *Deviations are bolded.*

3.5 Commercial Development Plan

3.5.1 Commercial Design Standards

3.5.1.1. . Community Commercial, C-2- PAD

The Villages of Eloy, features 101.28 ± gross acres of Community Commercial, C-2 with a PAD Overlay, on the eastern boundary of the site, adjacent to Eleven Mile Corner Road and to Hanna Road. The proposed Community Commercial District, on the east side of The Villages of Eloy Master Plan, is within the revised, Eloy Airport Non-Residential Buffer Zone. The Community Commercial, C-2 PAD Zoning District allows a wide range of commercial use possibilities, which will satisfy the needs of the community at large, while providing for a broad range of commercial activities. Commercial parcels 33, 38 and 41 are in the Airport Non-Residential Buffer Zone. **(Amended) Solar generation facility is also allowed in this district in accordance with section 3.6.1 of this PAD and City Zoning Code Section 3.1.38 Solar Generation Facility**

Table 6. Commercial C-2 Standards

Zoning District	Base Zoning	PAD Proposed
C-2 PAD		
Area (SF)	10,000	**6,000**
Width (Feet)	150	**60**
Height (Feet)	35	35
Front Setback (Feet)	30	**20**
Side Setback (Feet)	10	10
Street Side Setback (Feet)	10	**20**
Rear Setback (Feet)	1O(a)	1O(a)
Lot Coverage (Percentage)	60%	60%

a. *If the property line or adjoining street abuts a residential zone, the setback shall be 20 feet. EXCEPT where the open space buffer has been provided, between the residential and the commercial parcels, such as has been provided with parcels 33, 38 and 41, then the commercial rear setback shall be 10-feet.*
b. *Deviations are bolded.*

3.6 Solar Generation Facility **(AMENDED)**

3.6.1 Solar Design Standards **(AMENDED)**

A Solar Generation Facility (SGF) is currently proposed on approximately 967 acres within The Villages of Eloy. The SGF will bring a much needed clean, renewable energy resource to the City of Eloy, help sustain and support local power needs, and provide additional employment opportunities during construction. The location of the SGF is compatible with the surrounding area and represents a low-intensity, low-impact, and highly beneficial use for this area of the development.

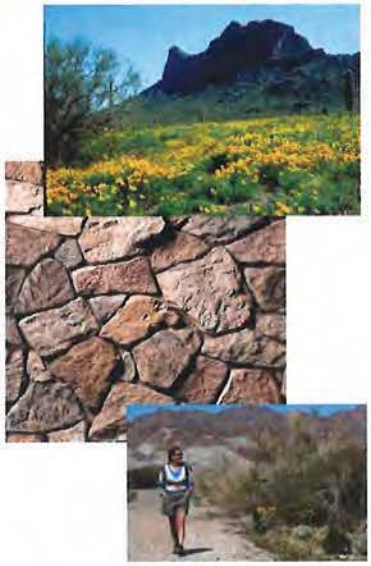
If the site is developed as a solar generation facility it will comply with all of the provisions of the existing City Zoning Code Section 3.1.38 Solar Generation Facility.

A range of the permitted uses within the SGF district are included below. Other uses directly related to solar generating facilities not mentioned below will be reviewed and approved by the Community Development Director on a case by case basis. Appeal, if needed will be determined by the Planning and Zoning Commission.

a. Solar photovoltaic panels
b. Inverter structures
c. Operations and maintenance facility buildings
d. Accessory structures and facilities necessary to support a renewable energy facility
e. Equipment yards directly related to SGF development
f. Transmission and interconnection facilities related to the energy facility

No other uses, except those that are accessory to the solar or residential development are contemplated on this part of the site. Development of the solar site will be subject to the City's Design Review process to ensure high quality site planning and architectural standards.

4.0 OPEN SPACE AND LANDSCAPE CHARACTER



4.1 Character

The Villages of Eloy is a development that respects the local character of Eloy and it's surroundings. With agrarian elements of design, the Planned Area Development reflects the local character of Eloy. Limited applications of split rail fences and split face stone monuments and walls will accent the main thoroughfares of the community. A plant palette of large shade trees, as well as native species such as Mesquites, provide for a Southwestern farmstead theme.

The landscape and amenity package will establish the identity and central theme for the project and help create a sense of community, offering a higher quality of life for the residents of The Villages of Eloy. Outdoor activity and neighborhood connectivity is woven into the urban fabric by the integration of the multi-trails system that travels between the neighborhood parks, open spaces and the residential neighborhoods.

4.2. Design Guidelines

Together with the City of Eloy Community Development Director, the Master Developer will provide project oversight of homebuilders and commercial builders, to encourage adherence to The Villages of Eloy Design Guidelines.

Reference ***Exhibits, 13, 14, 15, 16, 17, 18, 19,*** *and* ***20,*** *the Concept Landscape, Parks, Open Space, Amenities, Trails, Walls and Signs.*

4.2.1 Single Family Residential Development

4.2.1.1 SF Architecture

The exterior elevations of the homes within The Villages of Eloy will provide architectural detail and pleasing façade treatments on all four (4) sides, not just the front of the homes. All of the homes in The Villages of Eloy will be constructed on a permanent foundation. The Villages of Eloy will encourage side entry or setback garages. At a minimum, the homes will feature a two-car garage. Within the single-family lots, carports shall be prohibited. The Villages of Eloy will encourage garage door materials and design that will complement the main structure. Homebuilders will be encouraged to feature front porch designs and walkways that lead from the front porches to the street, so that the pedestrian will have a connection to the street, other than the driveway. Design that provides for community interaction and places where neighbors can congregate and socialize, within the community, will be encouraged.

Rooflines with varied elevation heights and styles, stepping and different orientations shall be encouraged. Wood shake shingle roofing materials shall be prohibited.

Varied window design and styles shall be provided. For example, window embellishments, architectural enhancements, window recesses and structural pop outs will be encouraged as a part of the design within the community.

Roof mounted mechanical equipment shall be prohibited. Mechanical equipment, electrical meter and service components, propane tanks, coolers, water filters and similar utility equipment shall be installed at ground level or wall mounted and shall be screened from public view and designed to appear as an integral part of the building.

4.2.1.2. SF Open Space Standards

Reference ***Exhibits 13, 14,*** *and* ***15****, the Conceptual Landscape, Parks, Open Space, Amenities, and Trails.*

The Villages of Eloy will devote 15% of the project's total residential acreage as open space.

The amenity package contemplated for this open space will establish an identity and central theme for the project that will help to create a sense of community and a higher quality of life for the homeowners. The community parks will provide neighborhood gathering places for leisure and recreational purposes. The Villages of Eloy Neighborhood Parks are featured as aesthetic entries into the community. Entering on Cornman Road, parcels 14, 23, 24, and 35 are Neighborhood Parks that are featured as entries into the community. These parks will provide aesthetic enjoyment for residents and visitors as they enter or leave the community.

The project's park system will provide wonderful opportunities for play, with a range of possible amenities, such as half basketball courts, tot lots, play equipment, ramadas, BBQ grills, and picnic tables.

Trails will augment the street sidewalks, serving as connections within the community. Trails are an amenity that will be used by adults and children of all ages. Trail corridors, parcels 40, 34 and 44, have been designed to provide trail opportunities for pedestrians, as well as, a landscaped buffer between the commercial and the residential land uses on the east side of the project. On the west side of the project, parcels 3, 11, and 11a provide trail opportunities and provide a buffer between The Villages of Eloy and the existing North Toltec subdivision. The larger parks, parcels 14 and 36 are located adjacent to a proposed school site. The two school sites are strategically placed within the eastern and western neighborhoods of The Villages of Eloy.

4.2.1.3 SF Site Design Standards

Linkage will encouraged a sense of neighborhood among nearby residents and a sense of community with surrounding neighborhoods.

Homebuilders will be encouraged to provide residential structures that have a strong relationship to the neighborhood street. A walkway from the street to the front entry will be strongly encouraged.

4.2.2 Multiple Residential Development

4.2.2.1 MF Architecture

Mechanical equipment, electrical meter and service components, propane tanks, coolers, water filters and similar utility equipment shall be installed at ground level or wall mounted and shall be screened, where practical, from public view and designed to appear as an integral part of the building.

4.2.2.2 MF Open Space Standard

The Villages of Eloy will devote 15% of the project's total residential acreage as open space. All multiple residence developments, having more than eight (8) dwelling units, shall provide amenities. Examples of such amenities are: tot lots, play equipment, ramadas, BBQ grills, and picnic tables. The area utilized by these amenities may be credited as open space.

4.2.2.3. MF Site Design Standards

All of the dwellings units, within the development, shall have a strong relationship to one another, to the common open space and to the neighborhood street. A walkway from the street or parking area to the front entry is strongly encouraged.

Parking areas adjacent to the required front yard shall be screened by a decorative wall or landscape berm or combination thereof to a height not to exceed three feet (3') in order to adequately screen the undercarriages of the parked vehicles. Covered parking canopies shall be compatible with the main structure.

Trash and refuse collection locations shall be screened with a six foot (6') decorative masonry wall. In addition, the walled area shall feature a gate. Trash and refuse areas shall be located such that they are not the visual focal point of a driveway or parking area, and cannot be viewed from a public street.

4.2.3. Commercial Development:

4.2.3.1. Commercial Architecture Standards

Quality and theme architecture shall be encouraged. The project shall promote creative, functional architecture that celebrates the individuality of buildings and relieves the similitude of architecture within the community. The building materials of a project shall be durable, require low maintenance and shall be of a substantial quality.

All buildings elevations, that face a public street, shall have an architectural design. Exterior building design, as well as architectural details related to color, patterning, finish, type and application of materials and building form, shall be coordinated for those elevations of a building. A treed and landscaped buffer between residential and the commercial is encouraged. Metal buildings are prohibited in C-2 zoning districts.

Subtler, less intense colors should be used on larger buildings or major anchor stores, while the use of a greater variety and intensity of color should be reserved for smaller structures. Accent colors are encouraged, on all buildings, to provide a festive and lively streetscape. Colors that accent entries and special architectural features shall be encouraged.

Full roof architecture, utilizing simple and varied roof forms, is encouraged for all new commercial buildings, while long, continuous mansard roofs, false mansard roofs, large expanses of flat roofs and veneer (false front) parapets shall be discouraged.

Rooflines or facades of large buildings shall vary in height to reduce the apparent scale of the building. Architecture that will break up long continuous horizontal facades and minimize their overall visual impact on surrounding development and the community in general shall be encouraged. Parapet walls shall be designed and constructed in a manner to appear as a solid, three-dimensional form, rather than a veneer.

Builders will be encouraged to paint and finish chimneys, roof flashing, rain gutters, scuppers, downspouts and other roof protrusions to match the color of the adjacent surface, unless these are being used expressly as a trim or accent element.

Roof top plumbing, vents, ducts, air conditioning and heating equipment, solar panels, communication antennas and any other mechanical or electric equipment shall be located away from public view; and screened in a manner so as not to be visible from any angle or any height outside a building and shall appear as an integral part of the building design.

Mechanical equipment, electrical meter and service components, electrical transformers, backflow prevention devices, large water standpipes, propane tanks, telephone boxes, chilling units, and any other obtrusively large electrical, mechanical or similar utility device or equipment, whether ground level, wall mounted, or roof mounted, shall be fully screened from public view and/or designed to appear as an integral part of the building.

4.2.3.2 Commercial Open Space Standards

Walkable courtyards, outdoor seating areas, public art and amenities that encourage interaction between people, community gathering places, within commercial projects shall be encouraged.

4.2.3.3 Commercial Site Standards

Parking areas adjacent to the required front yard shall be screened by a decorative wall or landscape berm or combination thereof, to a height not to exceed three feet (3'), in order to adequately screen the undercarriages of the parked vehicles.

Trash and refuse collection locations shall be screened with a six foot (6') decorative masonry wall, with gate. Trash and refuse areas shall be located such that they are not the visual focal point of a driveway or parking area, or cannot be viewed from a public street.

Building site details related to utility boxes, transformers, generators, chiller farms, mailboxes, trash bins and air conditioning units shall be integrated into the overall design of the building and/or development and screened from view, yet remain accessible for servicing.

4.2.4 Landscape Requirements for Specific Land Uses

Reference ***Exhibits 13, 14, 15, 16, 17, 18, 19*** *and* ***20.***

4.2.4.1 Landscape Single Residential Development

Required landscaping for a subdivision development shall include the required open space area, retention or detention basins, commercial landscaped buffers and the adjacent public right of way.

The required landscaping for a subdivision development shall be installed in proportion to the construction phasing of the project and in accordance with the approved subdivision landscape plan. The front yard landscaping for a single residence lot or dwelling is required to be installed at the time and as a part of the home construction.

4.2.4.2. Landscape Multiple Residential Development

The required landscaping for a development shall include the required common area and open space area, retention or detention basins, parking areas and the adjacent public right of way. Installation of the required landscaping shall be in accordance with the approved landscape plan for the development. Any part of the lot or parcel not developed for buildings, structures, vehicular access, streets, parking and utility areas shall be landscaped.

A homeowners' or property owners' association shall maintain all landscape materials and landscaped areas, including that within the public rights of way adjacent to the site, in accordance with the approved landscape plan.

If a perimeter wall is constructed, it shall be a maximum of six feet (6') in height and decoratively treated to match the architectural style and design of the development.

4.2.5.3. Commercial Development

All commercial developments that abut a residentially zoned property shall provide and maintain a landscaped buffer area, a minimum width of twenty feet (20'), along the common property line, except where an open space buffer has been provided between the residential and the commercial parcels, such as has been provided with parcels 33, 38, and 41, in which case the commercial rear setback shall be 10-feet.

Landscaping, combined with architectural treatments, shall be provided to screen unattractive views and features, such as storage areas, trash enclosures, transformers, generators, heavy mechanical equipment and other similar eyesores.

4.2.4.4 Photovoltaic Solar Facility **(AMENDED)**

The Villages of Eloy will be developed in accordance with the Stipulations associated to the Solar Generation Facility Site Plan.

The landscaping palette is to utilize varieties from the City's zoning code: 4.2.2 with permanent irrigation along Estrella Road, along the east side Tweedy from the Desert Rose Bahia Institute to Hanna Road, and along Eleven Mile Corner Road. Along those frontages, 4 trees (min 2" caliper trunk) and 4 shrubs per every 150' will be provided with special distribution determined by the landscape architect and confirmed by the Community Development Director based on submitted plans. Additionally perimeter roads may have existing vegetation maintained, to achieve desired visual screening. Along all perimeter roads except Cornman the project is providing a 20' setback from the right of way to the fence line for landscaping. For the majority of the Cornman Road frontage the project proposes drainage facilities (basins) that will provide approximately 60' of setback from the road to the fence line.

Fencing for the Central Line Solar facility will be 6' tall vinyl coated chain link, sage green, and no barbed wire, along the entire perimeter of the site. The vinyl coat will reduce glare. The sage green color, combined with the landscape screening, will reduce the visual impacts of the fencing.

Refer to Exhibit 30 – Solar Generation Facility Fence and Landscape Design for details on the landscaping and wall design.

4.2.5. Landscape Requirements for Specific Roadways

Reference ***Exhibits 18, 19*** *and* ***20****, Typical Street Cross Sections*

4.2.5.1 Landscape for Arterial and Collector Streets

Individual property owners and/or home owners' associations shall properly maintain all landscape materials and landscaped areas, including that within the public rights of way adjacent to their property or the development, in accordance with the approved landscape plan, except in and along public rights of way and easements where the City of Eloy has agreed to provide maintenance.

Replacement of dead street trees shall be by the individual property owners or the homeowners' association and shall be completed within four (4) months from the date that the association or property owner is notified by the city.

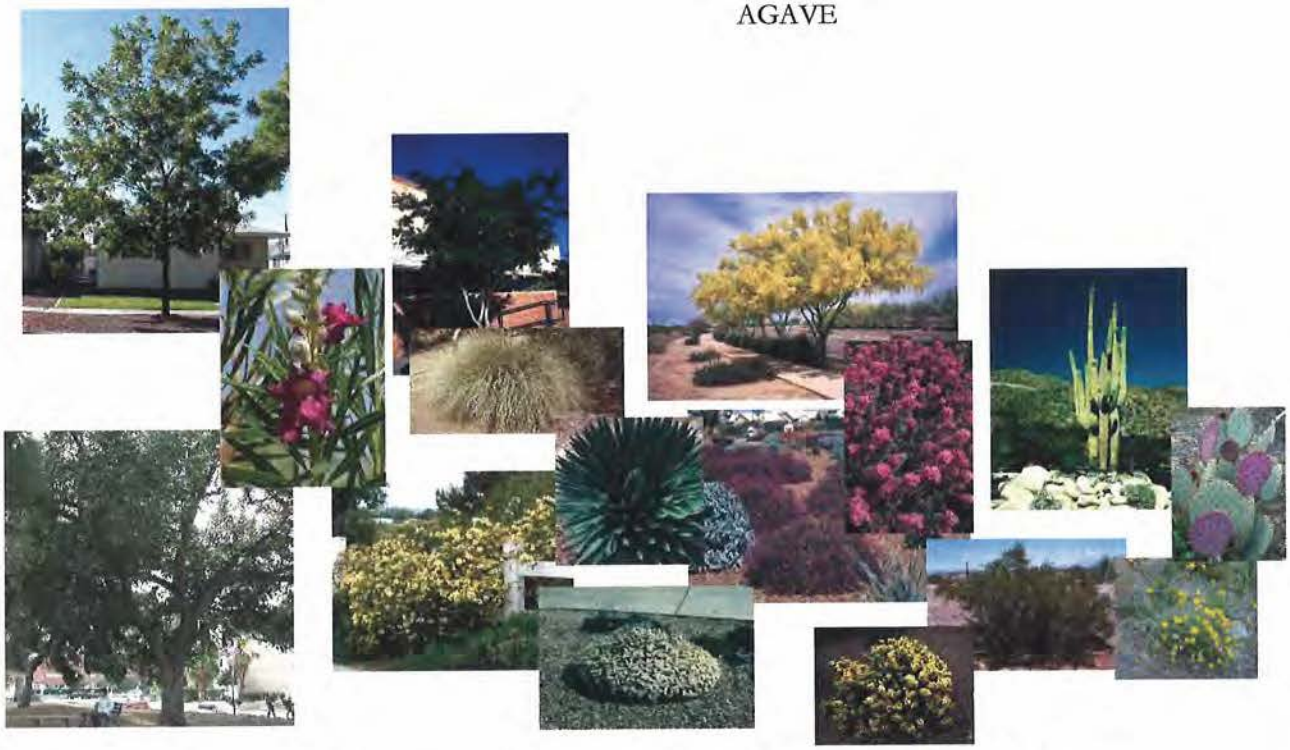
4.2.5.2 Local and Neighborhood Streets

The homeowners' associations shall properly maintain all landscape materials and landscaped areas, including that within the public rights of way, adjacent to their property or the development in accordance with the approved landscape plan, except in and along public rights of way and easements, where the City of Eloy has agreed to provide maintenance.

4.2.6 Plant Palette

The following preliminary landscape plant materials selected for The Villages of Eloy will reflect the local agrarian character, as well as respect the history and natural elements of the region.

TREES	SHRUBS	GROUNDCOVER & ACCENTS
LIVE OAK	ARIZONA ROSEWOOD	LANTANA
PECAN	DEER GRASS	LADY BANKS ROSE
CRAPE MYRTLE	TEXAS SAGE	BLACKFOOT DAISY
MESQUITE	TEXAS OLIVE	WILD FLOWER MIX
TEXAS EBONY	CREOSOTE	DALEA 'SIERRA NEGRA'
PALO VERDE	JOJOBA	SAGUARO
IRONWOOD	CHUPAROSA	OCOTILLO
DESERT WILLOW	BRITTLEBUSH	YUCCA
VITEX	EMU BUSH	PRICKLY PEAR
	TURPENTINE BUSH	RUELLIA
	SALVIA CLEVELANDII	DESERT MARIGOLD
		AGAVE



Plant materials to be used within the development shall be selected from the Pinal County AMA plant list or approved as part of this preliminary submittal. Sizes and quantities used shall meet or exceed the Eloy regulations and guidelines, as may be amended from time to time.

4.2.7 Signage Standards

Reference ***Exhibit 16****, the Conceptual Monument Signs*

4.2.7.1 All Signs

The regulations, requirements, and provisions set forth in this article shall apply to all signs.

All signs shall be structurally designed, constructed, erected and maintained in accordance with all applicable provisions and requirements of the City of Eloy adopted codes and ordinances, as may be amended from time to time.

All signs and sign structures, shall be maintained in good order, repair, and appearance at all times so as not to constitute a danger or hazard to the public safety or create visual blight as determined by the zoning administrator.

There shall be no visible angle iron supports, guy wires, braces or secondary supports except in the case of projecting signs. All sign supports shall be an integral part of the sign design.

4.2.7.2. Sign Location

Signs shall not be located in a manner that interferes with pedestrian or vehicular travel, poses a hazard to either pedestrians or vehicles, or within the specified "visibility triangle".

Signs shall not be located within or projecting over any public street, right of way, or other public property, except for city approved kiosk sign structures, shingle signs, projecting signs and garage sale signs as permitted by this chapter. The city may install signs on its own property to identify public buildings and uses, to provide necessary traffic control and directional information.

Signs and/or banners shall not be placed in such a manner that they obstruct city required informational, traffic or safety signs.

4.2.7.3. Sign Illumination

The source of a sign's illumination, except neon illumination, shall not be visible from any street, sidewalk, or adjacent property. This shall not preclude the use of neon sign elements that shall be limited to use within the commercial zoning districts only.

5.0 VEHICULAR ACCESS

Reference ***Exhibit 12,*** *Conceptual Phasing Plan*

Reference the ***Exhibits 18, 19, and 20,*** *Conceptual Typical Streetscape Sections*

Reference ***Section 4.0,*** *Open Space and Landscape Character*

5.1 Existing Access

The existing Eleven Mile Corner Road (the site's eastern boundary) is a paved two-lane road as is Estrella Road, which is on the project's western boundary. Cornman Road (at the northern edge of the property) and Hanna Road (at the southern edge) are graveled surfaces suitable for vehicular traffic.

5.2 Proposed Access

With the timing of construction and development phasing, the project will improve the existing *half* street arterials that are directly adjacent to the project boundaries, *full* collector streets, and *full* local streets within the project boundaries.

5.2.1. Road of Regional Significance

The City of Eloy reserves the right to require a 75-foot half right of way, for a roadway that is designated in the City of Eloy Small Area Transportation Study as a Road of Regional Significance. It is expected that Eleven Mile Corner Road will be designated as a Road of Regional Significance.

5.2.2. Arterial Streets

Estrella, Cornman, Tweedy and Hanna Roads are to be improved as arterial streets, including a 65-foot *half* right of way.

5.2.3. Collector Streets

The main collector that is planned through the project, is a loop the begins as Zapotec Avenue on the west, off of Hanna Road, becomes Romana Drive, mid-project and ends as Macrae Road at the eastern boundary of the project.

5.0 VEHICULAR ACCESS

*Reference **Exhibit 12**, Conceptual Phasing Plan*

*Reference the **Exhibits 18,19, and 20**, Conceptual Typical Streetscape Sections*

*Reference **Section 4.0**, Open Space and Landscape Character.*

5.1 Existing Access

The existing Eleven Mile Corner Road (the site's eastern boundary) is a paved two-lane road as is Estrella Road, which is on the project's western boundary. Cornman Road (at the northern edge of the property) and Hanna Road (at the southern edge) are graveled surfaces suitable for vehicular traffic.

5.2 Proposed Access **(AMENDED)**

Within the timing of construction and development phasing, the project will improve the existing *half* street arterials that are directly adjacent to the project boundaries, *full* collector streets, and *full* local streets within the project boundaries.

Should the project be developed as a Solar Generation Facility, the roadway improvements identified in *Table 12* shall apply. Project access is from Tweedy Road, approximately 660' south of Cornman Road.

Table 12 – Solar Generation Facility Roadway Improvements.

Adjacent/Internal Roadway Segment	Irrevocable Dedication of Right of Way (adjacent to project site)	Developed Condition
Cornman Road (Estrella Road to Eleven Mile Corner Road)	55'south of centerline of Cornman Road	Double Chip Seal with striping (28' pavement width)
Hanna Road (Estrella Road to Eleven Mile Corner Road)	55' north of centerline of Hanna Road	Crack Sealing and Polymer Modified Master (PMM) Seal Coat treatment on existing pavement width and Striping on existing Chip Seal
Estrella Road (Hanna Road to Cornman Road)	55' east of centerline of Estrella Road	Crack Sealing, Single Chip Seal Overlay on existing pavement width) and Striping on existing Chip Seal
Tweedy Road (Hanna Road to Cornman Road)	55' on both the east and west sides of Tweedy Road	Crack Sealing and Polymer Modified Master (PMM) Seal Coat treatment (on existing pavement width and Striping on existing Chip Seal

5.2.1 Road of Regional Significance

The City of Eloy reserves the right to require a 75-foot half right of way, for a roadway that is designated in the City of Eloy Small Area Transportation Study as a Road of Regional Significance. It is expected that Eleven Mile Corner Road will be designated as a Road of Regional Significance.

5.2.2 Arterial Streets

Estrella, Cornman, Tweedy and Hanna Roads are to be improved as minor arterial streets, including a 55-foot *half* right of way.

5.2.3 Collector Streets

If developed as a residential community the main collector that is planned through the project, is a loop that begins as Zapotec Avenue on the west, off of Hanna Road, becomes Romana Drive, Mid-project and ends as Macrae Road at the eastern boundary of the project.

Reference ***Exhibit 10***. The Master Developer proposed a curvilinear collector street circulation that is pedestrian friendly and better suited for save, residential circulation.

The Villages of Eloy project surrounds the Desert Rosa Baha'i Institute Facilities. The representative of Baha'i and the project representatives have been in contact, throughout the General Plan and Rezoning processes. In order to maintain friendly neighbor relations, the Master Developer of the Villages of Eloy has avoided surrounding the rural religious community with a busy, grid pattern of arterial roadways. Therefore, the alignment of the loop road, though The Villages of Eloy, which starts at Hanna Road on the west, and exist onto Hanna Road on the east, is off set from the Desert Rose Baha'i Institute Boundary.

A portion of Romana Drive, at the Eleven Mile Corner Road entrance, is a Full "Commercial Collector" and a portion of Macrae Road, at the eastern entrance from Hanna Road is a half Street "Commercial Collector". These will be constructed pursuant to the city of Eloy Standard Details.

Reference ***Exhibit 10.*** The Master Developer proposes a curvilinear collector street circulation that is pedestrian friendly and better suited for safe, residential circulation.

The Villages of Eloy project surrounds the Desert Rose Baha'i Institute facilities. The representatives of Baha'i and the project representatives have been in contact, throughout the General Plan and Rezoning processes. In order to maintain friendly neighbor relations, the Master Developer of The Villages of Eloy has avoided surrounding this rural religious community with a busy, grid pattern of arterial roadways. Therefore, the alignment of the loop road, through The Villages of Eloy, which starts at Hanna Road on the west, and exits onto Hanna Road on the east, is off set from the Desert Rose Baha'i Institute boundary.

A portion of Romana Drive, at the Eleven Mile Corner Road entrance, is a *full* "Commercial Collector" and a portion of Macrae Road, at the eastern entrance from Hanna Road is a *half* street "Commercial Collector". These will be constructed pursuant to the City of Eloy Standard Details.

Macrae Road, Romana Drive, Red Bronc Road, Zapotec Avenue and Quail Road are residential "Collector" streets. A portion of Macrae Road, at the eastern entrance from Hanna Road, is a *half* street. These will be constructed pursuant to the City of Eloy Standard Detail.

5.2.3. Local Streets

A local street right of way is 50-foot wide. These will be constructed pursuant to the City of Eloy Standard Detail, EXCEPT that the use of, either one or both of, a mountable curb (Detail M. A. G. 220), or a 6-inch vertical curb and gutter, shall be permitted, within the project. The ultimate curb type will be determined with Preliminary Plat or Site Plan, at the time that the Preliminary Drainage Analysis is prepared and available. The ultimate curb detail will be subject to the approval of the City of Eloy Engineer.

Macrae Road, Romana Drive, Red Bronc Road, Zapotec Avenue and Quail Road are residential "Collector" streets. A portion of Macrae Road, at the eastern entrance from Hanna Road, is a half street. These will be constructed pursuant to the City of Eloy Standard Detail.

5.2.4 Local Streets **(AMENDED)**

A local street right of way is 50-foot wide. These will be constructed pursuant to the City of Eloy Standard Detail, EXCEPT that the use of, either one or both of, a mountable curb (Detail M.A.G. 220), or a 6-inch vertical cube and gutter, shall be permitted, within the project. The ultimate curb type will be determined with Preliminary Plat or Site Plan, at the time that the Preliminary Drainage Analysis is prepared and available. The ultimate curb detail will be subject to the approval to the City of Eloy Engineer.

If the project is developed as a Solar Generation Facility, there will be no internal local streets located within the facility. The project will have internal access roads of 20' stabilized surface for fire and maintenance access. These internal roads will be graded and maintained regularly or as dictated by climactic events to provide continued emergency and maintenance access.

6.0 PROPOSED PROJECT UTILITIES AND SERVICES

6.1 Utilities and Services List

Electric	APS [1]
Gas	Southwest Gas Corp. [1]
Telephone	Qwest [1]
Police	City of Eloy
Fire/Emergency	Eloy Valley Fire District
Sanitation Collection	City of Eloy
Television/Cable	Eagle West

[1] *Arizona Department of Commerce,* Eloy Community Profile, *p. 2. (June 2005).*

6.2. Water Service Narrative Report

6.2.1 Water Analysis and Improvements

6.2.1.1 Water Rights and Improvements

The City is designated as having an Assured Water Supply under A.R.S. § 45-576(D) and the Developer of The Villages of Eloy will cooperate with, and participate in City's efforts to obtain and remain designated as having an Assured Water Supply pursuant to the Arizona Groundwater Code, the Assured and Adequate Water Supply Rules adopted by Arizona Department of Water Resources (ADWR), as well as any specific requirements imposed by ADWR upon City concerning City's Designation of Assured Water Supply.

Prior to the recordation of any final subdivision plat affecting all or any portion of The Villages of Eloy, the Owner will obtain ADWR's consent to modify City's

Designation of Assured Water Supply so that City's demonstrated groundwater supply (the "physical, legal and continuous availability demonstration") is enlarged in amounts sufficient to serve the Property, to the extent necessary to demonstrate an Assured Water Supply for the Property.

6.2.1.2 Water Demand Projections

The proposed zoning for the project consists of residential and commercial land uses. The residential zoning is further broken down into high, medium-high, medium, and low densities. For each of these residential zoning designations a range of potential dwelling units per acre was determined. The water demand calculations are based on the average potential dwelling units per acre. The Villages of Eloy lies within the limits of the City of Eloy Phase 1 Water Study.

The water demands for The Villages of Eloy were calculated using the *City of Eloy Water System Development Standards,* February 2007 in conjunction with *The City of Eloy Potable Water System Master Plan*, prepared by Psomas, February 2007.

The following design criteria were used in calculating the water demands and based on the above referenced documents:

Residential Use

- 125 gallons average day demand per capita per day
- 3.0 persons per dwelling unit
- 14 DUs/acre for High Density Residential
- 10 DUs/acre for Medium-High Density Residential
- 1 DUs/acre for Medium Density Residential

Nonresidential Use

- 2,000 gallons average day demand per acre per day for Commercial Use
- 3.0 acre foot average day demand per acre of turf

Water Demand Peaking Factors

- Maximum day demand equals 2.0 times average daily demand
- Peak hour demand equals 3.5 times average daily demand
- Maximum day demand for turf equals 2.64 times average daily demand

Fire Flows

- 1,000 gpm minimum for residential land uses
- Refer to IFC 2003 Appendix for commercial land uses (50% reduction factor allowed for buildings with sprinkler systems)

Water demands were determined for average day, maximum day, and peak hour scenarios. The project's approximate water demands at ultimate build-out are summarized in Table 7.

Table 7. The Villages of Eloy Water Demands

Average Day (gpm)	Max Day (gpm)	Peak Hour (gpm)
1,468	2,948	5,121

6.2.1.3 Wells and Storage

The Average Day Demand shown in Table 1 was used to determine the number of wells and the storage capacity at build-out of the project.

The well requirements and storage capacity were calculated to provide 1.5 times the Average Day Demand. Based on the City of Eloy's Design Standards, it was assumed that each well would pump an average of 750 gpm.

Per City of Eloy Requirements:

- It is anticipated that 3 – 750 gpm wells are needed to serve The Villages of Eloy and meet its 2,202 gpm demand.
- The estimated amount of storage to serve The Villages of Eloy is 3.18 MG.

Booster Capacity

The project's required booster capacity was sized to accommodate the Maximum Day Demand plus fire flow or the Peak Hour Demand (whichever is greater). The required booster capacity for The Villages of Eloy is 5,448 gpm, which is based on the maximum day demand of 2,948 gpm plus a 2,500 gpm fire flow.

Existing Water System

The existing water improvements near the proposed project consist of one 8-inch waterline. This existing 8-inch waterline is fed by the Blue Tank facility. From the Blue Tank facility, it runs north along Curry Road to Hanna Road where it meets the southwest corner of The Villages of Eloy.

Proposed Water Improvements

The existing water infrastructure will not have the capacity to meet the demands of The Villages of Eloy project and additional water infrastructure will be required.

As discussed above, the project requires 3 well sites, and a water plant that includes 3.18 MG of storage capacity and 5,448 gpm of booster pumping capacity.

The anticipated 3 wells for The Villages of Eloy development agree with the projections from the current City of Eloy's Water Master Plan. The estimated amount of storage of 3.18 MG for the development is less then the projections from the current City of Eloy's Water Master Plan, but the difference could be attributed to The Villages of Eloy water plat serving other developments.

Per the City's Water Master Plan, the proposed facilities will be constructed within the boundaries of the proposed development. The specific well site locations within the project will be determined by the project's hydrogeologist. The water plant will be located towards the center of the development.

In addition to the water plant capacities required for this project, the plant site would be sized to accommodate expansions by the City to meet the demands of future surrounding developments.

The raw water piping between the proposed well sites and water plant will be a minimum of 10-inches in diameter based on a 750 gpm well output and increase in size if that output increases or a single line serves multiple wells.

The discharge of the proposed water plant will be at least 24-inches in diameter until it ties into the City's backbone infrastructure. The minimum on-site pipe sizes are expected to range from 8-inch to 16-inch in diameter. According to the City's Master Plan, 16-inch waterlines may be required along the north, south, and east section lines of the project. Also there is a 16-inch waterline bi-secting the development along Tweedy (Tumbleweed) Road alignment.

6.3 Wastewater/Sanitary Sewer Service Narrative Report

6.3.1. Wastewater Analysis and Improvements

6.3.1.1. Wastewater Generation Summary

The flow projections discussed in this document were based on the Waste Water Master Plan Summary Report for City of Eloy, written by Carollo and dated September 2007. Attempts were made to contact the City's Engineer but were unsuccessful.

- Average Daily Flow = 65 gallons per person per day (Residential)
- Average Daily Flow = 1,000 gallons per acre per day (Commercial)
- 3 persons per dwelling unit
- Peak Flow = Average Daily Flow x Peaking Factor (Based on ADEQ)
- Peak = (Ave.) x ($6.177 \times p^{-0.233}$) + 1.128 (Per ADEQ)
- where P = Population (commercial flow was back calculated to obtain an equivalent population for each sewer line in this project)

In addition to the water plant capacities required for this project, the plant site would be sized to accommodate expansions by the City to meet the demands of future surrounding developments.

The raw water piping between the proposed well sites and water plant will be a minimum of 10-inches in diameter based on a 750 gpm well output and increase in size if that output increases or a single line serves multiple wells.

The discharge of the proposed water plant will be at least 24-inches in diameter until it ties into the City's backbone infrastructure. The minimum on-site pipe sizes are expected to range from 8-inch to 16-inch in diameter. According to the City's Master Plan, 16-inch waterlines may be required along the north, south, and east section lines of the project. Also there is a 16-inch waterline bi-secting the development along Tweedy (Tumbleweed) Road alignment.

6.2.1.4 Solar Generation Facility **(AMENDED)**

If the project is developed as a Solar Generation Facility, the only water infrastructure will be perimeter landscaping irrigation lines for ongoing maintenance.

6.3 Wastewater Sanitary Sewer Service Narrative Report

6.3.1 Wastewater Analysis and Improvements

6.3.1.1. Wastewater Generation Summary

The flow projections discussed in this document were based on the Waste Water Master Plan Summary Report for City of Eloy, written by Carollo and dated September 2007. Attempts were made to contact the City's Engineer but were unsuccessful.

- Average Daily Flow = 65 gallons per person per day (Residential)
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- 3 persons per dwelling unit
- Peak Flow = Average Daily Flow x Peaking Factor (Based on ADEQ)
- Peak = (Ave.) x $(6.177 \times p)^{-0.233}$) + 1.128 (Per ADEQ)
- where P = Population (commercial flow was back calculated to obtain an equivalent population for each sewer line in this project)

Wastewater projections were determined for average day and peak hour flow scenarios. The total estimated flows for The Villages of Eloy are summarized in Table 1. Peak flows are based on a peaking factor of 1.76.

Table 8. The Villages of Eloy Wastewater Generation Summary

Average Daily (mgd)	Peak Daily (mgd)
1.582	2.728

Existing Wastewater Conditions

The Villages of Eloy is in the Water Reclamation Facility Service Area 5 according to the City's *Wastewater Master Plan*, May 2007. There is currently one existing Water Reclamation Facility located south of the project in Service Area 1. This facility has a capacity of 2.0 MGD. Currently, the facility is operating at 0.7 MGD with existing commitments of an additional 1 MGD.

Proposed Wastewater Improvements

According to the City of Eloy Wastewater Master Plan, the future pipe diameters surrounding The Villages of Eloy site range from 12 to 18 inches. These sewers would convey flows generated by The Villages of Eloy and the two sections to its south to a lift station in the northwest corner of the project. This lift station would pump through a proposed 12-inch force main that would run east to a future 24-inch gravity sewer line along Eleven Mile Corner Road.

The wastewater discharged from the force main would be then conveyed by the 24-30-inch Eleven Mile Corner Road trunk sewer to the future Water Reclamation Facility (WRF) proposed at the southeast corner of the intersection between Eleven Mile Corner Road and SR 287/Steele Road (Area 5 WRF).

If the Area 5 WRF is not operational at the time of final plat submittal, an interim solution to provide wastewater service to The Villages of Eloy project may be considered by the City. The interim solution may be that The Villages of Eloy will initially discharge the project's wastewater to the Area 1 WRF, if there is capacity.

In the event of an interim solution, that incorporates the Area 1 WRF, the project's proposed lift station would pump through a force main east along Cornman Road to Eleven Mile Corner Road and then south along Eleven Mile Corner Road to the existing Area 1 WRF. At the time when the Area 5 WRF is operational, the force main would be connected to the proposed Eleven Mile Corner Road trunk sewer at Cornman Road if the City chooses to reroute the flow. The lift station pumps would then be switched out to account for the change in pump head due to the closer discharge location. The remaining force main along Eleven Mile Corner Road between Cornman Road and the existing WRF at Battaglia Drive could be converted to a reclaimed water line for the City's future use.

6.4 Drainage Narrative Report

6.4.1 Topography

The typical slope of the site and vicinity is less than 1%.

6.4.2 Climate Conditions

The climate in the area is semi-arid desert with a mean annual precipitation of approximately 10 inches. Precipitation is typically divided into two seasons of comparative rainfall amounts: summer (June through October) and winter (December through March). The summer weather systems are typically localized short duration, high intensity monsoon thunderstorms, and are associated with warm, moist tropical air masses from the Gulf of Mexico.

If the Area 5 WRF is not operational at the time of final plat submittal, an interim solution to provide wastewater service to The Villages of Eloy project may be considered by the City. The interim solution may be that The Villages of Eloy will initially discharge the project's wastewater to the Area 1 WRF, if there is capacity.

In the event of an interim solution, that incorporates the Area 1 WRF, the project's proposed lift station would pump through a force main east along Cornman Road to Eleven Mile Corner Road and then south along Eleven Mile Corner Road to the existing Area 1 WRF. At the time when the Area 5 WRF is operational, the force main would be connected to the proposed Eleven Mile Corner Road trunk sewer at Cornman Road if the City chooses to reroute the flow. The lift station pumps would then be switched out to account for the change in pump head due to the closer discharge location. The remaining force main along Eleven Mile Corner Road between Cornman Road and the existing WRF at Battaglia Drive could be converted to a reclaimed water line for the City's future use.

6.3.1.2. Solar Generation Facility Wastewater **(AMENDED)**

If the project is developed as a Solar Generation Facility, there will be no wastewater infrastructure required nor provided to serve the facility.

6.4 Drainage Narrative Report

6.4.1 Topography

The typical slope of the site and vicinity is less than 1%.

6.4.2 Climate Conditions

The climate in the area is semi-arid desert with a mean annual precipitation of approximately 10 inches. Precipitation is typically divided into two seasons of comparative rainfall amounts: summer (June through October) and winter (December through March). The summer weather systems are typically localized short duration, high intensity monsoon thunderstorms, and are associated with warm, moist tropical air masses from the Gulf of Mexico.

Winter precipitation originates from the Pacific Ocean, and produces large storms usually associated with frontal or convergence storm activity that result in relatively long duration but low intensity rainfall.

6.4.3. Regional Drainage and Structure Characteristics

There are irrigation ditches on the south side of Hanna Road. Within the project there are a few small irrigation ditches. The ditch irrigation facilities on the site, serve agricultural use of the existing site, and will not be preserved with the development of The Villages of Eloy as a residential community.

According to Glinda Weddle of the Central Arizona Irrigation and Drainage District (CAIDD); "The only facilities that CAIDD has within the above referenced project boundaries is the turnout. Upon the developer's retiring (extinguishing) of all the irrigation grandfathered water rights within Section 12, T7S, R7E, then CAIDD will remove the turnout and the easement for the turnout". Ms. Weddle can be contacted at 520.466.7336.

Beside those human-made irrigation ditches, there are no natural washes existing within the site. Past agricultural activities have flattened all of the original topography, so that water is only able to sheet flow across the site.

Because of this previous agricultural grading, coupled with aerial photography, field visits, USGS maps, and FEMA FIRMS, it appears that there are no 404 Jurisdictional Washes located on the property. As previously mentioned, while new FEMA FIRM Maps for the general area have been published, The Villages of Eloy is located on revised map panel number 04021C1600E, which is labeled as, "Panel Not Printed", due to the fact that no Special Flood Hazard Areas (SFHA) are located within the map panel.

There are also 2 sets of culverts along Eleven Mile Road that conduct flows under the road and onto the site. The culverts are not located in a defined channel and appear to collect sheet flow from upstream of the Eleven Mile Road and enable it to pass under the road and onto the proposed project site.

Entellus Incorporated has been hired by Pinal County to evaluate the entire watershed contributing flows to Pinal County and to prepare a drainage study. This drainage study is ongoing. DEA will use information from the Entellus study, as it becomes available, to aid in the design of The Villages of Eloy development. The Villages of Eloy development and the offsite contributing watershed are located within the Casa Grande/Phase B portion of the drainage study, which is currently being prepared by Entellus Incorporated.

6.5 Electric Utility

APS holds the CC&N (Certificate of Convenience and Necessity) for the project's land area, which is West of 11 Mile Corner Road, East of Estrella, North of Hanna Road and South of Cornman Road. According to Frank Garcia, the APS Homebuilders Representative; "At this time we don't have plans for any new power

lines or substations." Frank Garcia can be contacted at APS, telephone 520.421.8365 or his cell 520.705.8629.

6.6 Natural Gas Utility

The area is served with natural gas by the utility, Southwest Gas Corporation. The Central Phoenix Division location is, Southwest Gas Corporation, 10851 N Black Canyon Highway. Technical Services, telephone is 520.836.1156.

The Villages of Eloy project is bisected, in the southwest corner, by a gas easement, held by a 60-foot gas line easement. The El Paso Natural Gas representative for the area is Thomas Trujillo, 7776 South Point Parkway, West, Phoenix, AZ 85044; telephone 602.438.4238.

There are also 2 sets of culverts along Eleven Mile Road that conduct flows under the road and onto the site. The culverts are not located in a defined channel and appear to collect sheet flow from upstream of the Eleven Mile Road and enable it to pass under the road and onto the proposed project site.

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It will be used as a landscaped trail corridor, as well as a buffer, separating the R-4, multi-family, high-density residential neighborhoods from the R1-6, single family, medium density residential neighborhoods.

6.7 Telephone Utility

Qwest is the service provider for telephones in the area. Qwest business address is 6350 S. Maple Avenue, Room 125, Tempe, AZ 85283; telephone 602.630.7777.

6.8 Cable Television Utility

Eagle West is the cable service provider. Eagle West business offices are located at 9333 E. Main Street, Suite 122, Mesa, AZ. 85207; telephone 480.380.5855.

6.9 Solid Waste Service

The City of Eloy provides sanitation services. The City utility offices location is 624 North Main Street, Eloy, AZ. 85231; telephone 520.464.3401.

6.10 Police, Fire Protection and Emergency Services

Police Services are provided by the City of Eloy Police Department, located at 630 North Main Street, Eloy, AZ. 85231; telephone 520.466.7324.

The Villages of Eloy is in the Eloy Fire District Service Area. On August 10, 2006 a meeting was held and fire department paperwork was completed by the Master Developer and given to Deputy Chief, Coy L. Amerson. As a result of the meeting, there was not a request for a Fire Station within The Villages of Eloy. The nearest fire station to the project is, Fire Station #522, which is located at 4015 N. Toltec Road in Eloy. The driving distance to The Villages of Eloy is about 6 miles. Robson Properties has identified a location for a future fire station, which, according to plans, will be at Signal Peak Road and Selma Highway.

It will be used as a landscaped trail corridor, as well as a buffer, separating the R-4, multi-family, high-density residential neighborhoods from the R1-6, single family, medium density residential neighborhoods.

If developed as a Solar Generation Facility, any perimeter wall or fence that crosses the gas easement will include a gate for gas company access only. The easement through the site will be left undeveloped. The portion of the gas easement outside of the project fencing, within and adjacent to, the public right of way will be landscaped per section 4.2.4.4.

6.7 Telephone Utility

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6.8 Cable Television Utility

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6.11 Schools

The Villages of Eloy project is within the School Districts of:

Casa Grande Union High School District

The Superintendent is Nancy Pifer. Her contact information is; telephone 520.316.3303; e-mail npifer@cguhs.org. The address is: 1460 North Pinal Avenue, Casa Grande, AZ. 85222.

Casa Grande Elementary School District

The Superintendent is Frank Davidson. His contact information is; telephone 520.8366.2111; e-mail frank.davidson@cgelem.k12.az.us. The address is: 1362 North Casa Grande Avenue, Casa Grande, AZ. 85222.

The Villages of Eloy Master Planned Community features two K-8 Elementary School sites with adjacent neighborhood parks. The students living within The Villages of Eloy will attend the nearest existing school, until the construction of a new school occurs. These schools are:

I. Mesquite Elementary School,
II. Cactus Middle School and
III. Vista Del Grande High School

The Vista Del Grande High School is under construction near the cross streets of Arizola and Cottonwood and is planned to open in the fall of 2009. The Villages of Eloy school sites will be donated to the Elementary School District in accordance with the separate school donation agreement. Pursuant to that agreement, it may be that the School District will not need one or both of the sites, in which case the site will be developed in accordance with the Low Density Single Family District zoning and development standards.

6.11 Schools

The Villages of Eloy project is within the School Districts of:

Casa Grande Union High School District

The Superintendent is Dr. Steve Bebee. His contact information is; telephone 520.316.3360x1102; e-mail sbebee@cguhsd.org. The address is: 1362 N. Casa Grande Ave., Casa Grande, AZ 85122

Casa Grande Elementary School District

The Superintendent is Dr. Jo Etta Gonzales. Her contact information is; telephone 520.8366.2111; e-mail JoEtta.Gonzales@cgesd.org The address is: 220 West Korsten Rd. Casa Grande, AZ 85122.

The Villages of Eloy Master Planned Community features two K-8 Elementary School sites with adjacent neighborhood parks. The students living within The Villages of Eloy will attend the nearest existing school, until the construction of a new school occurs. These schools are:

I. Mesquite Elementary School,

II. Cactus Middle School and

III. Vista Grande High School

The Vista Grande High School Was built near the cross streets of Arizola and Cottonwood and open in 2009. The Villages of Eloy school sites will be donated to the Elementary School District in accordance with the separate school donation agreement. Pursuant to that agreement, it may be that the School District will not need one or both of the sites, in which case the site will be developed in accordance with the Low Density Single Family District zoning and development standards.

7.0 CITIZEN PARTICIPATION PLAN

The Villages of Eloy, Citizen Participation Plan has been submitted as an ***Appendices*** to this report. Please review The Villages of Eloy Citizen Participation Plan for specific surrounding property owners list, notification methods and anticipated meetings.

8.0 OTHER DOCUMENTS AND REPORTS

The Traffic Impact Statement is in the ***Appendices*** of this report.

9.0 CONCLUSION

The Villages of Eloy requests review and approval of this Zone Change Application for a Master Planned Community, including rezoning of approximately 967.48 (±) acres, from Rural Residential (RR-20) to R1-8, R1-6, R-3, R-4, and C-2. With each of the Zoning Districts, The Villages of Eloy is requesting a PAD Overlay.

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The Villages of Eloy, Citizen Participation Plan has been submitted as an Appendices to this report. Please review The Villages of Eloy Citizen Participation Plan for specific surrounding property owners list, notification methods and anticipated meetings.

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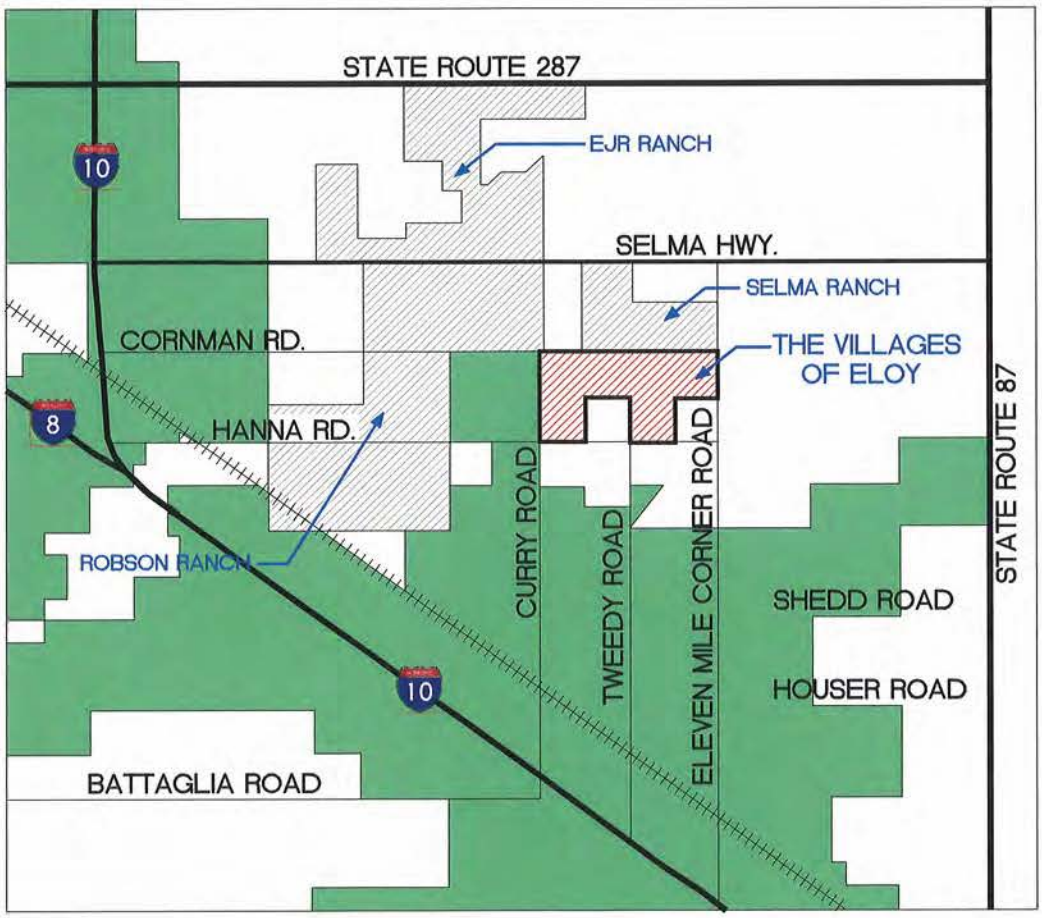
9.0 CONCLUSION **(AMENDED)**

The Villages of Eloy requests review and approval of this Zone Change Application for a Master Planned Community, including rezoning of approximately 967.48 (±) acres, from Rural Residential (RR-20) to R1-8, R1-6, R-3, R-4, and C-2. With each of the Zoning Districts, The Villages of Eloy is requesting a PAD Overlay.

The Villages of Eloy, and Central Line Solar, LLC, requests review and approval of this Amendment to the Master Planned Community PAD Overlay to permit Solar Generation Facility within the R-3, R-4, and C-2 zoning districts, and to recognize the allowed development within the previously approved R1-6 and R1-8 districts per the City Zoning Code Section 3.1.38 Solar Generation Facility.



DAVID EVANS AND ASSOCIATES INC.
2141 East Highland Avenue, Suite 200
Phoenix, Arizona 85016
Phone: 602.678.5151
PEDC00000003
OCTOBER, 2007

NORTH
N.T.S.

EXHIBIT 1
VICINITY MAP
THE VILLAGES OF ELOY

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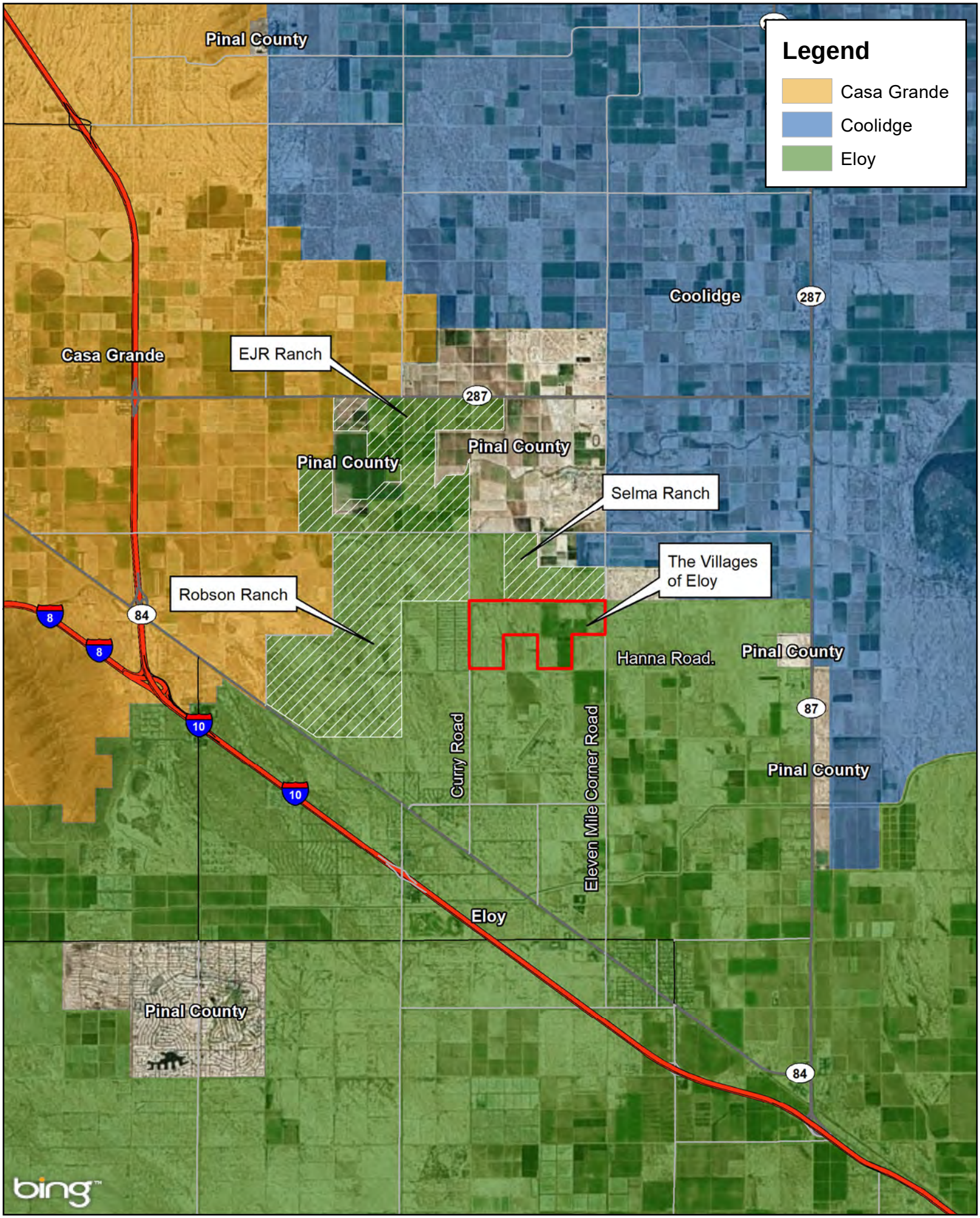


The Villages of Eloy

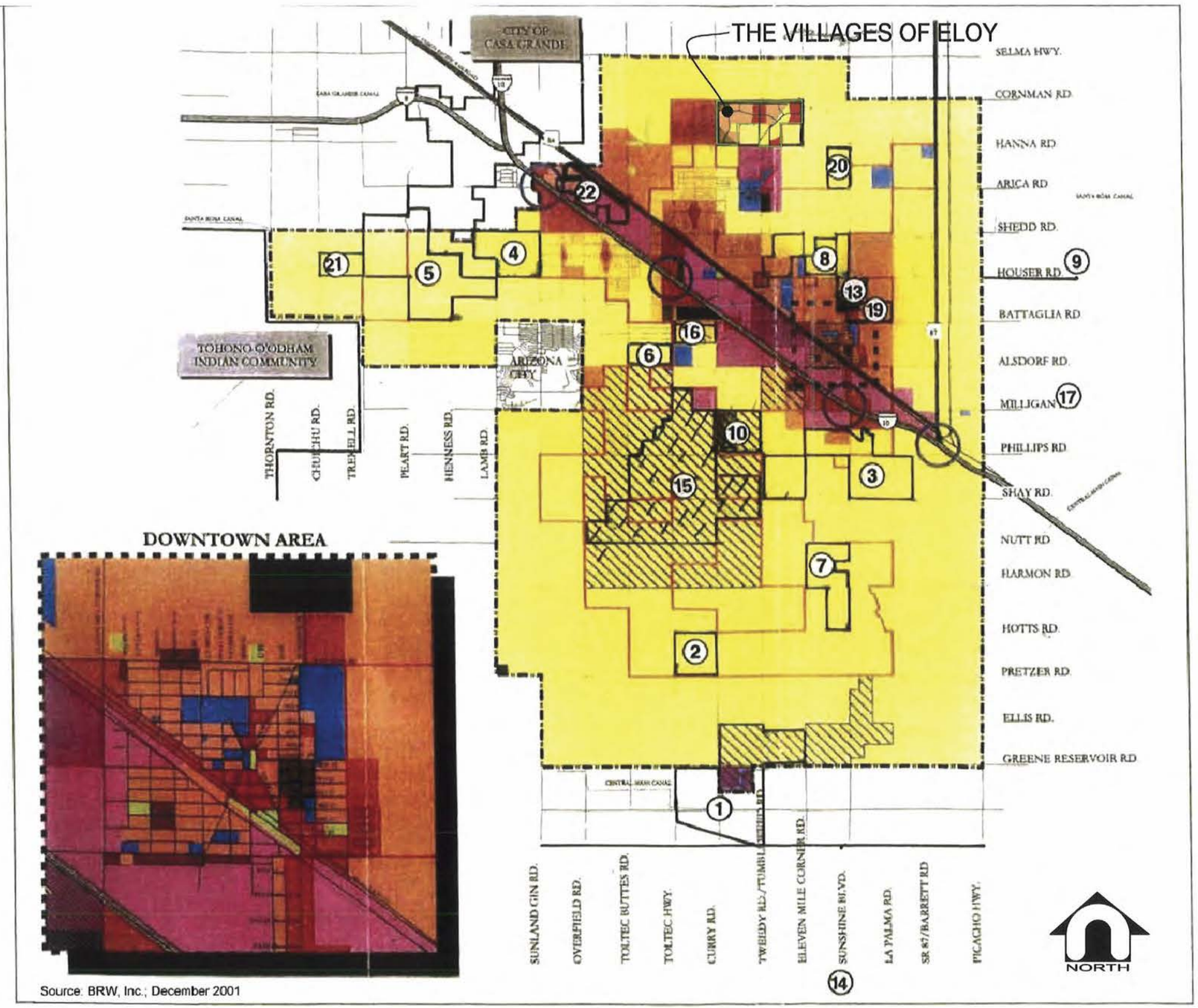
Eloy, Arizona

0 8,000 Feet

united engineering group

Exhibit 1 - Vicinity Map

EXHIBIT 2
CITY OF ELOY
EXISTING GENERAL PLAN MAP
THE VILLAGES OF ELOY



Source: BRW, Inc.; December 2001

LEGEND

City of Eloy General Plan

LAND USE PLAN

- Rural Residential (.05 to .20 du/ac)
- Estate Density Residential (.20 to 1.0 du/ac)
- Low Density Residential (1.0 to 4.0 du/ac)
- Medium Density Residential (4.0 to 6.5 du/ac)
- Medium-High Density Residential (6.5 to 10.0 du/ac)
- High Density Residential (10.0 to 24.0 du/ac)
- Neighborhood Commercial
- Community Commercial
- Commercial Recreation
- Light Industrial
- Manufacturing/Industrial
- Parks/Open Space
- Public/Institutional
- Specific Plan Study Area
- Freeway Interchange
- Proposed Freeway Interchange

- Interstate
- State Highway
- Local Roads
- Railroad
- Canals
- Incorporated Boundary
- Jurisdiction Limits
- Downtown Area
- Study Area Boundary

N.T.S.

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Phoenix, Arizona 85016
Phone: 602.678.5151

PEDC00000003
February, 2008

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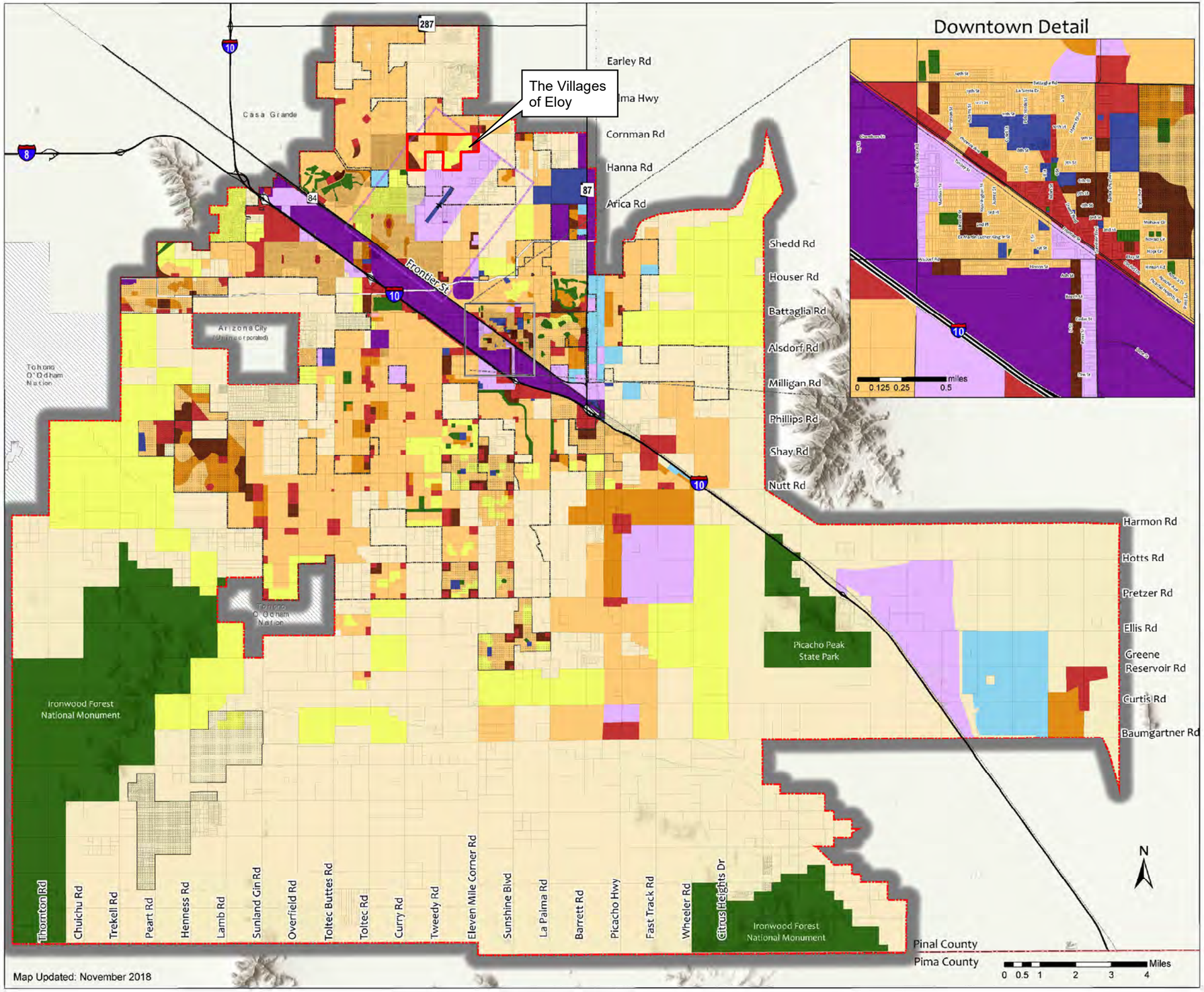
Land Use Map

Eloy General Plan



Land Use Designations

Residential
- Estate Density Residential (0.2 - 1.0 du/ac)
- Low Density Residential (1.0 - 3.0 du/ac)
- Medium Density Residential (3.0 - 6.0 du/ac)
- Med-High Density Residential (6.0 - 10 du/ac)
- High Density Residential (10 - 24 du/ac)

Commercial
- Neighborhood Commercial
- Community Commercial

Industrial
- Light Industrial
- General Industrial

Other
- Parks/Open Space
- Mixed Use
- Public/Institutional
- Planned Community Area
- Airport Influence Area

Reference
- Eloy City Limits
- Eloy Planning Area
- Interstate
- State Highway
- Railroad

Disclaimer: This map is furnished for reference purposes only and is not suitable for legal, financial, engineering, or surveying purposes or commitments. The City of Eloy assumes no responsibility for errors, omissions, or inaccuracies presented, and shall have neither liability nor responsibility for any direct or indirect loss or damage in connection with, or arising from, the information on this map. Any conclusions derived from this map are the responsibility of the user.

The Villages of Eloy

Eloy, Arizona

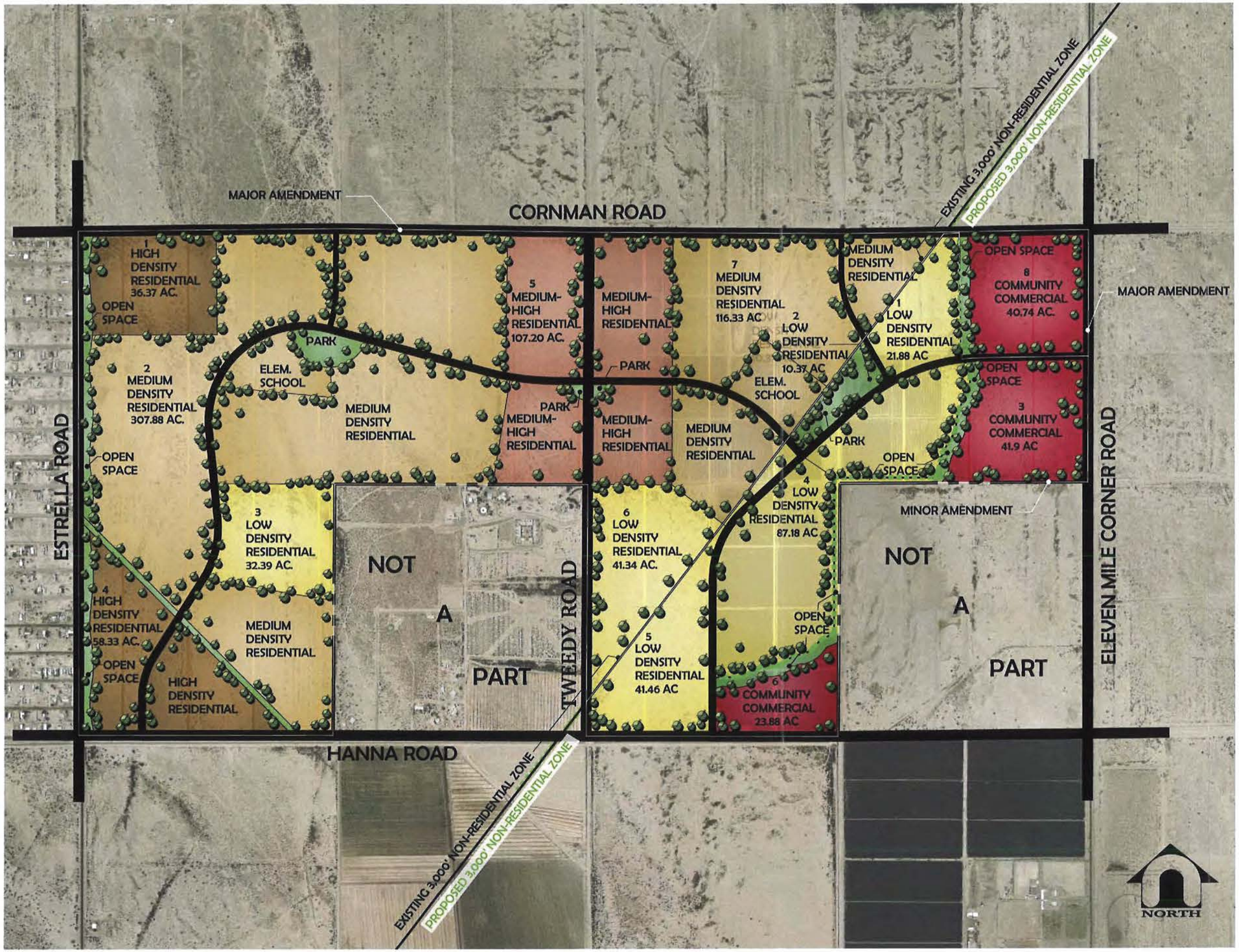
0 13,000 Feet

united engineering group

Exhibit 2 - City of Eloy Existing General Plan

EXHIBIT 3
APPROVED GENERAL PLAN
THE VILLAGES OF ELOY

CASE NUMBERS A06-38 AND 06-101
Date Approved: November 27, 2006



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February, 2008

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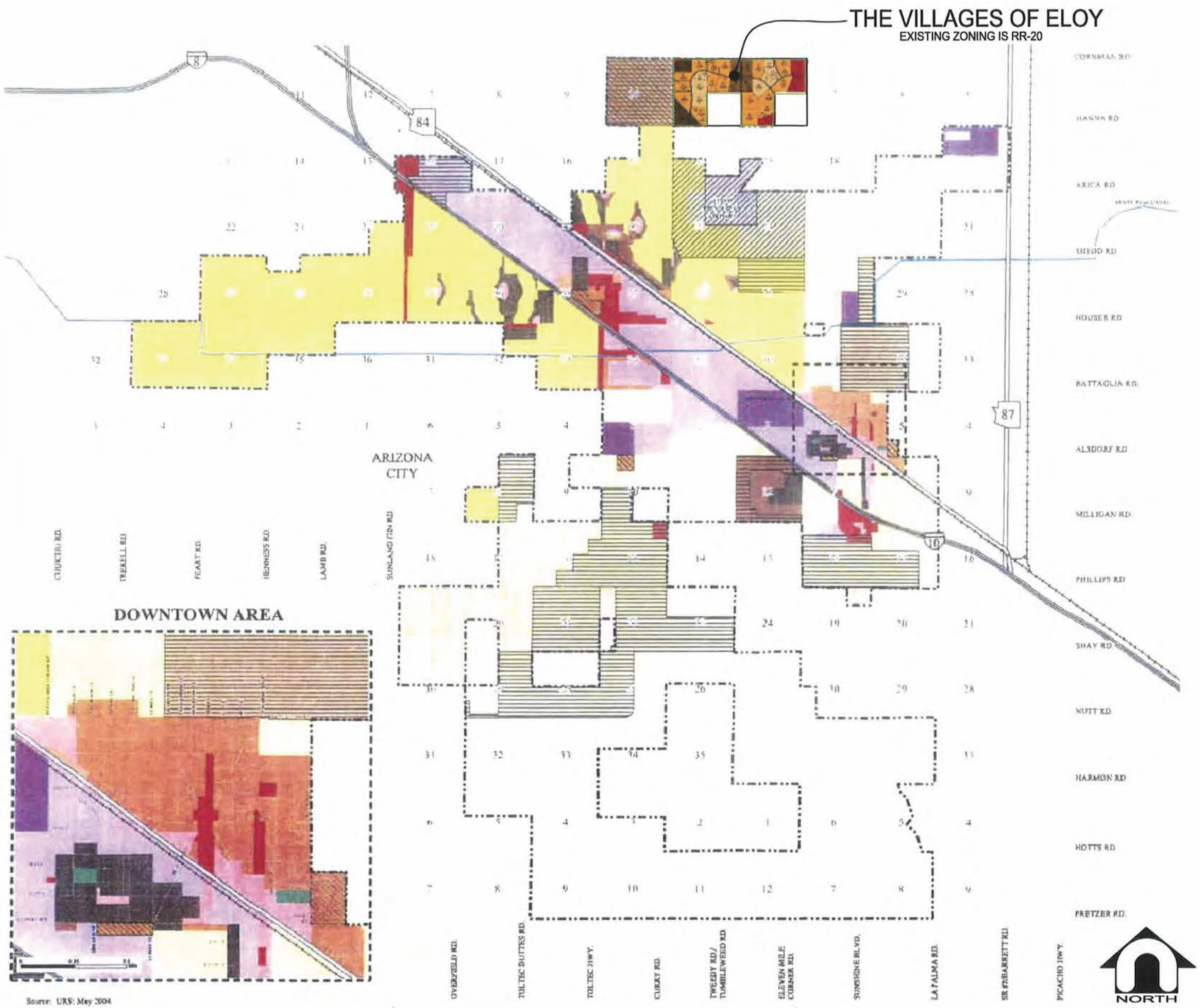
EXHIBIT 4
CITY OF ELOY
EXISTING ZONING MAP
THE VILLAGES OF ELOY



Source: URS: May 2004

LEGEND

ZONING DISTRICTS

- **RR-20** - Rural Residential (20 acres/du)
- **RR-5** - Rural Residential (5 acres/du)
- **R1-43** - Estate Density Residential (43,560 sq. ft.)
- **R1-12** - Low Density Residential (12,000 sq. ft.)
- **R1-8** - Medium Density Residential (8,000 sq. ft.)
- **R1-6** - Medium Density Residential (6,000 sq. ft.)
- **R-2** - Medium-High Density Residential (8 du/acre)
- **R-3** - High Density Residential (10 du/acre)
- **R-4** - High Density Residential (24 du/ac)
- **C-1** - Neighborhood Commercial
- **C-2** - Community Commercial
- **I-1** - Light Industrial
- **I-2** - General Industrial
- **OSC** - Open Space Conservation District
- **OSR** - Open Space Recreational District
- **MPD** - Master Planned Development
- **PAD** - Planned Area Development
- **MH** - Manufactured Home Overlay
- **CC** - Community Core Overlay
- **AP** - Airport Overlay

- Interstate
- State Highway
- Local Roads
- City Limit
- Downtown Area
- Railroad
- Canals

640 Acres: 320, 160, 80, 40

N.T.S.

DAVID EVANS AND ASSOCIATES INC.
2141 East Highland Avenue, Suite 200
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JANUARY, 2008

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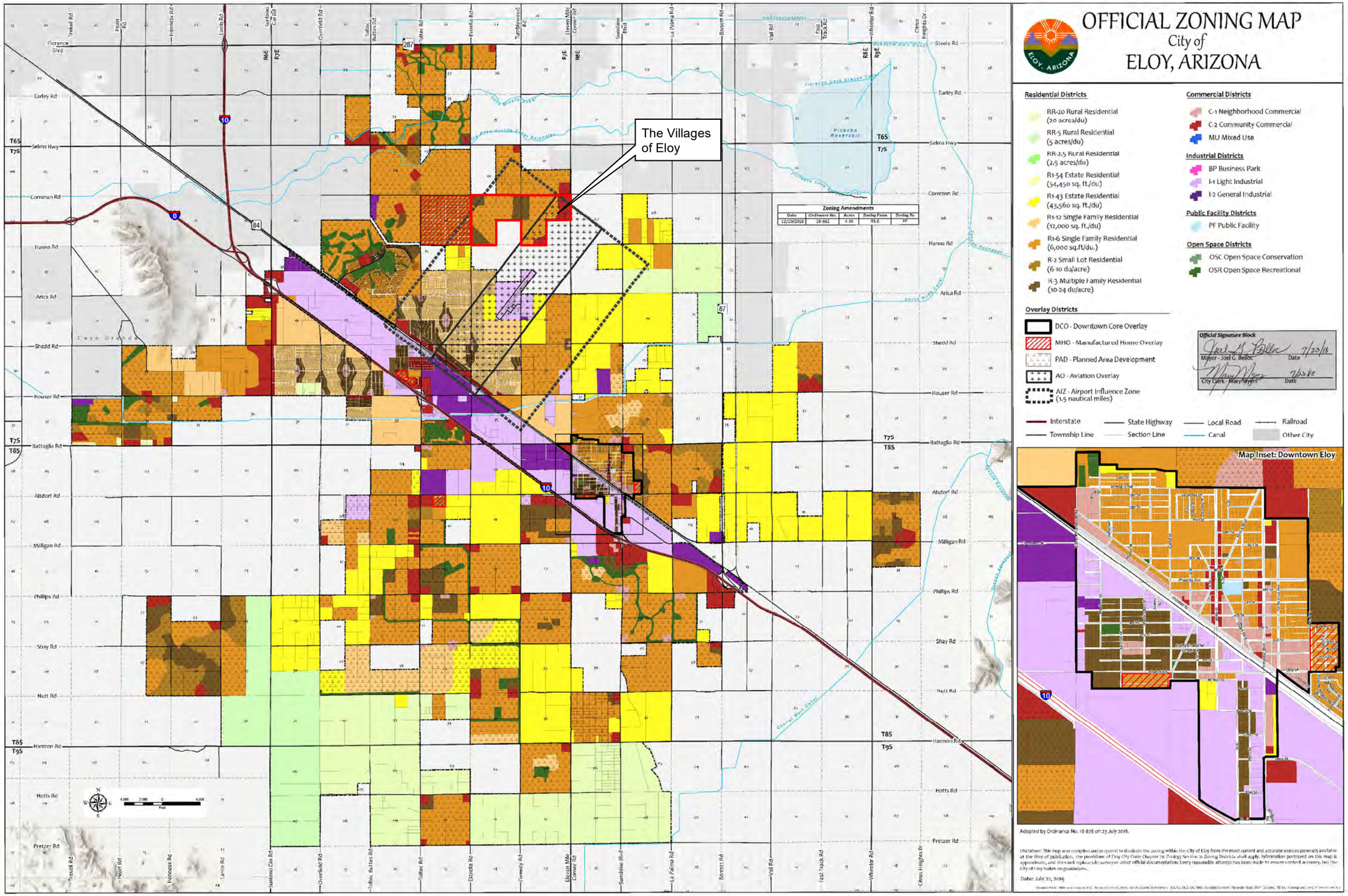


The Villages of Eloy

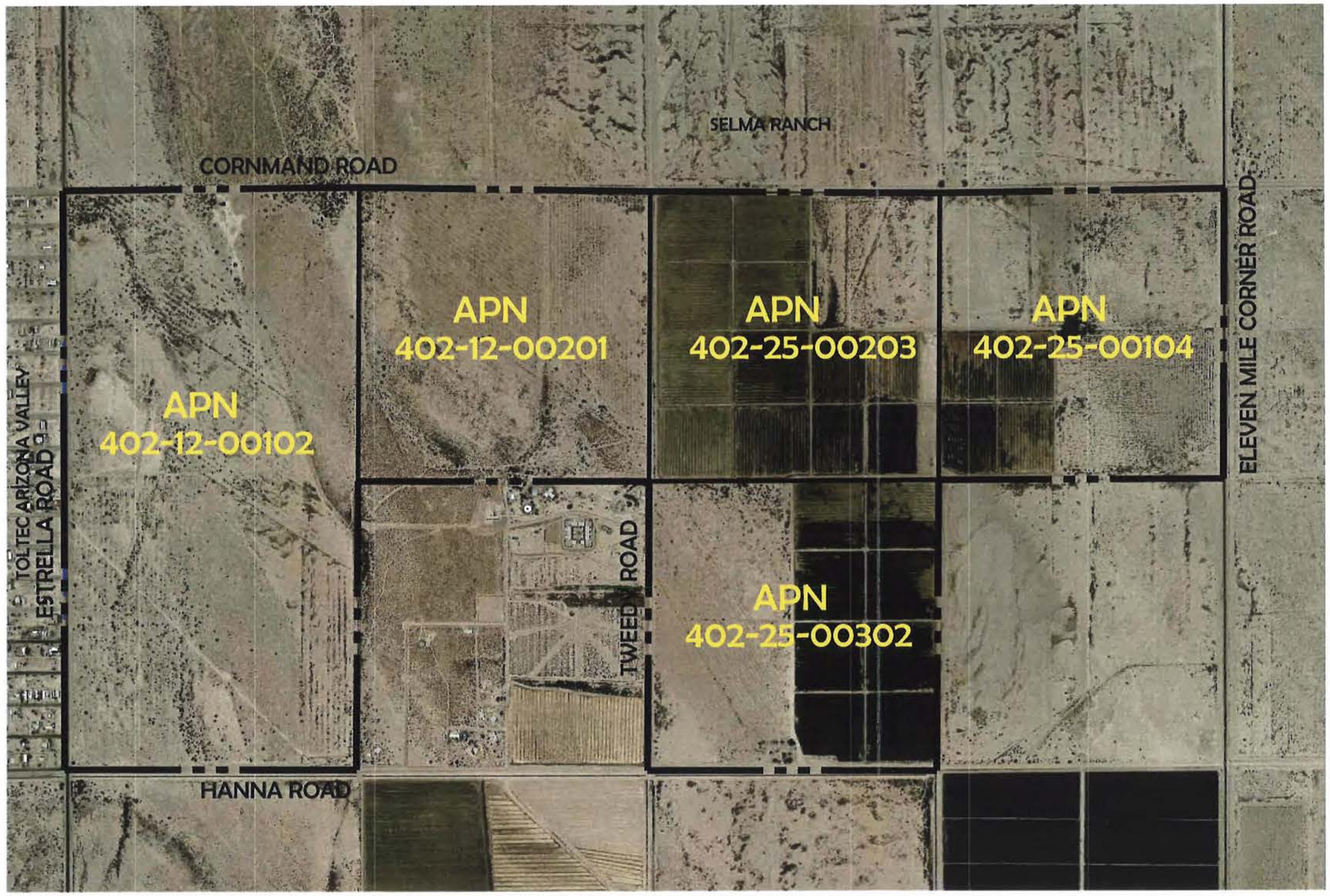
Eloy, Arizona

0 8,500 Feet

united engineering group

Exhibit 4 - City of Eloy Existing Zoning Map

EXHIBIT 5
AERIAL MAP
THE VILLAGES OF ELOY



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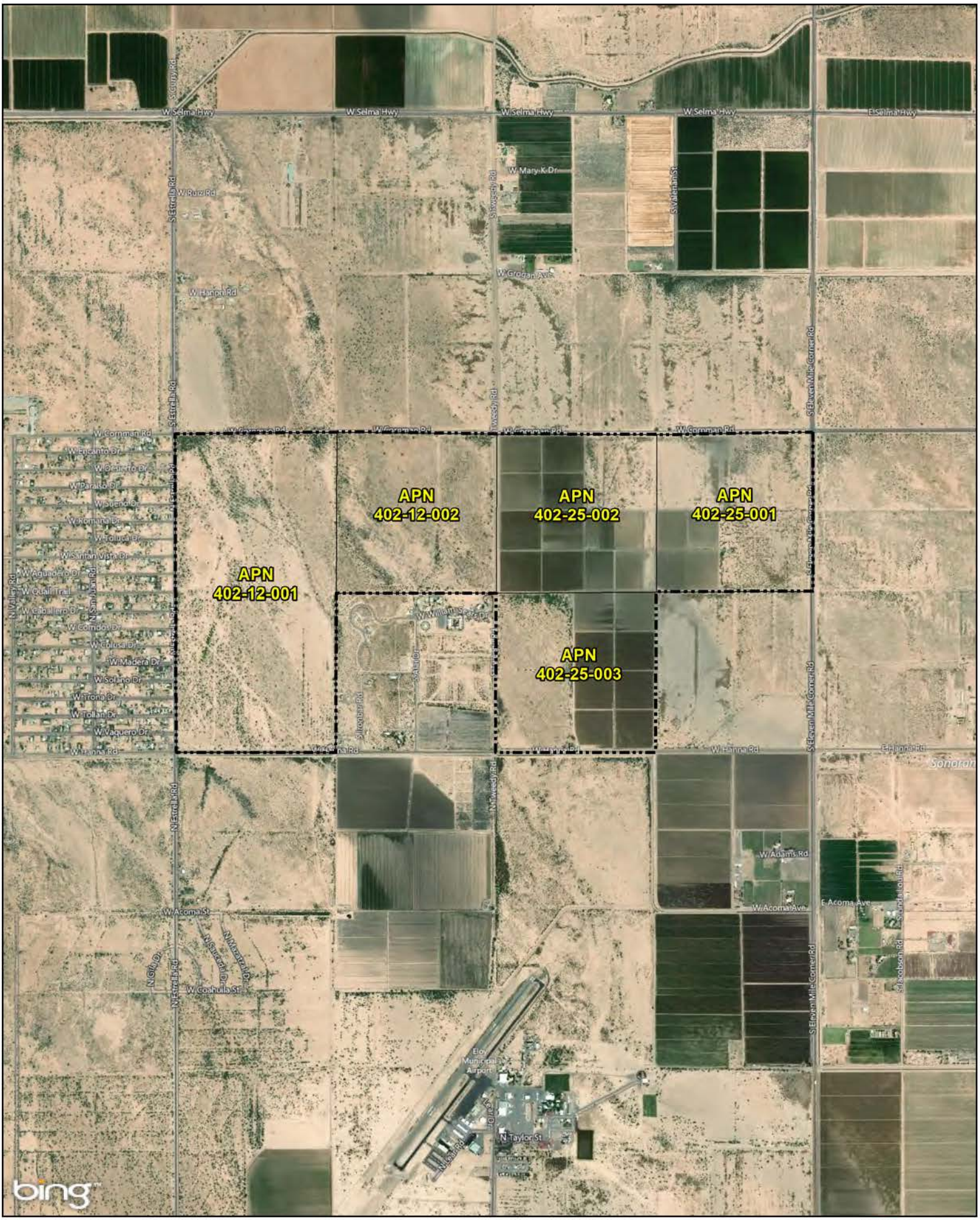


The Villages of Eloy

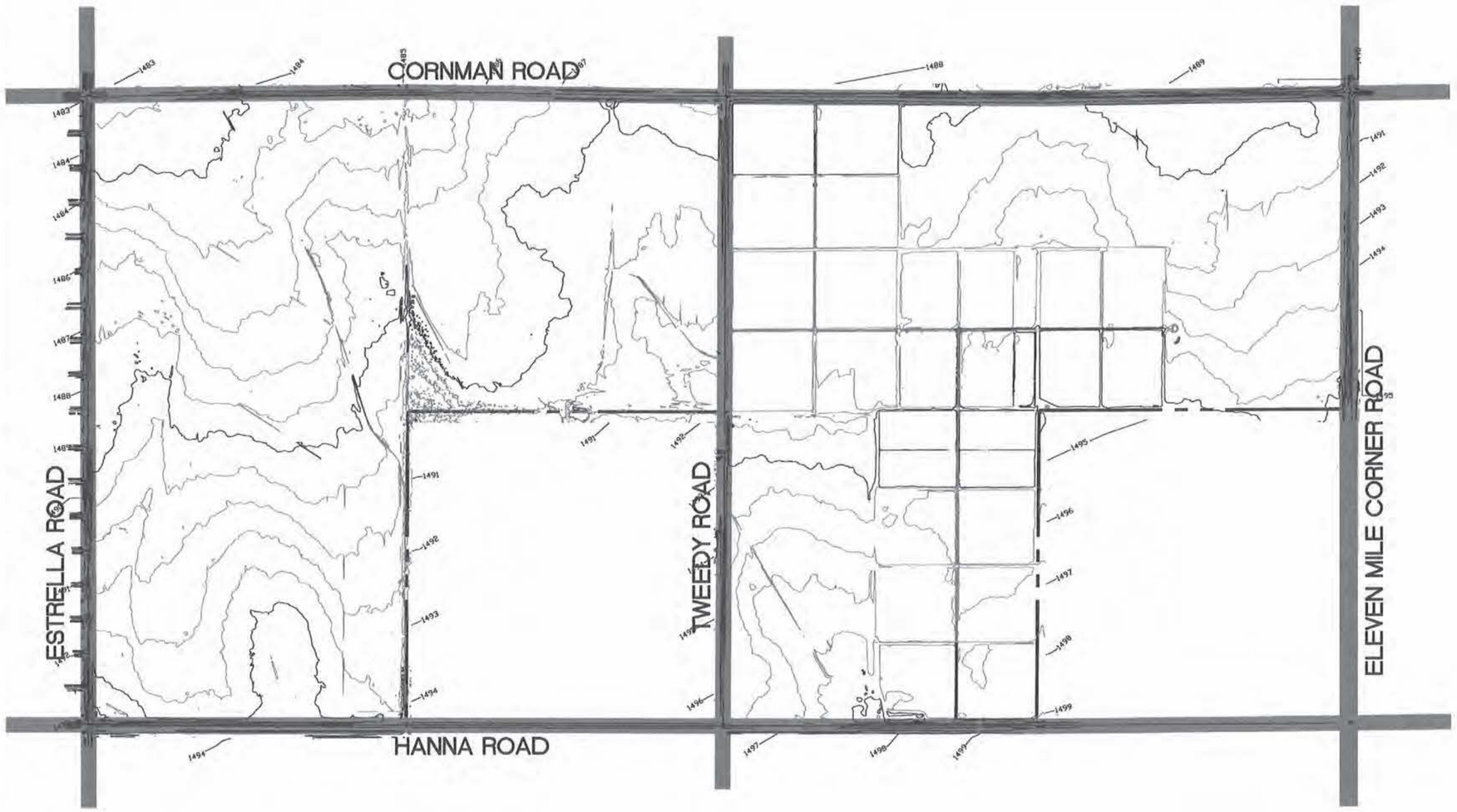
Eloy, Arizona

0 1,750 Feet

united engineering group

Exhibit 5 - Aerial Map

EXHIBIT 6
TOPOGRAPHY
THE VILLAGES OF ELOY



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The Villages of Eloy

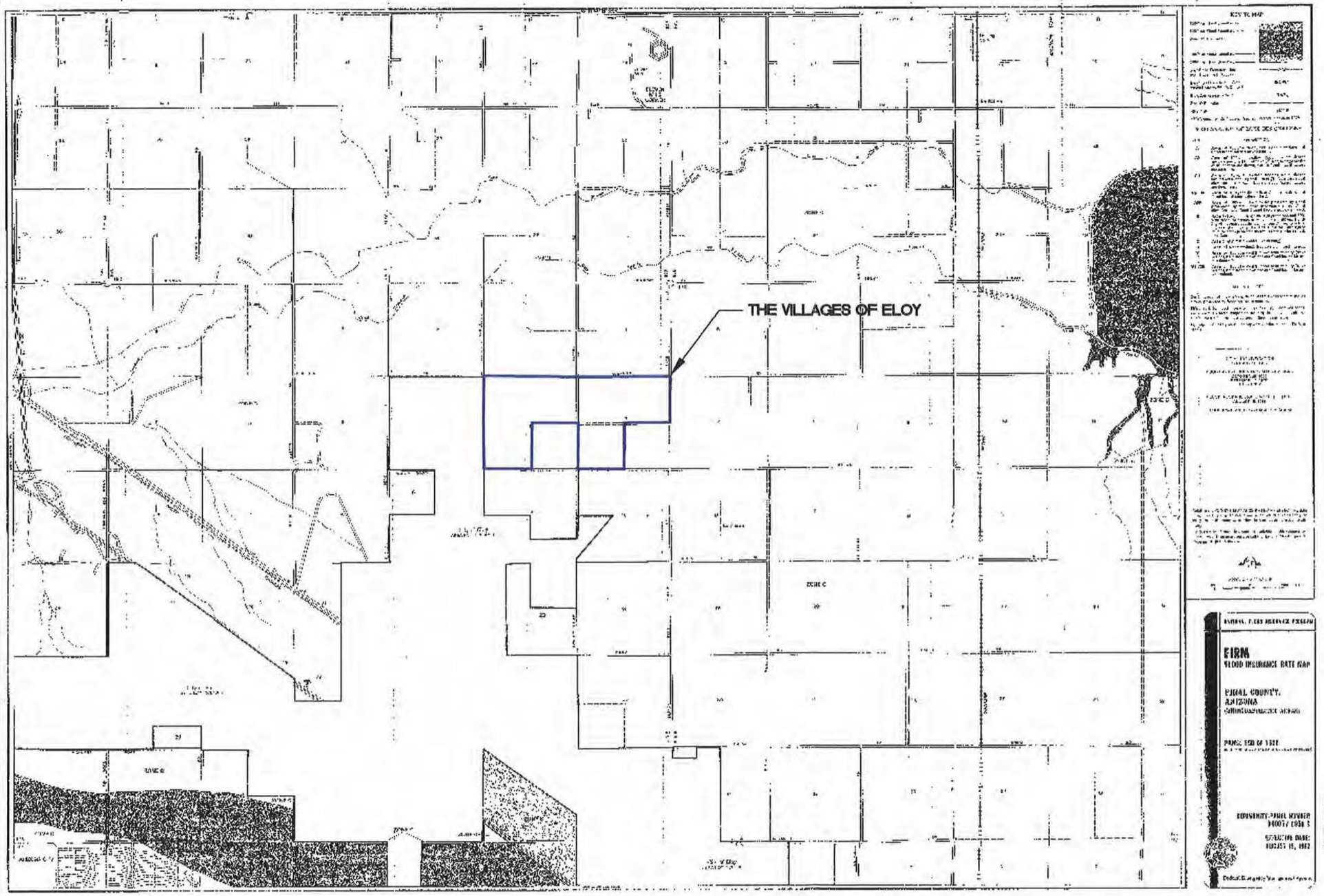
Eloy, Arizona

0 1,750 Feet

united engineering group

Exhibit 6 - Topography

EXHIBIT 7
FEMA FLOOD PLAIN MAP
THE VILLAGES OF ELOY



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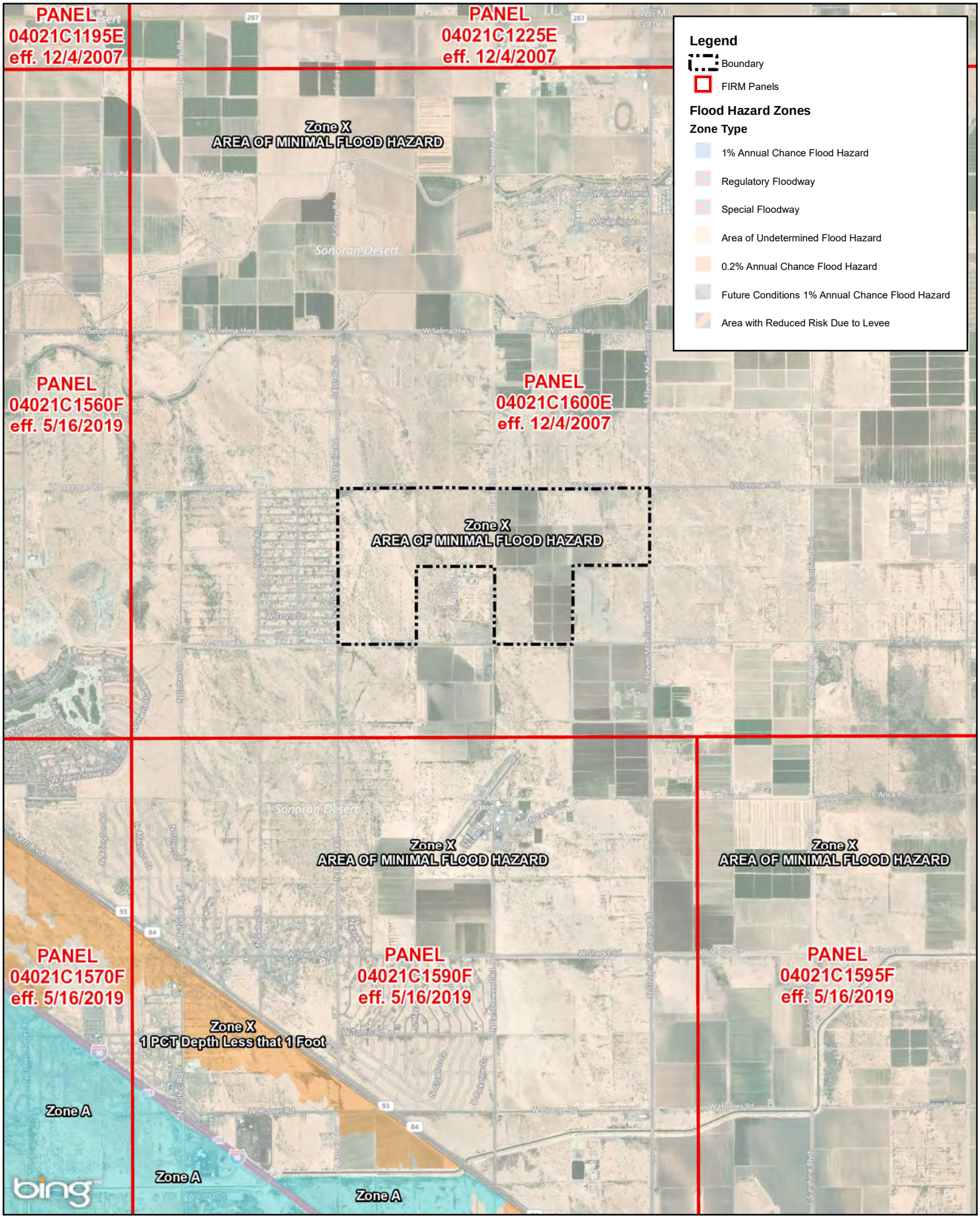


The Villages of Eloy

Eloy, Arizona

0 3,600 Feet

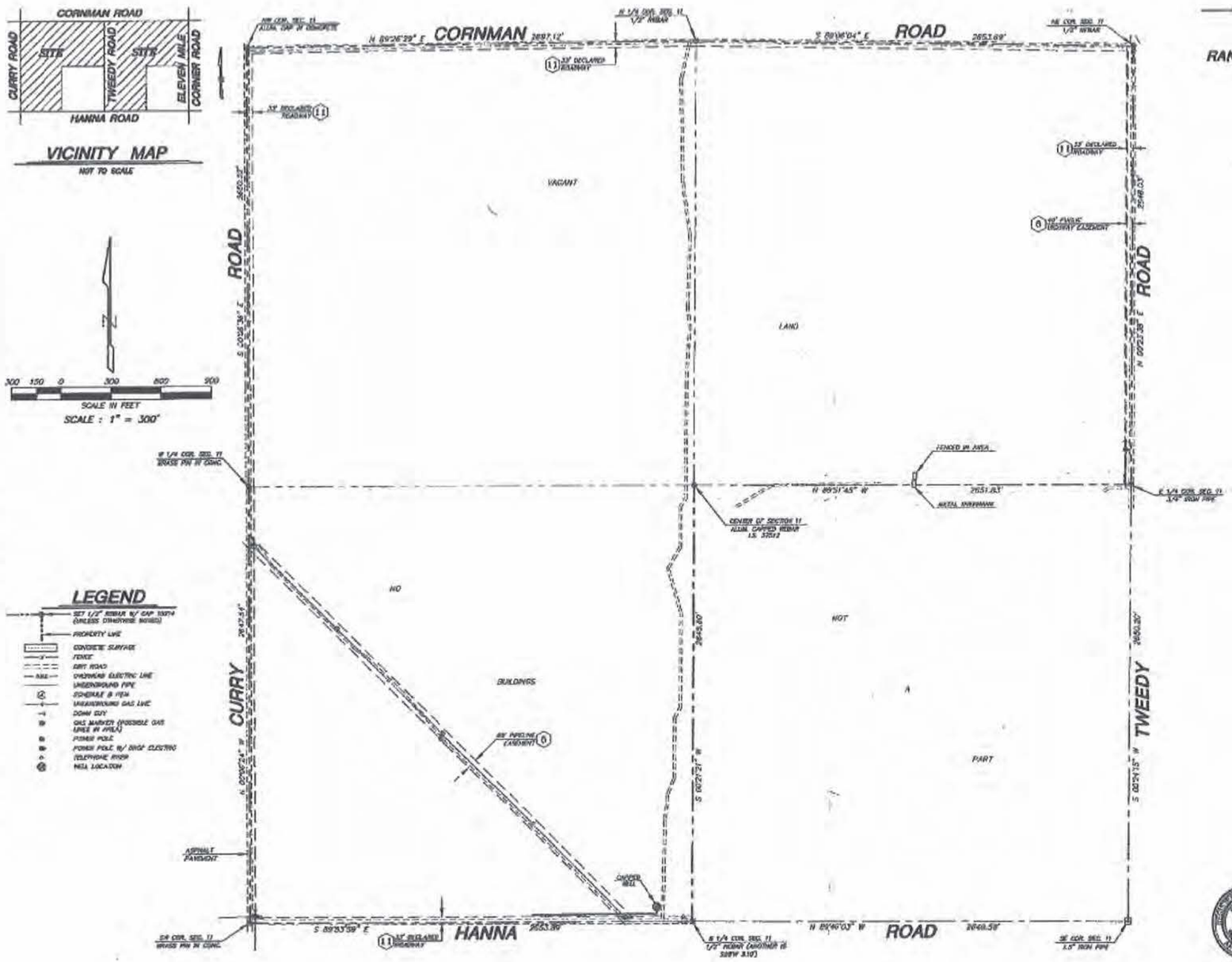
united engineering group

Exhibit 7 - Floodplain Map

EXHIBIT 8A
A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

OF

A PORTION OF SECTIONS 11, TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.



DESCRIPTION

PARCEL 1:
Section 11, Township 7 South, Range 7 East, Gila and Salt River Base and Meridian, Pinal County, Arizona.
EXCEPT the Southeast quarter thereof; and
EXCEPT all minerals as reserved in Deed recorded in Docket 1273, page 260, records of Pinal County, Arizona

PARCEL 2:
Section 12, Township 7 South, Range 7 East, Gila and Salt River Base and Meridian, Pinal County, Arizona;
EXCEPT the Southeast quarter thereof; and
EXCEPT all minerals as reserved in Deed recorded in Docket 1273, page 260, records of Pinal County, Arizona.

NOTES

1) The basis of bearing is the East line of the Northeast quarter of Section 11, using a bearing of North 00 degrees 23 minutes 38 seconds East.

2) All title information and the description shown is based on a Commitment for Title Insurance issued by Chicago Title Insurance Company, Escrow/Title Number 2516217, dated July 28, 2005.

3) There are no striped parking spaces on the subject property.

4) The building lines shown depict the building footprint at ground level. This information is intended to depict the general configuration of the building at ground level and may or may not depict the exact building foundation; the building offset distances shown are to actual building corners.

5) This survey shows visible evidence of underground utilities or facilities on the subject property. Many times in rural settings road graders, heavy equipment, vandalism or time will erase visible signs of these facilities. The fact that the survey may not show these signs is not an indication that facilities do not exist. No guarantee can be made as to the extent of the utilities available, either in service or abandoned, nor to their exact location. In the event this site is to be developed or improved this survey should not be used for design purposes. Please call an underground utility locator or "BLUE STAKE" at 263-1100 for the precise location and extent of all utilities in the area prior to any design and/or excavation.

6) The Surveyor has made no attempt and has not obtained any information relating to, and has no knowledge of any proposed right of ways, easements, or dedications that any municipality, individual or governmental agency may have made or may require.

7) Use of the information contained in this A.L.T.A./A.C.S.M. Land Title Survey for other than the specific purpose for which it was intended ("title insurance matters") is forbidden unless expressly permitted in writing in advance by Southwestern States Surveying, Inc. Southwestern States Surveying, Inc. shall have no liability for any such unauthorized use of the information without their written consent.

GROSS AREA = 488.678 ACRES
NET AREA = 476.248 ACRES
NET AREA IS GROSS LESS EASEMENTS 6 AND 11

CERTIFICATION

TO: CRAIG RANCH GOLF COURSE, LLC, a Nevada limited liability company; ASCENDANT UNIVERSAL FUND I, a Nevada limited liability company; DEL MAR DEVELOPMENT INC.; PEDCO, and or Nominee; and CHICAGO TITLE INSURANCE COMPANY.

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, 2, 4, 6 (record only), 8, 10, 11(a), 14, 16 and 18 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.

September 16, 2005
Randy S. Delbridge
R.L.S. 18214

Southwestern States Surveying, Inc.
Professional Land Surveying
21415 North 23rd Avenue, Phoenix, Arizona 85027
Phone (623) 869-0223 Fax (623) 869-0726

A.L.T.A./A.C.S.M. LAND TITLE SURVEY
TWEEDY ROAD & HANNA ROAD * ELOY, ARIZONA ~ PEDCO

REVISIONS			
DATE	DESCRIPTION	DRAWN BY / CHK. BY	SURVEY 1 OF 2
		DATE:	8/18/08
		JOB NO.:	280992

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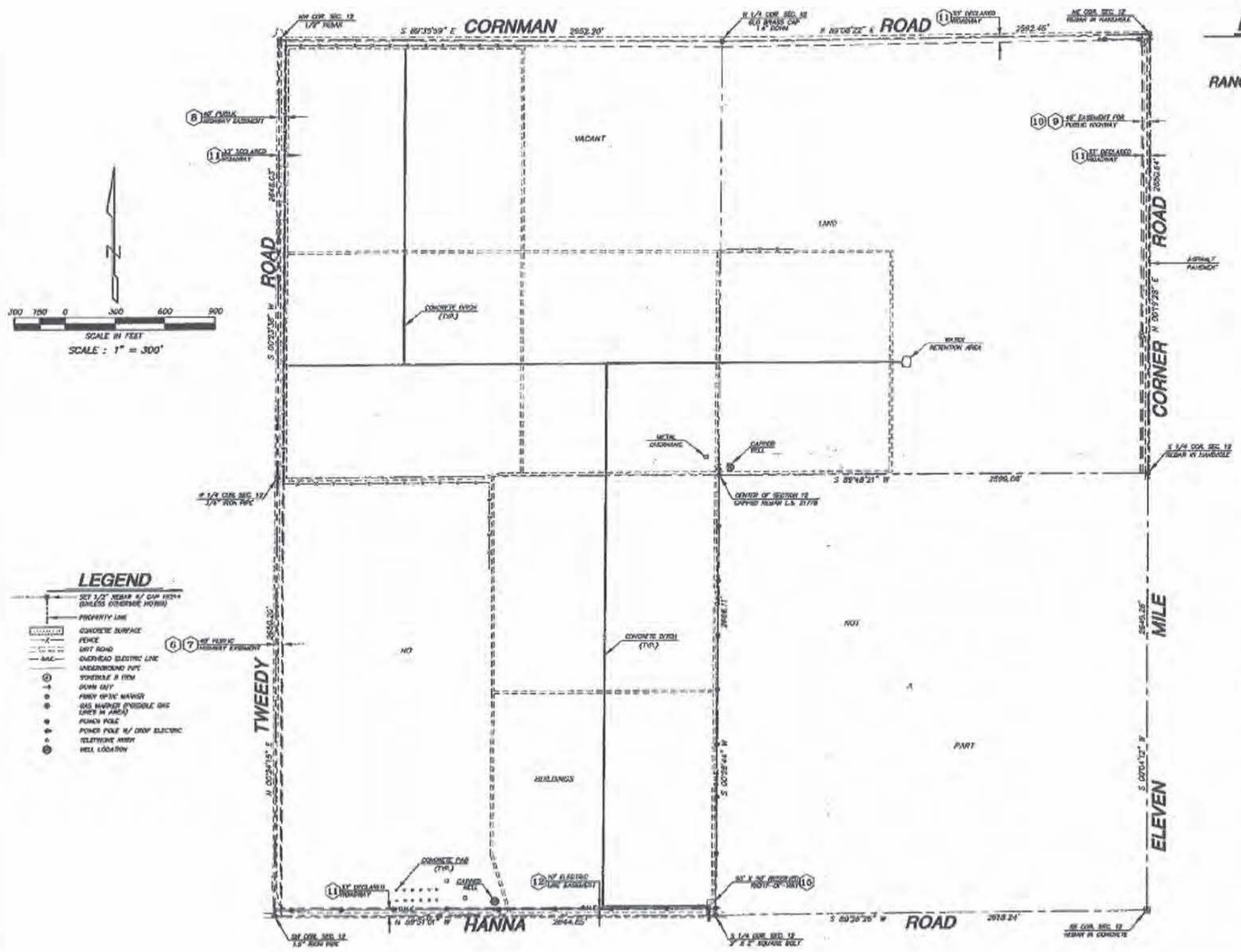
EXHIBIT 8B

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY

OF

A PORTION OF SECTION 12, TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.



SCHEDULE "B" ITEMS

(5) Easement and rights incident thereto for pipe line and appurtenances as set forth in instrument recorded in Book 52 of Deeds, Page 455 and thereafter Amendment to Right of Way and Easement recorded in Fee No 2004-040218. (Parcel No.1)

(6) Easement and rights incident thereto for public highway as set forth in instrument recorded in Book 85 of Deeds, page 590. (Parcel No 1)

(7) Easement and rights incident thereto for public highway as set forth in instrument recorded in Book 85 of Deeds, page 591. (Parcel No. 2)

(8) Easement and rights incident thereto for public highway as set forth in instrument recorded in Book 86 of Deeds, page 176. (Parcel No. 2)

(9) Easement and rights incident thereto for public highway as set forth in instrument recorded in Docket 33, page 98. (Parcel No. 2)

(10) A Resolution by Pinal County Board of Supervisors as to the widening of State Highway 84 recorded in Docket 38, page 453 (Parcel No. 1)

(11) Right of way for roads 33 feet on each side of all Section lines declared to be public highways by Board of Supervisors, as shown by instrument recorded December 30, 1927 in Book 7 of Minutes, page 386 and in Resolution recorded in Docket 375, page 572.

(12) Easement and rights incident thereto for electric transmission line as set forth in instrument recorded in Docket 740, page 542 and thereafter Agreement and Easement Overhead Electric System recorded in Fee No. 2004-042571. (Parcel No. 2)

(13) Reservation of all minerals in said land, as implied by the reservation of the same in instrument recorded in Docket 1373, page 260, and thereafter thereafter the effect of Trustee's Mineral Deed recorded in Docket 2020, page 88.
(AFFECTS SUBJECT PROPERTY)

(14) Contract for Electrical Service and Lien Security from Leo R. Bevs and Anietta Bevs, husband and wife and John E. Beaton and Helen Beaton, husband and wife to Electrical District Number Two, Pinal County, recorded in Docket 1368, page 72. (Parcel No. 2)
(AFFECTS SUBJECT PROPERTY)

(15) All matters as set forth in Notice of Exercise of Reserved Right-of-Way by the United States recorded in Docket 1485, page 411. (Parcel No. 2)

(16) All matters as set forth in Notice to Lands included within Central Arizona Irrigation and Drainage District recorded in Docket 1580, page 319 and thereafter Resolution No. 91-7 recorded in Docket 1738, page 021.
(AFFECTS SUBJECT PROPERTY)

(17) Agreement according to the terms and conditions contained therein
Purpose: Project Water Service
Dated: December 6, 1999
First Party: Central Arizona Irrigation and Drainage District
Second Party: A. Tom Smith, a married man, as his sole and separate property and B. Marion Smith, a married man, as his sole and separate property
Recorded in Docket 1693, page 1.
(AFFECTS SUBJECT PROPERTY)

(19) Resolution of the Pinal County Board of Supervisors regarding Deferring Responsibilities for Roadway Improvements recorded in Fee No. 2005-078589
(PERTAINS TO ROADWAY IMPROVEMENTS ALONG ELEVEN MILE CORNER ROAD)

GROSS AREA = 478.807 ACRES

NET AREA = 465.041 ACRES

NET AREA IS GROSS LESS EASEMENTS 6, 7, 8, 9, 10 AND 11

Southwestern States Surveying, Inc.
Professional Land Surveying
21415 North 33rd Avenue, Phoenix, Arizona 85027
Phone (623) 869-0223 Fax (623) 869-0726

A.L.T.A./A.C.S.M. LAND TITLE SURVEY
TWEEDY ROAD & HANNA ROAD * ELOY, ARIZONA - PEDCO

DATE	REVISIONS	DWN CD / CHK BY	SHEET 2 OF 2
		DATE	9/19/06
		JOB NO.	250992

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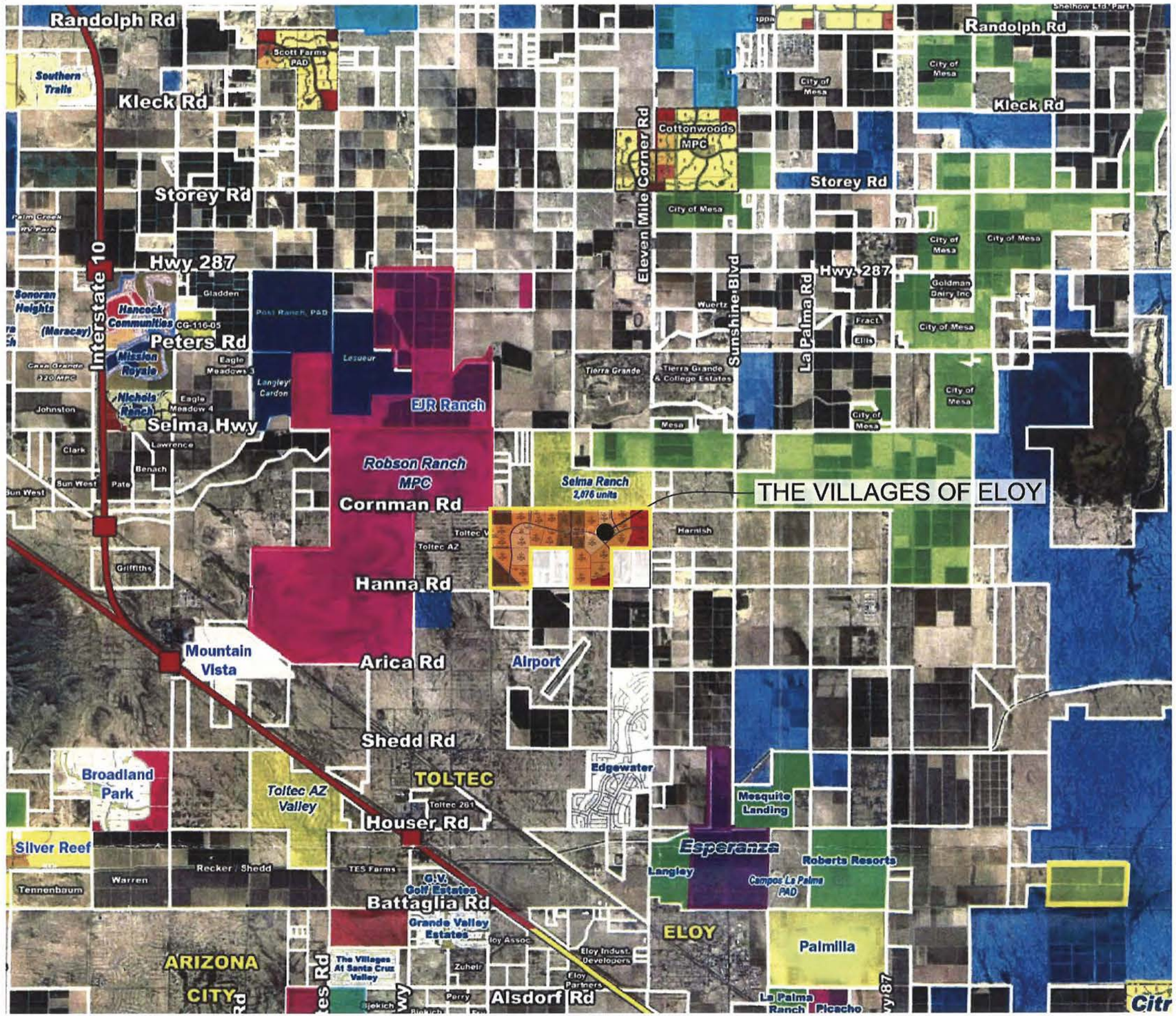
EXHIBIT 9
SURROUNDING DEVELOPMENT MAP
THE VILLAGES OF ELOY

N.T.S.



NORTH

DAVID EVANS AND ASSOCIATES INC.

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Phoenix, Arizona 85016
Phone: 602.678.5151

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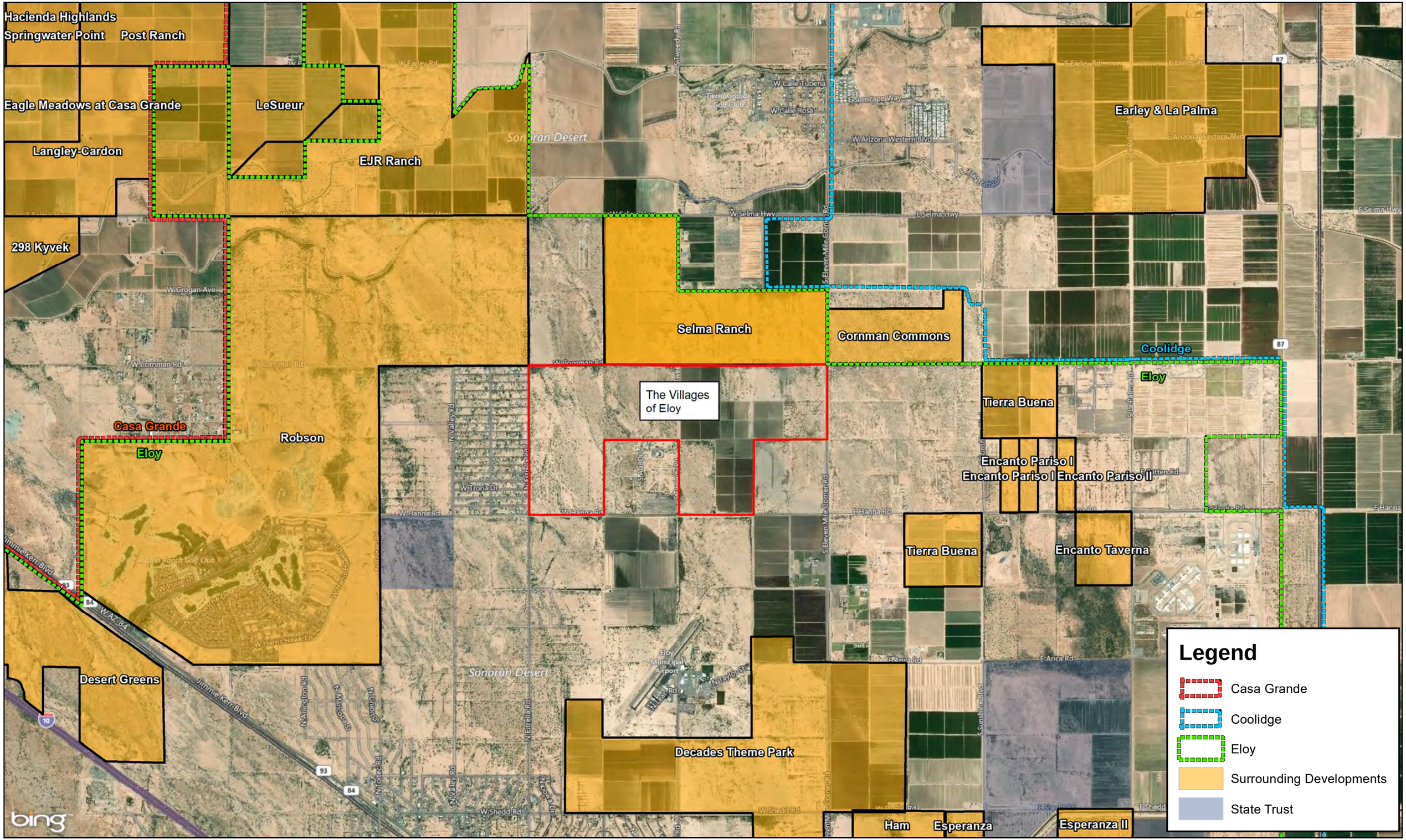
February, 2008



The Villages of Eloy

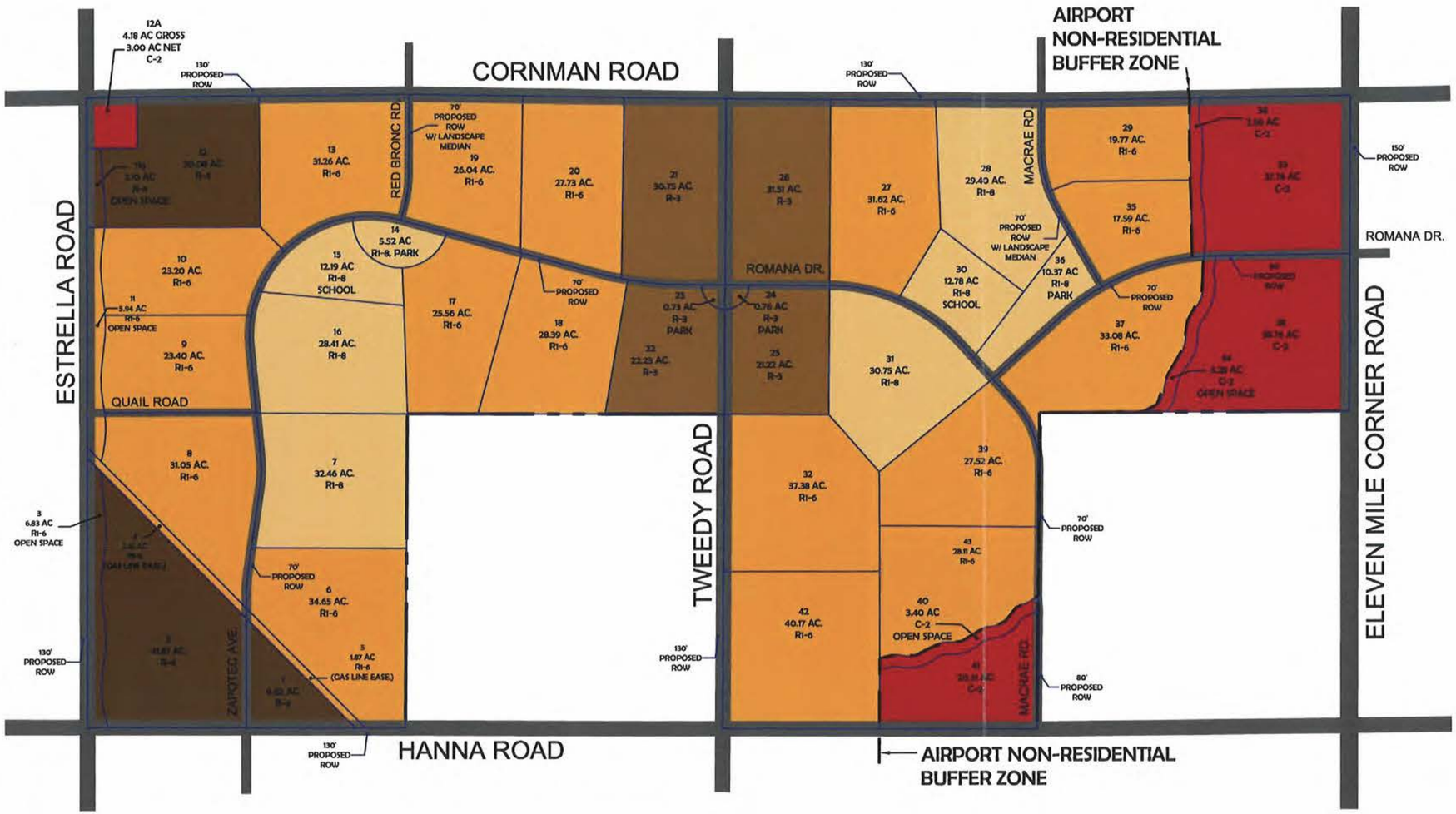
Eloy, Arizona

0 2,625 Feet

united engineering group

Exhibit 9 - Surrounding Development Map

EXHIBIT 10
PROPOSED REZONING PLAN
THE VILLAGES OF ELOY



LEGEND

- R1-8 / LOW DENSITY (1.0 - 4.0 DU/AC.)
- R1-6 / MED. DENSITY (4.0 - 6.5 DU/AC)
- R-3 / MED. HIGH DENSITY (6.5 - 10.0 DU/AC)
- R-4 / HIGH DENSITY (10.0 - 24.0 DU/AC)
- C-2

NORTH
N.T.S.

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TABLE 1

THE VILLAGES OF ELOY
REZONING TABLE

(Table is based on Plan A-3)

PARCEL	PROPOSED ZONING	LAND USE	GROSS ACRES	MINIMUM LOT WIDTH	MINIMUM SQUARE FEET (Sq. Ft.)	LOW DENSITY (Du/Ac)	HIGH DENSITY (Du/Ac)	MAXIMUM DU/AC PER PARCEL
1	R-4	HIGH DENSITY RESIDENTIAL	9.62	30	1,200	10.0	24.0	231
2	R-4	HIGH DENSITY RESIDENTIAL	41.87	30	1,200	10.0	24.0	1005
3	R-4	HIGH DENSITY RESIDENTIAL-OPEN SPACE	6.83	30	1,200	10.0	24.0	NA
4	R1-6	MEDIUM DENSITY-OS (GAS LINE EASEMENT)	2.61	50	5,500	4.0	4.0	NA
5	R1-6	MEDIUM DENSITY-OS (GAS LINE EASEMENT)	1.87	50	5,500	4.0	4.0	NA
6	R1-6	MEDIUM DENSITY RESIDENTIAL	34.65	50	5,500	4.0	4.0	139
7	R1-8	LOW DENSITY RESIDENTIAL	32.46	70	7,000	1.0	4.0	130
8	R1-6	MEDIUM DENSITY RESIDENTIAL	31.05	50	5,500	4.0	6.5	202
9	R1-6	MEDIUM DENSITY RESIDENTIAL	23.40	50	5,500	4.0	6.5	152
10	R1-6	MEDIUM DENSITY RESIDENTIAL	23.20	50	5,500	4.0	6.5	151
11	R1-6	MEDIUM DENSITY-OPEN SPACE	5.94	50	5,500	4.0	6.5	NA
11a	R-4	HIGH DENSITY OPEN SPACE	2.10	30	1,200	10.0	24.0	NA
12	R-4	HIGH DENSITY RESIDENTIAL	30.08	30	1,200	10.0	24.0	722
12a	C-2	COMMUNITY COMMERCIAL	4.18	60	6,000	NA	NA	NA
13	R1-6	MEDIUM DENSITY RESIDENTIAL	31.26	50	5,500	4.0	6.5	203
14	R1-8	LOW DENSITY -PARK OPEN SPACE	5.52	70	7,000	1.0	4.0	NA
15	R1-8	LOW DENSITY-ELEMENTARY SCHOOL	12.19	70	7,000	1.0	4.0	NA
16	R1-8	LOW DENSITY RESIDENTIAL	28.41	70	7,000	1.0	4.0	114
17	R1-6	MEDIUM DENSITY RESIDENTIAL	25.56	50	5,500	4.0	6.5	166
18	R1-6	MEDIUM DENSITY RESIDENTIAL	28.39	50	5,500	4.0	6.5	185
19	R1-6	MEDIUM DENSITY RESIDENTIAL	26.04	50	5,500	4.0	6.5	169
20	R1-6	MEDIUM DENSITY RESIDENTIAL	27.73	50	5,500	4.0	6.5	180
21	R-3	MEDIUM-HIGH DENSITY RESIDENTIAL	30.75	35	1,925	6.5	10.0	308
22	R-3	MEDIUM-HIGH DENSITY RESIDENTIAL	22.23	35	1,925	6.5	10.0	222
23	R-3	MEDIUM DENSITY-PARK OPEN SPACE	0.73	35	1,925	6.5	10.0	NA
24	R-3	MEDIUM DENSITY-PARK OPEN SPACE	0.76	35	1,925	6.5	10.0	NA
25	R-3	MEDIUM-HIGH DENSITY RESIDENTIAL	21.22	35	1,925	6.5	10.0	212
26	R-3	MEDIUM-HIGH DENSITY RESIDENTIAL	31.51	35	1,925	6.5	10.0	315
27	R1-6	MEDIUM DENSITY RESIDENTIAL	31.62	50	5,500	4.0	6.5	206
28	R1-8	LOW DENSITY RESIDENTIAL	29.40	70	7,000	1.0	4.0	118
29	R1-6	MEDIUM DENSITY RESIDENTIAL	19.77	50	5,500	4.0	6.5	129
30	R1-8	LOW DENISTY -ELEMENTARY SCHOOL	12.78	NA	7,000	1.0	4.0	NA
31	R1-8	LOW DENSITY RESIDENTIAL	30.75	70	7,000	1.0	4.0	123
32	R1-6	MEDIUM DENSITY RESIDENTIAL	37.38	50	5,500	4.0	6.5	243
33	C-2	COMMUNITY COMMERCIAL	37.78	60	6,000	NA	NA	NA
34	C-2	COMMERCIAL-BUFFER OPEN SPACE	2.96	60	6,000	NA	NA	NA
35	R1-6	MEDIUM DENSITY RESIDENTIAL	17.59	50	5,500	4.0	6.5	114
36	R1-8	LOW DENSITY-PARK OPEN SPACE	10.37	70	7,000	1.0	4.0	NA
37	R1-6	MEDIUM DENSITY RESIDENTIAL	33.08	50	5,500	4.0	6.5	215
38	C-2	COMMUNITY COMMERCIAL	38.76	60	6,000	NA	NA	NA
39	R1-6	MEDIUM DENSITY RESIDENTIAL	27.52	50	5,500	4.0	6.5	179
40	C-2	COMMUNITY COMMERCIAL -BUFFER OPEN SPACE	3.40	60	6,000	NA	NA	NA
41	C-2	COMMUNITY COMMERCIAL	20.56	60	6,000	NA	NA	NA
42	R1-6	MEDIUM DENSITY RESIDENTIAL	40.16	50	5,500	4.0	6.5	261
43	R1-6	MEDIUM DENSITY RESIDENTIAL	28.16	50	5,500	4.0	6.5	183
44	C-2	COMMUNITY COMMERCIAL -BUFFER OPEN SPACE	3.28	60	6,000	NA	NA	NA
		TOTAL	**967.48**	**Gross Acres**		**Low DU 3,572**	**High DU**	**6,575**
			LOW DU/AC	**3.69**			**HIGH DU/AC**	**6.80**

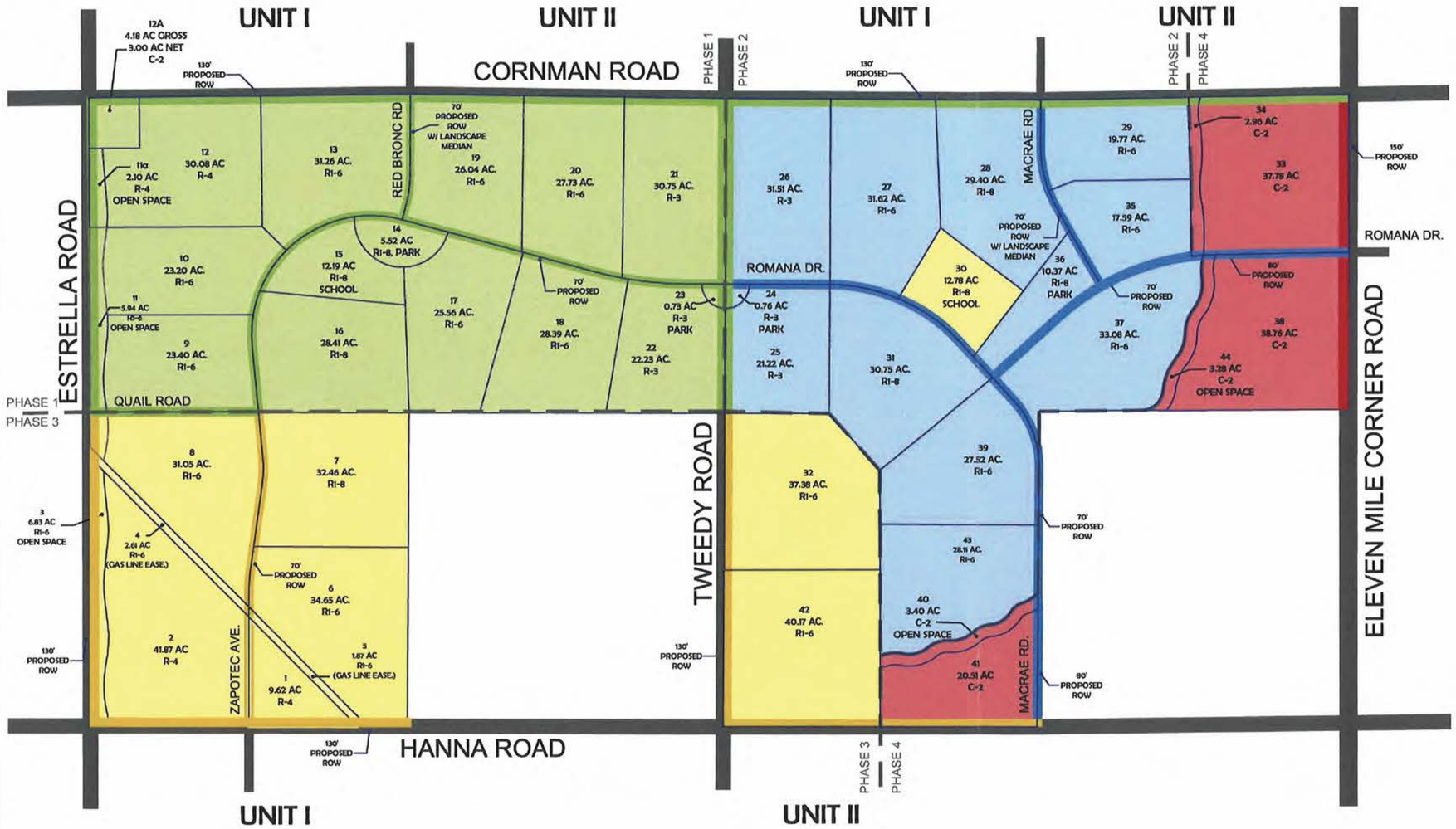
SUMMARY REZONING TABLE

Zoning	Acres	Land Use	Allowed Low Density	Allowed High Denisty	Potential Low # of Units	Potential High # of Units	Proposed Low Du/Ac	Proposed High Du/Ac
R1-8	121.02	LOW DENSITY RESIDENTIAL	1	4	121	484	1	4
R1-8	15.89	LOW DENSITY - OPEN SPACE						
R1-8	24.97	LOW DENSITY - SCHOOLS						
R1-6	486.56	MEDIUM DENSITY RESIDENTIAL	4	6.5	1,946	3,163	4	6.5
R1-6	10.42	MEDIUM DENSITY-OPEN SPACE (includes gas line trail)						
	658.86		**3**	**6**	**2,067**	**3,647**	**3**	**6**
R-3	105.71	MEDIUM-HIGH DENSITY RESIDENTIAL	6.5	10	687	1,057	6.5	10
R-3	1.49	MEDIUM-HIGH DENSITY- OPEN SPACE						
R-4	81.57	HIGH DENSITY RESIDENTIAL	10	24	816	1,958	10.0	24
R-4	8.93	HIGH DENSITY - OPEN SPACE						
	197.70		**8**	**15**	**1,503**	**3,015**	**8**	**15**
C-2	101.28	COMMUNITY COMMERCIAL						
C-2	9.64	COMMUNITY COMMERCIAL-BUFFER OPEN SPACE						
	110.92							
	967.48	**Gross Acres (Density based on Gross Acres)**			**3,570**	**6,662**	**3.69**	**6.89**

RESIDENTIAL	**794.86**	**82%**
SCHOOLS	**24.97**	**3%**
PARKS & O. S. IN PARCELS	**46.37**	**5%**
Also note Exhibit 12, For additional O. S. in Parks and Retention	**46.37**	
COMMERICAL	**101.28**	**10%**
Gross Acres	**967.48**	**100%**

EXHIBIT 11

EXHIBIT 12
CONCEPTUAL PHASING PLAN
THE VILLAGES OF ELOY



LEGEND

PARCEL | ROAD

- PHASE ONE
- PHASE TWO
- PHASE THREE
- PHASE FOUR

NOTE:
PHASING MAP IS FOR CONCEPT PURPOSES AND MAY VARY IN SEQUENCE BASED ON MARKET CONDITIONS

NORTH
N.T.S.

DAVID EVANS AND ASSOCIATES INC.
2141 East Highland Avenue, Suite 200
Phoenix, Arizona 85016
Phone: 602.678.5151

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February, 2008

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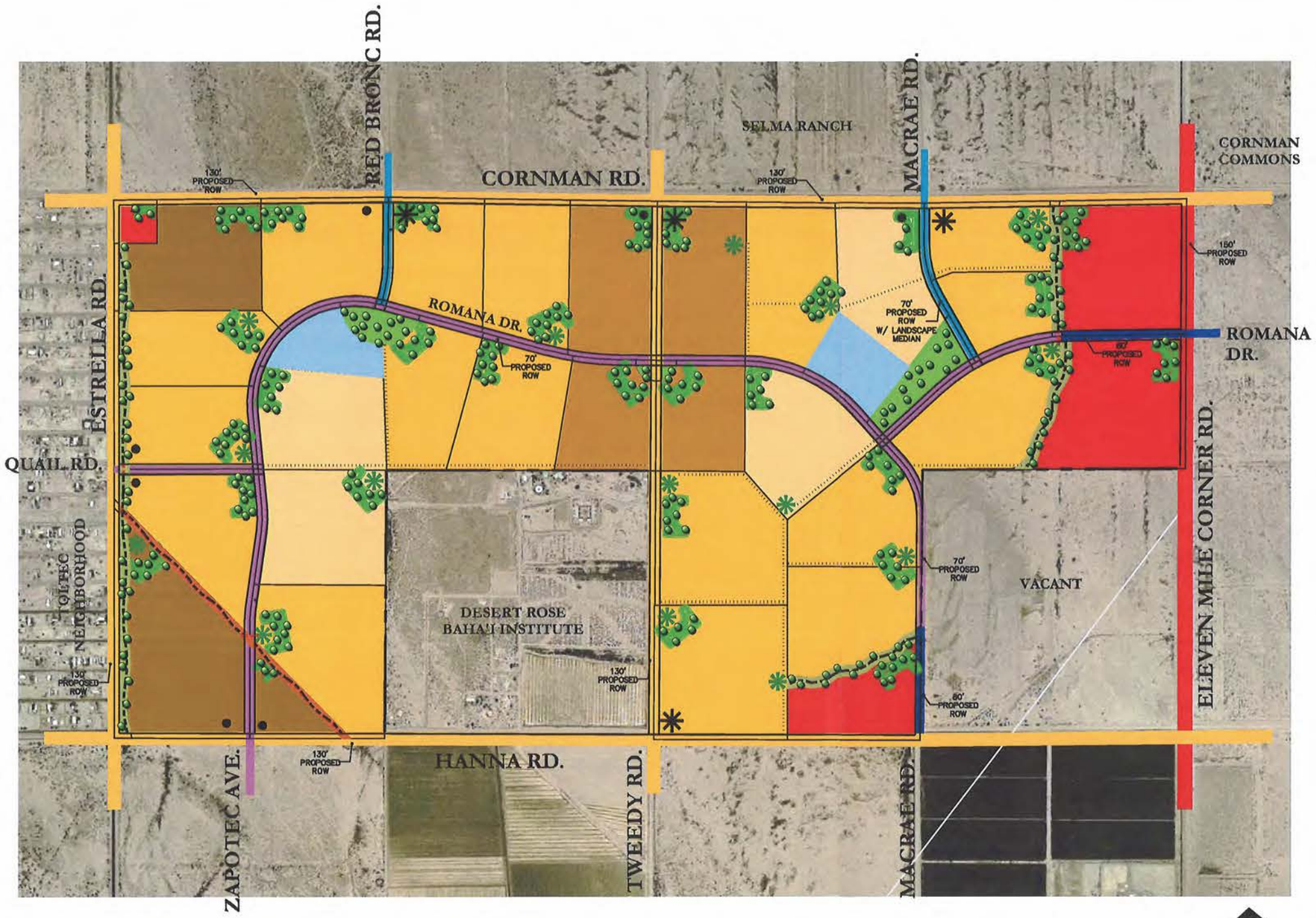
EXHIBIT 13
CONCEPTUAL LANDSCAPE MASTER PLAN DESIGN GUIDELINES
THE VILLAGES OF ELOY



LAND USE LEGEND

- R1-8 LOW DENSITY RESIDENTIAL
- R1-6 MEDIUM DENSITY RESIDENTIAL
- R-3 MED. HIGH DENSITY RESIDENTIAL
- R-4 HIGH DENSITY RESIDENTIAL
- C-2 COMMERCIAL
- SCHOOL
- NEIGHBORHOOD PARK
- LINEAR OPEN SPACE
- GAS LINE EASEMENT
- CONCEPTUAL DETENTION LOCATION

ROAD LEGEND

- ROAD OF REGIONAL SIGNIFICANCE - EXHIBIT 18
- ARTERIAL STREET - EXHIBIT 18
- COMMERCIAL COLLECTOR - EXHIBIT 19
- COLLECTOR STREET - EXHIBIT 19
- COLLECTOR STREET WITH OPTIONAL MEDIAN - EXHIBIT 19

PEDESTRIAN ACCESS LEGEND

- PRIMARY PEDESTRIAN ACCESS (SUBDIVISION SIDEWALKS) - SEE STREET SECTIONS, EXHIBITS 17, 18, & 19
- 8' STABILIZED SOIL TRAIL - EXHIBIT 14
- TRAIL CROSSING
- CONCEPTUAL OPEN SPACE CONNECTIONS THRU NEIGHBORHOOD VIA SUBDIVISION SIDEWALKS (FINAL CONNECTION LOCATIONS TO BE DETERMINED WITH PRELIMINARY PLAT)

SIGNAGE LEGEND

- ENTRY MONUMENT - EXHIBIT 15
- NEIGHBORHOOD GATEWAY - EXHIBIT 15

1000' 0' 1000' 2000'

1" = 1000'

NORTH

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Phone: 602.678.5151

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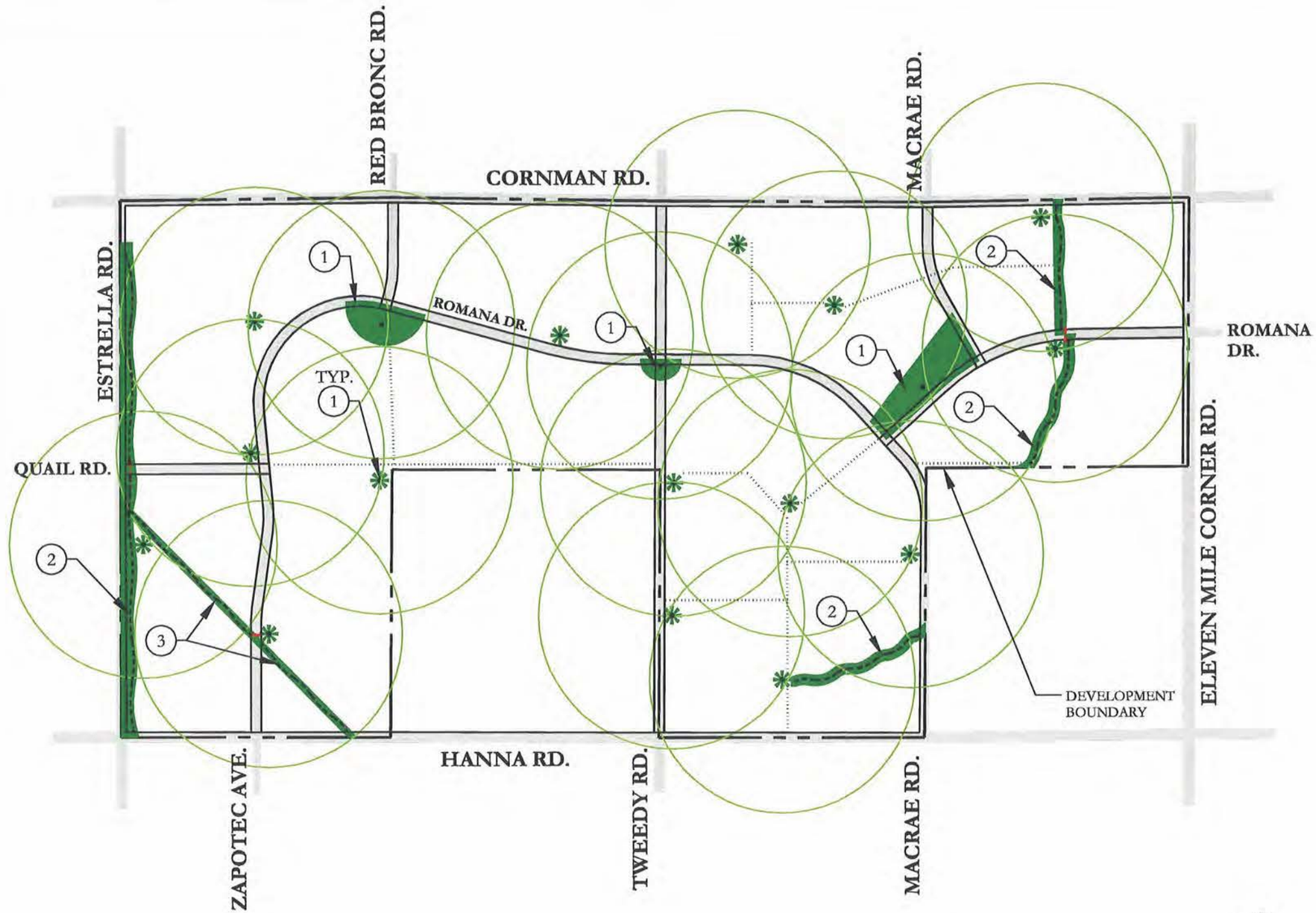
Landscape Architecture

DATE: FEBRUARY, 2008

EXHIBIT 14
CONCEPTUAL PARKS & OPEN SPACE PLAN DESIGN GUIDELINES
THE VILLAGES OF ELOY



(1) NEIGHBORHOOD PARK - EXHIBIT 15

STANDARD AMENITIES:
- TURF OPEN SPACE
- TRASH RECEPTACLES
- 6' DECOMPOSED GRANITE PATH
- BENCHES & PICNIC TABLES
- SECURITY LIGHTING

OPTIONAL ADDITIONAL AMENITIES:
- TOT LOT
- RAMADA & BBQ
- SAND VOLLEYBALL
- HALF COURT BASKETBALL

NOTE: PARK LOCATIONS ARE CONCEPTUAL ONLY. ACTUAL LOCATIONS OF MINI PARKS SUBJECT TO CHANGE UPON PRELIMINARY PLAT. OPTIONAL ADDITIONAL AMENITIES MAY VARY BASED ON THE FINAL SIZE OF EACH PARK.

(2) NEIGHBORHOOD LINEAR PARK - EXHIBIT 15

8' STABILIZED SOIL TRAIL
TRAIL CROSSINGS AT ROADS WITH TRAIL SIGNAGE
BENCHES & TRASH RECEPTACLES

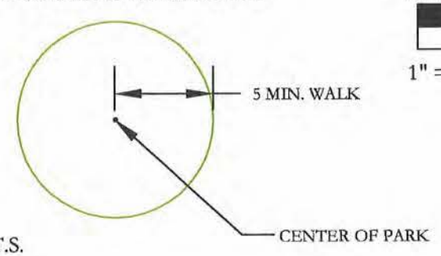
(3) GAS LINE EASEMENT LINEAR PARK - EXHIBIT 15

NO TREES PERMITED
8' STABILIZED SOIL TRAIL
TRAIL CROSSINGS AT ROADS WITH TRAIL SIGNAGE
BENCHES & TRASH RECEPTACLES

PEDESTRIAN ACCESS LEGEND

- PRIMARY PEDESTRIAN ACCESS (SUBDIVISION SIDEWALKS) - SEE STREET SECTIONS, EXHIBITS 17, 18, & 19
- 8' STABILIZED SOIL TRAIL - EXHIBIT 14
- TRAIL CROSSING
- CONCEPTUAL OPEN SPACE CONNECTIONS THRU NEIGHBORHOOD VIA SUBDIVISION SIDEWALKS (FINAL CONNECTION LOCATIONS TO BE DETERMINED WITH PRELIMINARY PLAT)

WALKING DISTANCES



N.T.S.

1000' 0' 1000' 2000'

1" = 1000'

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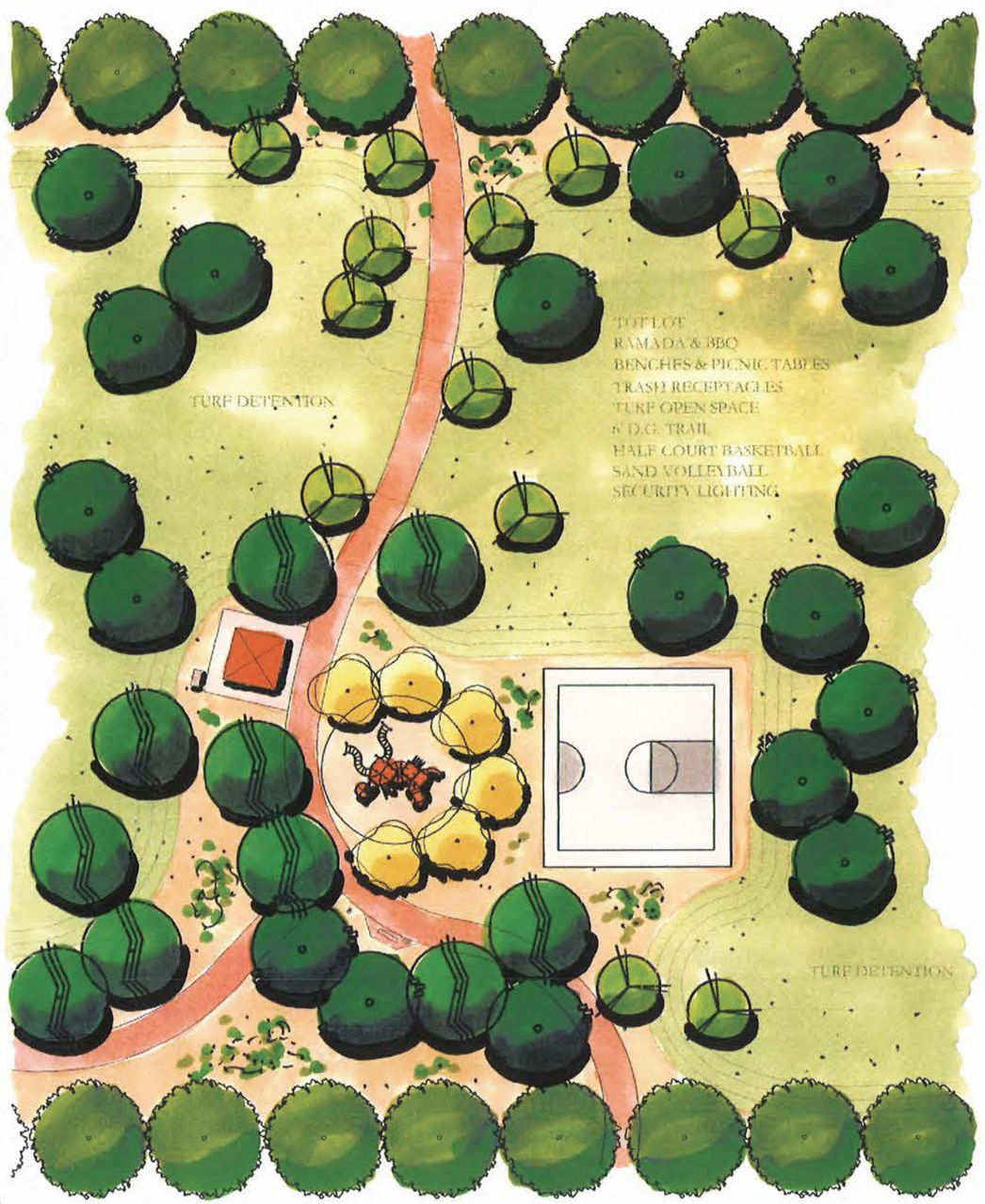
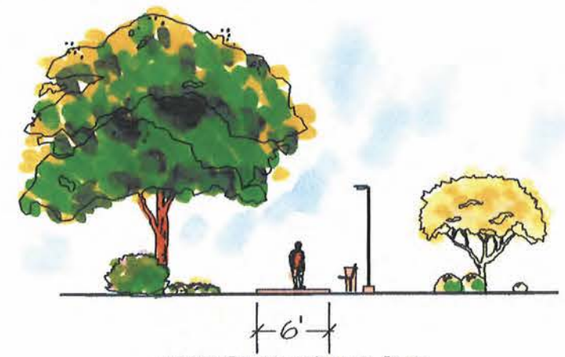
EXHIBIT 15
TYPICAL PARKS, AMENITIES, & TRAILS
DESIGN GUIDELINES
THE VILLAGES OF ELOY

NEIGHBORHOOD PARK (19) N.T.S.



OPEN SPACE TRAILS N.T.S.

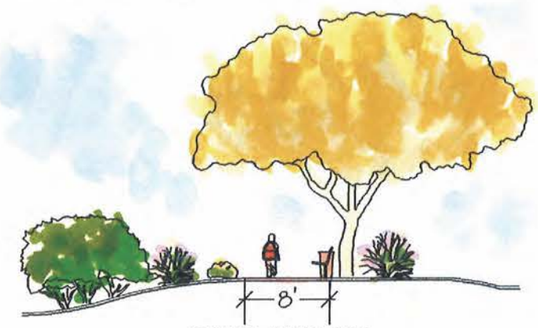
NEIGHBORHOOD PARK AREAS ONLY



DECOMPOSED GRANITE PATH
WITH SECURITY LIGHTING
& SEATING

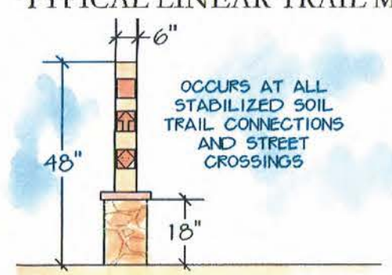
LINEAR OPEN SPACE TRAIL N.T.S.

LINEAR OPEN SPACE AND GAS LINE EASEMENT
(NO TREES PERMITTED IN GAS LINE EASEMENT)



STABILIZED SOIL
TRAIL WITH SEATING &
REST STOPS

TYPICAL LINEAR TRAIL MARKER N.T.S.



OCCURS AT ALL
STABILIZED SOIL
TRAIL CONNECTIONS
AND STREET
CROSSINGS

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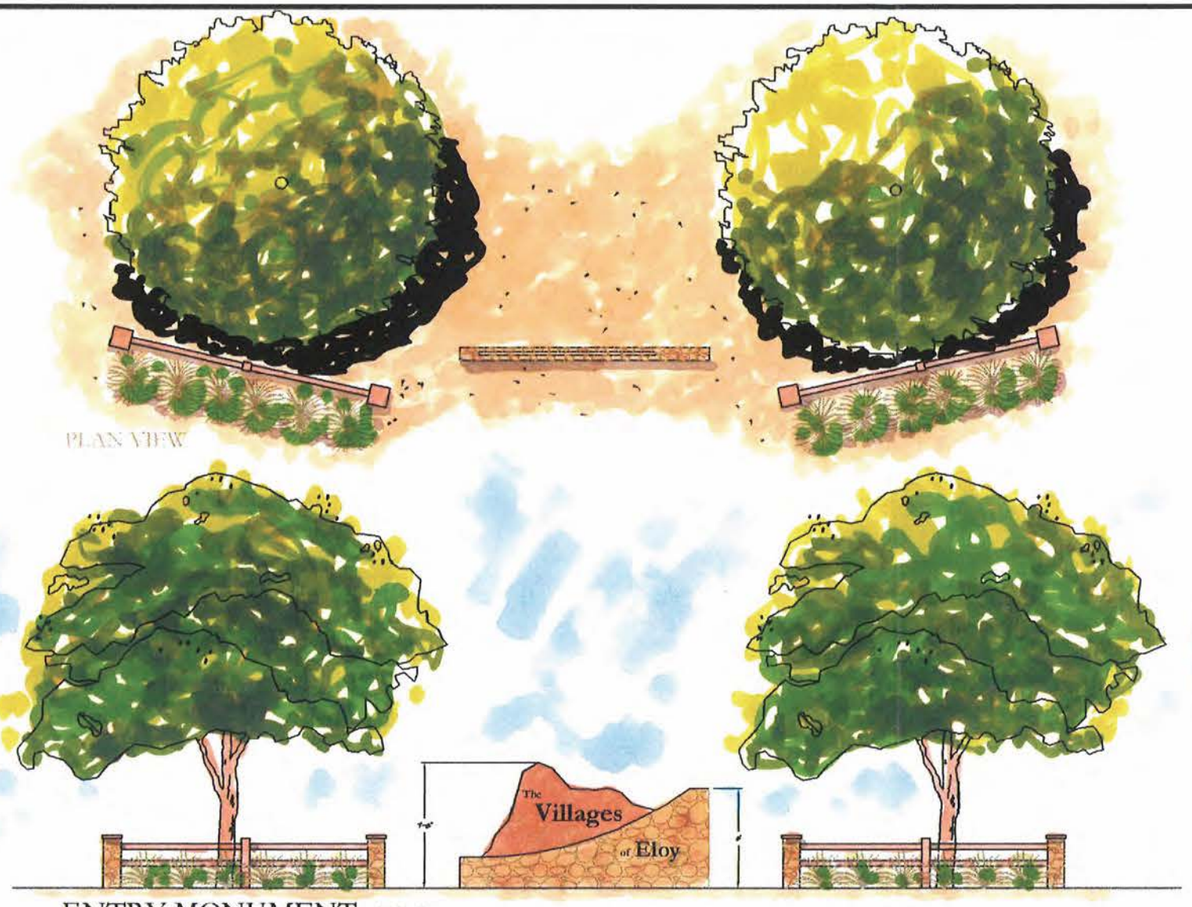
EXHIBIT 16
ENTRY MONUMENTS
DESIGN GUIDELINES
THE VILLAGES OF ELOY



ENTRY MONUMENT N.T.S.
SEE SHT. 4 FOR LOCATIONS

NEIGHBORHOOD GATEWAY N.T.S.
SEE SHT. 4 FOR LOCATIONS

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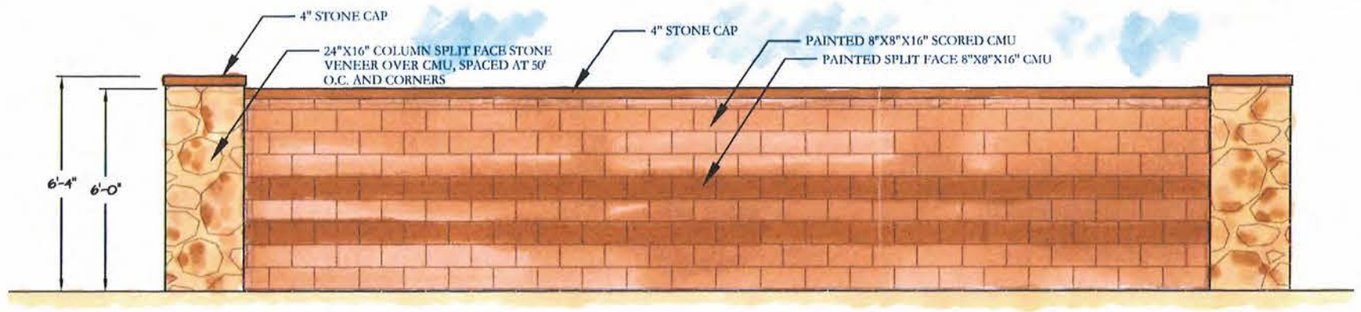
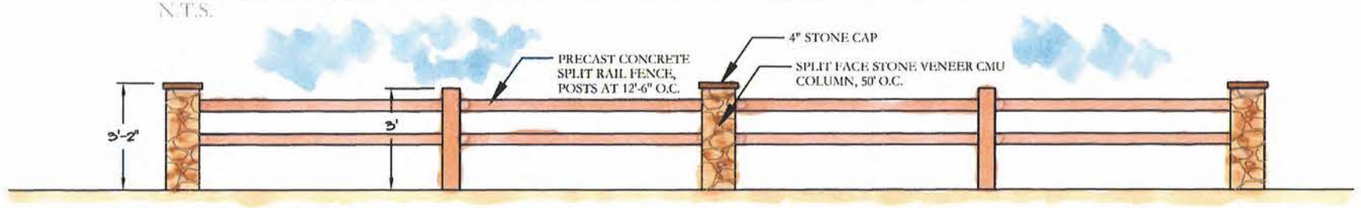
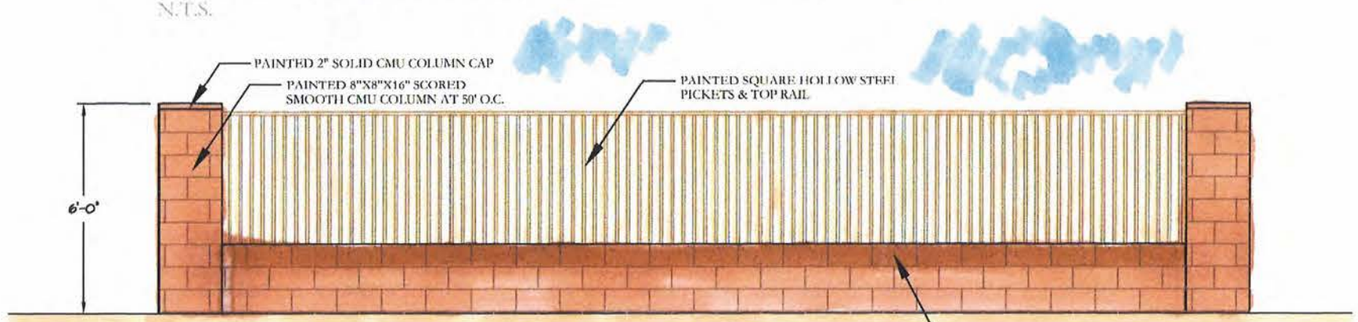
EXHIBIT 17
CONCEPTUAL WALLS
DESIGN GUIDELINES
THE VILLAGES OF ELOY



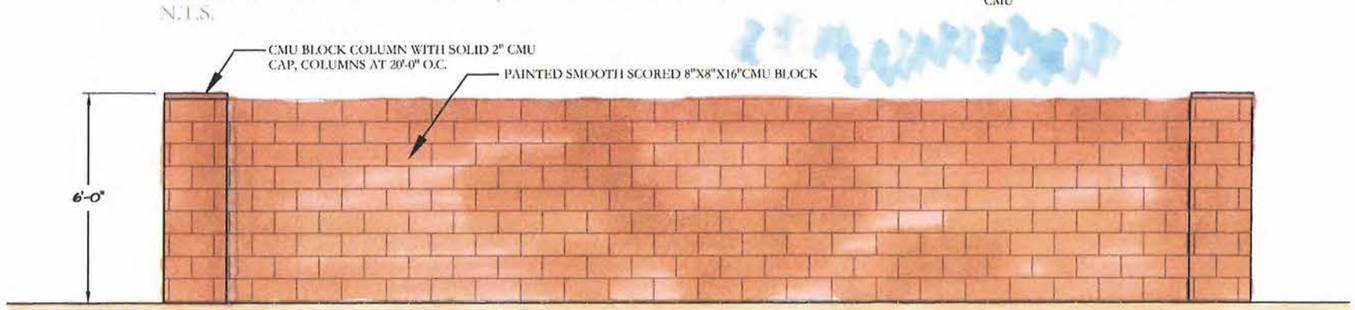
THEME WALL AT EXTERIOR PERIMETER AND ENTRIES OF SUBDIVISION
N.T.S.



DECORATIVE RAIL FENCE WITHIN FIRST 100' OF MAIN ENTRIES
N.T.S.



VIEW WALL LOT WALL ADJACENT TO OPEN SPACE
N.T.S.



NEIGHBORHOOD WALL WITHIN NEIGHBORHOOD
N.T.S.

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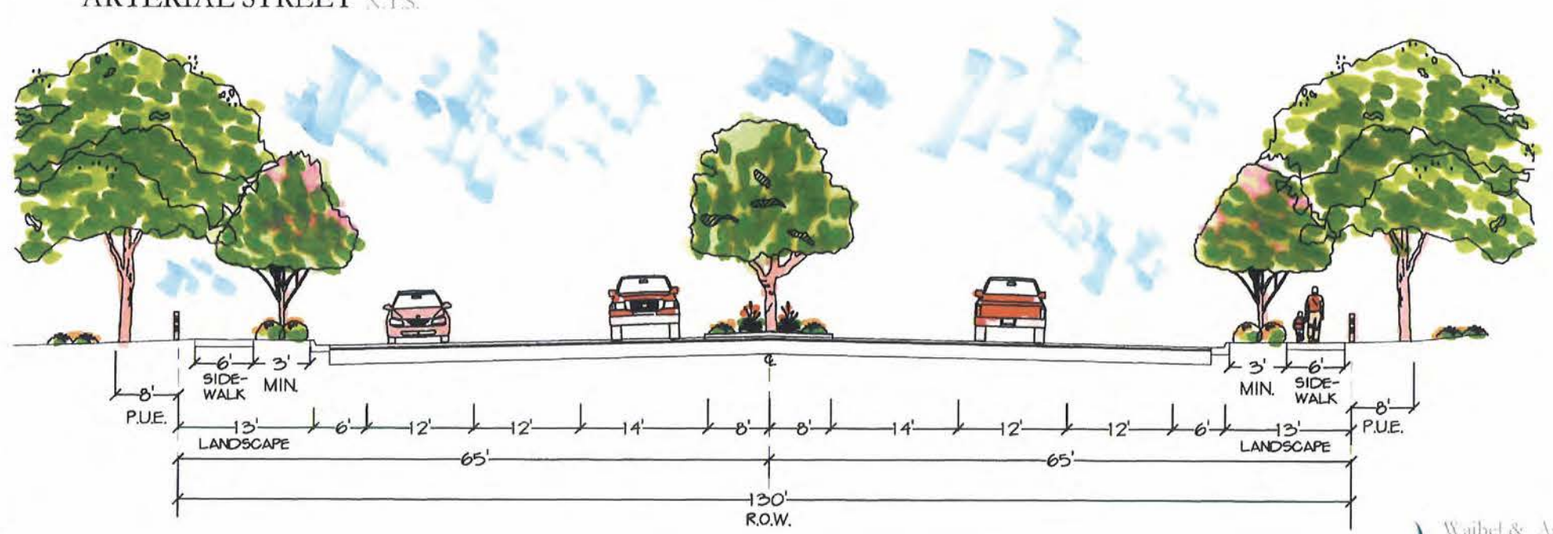
EXHIBIT 18
CONCEPTUAL TYPICAL STREETSCAPE SECTIONS DESIGN GUIDELINES
THE VILLAGES OF ELOY

ROAD OF REGIONAL SIGNIFICANCE N.T.S.

ARTERIAL STREET N.T.S.



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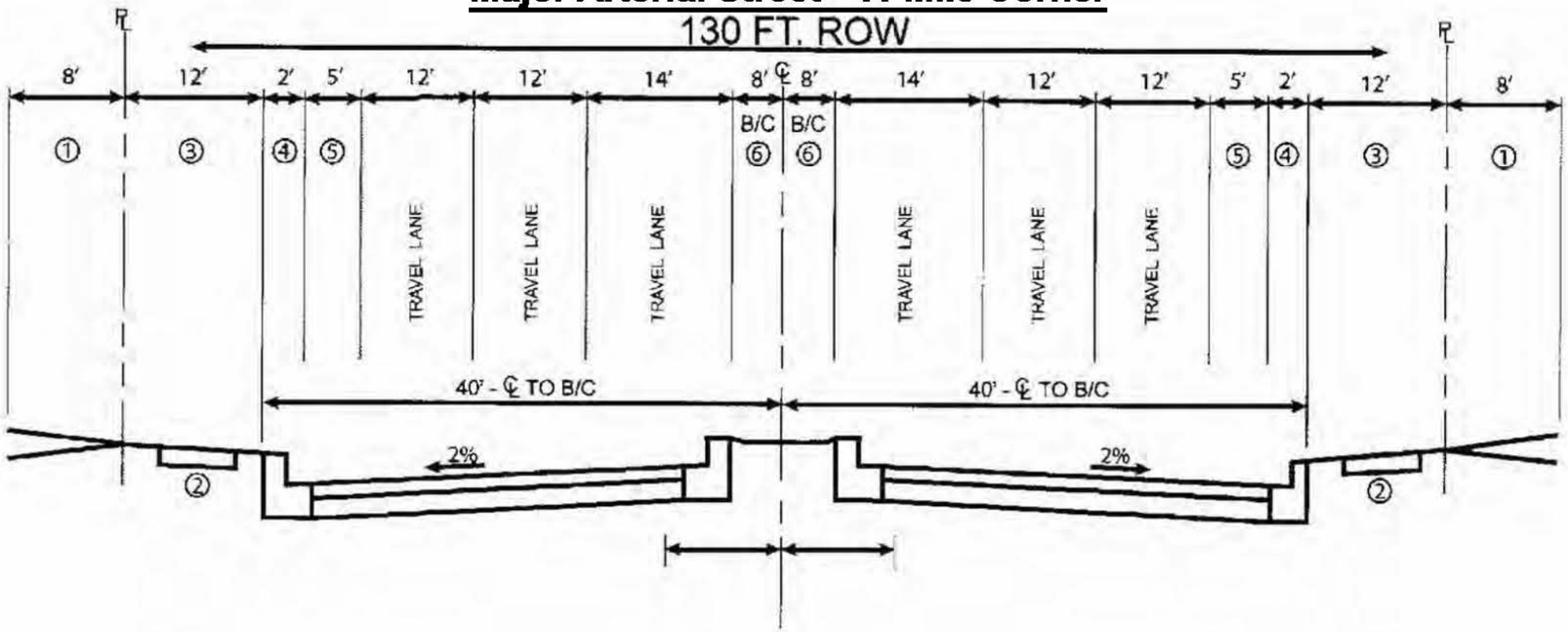
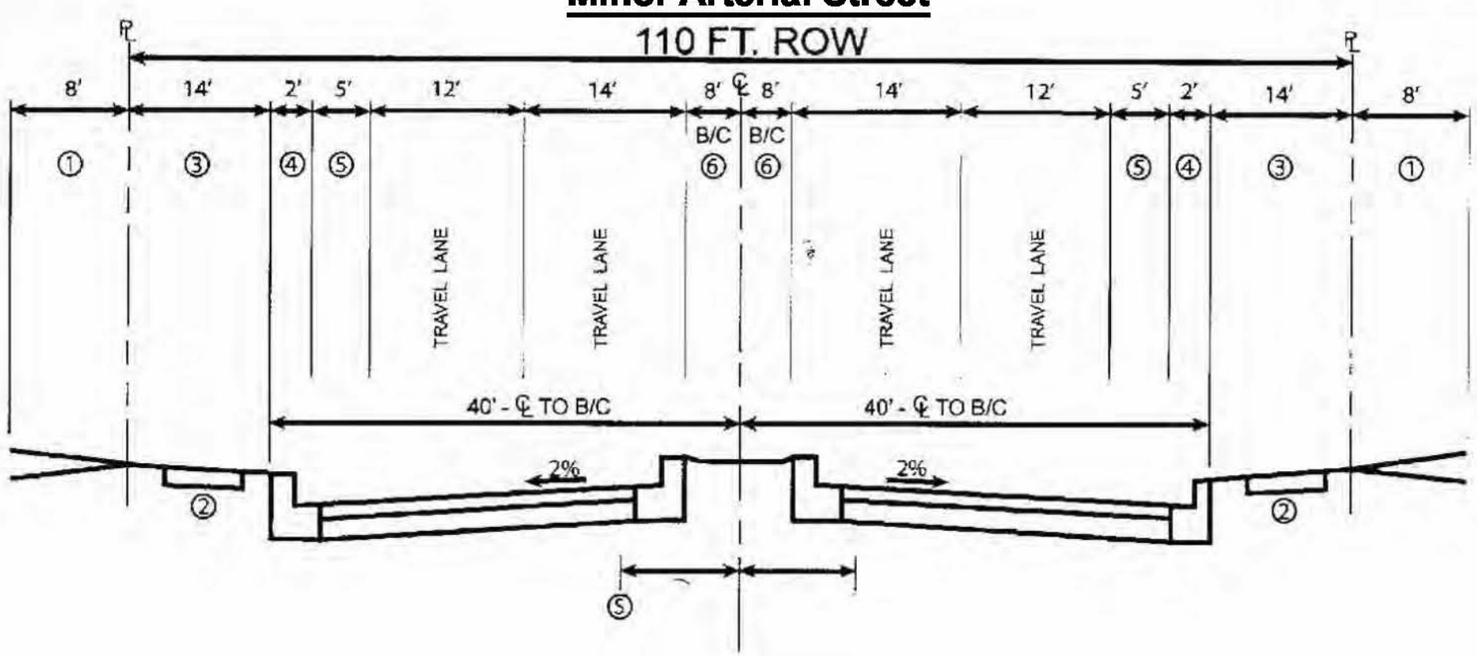
Major Arterial Street - 11 Mile Corner



Minor Arterial Street



NOTES:

① PUE/ LANDSCAPE- 8:1 MAX SLOPE.

② 6' MEANDERING S/W PER MAG STD DET 230. S/W SHALL BE A MIN OF 3' FROM B/C.

③ LANDSCAPE AREA, FIRE HYDRANTS LOCATED 6' B/C. STREET LIGHTS CENTERED IN MEDIAN.

④ CURB & GUTTER PER MAG STD DET 220 TYPE 'A'.

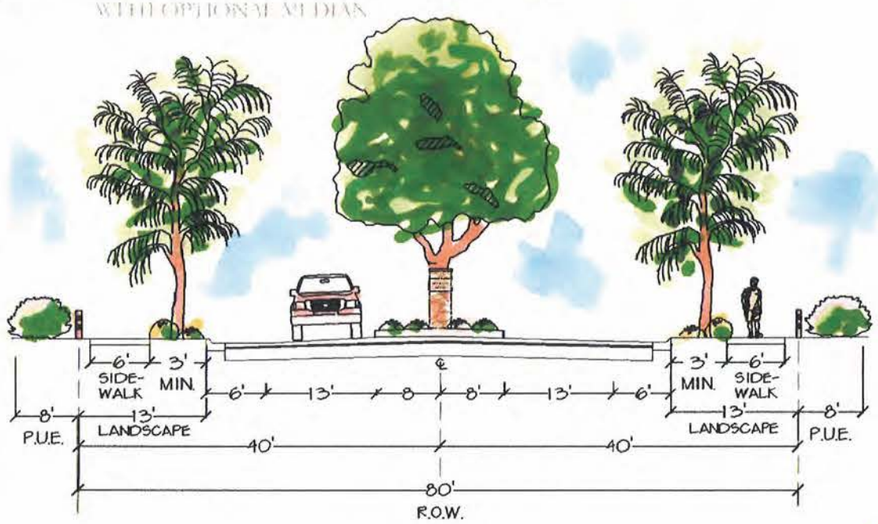
⑤ BICYCLE LANE

⑥ REQUIRED RAISED MEDIAN.

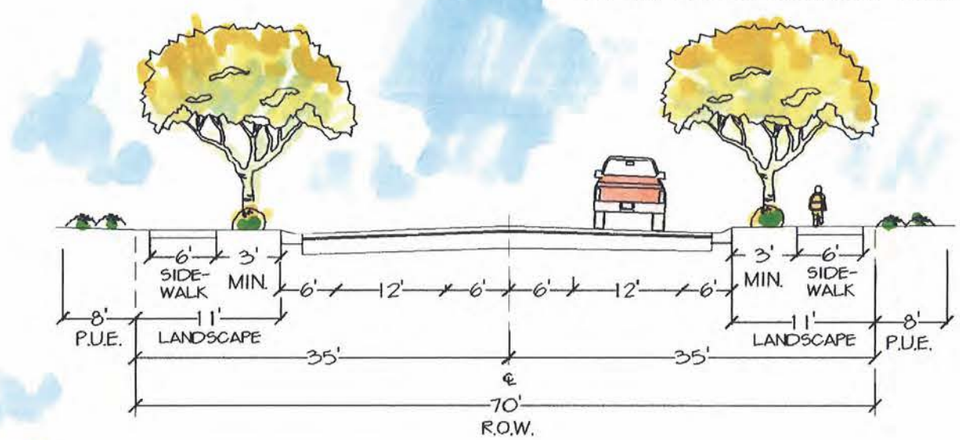
EXHIBIT 19
TYPICAL STREETSCAPE SECTIONS
DESIGN GUIDELINES
THE VILLAGES OF ELOY

COMMERCIAL COLLECTOR N.T.S.

WITH OPTIONAL MEDIAN

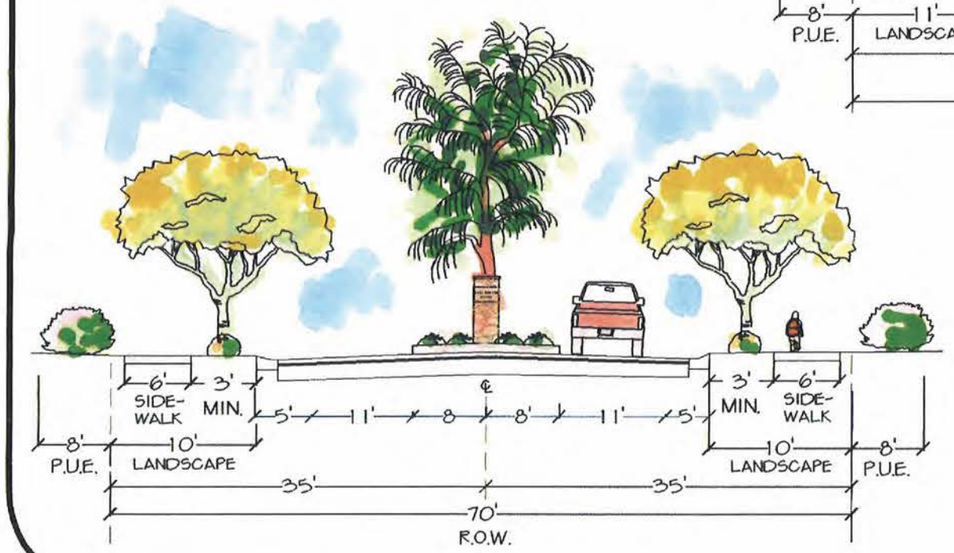


COLLECTOR STREET N.T.S.



COLLECTOR STREET N.T.S.

WITH OPTIONAL MEDIAN



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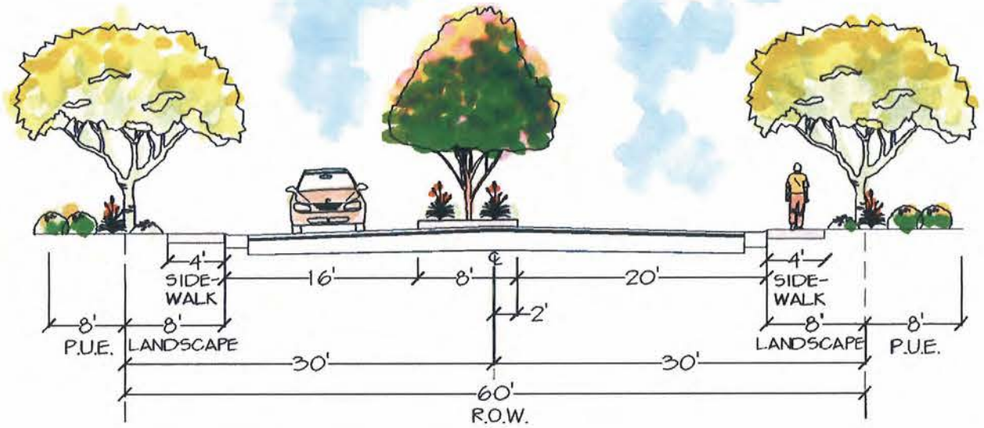
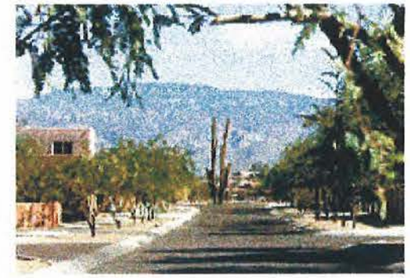
DATE: FEBRUARY 2008

EXHIBIT 20
TYPICAL STREETSCAPE SECTIONS
DESIGN GUIDELINES
THE VILLAGES OF ELOY

TYPICAL RESIDENTIAL ENTRANCE N.T.S.





OPTIONAL ROLLED CURB
ELEMENT WITHIN DEVELOPMENT
IF DRAINAGE FLOWS PERMIT

STANDARD RECTANGULAR CURB

LOCAL STREET N.T.S.

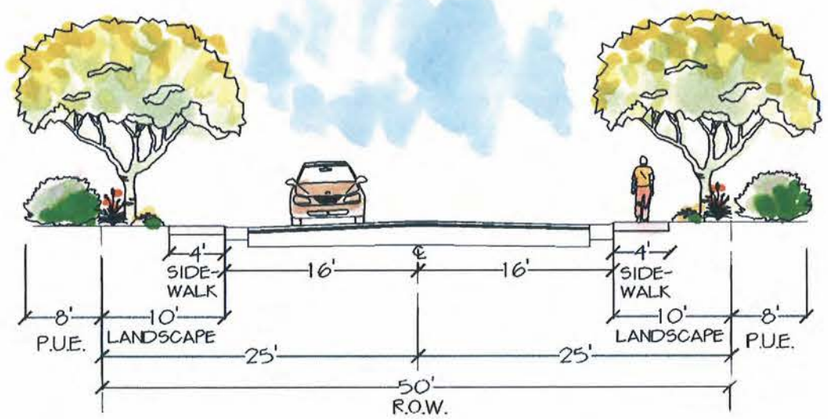


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EXHIBIT 21
CONTEXT MAP
THE VILLAGES OF ELOY

LEGEND

- A — AREA LOCATION
- 1 — PHOTOGRAPH NUMBER
- DIRECTION OF PHOTO

NORTH
N.T.S.

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February, 2008

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PHOTOGRAPH 1 – Area A
Facing East

PHOTOGRAPH 2 – Area A
Facing West

PHOTOGRAPH 3 – Area A
Facing North

PHOTOGRAPH 4 – Area A
Facing Northwest

PHOTOGRAPH 1 – Area B
Facing East

PHOTOGRAPH 2 – Area B
Facing West

PHOTOGRAPH 3 – Area B
Facing North

PHOTOGRAPH 4 – Area B
Facing Northeast

PHOTOGRAPH 1 – Area C
Facing East

PHOTOGRAPH 2 – Area C
Facing West

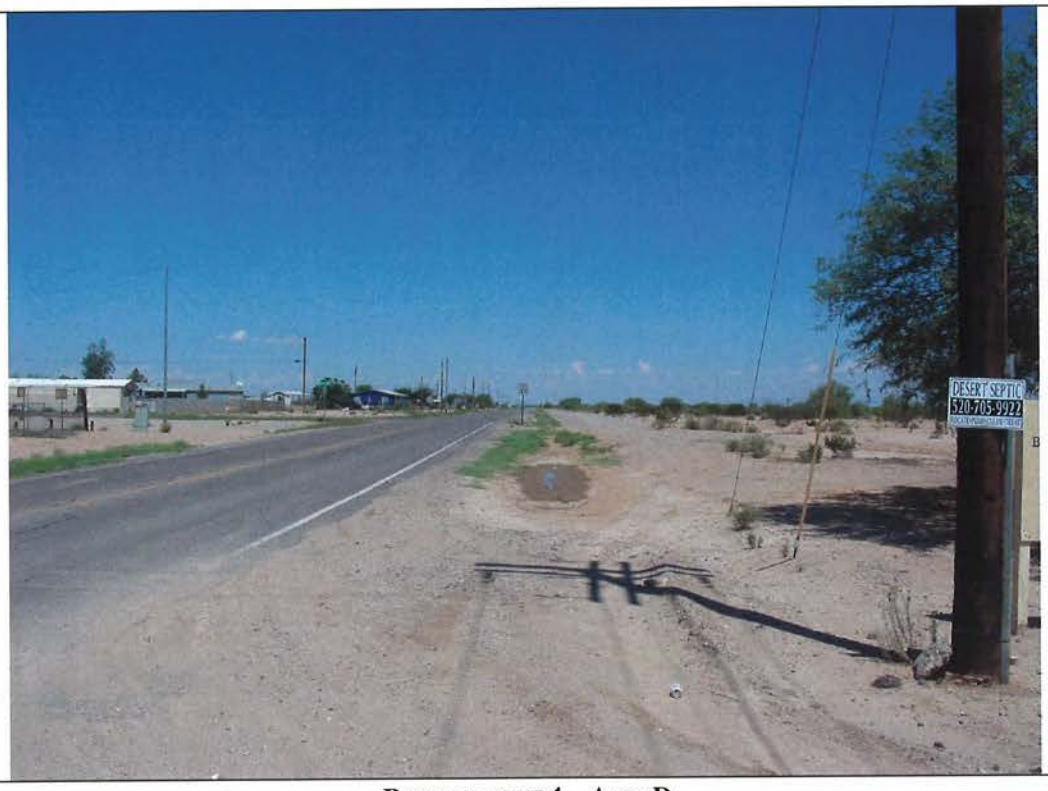
PHOTOGRAPH 3 – Area C
Facing North

PHOTOGRAPH 4 – Area C
Facing Northwest

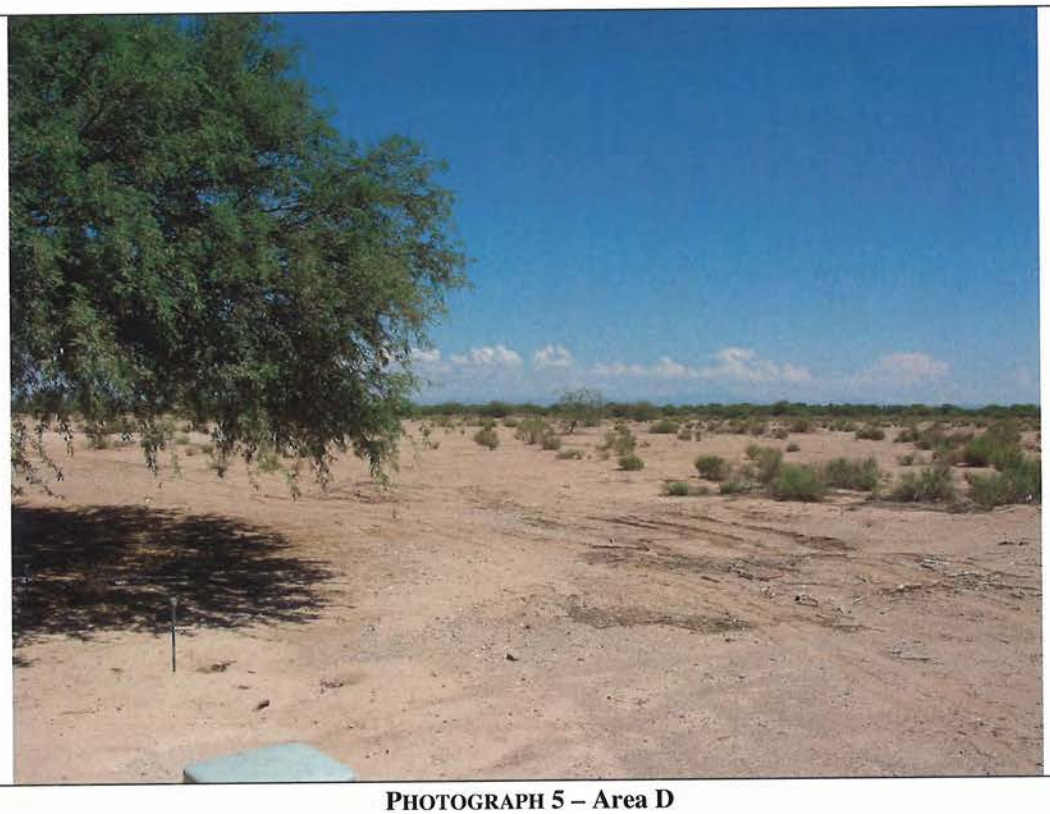
PHOTOGRAPH 1 – Area D
Facing East

PHOTOGRAPH 2 – Area D
Facing West

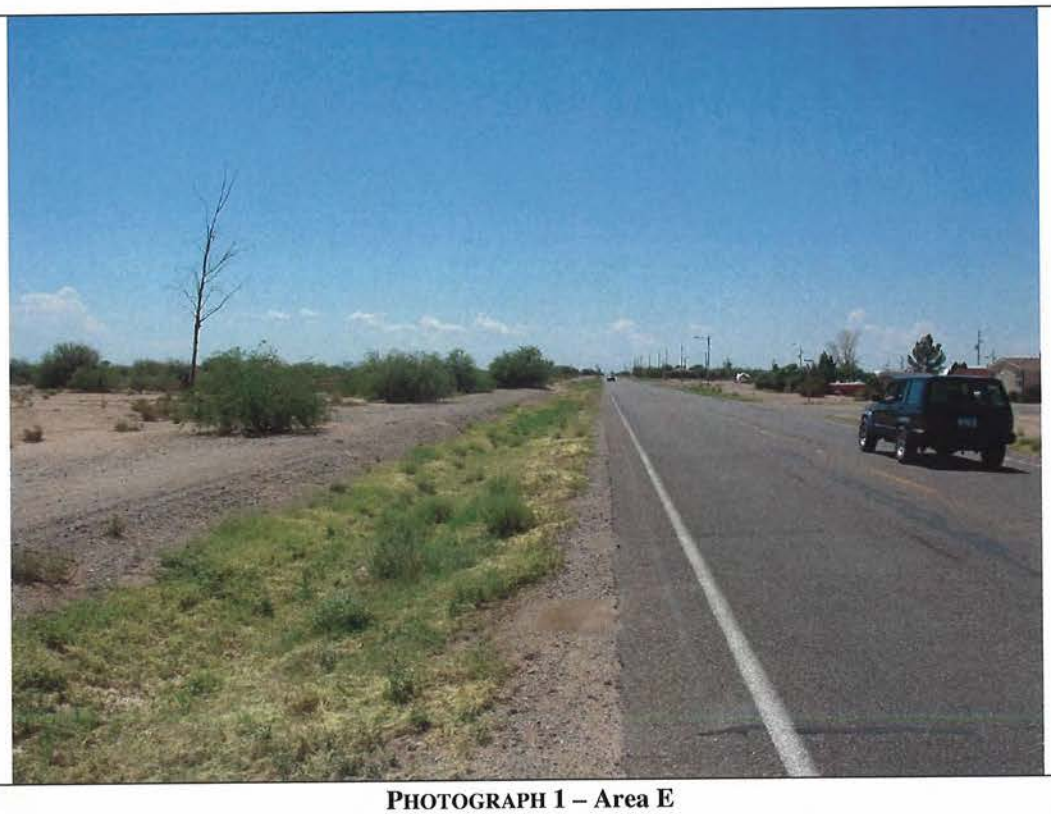
PHOTOGRAPH 3 – Area D
Facing South



PHOTOGRAPH 4 – Area D
Facing North

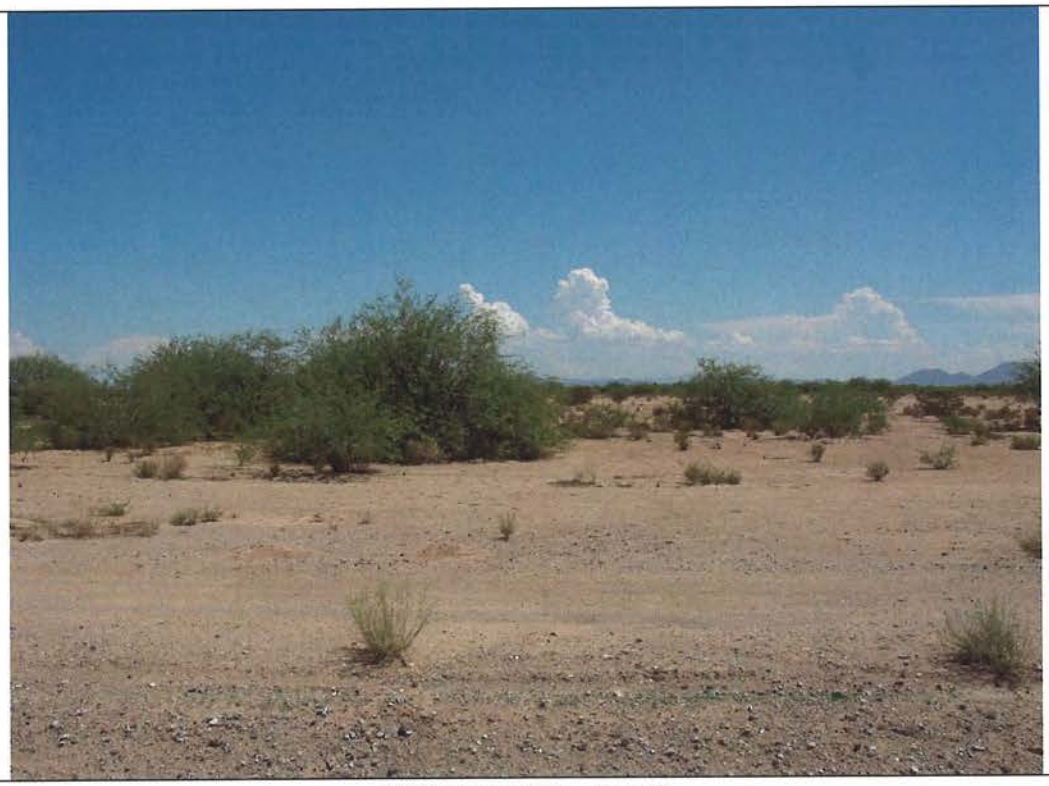


PHOTOGRAPH 5 – Area D
Facing Northeast



PHOTOGRAPH 1 – Area E
Facing South

PHOTOGRAPH 2 – Area E
Facing North



PHOTOGRAPH 3 – Area E
Facing East

PHOTOGRAPH 4 – Area E
Facing Southeast

PHOTOGRAPH 5 – Area E
Facing Northeast

PHOTOGRAPH 1 – Area F
Facing South

PHOTOGRAPH 2 – Area F
Facing North

PHOTOGRAPH 3 – Area F
Facing East

PHOTOGRAPH 4 – Area F
Facing West

PHOTOGRAPH 5 – Area F
Facing Southeast

PHOTOGRAPH 1 – Area G
Facing East

PHOTOGRAPH 2 – Area G
Facing West

PHOTOGRAPH 3 – Area G
Facing South

PHOTOGRAPH 4 – Area G
Facing Southeast

PHOTOGRAPH 5 – Area G
Facing Southwest

PHOTOGRAPH 1– Area H
Facing East

PHOTOGRAPH 2– Area H
Facing West

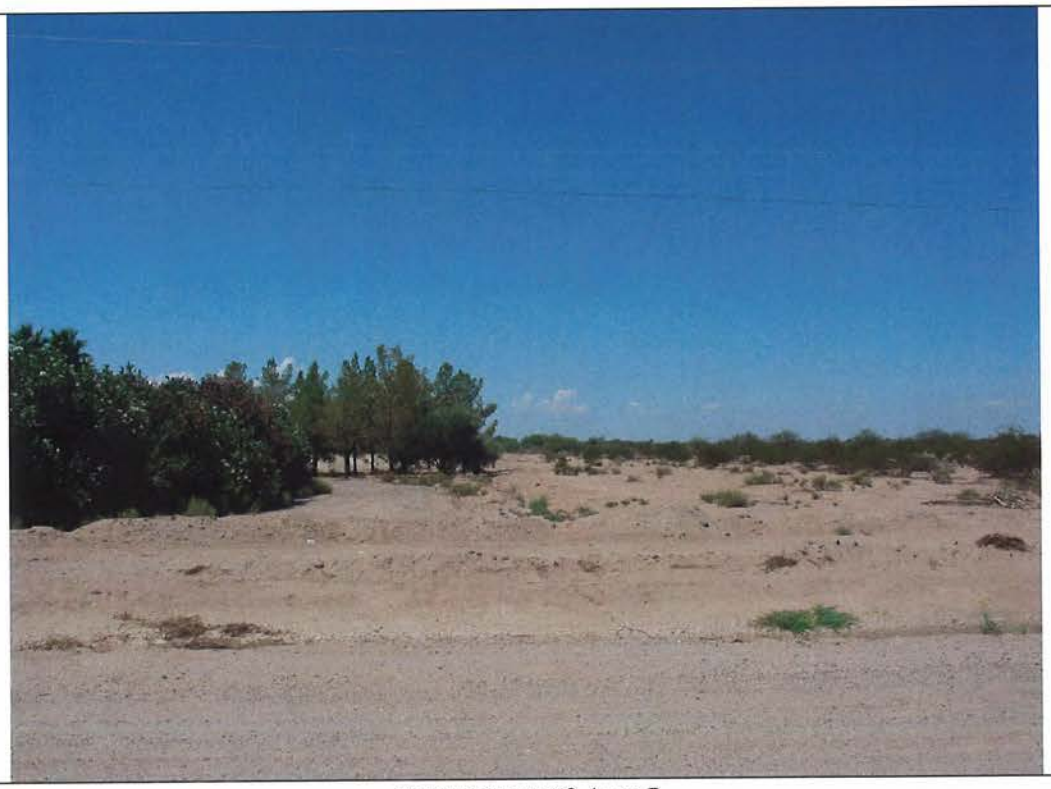
PHOTOGRAPH 3– Area H
Facing North

PHOTOGRAPH 4– Area H
Facing South

PHOTOGRAPH 5– Area H
Facing Southeast

PHOTOGRAPH 6– Area H
Facing Southwest

PHOTOGRAPH 1– Area I
Facing East



PHOTOGRAPH 2 Area I
Facing West

PHOTOGRAPH 3– Area I
Facing North

PHOTOGRAPH 4 – Area I
Facing South

PHOTOGRAPH 5 – Area I
Facing Southeast

PHOTOGRAPH 6 – Area I
Facing Northeast

PHOTOGRAPH 7 – Area I
Facing Northwest

PHOTOGRAPH 1 – Area J
Facing East

PHOTOGRAPH 2 – Area J
Facing West

PHOTOGRAPH 3 – Area J
Facing South

PHOTOGRAPH 4 – Area J
Facing Southeast

PHOTOGRAPH 5 – Area J
Facing Southwest

PHOTOGRAPH 1 – Area K
Facing East

PHOTOGRAPH 2 – Area K
Facing West

PHOTOGRAPH 3 – Area K
Facing North

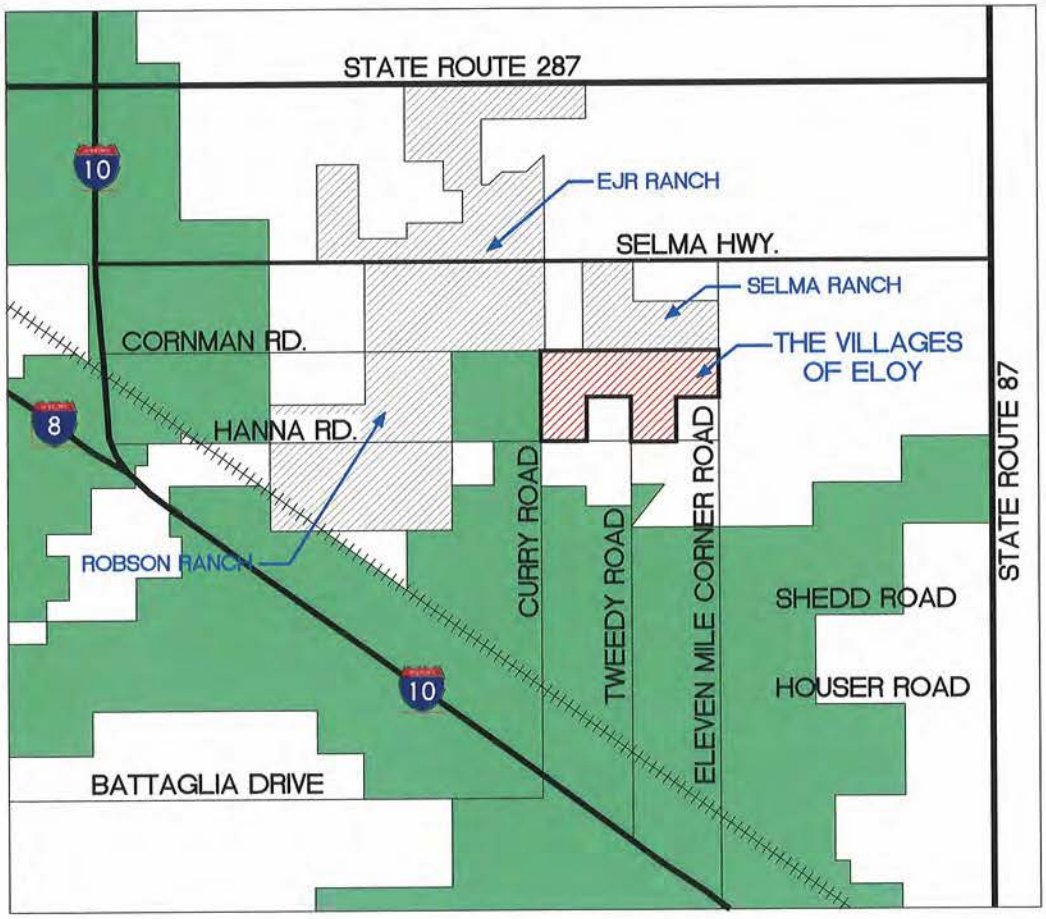
PHOTOGRAPH 4 – Area K
Facing South

PHOTOGRAPH 5 – Area K
Facing Southwest

PHOTOGRAPH 1 – Area L
Facing North

PHOTOGRAPH 2 – Area L
Facing South

PHOTOGRAPH 3 – Area L
Facing West



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PEDC00000003
February, 2008

NORTH
N.T.S.

EXHIBIT 1
VICINITY MAP
THE VILLAGES OF ELOY

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EXHIBIT 22
CONCEPTUAL REAR ENTRY
GARAGE EXAMPLE EXHIBIT
THE VILLAGES OF ELOY

EXAMPLE ELEVATION

N.T.S.

EXAMPLE ELEVATION

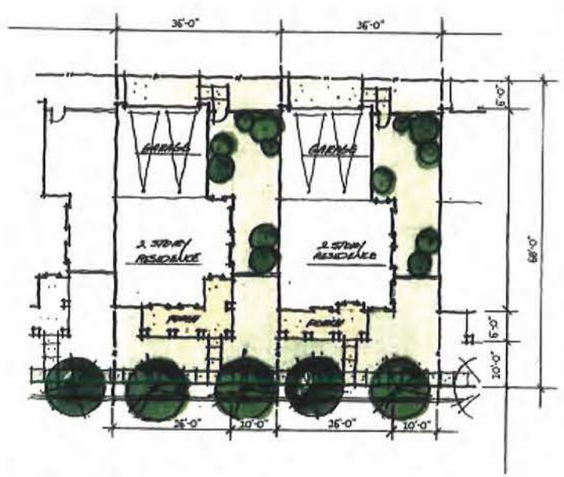
N.T.S.

SINGLE FAMILY DETACHED

PROPOSED DENSITY = 6.5 - 10 DU/AC

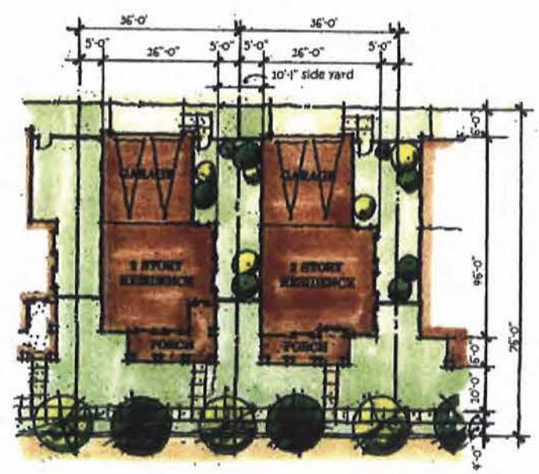
THE TYPICAL LOT SHOWN ILLUSTRATES MINIMUM STANDARDS.

PRODUCTS SHOWN ARE CONCEPTUAL ONLY. THE HOME ELEVATION AND PLAN VIEW IS PROVIDED FOR EXAMPLE PURPOSES ONLY. THE FINAL ELEVATION AND PLAN VIEW WILL BE PROVIDED BY THE ULTIMATE HOME BUILDER FOR REVIEW AND APPROVAL BY THE MASTER DEVELOPER AND THE CITY OF ELOY COMMUNITY DEVELOPMENT DIRECTOR.



EXAMPLE LAYOUT

N.T.S.



EXAMPLE LAYOUT

N.T.S.

DAVID EVANS AND ASSOCIATES INC.
2141 East Highland Avenue, Suite 200
Phoenix, Arizona 85016
Phone: 602.678.5151
PEDC00000003
February, 2008

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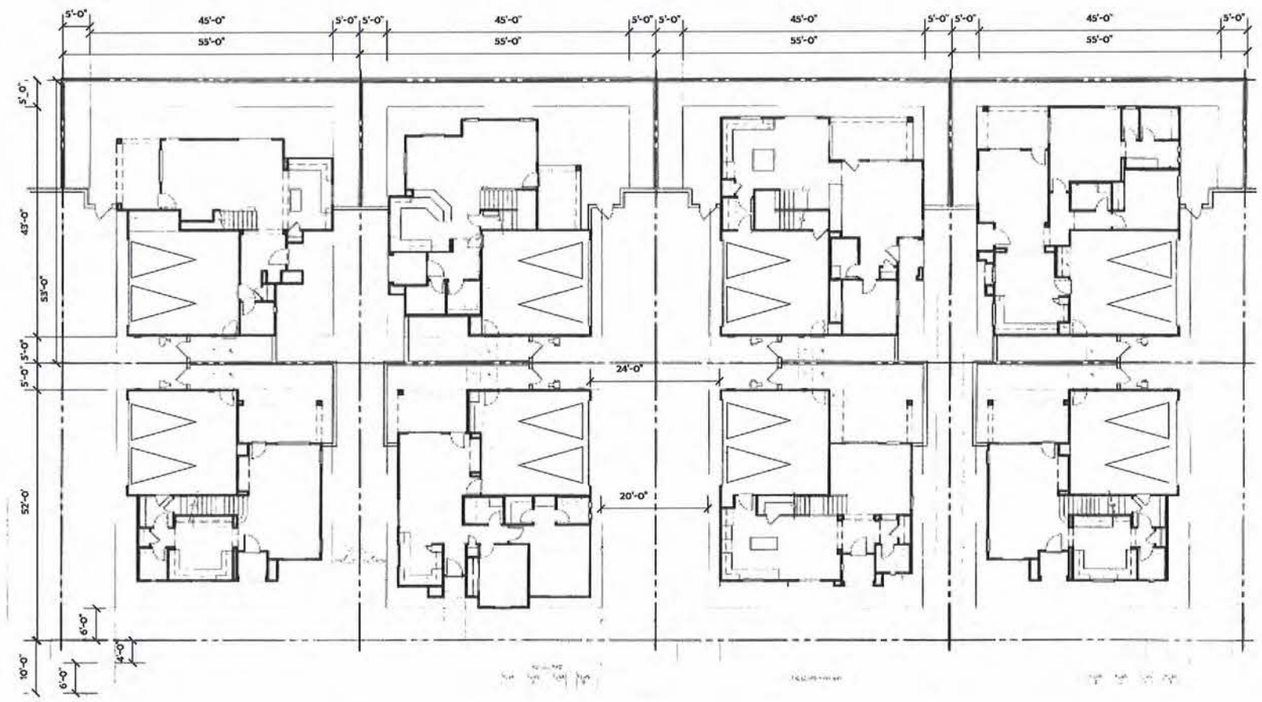
EXHIBIT 23
CONCEPTUAL COURT HOME EXHIBIT
THE VILLAGES OF ELOY

ELEVATION EXAMPLE

NOT TO SCALE

SINGLE FAMILY DETACHED

PROPOSED DENSITY = 6.5 - 10 DU/AC



EXAMPLE LAYOUT

NOT TO SCALE

PRODUCTS SHOWN ARE CONCEPTUAL ONLY. THE HOME ELEVATION AND PLAN VIEW IS PROVIDED FOR EXAMPLE PURPOSES ONLY. THE FINAL ELEVATION AND PLAN VIEW WILL BE PROVIDED BY THE ULTIMATE HOME BUILDER FOR REVIEW AND APPROVAL BY THE MASTER DEVELOPER AND THE CITY OF ELOY COMMUNITY DEVELOPMENT DIRECTOR.

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2141 East Highland Avenue, Suite 200
Phoenix, Arizona 85016
Phone: 602.678.5151

PEDC00000003
February, 2008

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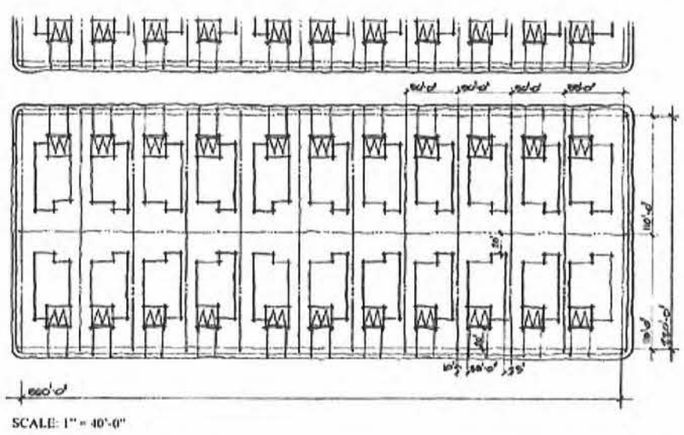
EXHIBIT 24
CONCEPTUAL PATIO HOME EXHIBIT
THE VILLAGES OF ELOY

EXAMPLE ELEVATION

NOT TO SCALE

SINGLE FAMILY DETACHED

PROPOSED DENSITY = 6.5 - 10 DU/AC



EXAMPLE LAYOUT

NOT TO SCALE

EXAMPLE LAYOUT

NOT TO SCALE

PRODUCTS SHOWN ARE CONCEPTUAL ONLY. THE HOME ELEVATION AND PLAN VIEW IS PROVIDED FOR EXAMPLE PURPOSES ONLY. THE FINAL ELEVATION AND PLAN VIEW WILL BE PROVIDED BY THE ULTIMATE HOME BUILDER FOR REVIEW AND APPROVAL BY THE MASTER DEVELOPER AND THE CITY OF ELOY COMMUNITY DEVELOPMENT DIRECTOR.

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Phoenix, Arizona 85016
Phone: 602.678.5151

PEDC00000003
February, 2008

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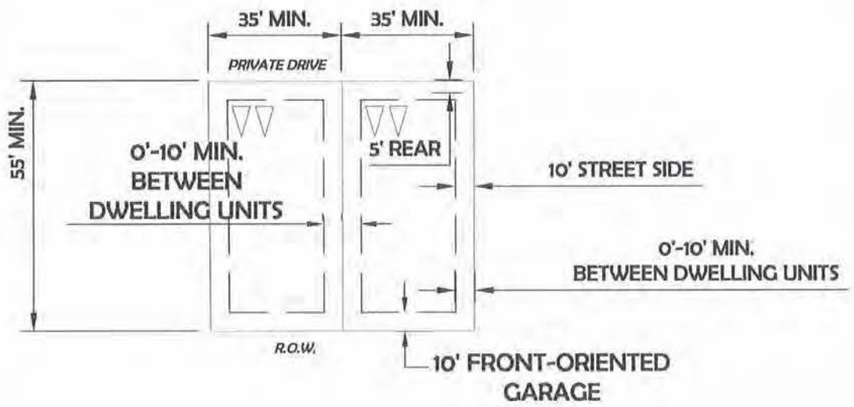
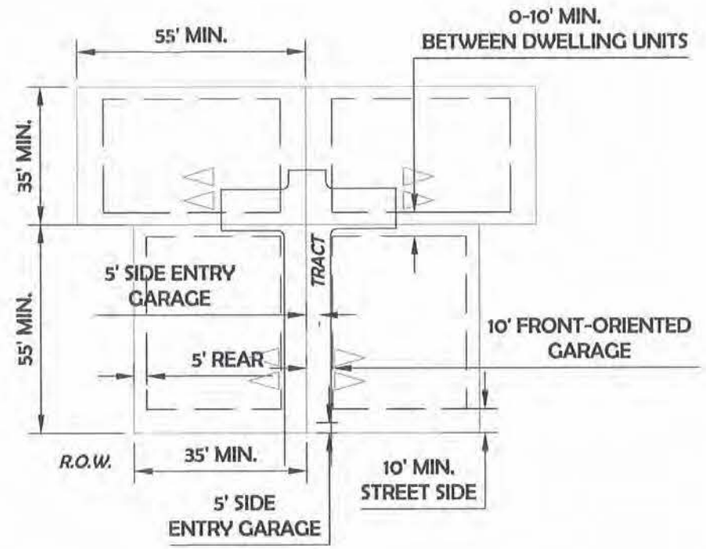
EXHIBIT 25
CONCEPTUAL MEDIUM-HIGH DENSITY, MINIMUM STANDARDS
THE VILLAGES OF ELOY



CONCEPTUAL REAR ENTRY GARAGE MINIMUMS — NOT TO SCALE

SINGLE FAMILY DETACHED



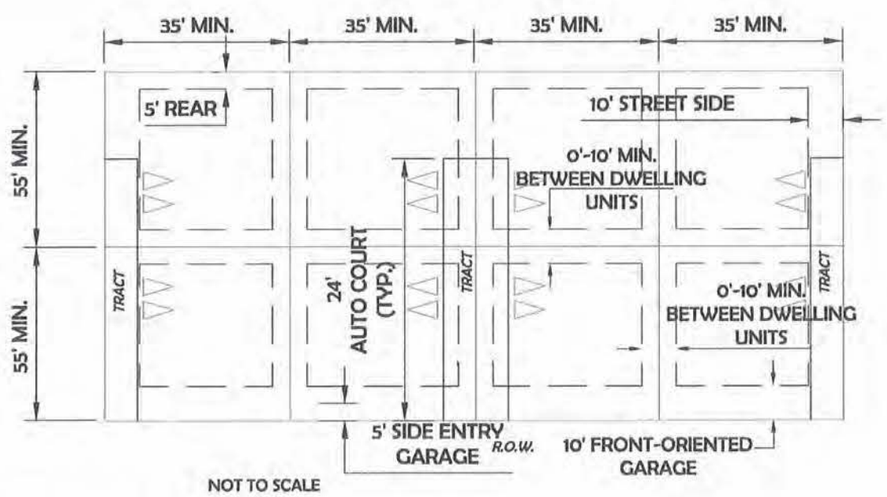
CONCEPTUAL PATIO HOME MINIMUMS — NOT TO SCALE

SINGLE FAMILY DETACHED

REFERENCE TABLE 4

PROPOSED DENSITY = 6.5 - 10 DU/AC

THE TYPICAL LOT SHOWN ILLUSTRATES MINIMUM STANDARDS.



NOT TO SCALE

CONCEPTUAL COURT HOME MINIMUMS — NOT TO SCALE

SINGLE FAMILY DETACHED

DAVID EVANS AND ASSOCIATES INC.
2141 East Highland Avenue, Suite 200
Phoenix, Arizona 85016
Phone: 602.678.5151

PEDC00000003
February, 2008

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EXHIBIT 26
CONCEPTUAL TRI-PLEX HOME
EXAMPLE EXHIBIT
THE VILLAGES OF ELOY

FRONT ELEVATION

EXAMPLE ELEVATION

NOT TO SCALE

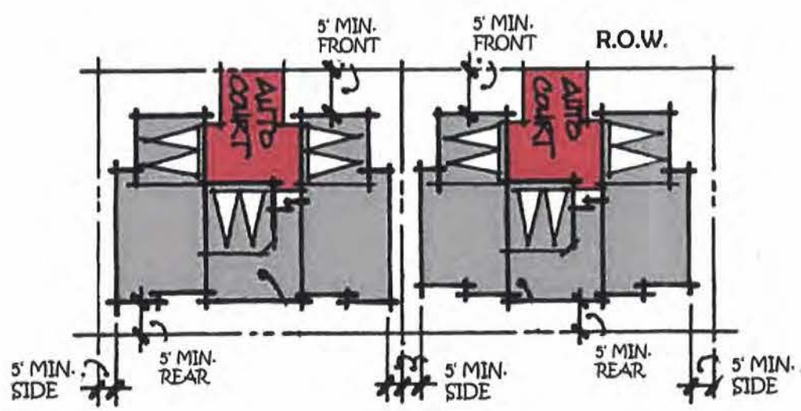
SINGLE FAMILY ATTACHED

EXAMPLE REPRESENTS A TRIPLEX OR TOWNHOUSE CONFIGURATION.

EXAMPLE DENSITY=10-16 DU/AC.

MULTI-FAMILY DENSITY= 16-24 DU/AC. (TYPICAL CONDO OR APARTMENT DENSITY)

PAD PROPOSED DENSITY 10-24 DU/AC.



EXAMPLE LAYOUT

NOT TO SCALE

NOTE:
PRODUCTS SHOWN ARE CONCEPTUAL ONLY. THE HOME ELEVATION AND PLAN VIEW IS PROVIDED FOR EXAMPLE PURPOSES ONLY. THE FINAL ELEVATION AND PLAN VIEW WILL BE PROVIDED BY THE ULTIMATE HOME BUILDER FOR REVIEW AND APPROVAL BY THE MASTER DEVELOPER AND THE CITY OF ELOY COMMUNITY DEVELOPMENT DIRECTOR.

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2141 East Highland Avenue, Suite 200
Phoenix, Arizona 85016
Phone: 602.678.5151
PEDC00000003
February, 2008

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EXHIBIT 27
CONCEPTUAL TOWN HOUSE HOME EXAMPLE EXHIBIT
THE VILLAGES OF ELOY

EXAMPLE ELEVATION

NOT TO SCALE

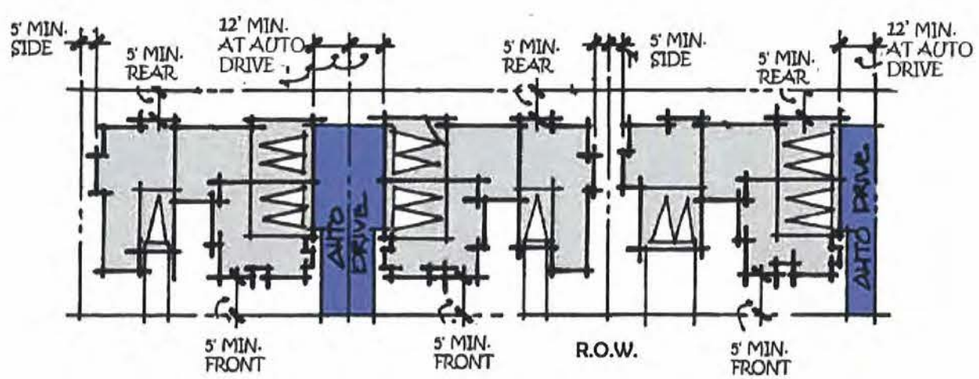
SINGLE FAMILY ATTACHED

EXAMPLE REPRESENTS A TRIPLEX OR TOWNHOUSE CONFIGURATION.

EXAMPLE DENSITY=10-16 DU/AC.

MULTI-FAMILY DENSITY= 16-24 DU/AC.
(TYPICAL CONDO OR APARTMENT DENSITY)

PAD PROPOSED DENSITY 10-24 DU/AC.



EXAMPLE LAYOUT

NOT TO SCALE

NOTE:
PRODUCTS SHOWN ARE CONCEPTUAL ONLY. THE HOME ELEVATION AND PLAN VIEW IS PROVIDED FOR EXAMPLE PURPOSES ONLY. THE FINAL ELEVATION AND PLAN VIEW WILL BE PROVIDED BY THE ULTIMATE HOME BUILDER FOR REVIEW AND APPROVAL BY THE MASTER DEVELOPER AND THE CITY OF ELOY COMMUNITY DEVELOPMENT DIRECTOR.

DAVID EVANS AND ASSOCIATES INC.
2141 East Highland Avenue, Suite 200
Phoenix, Arizona 85016
Phone: 602.678.5151
PEDC00000003
February, 2008

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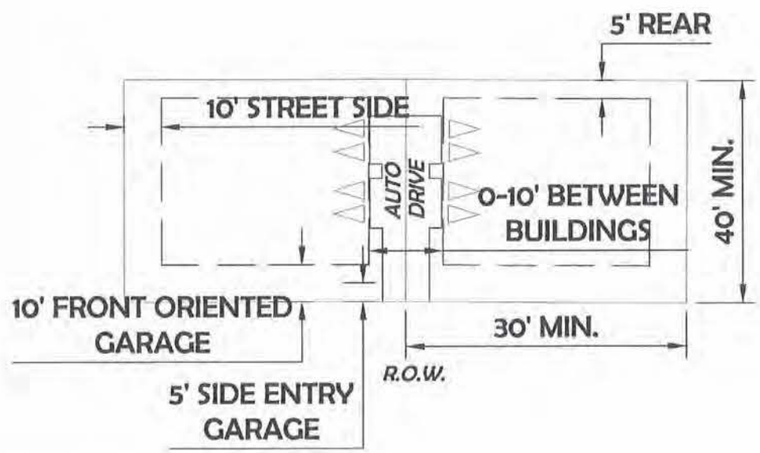
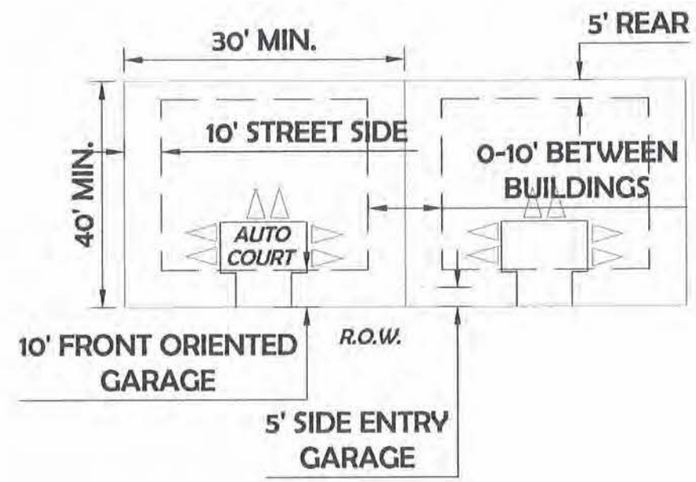
EXHIBIT 28
CONCEPTUAL HIGH DENSITY,
MINIMUM STANDARDS
THE VILLAGES OF ELOY



AUTO DRIVE EXAMPLE NOT TO SCALE
SINGLE FAMILY ATTACHED



AUTO COURT EXAMPLE NOT TO SCALE
SINGLE FAMILY ATTACHED

SINGLE FAMILY ATTACHED

EXAMPLE REPRESENTS A TRIPLEX OR TOWNHOUSE CONFIGURATION.

EXAMPLE DENSITY=10-16 DU/AC.

MULTI-FAMILY DENSITY= 16-24 DU/AC.
(TYPICAL CONDO OR APARTMENT DENSITY)

PAD PROPOSED DENSITY 10-24 DU/AC.

DAVID EVANS AND ASSOCIATES INC.
2141 East Highland Avenue, Suite 200
Phoenix, Arizona 85016
Phone: 602.678.5151
PEDC00000003
February, 2008

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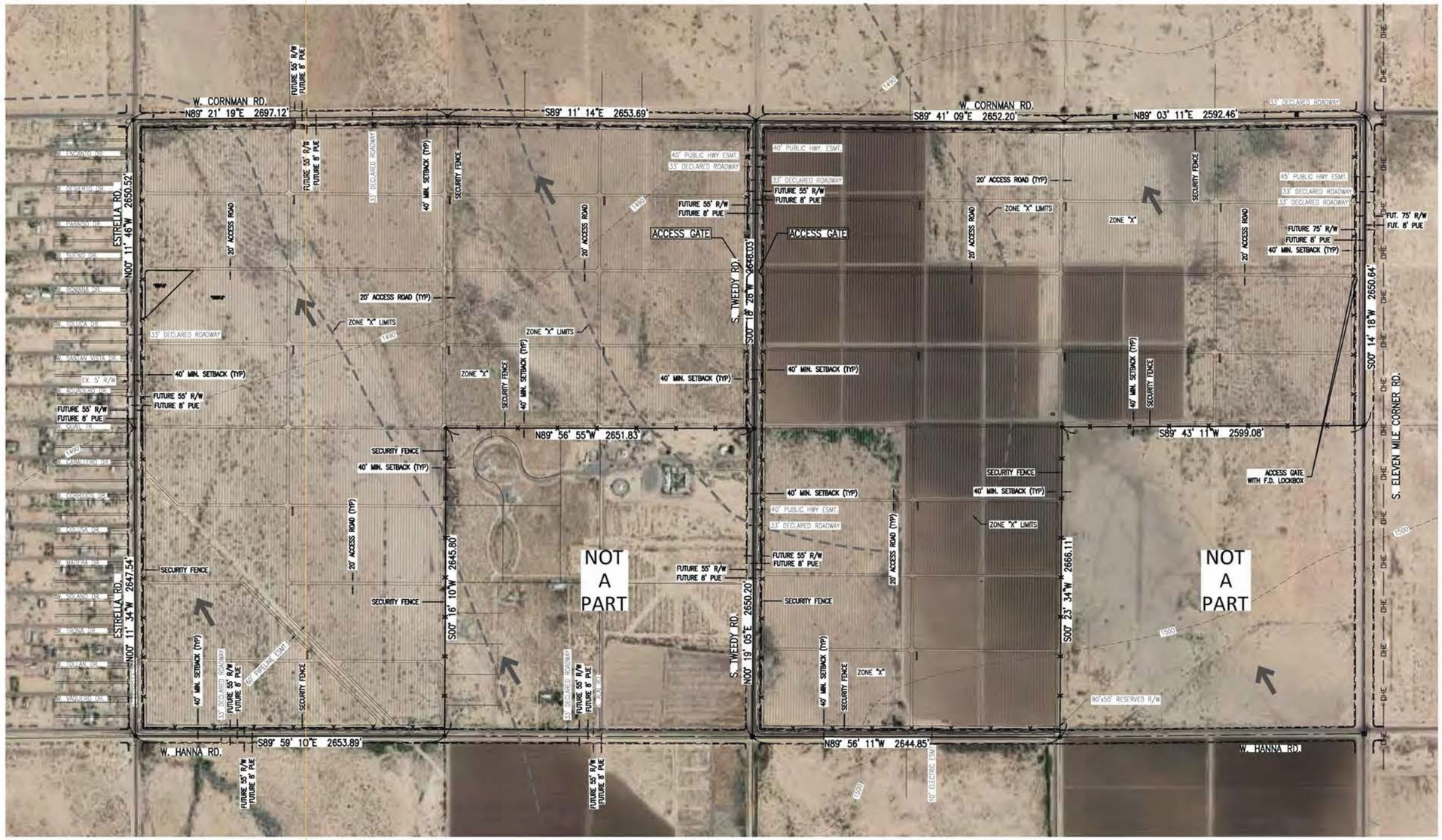
Exhibit 29 - Conceptual Solar Generation Facility Site Plan (ADDED)



OVERALL SITE PLAN WITH AERIAL

LEGEND

EXISTING DRAINAGE DIRECTION

NORTH

SCALE: 1"= 400'

0 200' 400' 800' 1200'

U:\18105 - East Line Solar\dwg\Pre-Site-Plan\18105-Pre-Site-Plan-02-04.dwg, 6/26/2019 3:05:25 PM, dmoulton

3205 W. Ray Road
Chandler, AZ 85226
Phone: 480.706.5372
Fax: 480.706.5373
www.unitedeng.com

united engineering group

REVISIONS		
NO.	DESCRIPTION	DATE

PRELIMINARY DEVELOPMENT PLAN

CENTRAL LINE SOLAR
SOLAR GENERATING FACILITY
CITY OF ELOY, ARIZONA

SUBMITTALS:
1ST JUNE 2019

DESIGNED BY: BI
DRAWN BY: BI
CHECKED BY: CFL

Registered Professional Engineer (Civil)
CERTIFICATE NO. 38243
CHRISTOPHER LENZ
Date Signed 6-26-19
ARIZONA U.S.A.
Expires 12-31-19

04

SHEET 4 OF 17

PROJECT NUMBER
18105

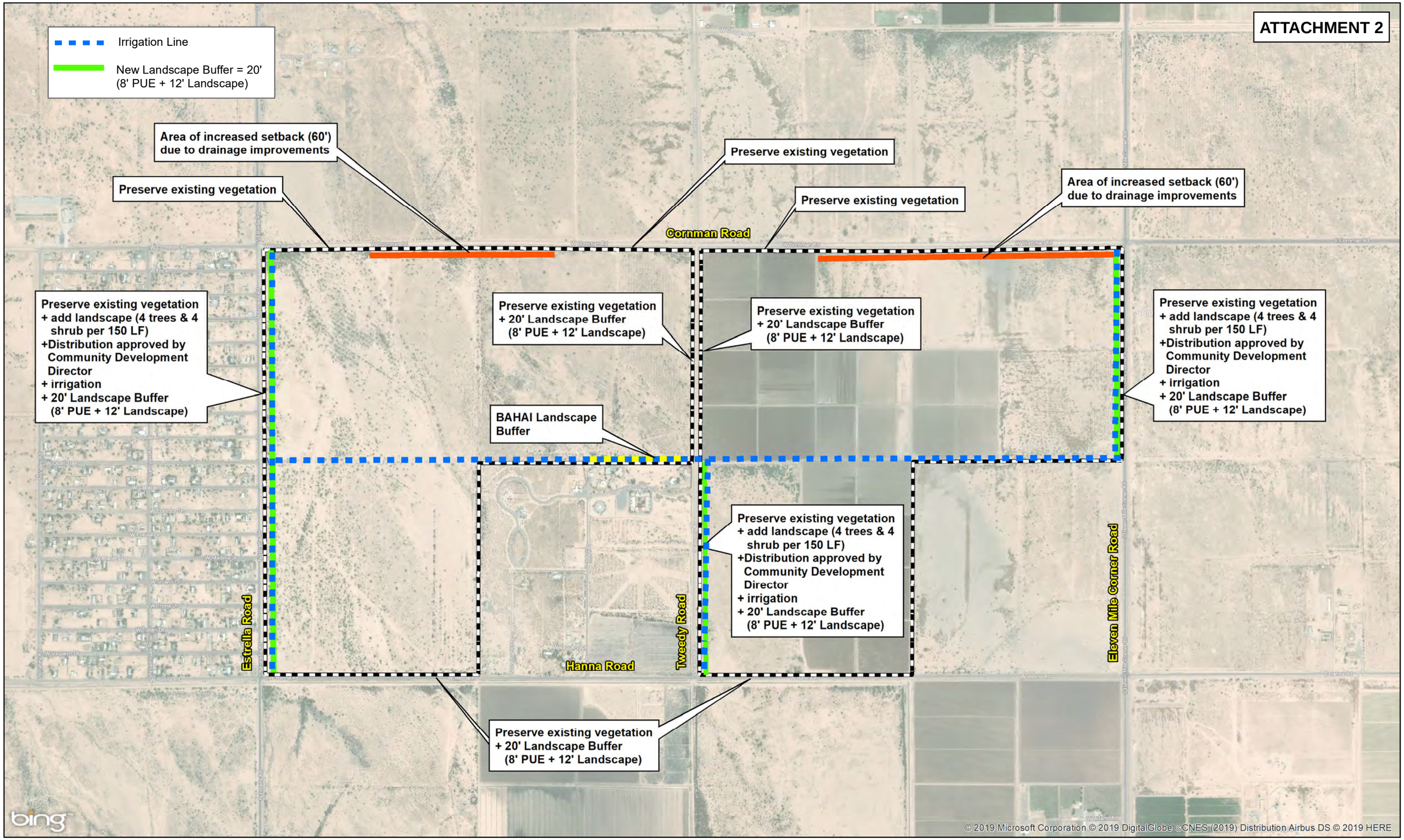
Central Line Solar

Eloy, Arizona

united engineering group

Exhibit 29 - Conceptual Solar Generation Facility Site Plan

Exhibit 30 - Conceptual Solar Generation Facility and Landscape Design (ADDED)



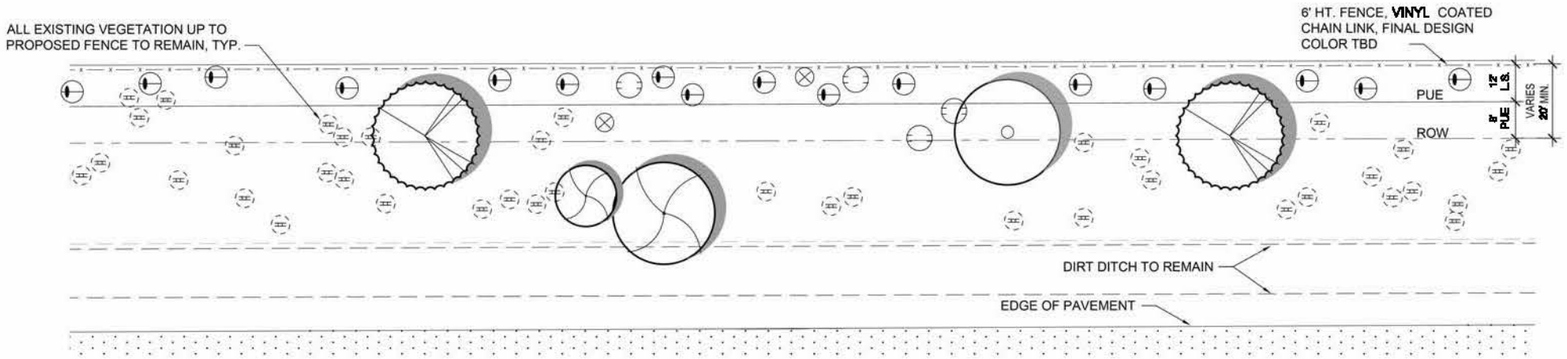
Central Line Solar

Eloy, Arizona

0 900 Feet

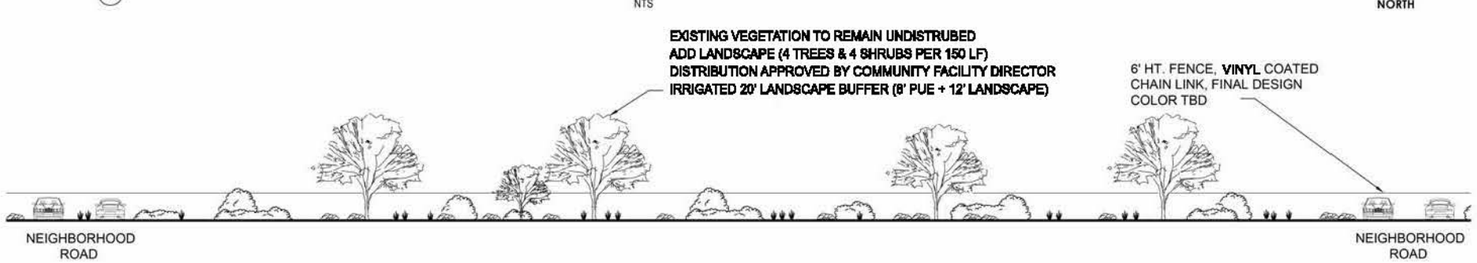
united engineering group

Road Frontage Index Map



1A **ENHANCED LANDSCAPE ROAD PLAN VIEW**

NTS

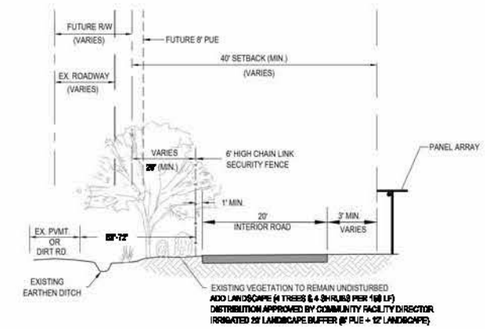


1B **ENHANCED ROAD FENCE ELEVATION**

NTS

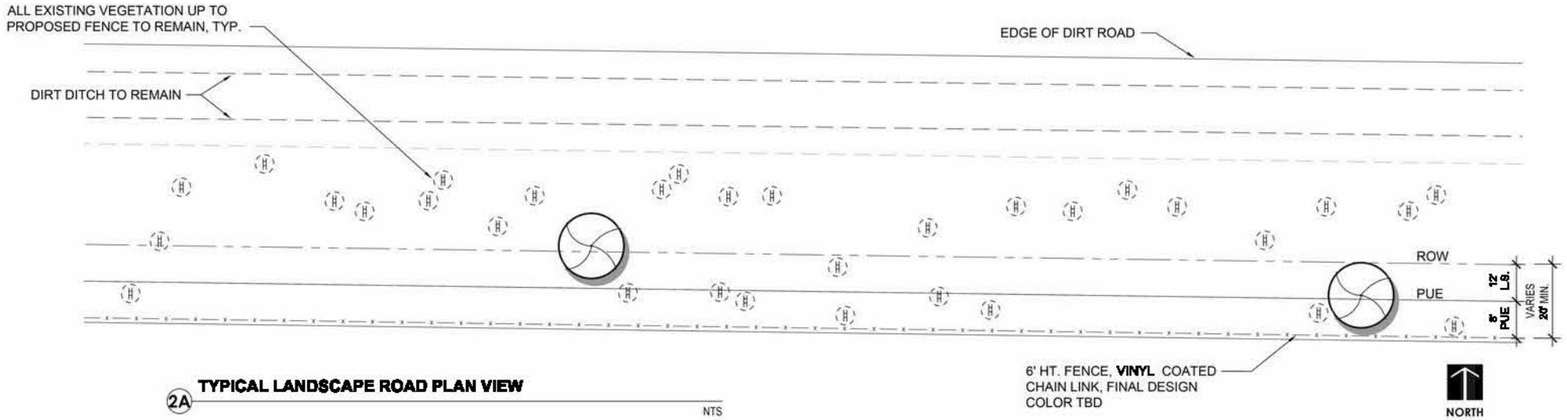
PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	TREES		
	EXISTING TREE	EXISTING OR SALVAGED FROM SITE	VARIES
	PARKINSONIA FLORIDUM	BLUE PALO VERDE	TBD
	PARKINSONIA MICROPHYLLUM	FOOTHILL PALO VERDE	TBD
	PROSOPIS VELUTINA	NATIVE MESQUITE	TBD
	SHRUBS		
	EXISTING SHRUB	VARIES- TO REMAIN	
	ENCELIA FARINOSA	BRITTLEBUSH	1 GAL.
	LARREA TRIDENTATA	CREOSOTE	1 GAL.
	SIMMONDSIA CHINENSIS	JOJOBA	1 GAL.



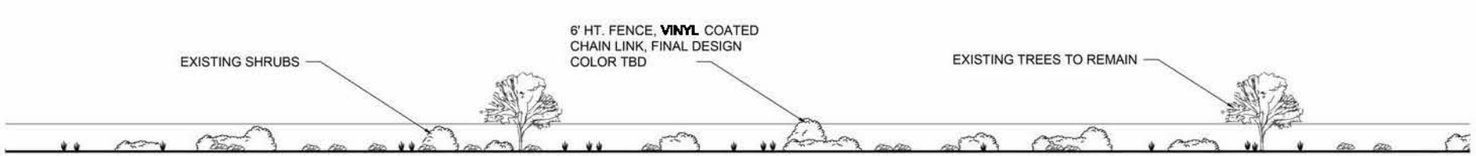
1C **TYPICAL ROAD - PERIMETER SECTION WITH ENHANCED LANDSCAPE**

NTS



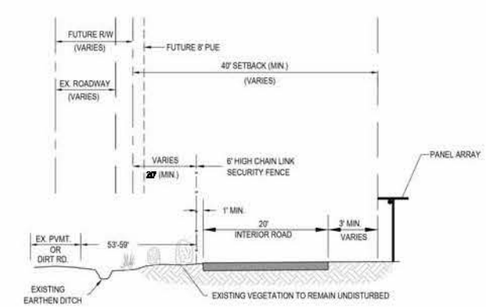
2A **TYPICAL LANDSCAPE ROAD PLAN VIEW**

NTS



2B **TYPICAL ROAD FENCE ELEVATION**

NTS



2C **TYPICAL ROAD - PERIMETER SECTION WITHOUT ENHANCED LANDSCAPE**

NTS

PINNACLE DESIGN INC
1048 N. 44th St. #200
Phoenix, AZ 85008
602.952.8585
www.pdi-az.com

CENTRAL LINE SOLAR - SOLAR GENERATING FACILITY
ELOY, AZ.

ROADWAY FRONTAGE LANDSCAPE EXHIBITS

PROJECT #: 19014
DATE: 5.8.19
DRAWN BY: EL
REV # DATE

PRELIMINARY NOT FOR CONSTRUCTION

SHEET
PL-1

PLEASE RECYCLE

A APPENDICES

B. Application

C. Applicant Narrative Statement

D. Traffic Impact Statement for The Villages of Eloy

E. Area 5 Sanitary Sewer Boundary

F. Citizen Participation Plan with the List of Surrounding Land Owners

B. Application

City of Eloy
Rezoning Application

THIS FORM TO BE TURNED IN WITH OTHER DOCUMENTS AT THE PLANNING AND DEVELOPMENT DEPARTMENT

If the property owner(s) is not filing the application, please fill out and attach an Owner's Permission Form authorizing an applicant or project representative to file and pay the fees required for this application.

Zoning Case # _____ Pre-Application Meeting Date: June 19, 2007

1. PROJECT NAME: Villages of Eloy
(CONSULT WITH PLANNING DIRECTOR)
2. PROPERTY LOCATION/ ADDRESS: From Estrella Rd to Eleven Mile Corner Rd and Hanna Rd to Cornman Rd and All areas between
3. ZONING TO BE CHANGED FROM: R-20 TO: PAD
4. PROPOSED USE: Plan Area Development
5. LEGAL DESCRIPTION: SEE ATTACHED
6. TAX PARCEL NUMBERS: 402-12-00102, 402-12-00201, 402-25-00203 402-25-00302, 402-25-00104
7. GROSS ACREAGE: 960±
8. APPLICANT / FIRM NAME: David Evans and Associates, Inc.

   CONTACT PERSON: Penny Newton-Samer

   MAILING ADDRESS: 2141 E. Highland Ave. Suite 200

   CITY, STATE, ZIP CODE: Phoenix, AZ 85016 PHONE: (602) 678-5151
9. DEVELOPER: PEDCO Development CONTACT PERSON: Rodney Morris

   MAILING ADDRESS: 9237 E. Via De Ventura Suite 125

   CITY, STATE, ZIP CODE: Scottsdale, AZ 85258 PHONE: (480) 362-1792
10. PROPERTY OWNER(S) Rodney Morris (~~PEDCO Development~~) Phoenix-Tucson Ranch, LLC

    MAILING ADDRESS: 9237 E Via De Ventura Suite 125

    CITY, STATE, ZIP CODE: Scottsdale, AZ 85258 PHONE: (480) 362-1792
11. **SIGNATURE OF PROPERTY OWNER OR REPRESENTATIVE:**

    X Rodney A. Morris

Ownership Verification

It is requested that an application for Rezoning be accepted by the Planning and Development Department for property generally located at:

In the area between Estrella Rd and Elevn Mile Corner Rd and Hanna Rd and Cornman Rd

Said property is legally described as:

SEE ATTACHED

Said property is owned by:

Name: ~~PEDCO Development Co.~~ Phoenix-Tucson Ranch, LLC

Address: 9237 E. Via de Ventura #125

Telephone: (480) 362-1792

I hereby certify that the above information is correct, and that I am authorized to file an application on said property, being either the owner of record or authorized to file on behalf of the owner. **(If not owner of record, attach owner's permission form).**

Applicant: Rodney A. Moore Date: 10/30/07

OWNER'S PERMISSION FORM

This sheet must be completed if the applicant for a General Plan Amendment, Planned Area Development, Zone Change, Conditional Use Permit, Major Site Plan Review, or Variance is **not** the owner of the property, with the exception of requests initiated by the City.

I/we, the Undersigned, do hereby grant permission to:
David Evans and Associates - Engineer / Rose Law Group - Atty.

to act on my/our behalf for the purpose of obtaining a General Plan Amendment, Planned Area Development, Zone Change, Conditional Use Permit, Major Site Plan Review, Preliminary/Final Plat, PAD, or variance on the following described property:

Phoenix-Tucson Ranch LLC
Owner(s)

Rodney L. Morris
Signature

Rodney L. Morris
Print or Type Signature

Address 9237 E Via De Ventura
Suite # 125
Scottsdale Ariz 85258

Telephone 480 362 - 1790

STATE OF ARIZONA)
) ss
County of Maricopa)

On this 30 day of October, 2007, before me, the undersigned Notary Public, personally appeared Rodney L. Morris, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that Rodney L. Morris executed the same.

IN WITNESS WHEREOF, I hereto set my hand and official seal.

My commission expires:
2/28/2011

Linda Upchurch
Notary Public

LINDA UPCHURCH
Notary Public - Arizona
MARICOPA COUNTY
My Commission Expires
February 28, 2011

City of Eloy
Principals and Development Team

Provide a list of persons involved in this development proposal. This includes property owner(s) and potential buyers of record and members of the development team. If the property owner or buyer is a partnership, list the partners. This information will assist the Commission and City Council to identify potential conflicts of interest.

Principal Owners: ~~Prime Earth Development Company~~ Phoenix-Tucson Ranch, LLC
Rodney Morris, Principal/Owner
9237 East Via de Ventura, Suite 125
Scottsdale, AZ 85258
(480) 362-1792 - Office
(480) 363-1791 - Fax
(602) 312-6566 - Mobile

Principal Buyers:

Development Team: David Evans and Associates, Inc.
Penny Newton-Samer, AICP, Director of Planning
2141 East Highland Ave, Suite 200
Phoenix,AZ 85016
(602) 678-5151 - Office
pln@deainc.com - e-mail
PLANNING AND ENGINEERING

Waibel and Associates
1013 East Buena Vista Drive
Tempe, AZ 85284
(480) 893-3849 Office
janet@waibel-la.com
Janet Waibel - Contact
LANDSCAPE

Rezoning Process Guide

INTRODUCTION

PLANNING & ZONING DIVISION

1137 W. Houser, Road
Eloy, Arizona 85131

Phone: 520-466-2578
Fax: 520-464-1438

PLANNING & ZONING APPLICATION COVER SHEET

TYPE OF APPLICATION (Check One)

- ☐ Conditional Use Permit
- ☐ Development Plan
- ☐ Final Plat
- ☐ General Plan Amendment
- ☐ Minor Land Division
- ☐ Other _____
- ☐ Pre-application
- ☐ Preliminary Plat
- ☐ Rezone/Specific Plan
- ☐ Signage
- ☐ Site Plan Review
- ☒ Specific Plan Amendment
- ☐ Temporary Use Permit
- ☐ Variance
- ☐ Zoning Interpretation Letter
- ☐ Zoning Verification Letter

GENERAL DATA REQUIRED

Assessor's Parcel Number(s): 402-12-001, 002 402-25-001, 002, 003	General Plan: Designation (To be confirmed by staff) LDR (1-3du/ac), MDR (3-6du/ac)
Gross Area (Acre/Sq. Ft.): 309 Acres (Phase 2) - 967 Total	Current Zoning: (To be confirmed by staff) R3, R4, C2, R1-6 & R1-8 w/ PAD Overlay
Development/Project Name: (CONSULT WITH PLANNING DIRECTOR) CENTRAL LINE SOLAR, LLC	Commercial ☐ Industrial ☒ Residential ☐
Project Location SWC Eleven Mile Corner Rd & Cornman Rd	Current Land Use: Agricultural & Vacant Desert
Description of Project Solar Generating Facility	
1st Review (Date):	2nd Review (Date): / 3rd+ Review (Date):

PROPERTY OWNER INFORMATION

Owner Name: Langley Eleven Mile Corner 960, LLC (Attn: Steve Rees)					Phone: 480-633-0999
Street Address: 2738 E. Guadalupe Rd.	City: Gilbert	State: AZ	Zip Code: 85234	Fax: 480-633-1001	E-Mail: steve@langleyland.com

AGENT / REPRESENTATIVE INFORMATION

Name: United Engineering Group (Attn: Christopher Lenz, P.E.)				Phone:	480-705-5372
Street Address: 3205 W. Ray Rd., Suite 1	City: Chandler	State: AZ	Zip Code: 85226	Fax: 480-705-5376	E-Mail: clenz@unitedeng.com
Applicant Signature:					Date: ~~08/16/2018~~ 06/26/19

AUTHORIZATION OF PROPERTY OWNER

I, the undersigned, certify that all of the facts set forth in this application are true to the best of my knowledge and that I am either the owner of the property or that I have been authorized in writing by the owner to file this application and checklist.

Signature _____ Date 6-25-19

ANGELA MASSEY
Notary Public - Arizona
Maricopa County
My Comm. Expires Aug 23, 2020

SUBSCRIBED AND SWORN to before me this 25th day of June, 2019.

Notary Public _____

Commission Expire: August 23, 2020

(FOR OFFICE USE ONLY)			
Fees:	Accepted By:	Date Accepted:	CASE NO:

*A copy of this sheet must be submitted with each review.

NOTE: All plans required as part of an application submittal requirement are for application reviews at the Staff level. Additional copies WILL be required for Planning Commission and City Council Meetings.

PLANNING & ZONING DIVISION

595 North C Street, Ste. 102
Eloy, Arizona 85131

Phone: 520-466-2578

Proposition 207 Waiver FAQ

In exchange for processing applications which would grant property owners new entitlements The City of Eloy (the "City") is requiring landowners of property to provide a non-litigation waiver under Proposition 207 (A.R.S. §12-1134 *et seq*) as a result of any requested City land use action. The owner is requested to waive all rights to sue for diminution of value to their property as a result of a land use action by the City Council as requested by the property owner.

No application will be placed on a Planning Commission / City Council agenda if the waiver form has not been signed and recorded.

PROPOSITION 207

CONSENT TO PAD19-015 CONDITIONS
WAIVER FOR DIMINUTION OF VALUE

The undersigned is/are the owner(s) of the parcel(s) of land described in Attachment 1 hereto that is the subject of {General Plan Amendment / Specific Plan / Rezoning / Conditional Use Permit/ Planned Area Development} Application No. PAD19-015

By signing this document, the undersigned owner(s) agree(s) and consent(s) to all the conditions imposed by the City of Eloy in conjunction with the approval of {General Plan Amendment / Specific Plan / Rezoning / Conditional Use Permit/ Planned Area Development} No. PAD19-015

In addition, the undersigned owner(s) acknowledge(s) that the approval of General Plan Amendment / Specific Plan / Rezoning / Conditional Use Permit/ Planned Area Development} Application No.PAD19-015 might affect existing entitlements to use, divide, sell or possess the subject property, and may reduce the value of the property.

The undersigned owner(s) hereby waive(s) any right to compensation for diminution in value pursuant to Arizona Revised Statutes §12-1134 that may now or in the future exist as a result of the approval of Application No.PAD19-015a request for {General Plan Amendment / Specific Plan / Rezoning / Conditional Use Permit/ Planned Area Development}.

Dated this 25th day of June, 2019

OWNER: [Entity name and descriptions, if applicable]

By: Steven Rees
Print Name

Signature

Its: Manager
[Title, if applicable]

STATE OF ARIZONA)
) ss.
County of Pinal)
This instrument was acknowledged before me this 25th day of June, 2019 by Steven Rees

Notary Public

My Commission Expires: Aug 23, 2020

ANGELA MASSEY
Notary Public - Arizona
Maricopa County
My Comm. Expires Aug 23, 2020

OWNER'S PERMISSION FORM

This sheet must be completed if the applicant is **not** the owner of the property.

I/we, the Undersigned, do hereby grant permission to: UNITED ENGINEERING GROUP

to act on my/our behalf for the purpose of obtaining a General Plan Amendment, Planned Area Development, Zone Change, Conditional Use Permit, Major Site Plan Review, Preliminary/Final Plat, PAD, or variance on the following described property: CENTRAL LINE SOLAR, LLC

A Portion of Sections 11 & 12, T7S, R7E, G&SRB&M, Pinal County, AZ

Parcel #'s: 402-12-001, 402-12-002, 402-25-001, 402-25-002, 402-25-003

LANGLEY ELEVEN MILE CORNER 960, LLC
Owner(s)

Signature

Steven Rees
Print or Type Signature

Address:
2738 E. Guadalupe Rd.
Gilbert, AZ 85234

Telephone: (480) 633-0999

STATE OF ARIZONA)
) ss
County of Maricopa)

On this 25th day of June, 20 19, before me, the undersigned Notary Public, personally appeared Steven Rees, known to me to be the person(s) whose name(s) (is/are) subscribed to the within instrument and acknowledged that he (Steven Rees) executed the same.

IN WITNESS WHEREOF, I hereto set my hand and official seal.

My commission expires:
August 23, 2020

Notary Public

ANGELA MASSEY
Notary Public - Arizona
Maricopa County
My Comm. Expires Aug 23, 2020

C. Applicant Narrative Statement

Applicant Narrative Statement

Please answer each of the questions below. Write "N/A" if not pertaining to your request. Please retype the questions and answers on a separate sheet of paper to be turned in at time of filing.

IN ADDITION: Please provide a descriptive narrative that describes the architecture in detail, site layout including circulation, parking, and design, drainage, and proposed land use in more detail. If you are requesting waivers to Code requirements, include that information as well.

1. What improvements and uses currently exist on the property?

See Rezoning PAD Narrative Report Section 2

2. What type of development is proposed by this zoning request?

See Rezoning PAD Narrative Report Section 3 through Section 7

3. In what ways is this proposal consistent with the Land Use Map and/or meets other plan element goals of the Eloy General Plan?

See Rezoning PAD Narrative Report Section 2.3

4. Is the property located in a special designation area (Specific Plan Area, etc.) If so, state how the proposed use conforms to the area plan, its goals, and any applicable development standards.

The proposed commercial parcels on the east side of the Project, adjacent to Eleven Mile Corner Road, are within the Non-Residential Buffer within the Airport Overlay Zone.

5. In what ways is this proposal compatible with the surrounding land use and zoning pattern? (Designate zoning and land use on the site plan submitted).

Residential densities R1-6 / MH is to the west. See Rezoning PAD Narrative Report Section 2.3 to Section 2.6 and see Exhibit 8, 9, 10.

6. Are there unique design considerations proposed, beyond Zoning Code requirements, that reduce development impacts or would further compatibility with adjacent properties? If yes, explain.

Overall density proposed within "The Villages of Eloy" ranges from a low of 3.69 to a maximum of 6.89, which is compatible with the residential zoning to the west.

7. If the subject property were not zoned/rezoned, why is it not suitable for the uses allowed under the current zoning?

The current, existing density of the land is not a sustainable density, where people can live, work and play and does not provide an urban mix of uses for the growing City of Eloy.

8. Are there any unusual characteristics of the site that may restrict or affect development? If yes, explain.

The airport overlay zone has restricted the residential land use lay out and the land use plan has incorporated more commercial land than had been originally anticipated.

The natural gas easement on the west side of the site restricts the land use design. However, this has been turned into an opportunity for a trail and buffer amenity within the land plan.

The need for land use compatibility with the Desert Rose Baha'i Institute facility to the south has caused land use design considerations to avoid arterial road impacts to this religious site. The major loop collector (Romana Drive) through the project is off-set from the grid arterial alignments in order to provide a quiet sanctuary for the Baha'i faith facilities.

9. Most proposals require development review by Department of Planning and Development. Have you met with them regarding this proposal?

Yes

10. Other than zoning and development review approval by the Department of Planning and Development, what other approval processes are required to accomplish the development proposal, i.e. abandonment, variances, use permits, design review, State or County licensing or permits, etc.?

Preliminary Plat

Final Plat and Improvement Plans

Construction and Inspection

Certificate of Occupancy

Environmental Permits - Water and Wastewater Treatment Plant

Applicant Narrative Statement

Please answer each of the questions below. Write "N/A" if not pertaining to your request. Please retype the questions and answers on a separate sheet of paper to be turned in at time of filing.

IN ADDITION: Please provide a descriptive narrative that describes the architecture in detail, site layout including circulation, parking, and design, drainage, and proposed land use in more detail. If you are requesting waivers to Code requirements, include that information as well.

1. What improvements and uses currently exist on the property?

See Rezoning PAD Narrative Report Section 2

2. What type of development is proposed by this zoning request?

The Central Line Solar project (the Project) is a utility scale Solar Generating Facility (SGF) that will generate renewable solar electricity at a competitive cost with minimal environmental impacts. The Project facilities will operate year-round, producing electric power during daytime hours. The solar facility will be constructed, owned and operated by Central Line Solar, LLC, dba Sustainable Power Group (sPower). sPower is an independent power producer that owns and operates over 150 projects throughout the United States and provides utilities and residents with clean reliable power.

3. In what ways is this proposal consistent with the Land Use Map and/or meets other plan element goals of the Eloy General Plan?

Per the City of Eloy zoning ordinance at time of this PAD's original approval, solar generating facility is an allowable land use within the R1-6 and R1-8 zoning districts. Zoning districts of R-3, R-4, and C-2 are proposed as part of this PADA to permit a solar generating facility.
The solar generating facility use would support the overall policies and goals of the General Plan. The Project will bring a much needed clean, renewable energy resource to the City of Eloy, help sustain and support local power needs, and provide additional employment opportunities in the near future. The location of the Project is compatible with the surrounding area and represents a low-intensity, low-impact, and highly beneficial use for this area of Eloy. The proposed site is suitable for a solar generating facility given its ideal remote location. Further, the property is in close proximity to both existing and planned electrical transmission lines, making it well suited for solar energy development.

4. Is the property located in a special designation area (Specific Plan Area, etc.) If so, state how the proposed use conforms to the area plan, its goals, and any applicable development standards.

Portions the east side of the Project, adjacent to Eleven Mile Corner Road, are within the Non -Residential Buffer within the Airport Overlay Zone. Solar Generation is a compatible use.

5. In what ways is this proposal compatible with the surrounding land use and zoning pattern? (Designate zoning and land use on the site plan submitted).

Residential densities R 1-6 / MH is to the west. See Rezoning PAD Narrative Report Section 2.3 to Section 2.6 and see Exhibit 8, 9, 10.

6. Are there unique design considerations proposed, beyond Zoning Code requirements, that reduce development impacts or would further compatibility with adjacent properties? If yes, explain.

The project is proposing increased perimeter Buffer (increase of 8') to allow for increased landscaping to help screen the site.

7. If the subject property were not zoned/rezoned, why is it not suitable for the uses allowed under the current zoning?

The proposed site is suitable for a temporary solar generating facility given its ideal remote location. Further, the property is in close proximity to both existing and planned electrical transmission lines, making it well suited for solar energy development. As development continues in the City, and the project reaches its functional end, the site may return to a residential land use.

8. Are there any unusual characteristics of the site that may restrict or affect development? If yes, explain.

N/A

9. Most proposals require development review by Department of Planning and Development. Have you met with them regarding this proposal?

Yes

10. Other than zoning and development review approval by the Department of Planning and Development, what other approval processes are required to accomplish the development proposal, i.e. abandonment, variances, use permits, design review, State or County licensing or permits, etc.?

Preliminary Site Plan

CEC Line Siting Approval

Final Grading and Drainage Plans

Construction and Inspection Certificate of

Occupancy

D. Traffic Impact Statement for The Villages of Eloy

DAVID EVANS
AND ASSOCIATES INC

To: City of Eloy

From: Eric Maceyko, P.E. - David Evans and Associates, Inc.

Date: 2/8/2008

Re: Traffic Impact Statement for The Villages of Eloy

Introduction

This traffic impact statement has been prepared to address the anticipated impacts for the proposed development of The Villages of Eloy site in Eloy, Arizona. The site is planned to include mixed-use development with residential, commercial, and school uses. The site is generally bounded by Estrella Road and Eleven Mile Corner Road on the western and eastern edges, respectively, and by Cornman Road and Hanna Road on the northern and southern edges, respectively. There are also two exception parcels that are not included as part of the project at the northwest corner of the Hanna Road/Tweedy Road intersection, and at the northwest corner of the Hanna Road/Eleven Mile Corner Road intersection.

This traffic impact statement addresses the following issues:

- Determine the daily trips, as well as peak hour AM and PM trips, generated by the full buildout of the proposed development that will impact the internal and adjacent roadways
- Estimate the directions of approach and departure for the projected site generated traffic
- Present any traffic recommendations based upon the preliminary findings

The following sections detail the methodology and engineering judgment used in the assessment of the above stated issues.

2141 East Highland Avenue Suite 200 Phoenix Arizona 85016 Telephone: 602.678.5151 Facsimile: 602.678.5155

Traffic Impact

Background Traffic Projections

Existing traffic volumes on study area roads are very low, with many of the roads unpaved. Therefore, no new traffic counts have been collected. As most of the surrounding area is vacant or agricultural land, background traffic is not anticipated to be significant and is not included in the traffic projections. There are other planned developments in the area (Selma Ranch, EJR Ranch, and Cornman Commons) that have been identified. However, the timing and phasing plans for these developments are not yet definitive. It is also possible that other developments may begin as planning in the area continues. As the area becomes more urbanized in the future, these assumptions may need to be updated.

Site Traffic Projections

Table 1 presents the proposed land use intensities for the site.

Table 1 – Land Use Intensity (Buildout)

Land Use	Intensity
Parks/Open Space	46.4 Acres
Single Family	3,648 DU's
Condominium/Townhouse	1,057 DU's
Shopping Center	1,100 TGSF
Apartments	1,962 DU's
Elementary Schools	1,600 Students (800 Students per school)

In order to estimate the trip generation from the site *Trip Generation, Seventh Edition*, published by the Institute of Transportation Engineers (ITE) in 2003 was used. The ITE average trip generation rates were used to estimate the trips generated by the proposed development. The number of trips expected to be generated by the development at buildout on a daily basis is summarized in Table 2.

As shown in Table 2, at buildout the development is expected to generate 65,711 external trips on a typical weekday, with 3,204 total AM peak hour trips and 6,447 total PM peak hour trips. Internal reduction factors were applied based upon the mixture of uses and relative isolation of the proposed site.

To estimate the directions from which traffic will arrive and depart to access the site, the surrounding area and roadways were considered. Directions of approach for site traffic were developed based on the location of population and employment centers relative to the project site. The direction of approach percentages for the site trips are illustrated in Table 3.

Table 3 – Trip Distribution

Direction	Percentage (%)
Estrella Road, North	20 %
Tweedy Road, North	5 %
Eleven Mile Corner Road, North	10 %
Cornman Road, East	5 %
Hanna Road, East	3 %
Estrella Road, South	15 %
Tweedy Road, South	2 %
Eleven Mile Corner Road, South	7 %
Cornman Road, West	3 %
Hanna Road, West	30 %

As mentioned before, background traffic is not anticipated to be significant. Therefore, the site generated traffic volumes are anticipated to comprise the total traffic volumes on study area roads.

Preliminary Conclusions & Recommendations

Based upon this and the preceding analysis, the following preliminary conclusions and recommendations have been developed:

- At full buildout, the proposed site is anticipated to generate 65,711 external daily trips, with 3,204 total AM peak hour trips and 6,447 total PM peak hour trips.
- Based upon the projected traffic volumes, it is likely that traffic signals will be warranted at most, if not all, arterial/arterial road intersections in the future as the area becomes more urbanized.
- Until further roadway infrastructure improvements have been implemented on study area roadways, the following roads are likely to be the main routes used by The Villages of Eloy site traffic: Estrella Road (North and South), Hanna Road (West), and Eleven Mile Corner Road (North and South).

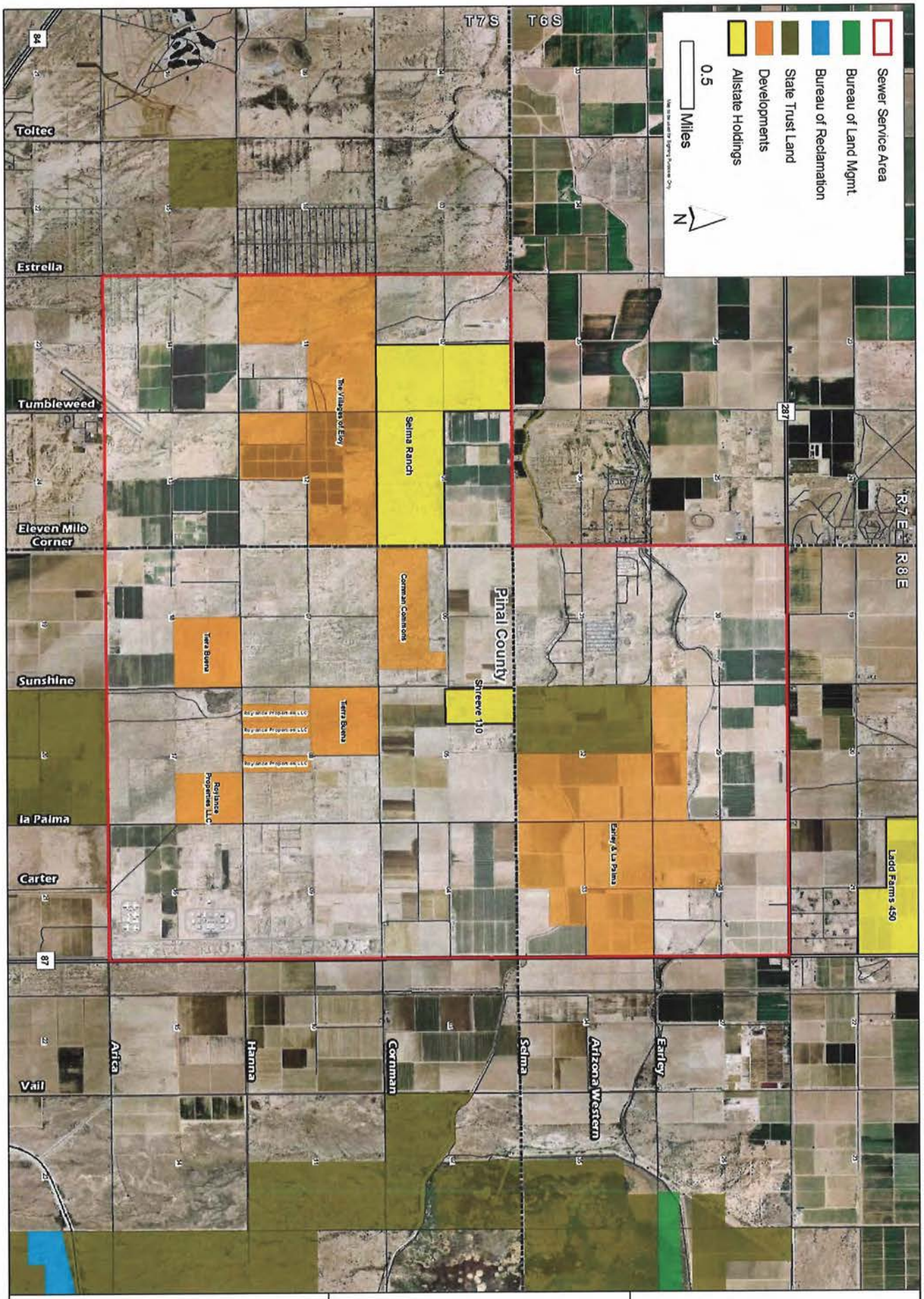
A full traffic impact study will be completed as a more definitive site plan is developed. I hope this helps to address your concerns. Please feel free to contact me with any additional questions or concerns.

Sincerely,

Eric Maceyko, P.E.
David Evans and Associates, Inc.

REGISTERED PROFESSIONAL ENGINEER (CIVIL)
CERTIFICATE NO.
42629
ERIC R.
MACEYKO
Date signed 7/8/08
ARIZONA U.S.A.

E. Area 5 Sanitary Sewer Boundary



United Engineering Group
4505 E. Chandler Blvd. Suite 170
Phoenix, AZ 85048
Phone: 480-705-5372
Fax: 480-705-5376
http://www.unitedeng.com

DATE: 06-05-2007

JOB NUMBER: 15205

Sewer Service Area 5

Eloy, AZ

F. Public Participation Plan

The Villages of Eloy
ELOY, ARIZONA

Citizen Participation Plan For Rezoning

The Villages of Eloy

City of Eloy, Arizona

Submitted to:
Eloy Community Development Department
Joe Blanton
Community Development Director
1137 W. Houser Road
Eloy, AZ 85231

Prepared for:
Prime Earth Development Company
Rodney Morris
Principal
9237 East Via de Ventura, Suite 125
Scottsdale, AZ 85258
Telephone: 480 362 1792

Prepared by:
David Evans and Associates, Inc.
Penny Newton-Samer, AICP
Director of Planning
2141 East Highland Avenue, Suite 200
Phoenix, AZ 85016
602 678 5151/pln@deainc.com

Legal Counsel:
Rose Law Group, pc
Carolyn Oberholtzer
Attorney
7272 E. Indian School Road, Suite 200
Scottsdale, AZ 85258
480 505 3934/carolyno@roselawgroup.com

Resubmitted - February, 2008

The Villages of Eloy
ELOY, ARIZONA

Table of Contents

1 Introduction 4
2 Description of Community Involvement Area 4
3 Parties Affected by the Application 5
4 Notification That an Application Has Been Made 5
5 Opportunities for Those Affected or Otherwise Interested to Discuss Applicant's Proposal 6
6 Schedule for Completion of Citizen Participation Plan 6
7 Status Procedure 7

Tables

1 Landowners within 300 Feet

2 Other Interested Parties

Exhibit

1 Vicinity Map

Schedule

Citizen Responses / Meeting Minutes

1 Introduction

As required by City ordinance, "every application for the rezoning of land or for an amendment to the General Plan, which requires a public hearing, shall include a citizen participation plan, which must be implemented prior to the first public hearing." This Citizen Participation Plan accompanies The Villages of Eloy Rezoning Application.

The Villages of Eloy is a Master Planned, residential and commercial project. The purpose of this application is to request rezoning of the approximately 967.48 (±) acres; *The Villages of Eloy* Project. The application requests zoning district change, from Rural Residential (RR-20) to: R1-8, R1-6, R-3, R-4, and C-2, all including a PAD Overlay. The Project is proposed by Prime Earth development Company, managed by a native Arizonan, Mr. Rodney Morris, who has a 28-year history of developing quality residential projects throughout Arizona, including Pinal County.

2 Description of Community Involvement Area

This 967.48 acre (±) property is located west of Eleven Mile Corner Road, east of Estrella Road, north of Hanna Road and south of Cornman Road. Five tax assessor parcels, all of which are situated within the Eloy city limits, comprise the property.

*Please reference **Exhibit A**, Ownership and Vicinity Map*

This Citizen Participation Plan document is provided to the City of Eloy as the document that will serve The Villages of Eloy for each requested entitlement over the life of the Project. Entitlement is for The Villages of Eloy, Planned Area Development (PAD) Plan and platting.

The majority of the land adjacent to The Villages of Eloy Project remains vacant and is zoned Rural Residential (RR-20). A subdivision with existing mobile homes and single-family homes, on the west side of Estrella Road, between Cornman Road and Hanna Road, is the closest development to The Villages of Eloy project. Selma Ranch is a project to the north of The Villages of Eloy, which is even now in the entitlement process.

*Please reference **Table 1**, Subject Property and Adjacent Landowners with 300 Feet*

3 Parties Affected by the Application

The affected parties are those included on the lists referenced in **Tables 1** – Subject Property and Adjacent Landowners within 300 Feet, as well as the Other Interest Parties. The names and addresses of the surrounding property owners for **Table 1** were obtained from the records kept by the Pinal County Tax Assessor's Office. For the Other Interested Parties, the City of Eloy Community Development Department may provide additional names of interested parties who have submitted a request to the City to be notified of any rezoning pursuant to ARS §9-462-04, adjacent political jurisdictions, and public agencies with jurisdiction over the subject property that may be affected by the application. Any additional stakeholders (names and addresses) that may be provided in the future by the City of Eloy will be made part of this list. The lists now provided, plus any additional names provided by the City of Eloy Community Development Department, will comprise all of **Table 1**.

4 Notification That an Application Has Been Made

The following methods will be used to notify those interested in and potentially affected that an application has been made:

1. Send mailing including a Cover Letter and Rezoning Plan to the surrounding property owners within 300 feet and the Other Interested Parties as listed in **Table 1**.
2. Provide labels, as directed by the City of Eloy, for mailing the Public Notification Letters to surrounding property owners within 300 feet and the Other Interested Parties as listed in **Table 1**.
3. The Applicant will meet individually with many of the adjacent property owners and interested parties to discuss the proposed project with information of the substance of the development proposed by the application and to receive comments.
4. If necessary, an organized community meeting will be held for the benefit of the surrounding landowners and other interest parties.
5. Notification of the surrounding landowners, and interested parties will be via United States Postal Service (U.S.P.S.) First-Class Mail.

6. The City will provide public notice, to be published in a newspaper of general circulation in the City, prior to a Public Hearing.
7. The City will post copies of the notice as deemed appropriate in other locations throughout the City, prior to a Public Hearing and as directed by the City of Eloy.
8. The Applicant will post signs on The Villages of Eloy Project prior to hearings, as directed by the City of Eloy.

5 Opportunities for Those Affected or Otherwise Interested to Discuss Applicant's Proposal

The Applicant will emphasize individual meetings with interested parties. If an organized community meeting is scheduled, public notices will be published and posted, sign-in sheets kept, and comment cards provided. Records will be kept of all responses. Interests that are identified in telephone conversations will be documented. Interested parties may also identify their interest by mail, facsimile, or e-mail. Copies of letters, facsimiles, and e-mail responses that have been received David Evans and Associates will be complied.

The information obtained during this process will be assembled into the Citizen Participation Report, which will serve as documentation of discussion points that have been identified by the surrounding land owners and other interested parties.

6 Schedule for Completion of Citizen Participation Plan

The applicant will complete the notification well in advance of any public hearings and will notify the City of any changes to the Citizen Participation Plan that become necessary due to scheduling conflicts or the like. As notification steps are completed the Applicant will provide updates to the City. Prior to public hearings by the City on the application will provide a Citizen Participation Plan Results Report.

7 Status Procedure

The Villages of Eloy Development Team will keep the City of Eloy Community Development Department informed as to the status of the Citizen Participation Plan efforts by the following methods:

1. By submitting a Citizen Participation Report, which will include:

   A. Public involvement techniques

      (1) Dates and locations of all meeting where citizens were invited to discuss the applicant's proposal;

      (2) Content, date mailed, and numbers of mailings, including letters, meeting notices, newsletters and other publications;

      (3) Where residents, property owners, and interested parties receiving notices, newsletters or other written material are located; and

      (4) The number of people that participated in the process.

   B. Summary of concerns, issues and problems expressed during the process including

      (1) The substance of the concerns, issues, and problems;

      (2) How these concerns, issues, and problems have been or will be addressed; and

      (3) Concerns, issues, and problems the applicant is unwilling or unable to address and why.

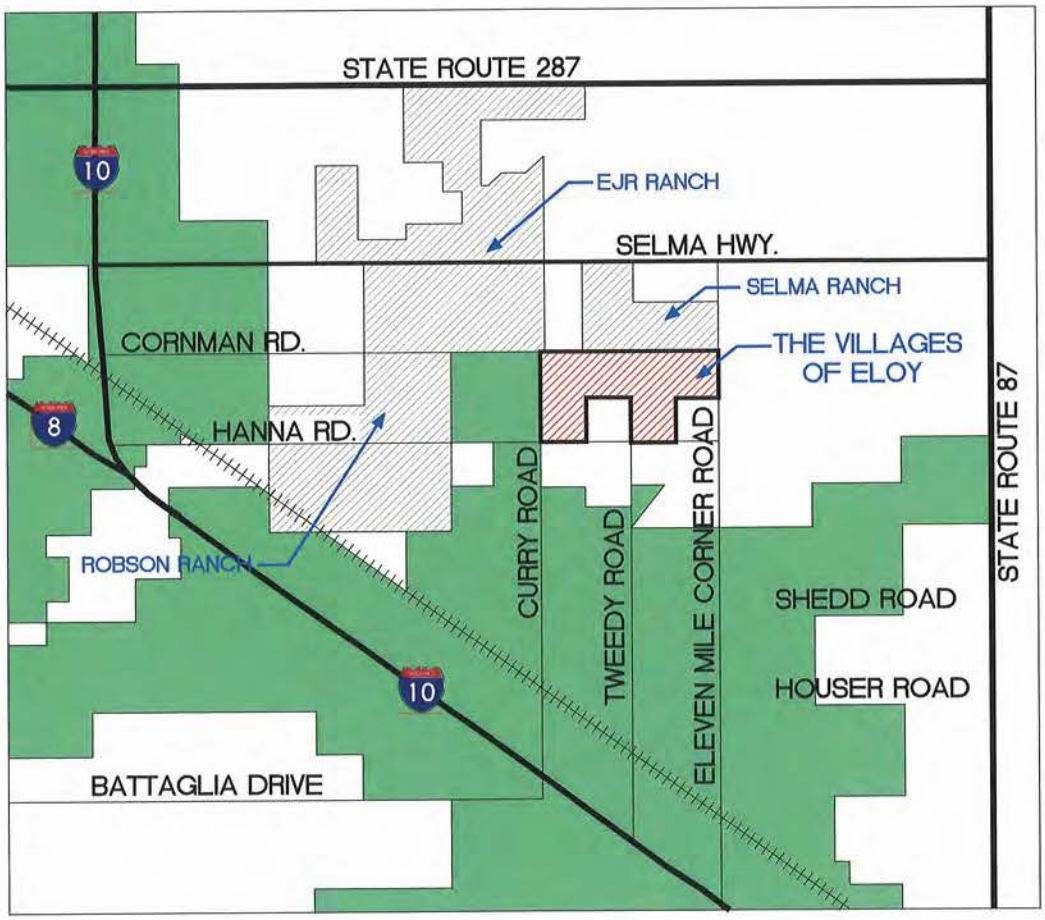
Tables

1 Landowners within 300 Feet

1 Other Interested Parties

Exhibit

1. Vicinity Map



DAVID EVANS AND ASSOCIATES INC.
2141 East Highland Avenue, Suite 200
Phoenix, Arizona 85016
Phone: 602.678.5151
PEDC00000003
February, 2008

NORTH
N.T.S.

EXHIBIT 1
VICINITY MAP
THE VILLAGES OF ELOY

P:\PEDC00000003\0400CAD\PL\DWG\PAD 2nd Submittal\PLEMXPEDC00000003-Exhibit 01.dwg jpcr Feb 08 8:31:52am

Schedule

Table 3 CITIZEN PARTICIPATION PLAN SCHEDULE – REZONING PROCESS			
Task Description		**Task Timing**	**Actual Date**
1	Pre-Application Meeting	Task Completed	6/19/07
2	Applicant Submits Draft Citizen Participation Plan (C. P. P.)	August 2007	
3	PAD Rezone Application & C. P. P. Submittal	November 1, 2007	
4	PAD Rezone Revise and Resubmit	February , 2008	
5	Mailing Notification Letters to Property Owners within 300 Feet	February 14, 2008	
6	Mailing Notification Letters to Other Interested Parties	February 14, 2008	
7	Applicant Meets Individual Neighbors	May 2007-Feb. 2008, as necessary.	
8	Applicant Maintains Telephone Contact with Stakeholders	Continually available anytime between the submittal and project approval.	
9	Community Meeting (if necessary)	None requested	
10	Newspaper Notification	By City Prior to Public Hearing	
11	Post Signs - Can post as soon as receive hearing date from City Planner	15 Days Prior to Public Hearings.	
12	Applicant Submits Citizen Participation Plan Results Report Update to City of Eloy Community Development	10 Days Prior to Public Hearing	

The Villages of Eloy
ELOY, ARIZONA

Citizen Responses / Citizen Meeting Minutes

Table 1: LANDOWNERS WITHIN 300 FEET

ASSESSOR PARCEL #	Owner Name	Owner Mailing Address
SECTION 11		
402-12-006M5	ALINIKOFF, LUCINDA J.	PO BOX 211, HENDERSONVILLE, TN 37077
402-12-006P1	ARDESTANI, ALI SAIDI & TORA	3607 HEARST DR., SIMI VALLEY, CA 93063
402-12-006N7	LOPEZ, RAY L. SR., ETAL	6380 S. IRON BAR RD., ELOY, AZ 85231
402-12-006H0	CHEN, SUSAN	204 CRESCENT RIDGE DR., SEVEN HILLS, OH 44131
402-12-003G5	DERAKHSHAN, MANSOOR	1001 MONROE ST., HERNDON, VA 20170
402-12-00409	DESERT ROSE BAHAI INSTITUTE (Mark Lutness and James Caldwell)	5688 N. TWEEDY RD., ELOY, AZ 85231
402-12-003C4	GREEN, G. LADJAMAYA	6056 S. ROBBY RD., ELOY, AZ 85231
402-12-006X2	HEALY, GERALD J., ETAL	2050 SEA VILLAGE CIRCLE, CARDIFF BY THE SEA, CA 92007
402-12-006Y0	HEALY, GERALD J., ETAL	2050 SEA VILLAGE CIRCLE, CARDIFF BY THE SEA, CA 92007
402-12-003F7	WALKER, BW JORDY & MARY	OBM LTD. WOODBOURNE HALL, 1 GORHAM RD HAMILTON WEST
		PEMBROKE HM08, BERMUDA
402-12-003E9	ROGERS, ROBERT L. & COSBY S.	1602 SHELOR LN. BLSCKSBURG, VA 24060
SECTION 12		
402-25-00401	KAPRINYAK, JULIUS JR.	14018 N. 12TH PL., PHOENIX, AZ 85022
SECTION 13		
402-26-00201	TES FARMS	PO BOX 16305, PHOENIX, AZ 85011
402-26-001A0	BEEMER, JOSEPH D. TR	2030 SE STEPHENS ST., PORTLAND, OR 97214
SECTION 14		
402-27-007G9	HALL KANTOR LLC	2155 LOUISIANA BLVD NE, ALBUQUERQUE, NM 87110
402-27-007H7	MASON, CORINE V & LYNDON R. TRS	2493 OCOTILLO LN., LAKE HAVASU, AZ 86403
402-27-007E3	MILLER, JILLANA L.	7922 E. 3RD AVE., MESA, AZ 85208
402-27-007F1	MILLER, JILLANA L.	7922 E. 3RD AVE., MESA, AZ 85208
402-27-00100	THE TOONE FAMILY LTD PSHIP III	PO BOX 5365, MESA, AZ 85211
402-27-007D6	ROSE, BRYCE	22816 S. 194TH PL., QUEEN CREEK, AZ 85242
SECTION 15		
402-13-00605	LE DE OGDEN T & MARLA J CO-TRS	3647 W. CARON ST., PHOENIX, AZ 85051
SECTION 1		
402-02-00509	ALL STATE ASSOC. OF PINAL XVI LLC ET (Kevin Newland)	660 S MILL AVE STE 315, TEMPE, AZ 85281
402-02-00608	ALL STATE ASSOC. OF PINAL XVI LLC ET	660 S MILL AVE STE 315, TEMPE, AZ 85281
402-02-00707	ALL STATE ASSOC. OF SELMA 560 LLC	660 S MILL AVE STE 315, TEMPE, AZ 85281
SECTION 2		
402-03-018A0	ALL STATE ASSOC. OF PINAL X LLC	660 S MILL AVE STE 315, TEMPE, AZ 85281
402-03-018B8	ALL STATE ASSOC. OF PINAL X LLC	660 S MILL AVE STE 315, TEMPE, AZ 85281
402-03-008D6	ALL STATE ASSOC. OF SELMA 560 LLC	660 S MILL AVE STE 315, TEMPE, AZ 85281
402-03-008F1	ALL STATE ASSOC. OF SELMA 560 LLC	4583 W. SELMA HWY., CASA GRANDE, AZ 85222
402-03-01703	ARIZONA LAND TITLE & TRUST CO TR	PO BOX 12646, TUCSON, AZ 85732
402-03-01604	HARVARD C G PROPERTIES III LLC	17700 N. PACESETTER WAY, SCOTTSDALE, AZ 85255
SECTION 3		
402-04-01008	SUN LAKES-CASA GRANDE DEV. LLC	9532 E. RIGGS RD., SUN LAKES, AZ 85248
SECTION 6		
401-85-003P2	CORNMAN 237 LLC	5106 N. 40TH ST. STE 3, PHOENIX, AZ 85018

Table 1: LANDOWNERS WITHIN 300 FEET

ASSESSOR PARCEL #	Owner Name	Owner Mailing Address
SECTION 7		
401-87-00304	HANNAH & ELEVEN MILE CORNER LLC	6978 S. STAR DR., GILBERT, AZ 85297
401-87-00205	HARNISH, JOHN H.	PO BOX 3562, SEATTLE, WA 98124
SECTION 10		
402-10-36209	AGUILERA RUBEN	13430 N 68TH DR, PEORIA AZ 85381
402-10-36308	AGUILERA RUBEN	13430 N 68TH DR PEORIA AZ 85381
402-10-36407	WARFEL ROBERT VERNON	6431 E CORRINE DR, GLENDALE, AZ 85304
402-10-36506	WARFEL ROBERT VERNOR	6431 E CORRINE DR GLENDALE, AZ 85304
402-10-39906	PENA TERESA DE JESUS	3045 W CORNMAN RD
402-10-40003	AGUILERA RUBEN	13430 N 68TH DR PEORIA AZ 85381
402-10-40102	SANTA CRUZ INVESTMENT GROUP LLC	3539 E Hialea Ct, Phoenix, AZ 85044
402-10-40201	CORDOVA OSCAR N & ROSA	3126 N 109TH DR , AVONDALE, AZ, 85392
402-10-40300	LUGO ISMAEL	3701 E PINNACLE PEAK RD, PHOENIX, AZ 85050
402-10-406A5	TELLEZ MARTIN E	3010 W DESIERTO DR, PHOENIX AZ 85029
402-10-40706	VELASCO ROSA L	PO BOX 3992, PHOENIX, AZ 85030
402-10-443A0	MONGOLD HUGH LAWRENCE JR ETAL	3250 W AGUA DERO DR, ELOY AZ 85231
402-10-44401	NITTANY GROUP	10620 N 43RD AVE 4, Glendale, AZ 85304
402-10-44500	CHESLER LEON F & KAREN L	9001 S CEDAR RIM LN, NO CITY OR ZIP FOUND
402-10-447A6	FRAZIER J H	3000 PARAISO DR, ELOY AZ 85231
402-10-44807	CORNELL ELIZABETH P & DEBRA D	45124 KENSINGTON, FOUNTAIN HILLS , AZ
402-10-48402	AGUILERA RUBEN	13430 N 68TH DR PEORIA AZ 85381
402-10-48501	BMZ PROPERTIES LLC	3250 Aguadero Dr., Eloy, AZ 85231
402-10-48600	NITTANY GROUP	10620 N 43RD AVE 4, Glendale, AZ 85304
402-10-48709	CUYLER KRIS K & CHERYL TRS	16215 S. 1t Avenue, Phoenix, AZ 85045
402-10-48808	CARLSON DAVID N & ANITA T	9125 NE State HWY 104, Kingston, WA 98346
402-10-48907	CARLSON DAVID N & ANITA T	9125 NE State HWY 104, Kingston, WA 98346
402-10-49004	AGUILERA RUBEN *	13430 N. 68th Dr., Peoria, AZ 85381
402-10-49103	THE NITTANY GROUP/c/o lamida mobile homes	10620 43rd Ave 4, Glendale, AZ 85304
402-10-52909	AGUILERA RUBEN L	13430 N. 68th Dr., Peoria, AZ 85381
402-10-52800	AGUILERA RUBEN L	13430 N. 68th Dr., Peoria, AZ 85381
402-10-52701	AGUILERA RUBEN L	13430 N. 68th Dr., Peoria, AZ 85381
402-10-52602	AGUILERA RUBEN L	13430 N. 68th Dr., Peoria, AZ 85381
402-10-56801	MOUNTIAN COUNTRY CORP ETAL	2329 N. Recker Rd 110, Mesa, AZ 85215
402-10-56900	AGUILERA RUBEN	13430 N. 68th Dr., Peoria, AZ 85381
402-10-57007	AGUILERA RUBEN	13430 N. 68th Dr., Peoria, AZ 85381
402-10-57106	AGUILERA RUBEN	13430 N. 68th Dr., Peoria, AZ 85381
402-10-53303	FERNANDEZ LEONARDO	3030 W Romana Dr, Eloy, AZ 85231
402-10-53204	GOSWICK RICHARD & TINA *	22983 E Sahara Dr, Florence, AZ 85232
402-10-53105	KUYKENDALL VALERIE V	3010 W Romana Dr, Eloy, AZ 85231
402-10-53006	ORTIZ LEONARD *	27529 N. HWY 84, Casa Grande, AZ 85222
402-10-60902	SANTA CRUZ INVESTMENT GROUP LLC	3539 E Hialea Ct, Phoenix, AZ 85044
402-10-61009	TERRA CORP INC	21 E 6th St 501, Tempe, AZ 85281
402-10-61108	TERRA CORP INC	21 E 6th St 501, Tempe, AZ 85281
402-10-61207	LEVERAGED LAND CO LLC	P O Box 10160, Casa Grande, AZ 85230

Table 1: LANDOWNERS WITHIN 300 FEET

ASSESSOR PARCEL #	Owner Name	Owner Mailing Address
402-10-57502	STRAWE JOSEPH C	1625 S 255th Pl, Des Moines, WA 98198
402-10-57403	GINGRICH FRED J	6622 W LAUREL AVE, GLENDALE, AZ 85304
402-10-57304	GINGRICH FRED J	6622 W LAUREL AVE. GLENDALE, AZ 85304
402-10-57205	GINGRICH FRED J	6622 W LAUREL AVE, GLENDALE, AZ 85304
402-10-64904	BOLLMEIER ED ETAL	845 E Harrison Ct, Gilbert, AZ 85296
402-10-65000	RODGERS STEPHEN P	5011 N 77th Dr., Glendale, AZ 85303
402-10-65109	RODGERS STEPHEN P	5011 N 77th Dr., Glendale, AZ 85303
402-10-65208	RODGERS STEPHEN P	5011 N 77th Dr., Glendale, AZ 85303
402-10-61603	HECTOR RICHARD E & KAREN B	P O Box 676, Jay, OK 74346
402-10-61504	MORRIS MARY (EST OF) ETAL	13222 NE Glisan St., Portland, OR 97230
402-10-61405	GRANT LYLE W & MORRIS MARY	1305 College St., Miltonfreewater, OR 97862
402-10-61306	GANT FREDRICK E ETAL	13222 NE Glisan St., Portland, OR 97230
402-10-687A5	CITY OF ELOY	628 N Main St., Eloy,AZ 85231
402-10-68806	ATENCIO JERRY F & JENNIE A	P O box 11798, Casa Grande, AZ 85230
402-10-68905	STANDEN JACK	204 S Lincoln Ave., Beverly Hills, FL 34465
402-10-69002	SANTA CRUZ INV GROUP LLC	3539 E Hialea Ct, Phoenix, AZ 85044
402-10-69408	SUTTON WALTER D SR & CHRISTINE	3030 W. Quail Rd., Eloy, AZ 85231
402-10-69606	LINDE ROGER	PO BOX 3241, Idaho Falls, ID 83403
402-10-69705	MCBRIDE WILLIAM M & BEATRICE D	22448 E. Dorado Pl., Aurora, CO 80015
402-10-72204	BRIDGEWATER MARK W & JOYCE	3075 W. Aquadero Dr., Eloy, AZ 85231
402-10-656A2	HUNTOON SELENA K *	3020 W Aguadero, Toltec, AZ 85231
402-10-65406	KETELLE HARLAN P	17752 County Road 73 NE, Osakis, MN 56360
402-10-65307	MADRIL MAX	5124 E Kleck Rd., Cooledge, AZ 85228
402-10-72501	BLACK JOHN WALTER & MICAL TALLEY ETAL	3045 W Aguadero Dr., Eloy,AZ 85231
402-10-72600	BLACK JOHN WALTER & MICAL TALLEY ETAL	3045 W Aguadero Dr., Eloy,AZ 85231
402-10-72709	BLACK JOHN WALTER & MICAL TALLEY ETAL	3045 W Aguadero Dr., Eloy,AZ 85231
402-10-72808	SOBHANI FARIBORZ	11372 E Poinsettia Dr., Scottsdale, AZ 85259
402-10-69309	ALCALA JAVIER *	3020 W Quail Rd., Toltec, AZ 85231
402-10-69200	MYERS KEVIN	6225 E Rose Circle Dr., Scottsdale, AZ 85251
402-10-69101	MYERS KEVIN	6225 E Rose Circle Dr., Scottsdale, AZ 85251
402-11-41306	RIXEY KATHLEEN F	4416 E. Casey Ln., Cave Creek, AZ 85331
402-11-41405	MCDONALD ANTHONY M & MARIE C	3015 W Quail Rd, Eloy, AZ 85231
402-11-380B1	WEDDING GARY M	3050 W Caballero, Eloy,AZ 85231
402-11-380C9	QUISTGARD HUNTER	13 Santa clara Dr., Rancho Mirage, CA 92270
402-11-37908	ARMENTA IGNACIO & BRENDA	3000 W Caballero Dr., Eloy, AZ 85231
402-11-382C7	WEDDING GARY M	3050 W Caballero, Eloy,AZ 85231
402-11-41504	WILSON TOM E ETAL	PO box 11790, Chandler, AZ 85248
402-11-45604	HORAN JAMES J & JO ANNE TRS	71 Lindura Way, Hot Springs Vill, AR 71909
402-11-45703	BOUNDS JOSEPH O & KATHERINE *	3025 W Caballero Dr., Eloy, AZ 85231
402-11-45802	BUETOW ELMER O & ESTHER A	Assessor Data Incomplete
402-11-45901	SANTA CRUZ INVESTMENT GROUP LLC	3539 E Hialea Ct., Phoenix, AZ 85044
402-11-42106	FORSYTH KENNETH J & TERESA L	50 Warren St 418, Peabody, MA 01960
402-11-42007	SANTA CRUZ INVESTMENT GROUP LLC	3539 E Hialea Ct., Phoenix, AZ 85044
402-11-41900	GARCIA ELPIDIO & M CONSUELO	7385 W Cornman Rd, Casa Grande, AZ 85222
402-11-41801	PATENGE ALFRED C & JANE B	759 N. Oracle, Mesa, AZ 85203
402-11-499A1	DE LUNA UBALDO G JR & ROSEMARY C	7761 W Stella Ave, Glendale,AZ 85303
402-11-50000	ORTEGA ELICERIA	3015 W corridos Dr, Eloy, AZ 85231
402-11-50109	ORTEGA ELICERIA	3015 W corridos Dr, Eloy, AZ 85231
402-11-46305	OSUNA AMALIA HERRERA & RUIZ MARIA G	P O box 244,Queen Creek, AZ 85242
402-11-46206	MCKEEVER BRICE	3655 Fillmore St. Apt. 10, San Francisco, CA 94123
402-11-46107	MCKEEVER BRICE	3655 Fillmore St. Apt. 10, San Francisco, CA 94123
402-11-46008	MCKEEVER BRICE	3655 Fillmore St. Apt. 10, San Francisco, CA 94123
402-11-54002	GUERRA CORINA F	P O Box 2955, Arizona City, AZ 95223
402-11-54101	PHILLIPS JOHN JR & YEADON MARILYN	24224 10th Pl W, Bothell, WA 98021

Table 1: LANDOWNERS WITHIN 300 FEET

ASSESSOR PARCEL #	Owner Name	Owner Mailing Address
402-11-54200	PHILLIPS JOHN JR & YEADON MARILYN	24224 10th Pl W, Bothell, WA 98021

Table 1: LANDOWNERS WITHIN 300 FEET

ASSESSOR PARCEL #	Owner Name	Owner Mailing Address
402-11-54309	PHILLIPS JOHN JR & YEADON MARILYN	24224 10th Pl W, Bothell, WA 98021
402-11-50505	RUIZ FELIX & NAOMI	10585 Arica Rd, Casa Grande, AZ 85222
402-11-50406	VILLARREAL FIDEL & MARIA D	3020 W Madera Dr., Eloy, AZ 85231
402-11-50307	KELDERMAN ANNA E	1126 S 9th Pl, Mesa, AZ 85208
402-11-50208	GONZALES HENRY JR	3300 Metwell Dr, Kingman, AZ 86401
402-11-58201	THE ESTRELLA COMMUNITY CHURCH	3005 W Madera Dr, Eloy, AZ 85231
402-11-58300	SW DIST OF THE EVANGELICAL METH CHURCH	3455 W Romano Dr., Eloy, AZ 85231
402-11-584A7	SW DIST OF EVANGELICAL METH CHURCH INC	3455 W Romano Dr., Eloy, AZ 85231
402-11-54606	ZUMWALT DAVID C & HESTON GLORIA J	3020 W Solano Dr., Eloy, AZ 85231
402-11-54507	SMITH DEBORAH L	3010 W solano Dr, Eloy, AZ 85231
402-11-54408	ESTRELLA COMM EVAGELICAL METHODIS CHURCH	3455 W Romano Dr., Eloy, AZ 85231
402-11-62401	BEYOND HORIZONS LLC	2121 W University Dr. Ste 106, Tempe, AZ 85281
402-11-62500	WEEKS JOHN W & THELMA E	3055 W Solano Dr, Eloy, AZ 85231
402-11-626A7	WEEKS JOHN W & THELMA E	3055 W Solano Dr, Eloy, AZ 85231
402-11-58904	AGUILERA RUBEN L	13430 N. 68th Dr., Peoria, AZ 85381
402-11-58805	ESPINOZA MARTIN	513 W 10th St., Eloy, AZ 85231
402-11-58706	ESPINOZA MARTIN	513 W 10th St., Eloy, AZ 85231
402-11-58607	FORD ROY W & COLLEEN M	4437 E Arapahoe St., Phoenix, AZ 85044
402-11-66709	SOMMERS FAMILY LIMITED PSHIP	550 N. Peart Rd, Casa Grande, AZ 85222
402-11-66808	CUYLER KRIS K & CHERYL TRS	16215 S 1st Ave, Phoenix, AZ 85045
402-11-66907	BARAJAS DANIEL V	3130 W Tollan Dr, Eloy, AZ 85231
402-11-63102	LINDSTROM BILLIE V & LYLES BILLY L	625 E Melrose Dr, Casa Grande, AZ 85222
402-11-63003	PONCE GLORIA	1480 S Saguaro Dr, Apache Junction, AZ 85220
402-11-62906	PONCE GLORIA	1480 S Saguaro Dr, Apache Junction, AZ 85220
402-11-62807	GUANAJUATO GILBERT V	3000 W Tollan Dr, Eloy, AZ 85231
409-19-00107	TEAGUE RICHARD A	22511 Leafygate Dr., Spring, TX 77373
409-19-003A3	COBURN RITA L	3020 W. Vaquero Dr., Eloy, AZ 85231
402-19-005A1	SAMPSON CHRISTOPHER K & GEORGINA K	3030 W. Vaquero Dr., Eloy, AZ 85231
402-19-00602	COLBERT BRUCE	1713 Mesquite Rd., Southlake, TX 76092
402-19-00701	SANTA CRUZ INVESTMENT GROUP LLC	3539 E. Hialea Ct., Phoenix, AZ 85248
402-19-00800	SLUGA FAMILY REVOCABLE LIVING TRUST	1112 N. Olive Dr., Phoenix, AZ 85222
402-19-03507	MASTERS WILLIAM ROBERT	3075 W. Tollan Dr. Eloy , AZ 85231
402-19-03606	SANCHEZ MARTIN & REYNA ANA G	3065 W. Tollan Dr., Eloy, AZ 85231
402-19-03705	PATINO MODESTO RENDON & RENDON LUISA L	2363 E. Contessa St., Mesa, AZ 85213
402-19-03804	PATINO MODESTO RENDON & RENDON LUISA WRS	2363 E. Contessa St., Mesa, AZ 85213
402-19-03903	DELENA HENRY	PO BOX 197, Mesa, AZ 85211
402-19-041A7	PEREZ REESE YVONNE VICKIE	PO BOX 10563, Casa Grande, AZ 85230
409-19-04208	PEREZ MICAELA	510 E. 6th St., Casa Grande, AZ 85222
402-19-04307	SAWTOOTH VISTA INC	PO BOX 11790, Chandler, AZ 85248
402-19-04406	BALMES MADGE M	421 W. 9th St., Casa Grande, AZ 85222
402-19-046A2	PELL DONNA DEE	1407 SW 3rd St. Apt. B3, Les Summit, MO 64081
402-19-04703	MARTOCCIA JANE A	2816 E. Juniper Ave. Phoenix, AZ 85032
402-19-04802	MIRANDA SALBADOR	3540 N. Hohokam Dr. Eloy, AZ 85231
402-19-04901	MIRANDA SALVADOR & FELIX	3540 N. Hohokam Dr. Eloy, AZ 85231
402-19-052B1	DAMMANN WILLIS H ETAL	3100 W. Hanna Rd. Eloy, AZ 85231
402-19-07607	WEAR WAYNE	PO BOX 369 Wadsworth, NV 89442
402-19-07706	WEAR WAYNE	PO BOX 369 Wadsworth, NV 89442
402-19-07805	HAINES MADGE	421 W. 9th St., Casa Grande, AZ 85222
402-19-07904	FURMAN NAOMI R	3055 W Vaquero Dr., Eloy, AZ 85231
402-19-08001	SANTA CRUZ INVESTMENT GROUP LLC	3539 E. Hialea Ct., Phoenix, AZ 85248
402-19-08100	SANTA CRUZ INVESTMENT GROUP LLC	3539 E. Hialea Ct., Phoenix, AZ 85248
402-19-08209	MENDEZ GILBERTO M & PATRICIA	3025 W. Vaquero Dr., Eloy AZ 85231
402-19-08308	MENDEZ GILBERTO M & PATRICIA	3025 W. Vaquero Dr., Eloy AZ 85231
402-19-08407	KELDERMAN LEON W & VICKI	1024 S. 16th St., Oskaloosa, IA 52577

Table 1: LANDOWNERS WITHIN 300 FEET

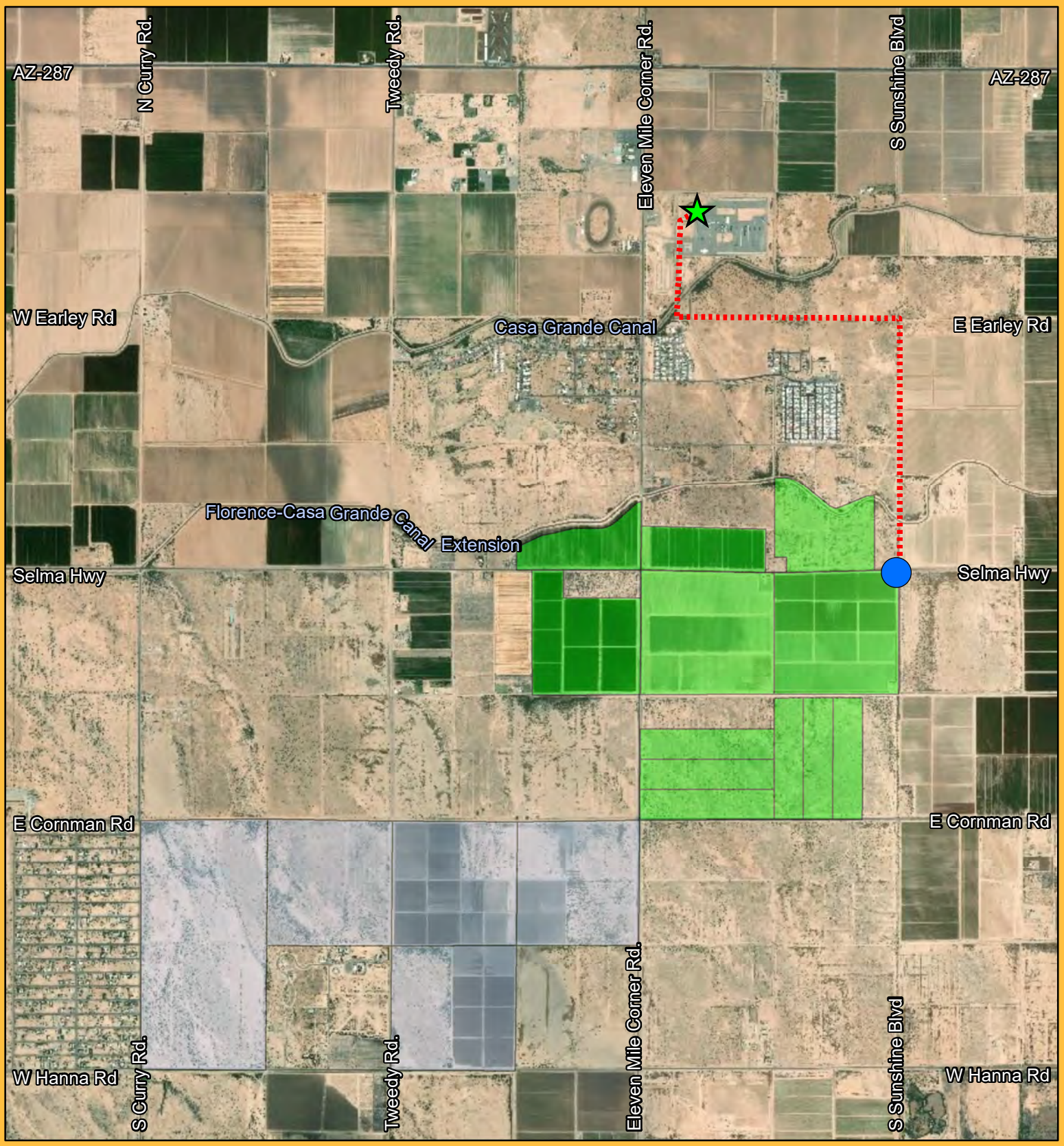
ASSESSOR PARCEL #	Owner Name	Owner Mailing Address

Table 1: Land Owners Within 300 Feet

OTHER INTERESTED PARTIES

Interested Party	*Available Contact Information*
Toltec Property Association Ed Willams, Delia Rodriguiz-Salina, Larry Frantz, Monica Cardona	P.O. Box 446, Eloy AZ. 85231 Delia, Telephone 520 466 1112 x 30 tpoa06@aol.com
West Toltec Property Owners Mr Dammann	Joe Blanton said he would meet with this group
ElPaso Natural Gas Thomas B Trujillo, Principal Negotiator, Land Dept	7776 South Pt. Parkway West, Phx., AZ., 85044 Telephone 602.438.4237 thomas.trujillo@elpaso.com
Transwestern Gas Co Tom Bray Paulette Trepl Director of Right of way	I called Transwestern and asked but they never provided a mai Telephone 713.989 2617 tb@gilcreaseandpartners.com
Desert Rose Baha'i Institute Mark Lutness and James Caldwell	1950 West Williamsears Drive, Eloy, AZ 85231 Telephone 520.466.4954 Cell 520.560.7008 mark.lutness@azpsa.org
Casa Grande Elementary School District Superintendent Frank Davidson	1460 North Pinal Ave, Casa Grande AZ 85222 Telephone: 520.836.2111 Frank.davidson@cgelem.k12.az.us
Casa Grande Union High School District Superintendent Nancy Pifer	1460 North Pinal Avenue, Casa Grande, AZ. 85222. Telephone: 520.316.3303 npifer@cguhs.org
Selma Ranch Developer Kevin Newell / John T. Fuller All State Associates	1920 West Blaylock Drive, Phoenix, Arizona 85085 Telephone: 480.314.2010 knewell@allstatemanagement.biz
Tierra Buena Developer Rod Fielding	I called Rod Fielding but he never provided his mailing address Telephone: 480 510 7178

Citizen Participation Plan (AMENDED)



Pinal County, AZ	Map Details			Map Description	
	N	Phase 1	230 kV Gen-tie	Site plan for East Line Solar	Author: JL
		Phase 2	Generation Step-up Transformer		Date: 6/5/2019
			Pinal Central Substation		Version: 1.0
					Type: Exhibit
	0 0.25 0.5 1 Mi		S·POWER An AES and AIMCo Company	East Line Solar	

S·POWER
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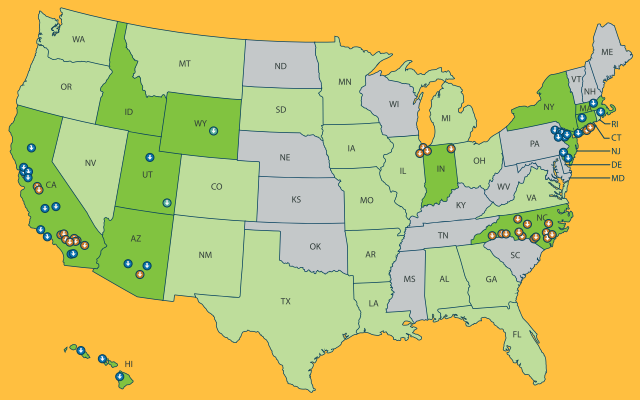
Welcome!

S·POWER
An AES and AIMCo Company

EAST LINE SOLAR

RENEWABLE DEVELOPMENT • PROJECT ACQUISITION • INDEPENDENT POWER PRODUCER



150+ Projects
Owned and Operating

13,000 MW
Operating | Construction | Pipeline

1,500 MW
Operating Assets

7 BILLION+ kWh
Generated and Counting

OPERATING PROJECTS | UNDER DEVELOPMENT | UTILITY PROJECT | DG PROJECT | WIND PROJECT

sPower, an AES and AIMCo company, is the largest private owner of operating solar assets in the United States. sPower owns and operates a portfolio of solar and wind assets greater than 1,500 MW and has a development pipeline of more than 10,000 MW.

sPower is owned by a joint venture partnership between The AES Corporation (NYSE: AES), a worldwide energy company headquartered in Arlington, Virginia, and the Alberta Investment Management Corporation, one of Canada's largest and most diversified institutional investment fund managers. For more information, visit : www.sPower.com.

HIGHLIGHTED PROJECTS

Redwood 72.9MW
Bakersfield, CA
Single Axis Tracker Ground Mount

Eden Solar 62.0MW
Foxfire, NC
Fixed Tilt Ground Mount

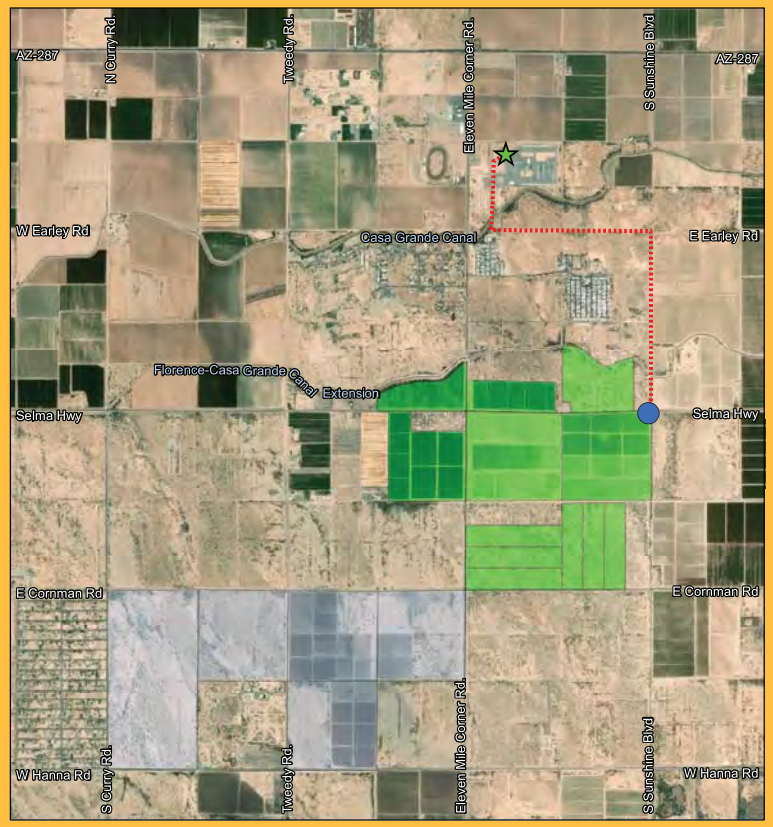
Summer Solar 25.9MW
Lancaster, CA
Fixed Tilt PV Ground Mount

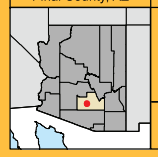
Sandstone Solar 57.46MW
Florence, AZ
Fixed Tilt PV Ground Mount

Lancaster Dry Farm Ranch B 6MW
Lancaster, CA
Fixed Tilt PV Ground Mount

S·POWER
An AES and AIMCo Company

EAST LINE SOLAR PHASE MAP



Pinal County, AZ	Map Details		Map Description	
	N	Phase 1 Phase 2 230 kV Gen-tie Generation Step-up Transformer Pinal Central Substation	Site plan for East Line Solar	Author: JL Date: 6/5/2019 Version: 1.0 Type: Exhibit
	0 0.25 0.5 1 Mi	S·POWER An AES and AIMCo Company	East Line Solar	

S·POWER
An AES and AIMCo Company

EAST LINE SOLAR AND TRANSMISSION LINE PROJECT

DEVELOPMENT STATUS

PHASE 1:

100 MW; CUP approved on 530 acres, 250 remaining

Coolidge, AZ

COD: 12/31/2020

PHASE 2:

100 MW ; CUP application in process

City of Eloy, AZ

Expected COD: 12/31/2021

SURVEYS UNDERWAY – EXPECTED COMPLETION LATE JUNE 2019

- Biological Resources
- Cultural Resources
- Jurisdictional Waters Delineation
- Phase I ESA

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An AES and AIMCo Company

EAST LINE SOLAR AND TRANSMISSION LINE PROJECT

ESTIMATED TAX BENEFITS (PHASE 1)

- In year one - $699,914
- In 25th year - $332,000

EMPLOYMENT & OTHER ECONOMIC BENEFITS

- Approximately 350 workers employed for 6 to 7 months
- On-going employment of approximately 3 solar technicians, maintenance workers, etc.

COMMUNITY COMMITMENT

- sPower is focused on community support and involvement throughout the life of the Project
- Quiet & Low impact on streets, sewers, water and schools
- Member of Chambers of Commerce

S·POWER
An AES and AIMCo Company

EAST LINE SOLAR PROJECT SCHEDULE

TODAY
Site studies and land acquisition

Q2 2019
Conditional Use Permit expected - City of Coolidge

Q3 2019
Conditional Use Permit expected - City of Eloy

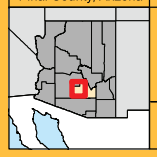
Q3 2019
ACC Consideration of CEC

Q4 2020
Commercial Operation Date - Phase 1

Q4 2021
Commercial Operation Date - Phase 2

Q4 2022
Phase 3 Expected Commercial Operation Date

EAST LINE SOLAR VICINITY MAP

Pinal County, Arizona	Map Details	Map Description	
	N East Line Solar 0 5 10 15 Miles	Location of East Line Solar	Author: CIS Date: 05/28/2019 Version: 1.0 Type: Exhibit
		S·POWER An AES and AIMCo Company	East Line Solar

S·POWER
An AES and AIMCo Company

TYPICAL 230 KV TRANSMISSION LINE STRUCTURE

AVERAGE POLE HEIGHT 80'

Proposed East Line Solar Project Open House

Thursday, June 6th
6:00 – 8:00pm

Artisan Village Community Room
351 N. Arizona Blvd.
Coolidge, AZ 85128

(parking and entrance on Northern Avenue)

S·POWER
An AES and AIMCo Company

TO FIND OUT MORE ABOUT EAST LINE SOLAR, PLEASE CALL 520.233.7105

S·POWER
An AES and AIMCo Company
2180 1300 E #600
Salt Lake City, UT 84106

sPower is hosting a community open house in Coolidge, Arizona to present information on a proposed 2.5 mile 230k kV generation tie transmission line in connection with the **East Line Solar Project**. The project consists of development of a solar array area and installation of a 230-kilovolt generation-tie transmission line. The proposed solar array would be constructed on approximately 2500 acres of privately-owned land, to be constructed in 3 phases, and would provide up to 300 MW of power. Construction of phase 1 is proposed to begin in early 2020. Please join us for this open house meeting to learn more about the project.

John Harnish
P.O. Box 3562
Seattle, WA 98124

Welcome to the East Line Solar Project Open House JUNE 6, 2019

Name	Address	City, Zip Code	Phone Number	Email Address
John Mieg	6943 1st Ave	Scottsdale	602-9206168	
Tom Betz	1800 S. Indiana Ave	Casa Grande	520-635-7409	
J+K Kleikamp	2040 W. Vaquero Dr	Eloy AZ	520-280-4632	
Desert Rose - Paul Rourke	1811 W William Sears Dr	Eloy AZ	520-510-9795	
JOHN SUTTON	SAME "	"	907 229 2919	
Samantha Baker	SAME "	"	520 414 7201	
Michael Hu	845 E. Prescott Pl	Chandler AZ	480-818-8390	
Gilbert Lopez Comm Dev Mgr Coolidge	City of Coolidge	Coolidge AZ	520-723-6075	
Lynn Parsons	Coolidge Chamber	Coolidge A	520-723-3009	
Rick Miller City Mgr Coolidge	Coolidge	85128	520-723-6006	
SHANE M. LEONARD Roosevelt Water Conserv. District	2290 E LONESTAR LN	85128	480-353-9908	AZHOMEMANAGER@yahoo.com
Susan Leonard	2290 E. LONE STAR LN	85128	480 550-0838	susanleonardsellshouses@gmail.com
Ralph Swain	2243 W. Roosevelt Ave Coolidge	85128	712-204-4527	
D.C. David Cook State Rep	1008 S. Indiana Dr. LG AZ 85194			Pi222@live.com

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An AES and AIMCo Company
Renewable Energy. Sustainable Future

S POWER
EAST LINE SOLAR PHASE MAP
S POWER
EAST LINE SOLAR VICINITY MAP

EAST LINE SOLAR PROJECT SCHEDULE
Q2 2019
Conditional Use Permit expected City of Coalidge
Q3 2019
Conditional Use Permit expected City of Eloy
Q3 2019
ACC Consideration of CEC
Q4 2020
Commercial Operation Date Phase 1
Q4 2021
Commercial Operation Date Phase 2
Q4 2022
Phase 3 Expected Commercial Operation Date
EXIT

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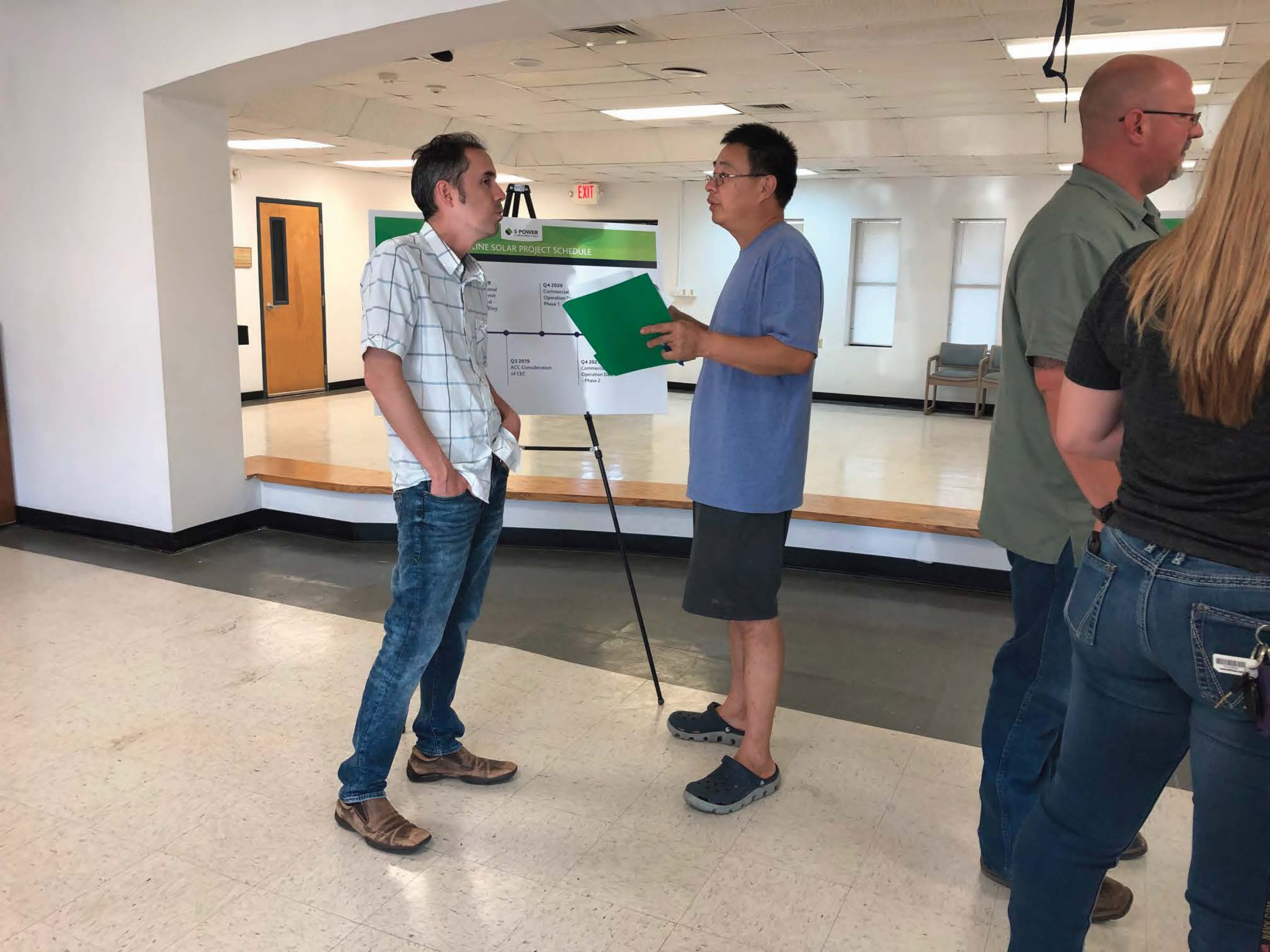
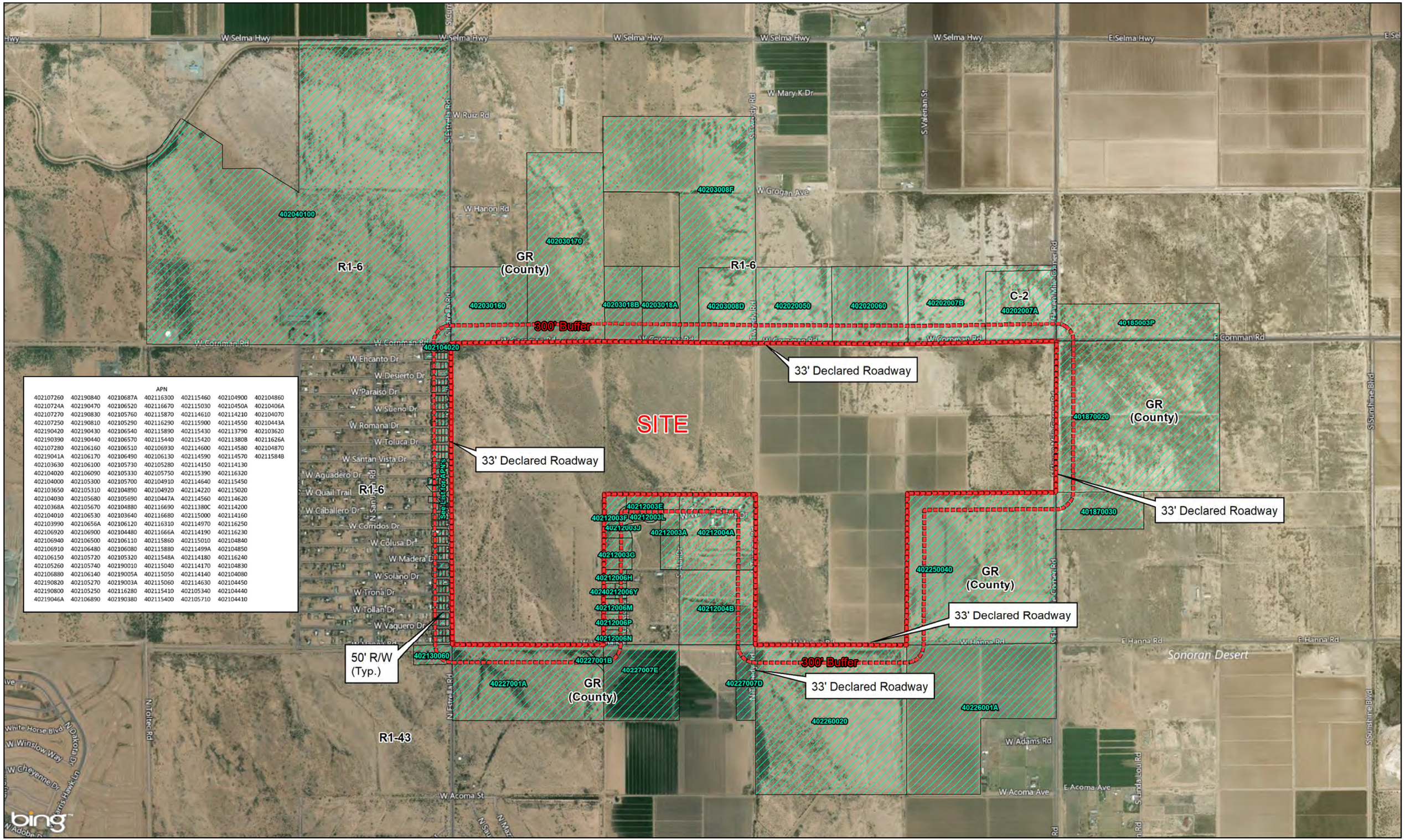
Renewable Energy. Sustainable Future
elcome!

EXIT


EXIT
S-POWER
LINE SOLAR PROJECT SCHEDULE
Q4 2020
Q3 2019
ACC Consideration
of CEC

OPEN HOUSE MAILING LIST



APN

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402106910	402106480	402106080	402115880	40211499A	402104850	
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402106880	402106140	40219005A	402115050	402114140	402104080	
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40219046A	402106890	402190380	402115400	402105710	402104410	

East Line Solar

Eloy, Arizona

0 1,300 Feet

united engineering group

Vicinity Map - 300 Ft Buffer

Eastline Mailer - Array

Last Name	First Name	Organization/Company	Address 1	Address 2	City	State	Zip Code	Country	Email		
		Talon Mountain LLC	4775 West Teco Avenue	Suite 210	Las Vegas	NV	89118				
Rink	Katherine		9209 North 48th Drive		Glendale	AZ	85131				
Lugo	Ismael		3701 East Pinnacle Peak Road		Phoenix	AZ	85050				
Cordoca	Oscar Noel & Rosa	Cordova Family Revocable Livin	13026 West Luchana Drive		Litchfield Park	AZ	85340				
Lopez	Jasmin & Billy		6935 North Valley Road		Eloy	AZ	85131				
Valdez	Jorge & Leticia Reyes		5286 Jurupa Avenue		Riverside	CA	92504				
De Jesus Pena	Teresa		3045 West Cornman Road		Eloy	AZ	85131				
Lopez	Ramon & Yesenia		3065 West Cornman Road		Eloy	AZ	85131				
Urquides	Michelle		3075 West Cornman Road		Eloy	AZ	85131				
Joslin	James & Laureen		3458 Mill Street		Akron	MI	48701				
Hagel	Myron & Mary Lou		28110 116th Street NW		Zimmerman	MN	55398				
Arevalos	Javier & Mary		455 South Daley		Mesa	AZ	85204				
Murphy	Carolyn		650 West Knox Road		Chandler	AZ	85225				
Arana	David William		3155 West Cornmnan Road		Eloy	AZ	85131				
Smith	Anita		3165 West Cornman Road		Eloy	AZ	85131				
Ruiz	Maria		346 South Florence Street		Casa Grande	AZ	85122				
		Tilford LLC	3460 West Romana Drive		Eloy	AZ	85131				
Emory	Dale & Gloria		12250 South State Highway 67		Sedalia	CO	80135				
De Fazio	Mike		3275 West Cornman Road		Eloy	AZ	85131				
Smith	James & Nancy Lee		2602 Edenville Path		The Villages	FL	32162				
Zaragoza	Jose & Manuela Aviles		880 West Dewey Avenue		Coolidge	AZ	85128				
Freeman	Ronald & Lynn	Trust	P.O. Box 4342		West Hills	CA	91308				
Dietrick	David Charles		P.O. Box 95		Eloy	AZ	85131				
Lopez	Abel Jr & Ada		3365 West Cornman Road		Eloy	AZ	85131				
Pena	Angelica Maria		3425 West Cornman Road		Eloy	AZ	85131				
Gaspar	Ezequiel & Leidy Ramos		3425 West Cornman Road		Eloy	AZ	85131				
		Leveraged Land Company LLC	P.O. Box 10160		Casa Grande	AZ	85130				
Osuna	Daniela		506 North Coolidge Avenue		Casa Grande	AZ	85122				
Lopez	Jasmin & Jonathan		6935 North Valley Road		Eloy	AZ	85131				
Cazarez	Ezequiel		3050 West Encanto Drive		Eloy	AZ	85131				
Hernandez	Margarita		213 East 2nd Avenue		Casa Grande	AZ	85122				
Webb	Barry		P.O. Box 601884		San Diego	CA	92160				
McBeth	Dana		3100 West Encanto Drive		Eloy	AZ	85131				
Lopez	Jose Luis		P.O. Box 380		Eloy	AZ	85131				
Van Winkle	Joan		4821 Redbluff Circle		Irvine	CA	92604				
Lugo- Zuniga	Blanca		1752 Sherry Lane	Apt. 36	Santa Ana	CA	92705				
Shelburn	Betty		3821 Matheny Road NE		Gervais	OR	97026				
Schuetter	Patricai Jean		3270 West Encanto Drive		Eloy	AZ	85131				
		Crested Cactus LLC	P.O. Box 3284		Carefree	AZ	85377				
		Win Rocks LLC	14362 North Frank Lloyd Wright Blvd	Suite 1000	Scottsdale	AZ	85260				
Stacey	Yvonne		2219 Blair Court		Lake Country	BC		Canada			
Ky	Santipheap & Melissa		20830 Roseton Avenue		Lakewood	CA	90715				
		Cook & Eames Investments Inc.	539 South Spencer		Mesa	AZ	85204				
Baldwin	Roger		3410 West Encanto Drive		Eloy	AZ	85131				
Pelayo	Hector		335 West Taylor Avenue		Coolidge	AZ	85128				
Velasco	Sergio		3040 West Desierto Drive		Eloy	AZ	85131				
Xicotencatl	Zuniga-Lugo		3450 West Encanto Drive		Eloy	AZ	85131				
Montminy	Randy & Shelley		P.O. Box 901240		Kansas City	MO	64190				
Lopez	Jonathan & Norma		417 West Elm Avenue		Coolidge	AZ	85128				
Chesler	Leon & Karen		9001 South Cedar Rim Lane		Spokane	WA	99224				
Horikawa	Kanetomo & Asako		83 Belhaven Avenue		Dale City	CA	94015				
Coronado	Benicio & Victoria		3035 West Encanto Drive		Eloy	AZ	85131				
Jenkins	Sandra	Family Trust	4112 West Monte Cristo Avenue		Phoenix	AZ	85053				
Ramos	Rafael		1815 North Lorretta Place		Casa Grande	AZ	85122				

Eastline Mailer - Array

Di Fiore	Doreen		76 Fisher Road		Mahwah	NJ	7430				
Deihl	Joseph & Kim		6531 North Mountain Veiw Road		Paradise Valley	AZ	85253				
Stacey	Garnet George		P.O. Box 692		Cranbrook	BC		Canada			
Guffey	James & Gloria Jean		607 Old Steese Highway	Apt 392	Fairbanks	AK	99701				
Oursland	David Alan		P.O. Box 32811		Phoenix	AZ	85064				
		C&S Septics Inc	2752 West Junquillo Circle		Mesa	AZ	85202				
Lara	Juana Rosa		3160 West Paraiso Drive		Eloy	AZ	85131				
Gray	Donna Winn	DWG Trust	6185 East Monitor Street		Picacho	AZ	85141				
Herrera	Sergio Daniel		3040 West Desierto Drive		Eloy	AZ	85131				
Chillemi	Ben		608 Sea Breeze Drive		San Clemente	CA	92672				
Hawley	Evan		3544 East Encanto Street		Mesa	AZ	85213				
Osornio	Joli		4765 South Pearl Street		Las Vegas	NV	89121				
Gutierrez	Mike & Joli		4765 South Pearl Street		Las Vegas	NV	89121				
Zarbock	Catherine		3160 West Desierto Drive		Eloy	AZ	85131				
Williams	Alex		822 West Orion Street		Tempe	AZ	85283				
		Arizona Deversified Developmer	P.O. Box 12334		Casa Grande	AZ	85130				
Trevillian	Howard	Estate	return mail								
Mongold	Hugh		18956 West Dream Catcher		Casa Grande	AZ	85193				
Tavella	Richard & Kathleen		10 Romindon Ct		Norwalk	CT	6851				
Lopez	Jose Luis & Maria		3305 West Encanto Drive		Eloy	AZ	85131				
Lopez	Maria		P.O. Box 380		Eloy	AZ	85131				
Hamb	Arthur & Shirley		1435 East Natasha Drive		Casa Grande	AZ	85122				
		House Pawn AZ LLC	3434 West Tulsa Street		Chandler	AZ	85226				
		Morningside Funding LLC	2370 Rice Blvd	Ste 200	Houston	TX	77005				
Jones	Rodney		819 Bates Street SE		Grand Rapids	MI	49506				
Burton	Patricia		P.O. Box 1207		Coolidge	AZ	85128				
Gardiner	Donna & Sudak Anna		mail return								
Echavarria	Eva		P.O. Box 410		Eloy	AZ	85131				
Appenfeldt	Carl & Rebecca		6915 North Valley Road		Eloy	AZ	85131				
Martinez	Juana Rosa		3160 West Paraiso Drive		Toltec	AZ	85131				
Cervantes	Josue		P.O. Box 811		Eloy	AZ	85131				
Cruz	Rebeca		mail return								
Telles	Frank		12883 Apache Place		Topock	AZ	86436				
Dickenson	Jonathan & Anna Marie		3330 West Desierto Drive		Eloy	AZ	85131				
		Dusky LLC	P.O. Box 115		Valley Farms	AZ	85191				
Valdez-De Juarez	Elia		805 North Sunshine Blvd	Apt B106	Eloy	AZ	85131				
		Producers & Marketers of the SW	return mail								
Bignell	Richard & Kathleen		3410 West Desierto Drive		Eloy	AZ	85131				
Livings	Dennis Ray	Living Trust	P.O. Box 950		Eloy	AZ	85131				
		Wheeler Family Trust	10388 North Center Road		Clio	MI	48420				
Stephens	Cathy		return mail								
Cuyler	Kris & Cheryl	Trust	16215 South 1st Avenue		Phoenix	AZ	85045				
Uhl	Hyon Suk		357 East Thomas Road	Unit A205	Phoenix	AZ	85012				
		BMZ Properties LLC	18956 West Dream Catcher		Casa Grande	AZ	85193				
Fabris	Christine		1256 North John Daly Road		Dearborn Heights	MI	48127				
		Ideal Land LLC	P.O. Box 32791		Phoenix	AZ	85064				
Mendivil	Erasmo & Martha		3075 West Desierto Drive		Eloy	AZ	85131				
Benko	Greg		3137 East Laurel Circle		Mesa	AZ	85213				
Martinez	Joel & Maria		mail return								
Li	Shih		2482 West Kimberley Place		Tucson	AZ	85705				
Amezcua	Jose Jesus		mail return								
Pickens	Clifford & Shirley		717 Riva Ridge Drive		Crestview	FL	32539				
Blanco	Rodgelio & Mary Helen		3215 West Desierto Drive		Eloy	AZ	85131				
Fossen	John		3846 West Frontier Street		Eloy	AZ	85131				
Valencia	Oscar Jr		3320 East Taylor Street		Phoenix	AZ	85008				

Eastline Mailer - Array

Arechega	Rogelio		2447 North Signal Peak Road		Casa Grande	AZ	85194				
Campbell	Diane		2701 East Utopia Road	Lot 1	Phoenix	AZ	85050				
		Copper Vista Land Co. LLC	10115 East Bell Road	Ste 107-109	Scottsdale	AZ	85260				
Mack	Thomas & Marlene		49667 Keycove Street		New Baltimore	MI	48047				
Albert	Ethan		mail return								
Myers	Kevin Todd		2303 North 44th Street	#14-1483	Phoenix	AZ	85008				
Enriquez	Ramon Antonio		3065 West Cornman Road		Eloy	AZ	85131				
Flanigan	Brian	Trust	975 East Riggs Road	Ste 12-206	Chandler	AZ	85249				
Klaski	Roger & Nancy	Estate	8776 Rapson Road		Harbor Beach	MI	48441				
Gullerian	Leonardo		P.O. Box 36921		Phoenix	AZ	85067				
Lara	Clemente & Rosa Martinez		3160 West Paraiso Drive		Eloy	AZ	85131				
		AZ Land Research LLC	P.O. Box 72540		Phoenix	AZ	85050				
Valenzuela	Florencio & Guadalupe		3220 West Paraiso Drive		Eloy	AZ	85131				
Fernandez	Leonardo & Perla		3220 West Paraiso Drive		Eloy	AZ	85131				
Moore	Bruce		1821 Camino Raso NW		Albuquerque	NM	87107				
		Santa Cruz Investment Group LL	P.O. Box 50400		Phoenix	AZ	85076				
Martinez	Vidal		19377 East Mayfield Road		Florence	AZ	85132				
Costa	Patricia & James		126 Arlington Place		Longview	WA	98632				
Richmond	James & Brenda	Trust	3968 El Canto Drive		Spring Valley	CA	91977				
Miranda	Juan Manual & Maria Antonia		20827 East Duncan Street		Queen Creek	AZ	85142				
Fallis	Robert & Kim		3945 North Jupiter Drive		Eloy	AZ	85131				
Nealey	Tedd		6703 West 53rd Avenue		Spokane	WA	99224				
Hall	Mark		2502 Southmore Blvd		Houston	TX	77004				
Lomeli	Agapito		P.O. Box 1612		Sacaton	AZ	85147				
		Kinder Morgan	P.O. Box 4372		Houston	TX	77210				
Fox	Terrence & Elizabeth La Vanway		11405 East 78th Ter		Kansas City	MO	64138				
Sanchez	Jose & Stella		P.O. Box 4252		Arizona City	AZ	85123				
Minnich	John & Thelma		mail return								
Guanajuato	Juan		3475 West Desierto Drive		Eloy	AZ	85131				
Garcia	Jose		1026 North Pinal Avenue		Casa Grande	AZ	85122				
		AZ AZ Investments LLC	3126 North Granite Reef Road		Scottsdale	AZ	85251				
Velasco	Cruz Aida		3270 West Paraiso Drive		Eloy	AZ	85131				
Wheeler	Bruce & Patsy		3280 West Paraiso Drive		Eloy	AZ	85131				
Seyer	Gary & Marlys	Trust	5532 East Calle Del Paisano		Phoenix	AZ	85018				
Bibler	Jay	Trust	9086 Rowlett Avenue		San Diego	CA	92129				
		Merpin Group LLC	7090 North Oracle Road	Ste 178/128	Tucson	AZ	85704				
Demirjian	Avedis & Karin		709 East Kyle Drive		Gilbert	AZ	85296				
Griffin	John		2780 Olive Street		Lemon Grove	CA	91945				
Hayes-Dille	Roy & Carole		802 North Bunn Street		Anchorage	AK	99508				
Alvarez	Abel Felix		3440 West Paraiso Drive		Eloy	AZ	85131				
Darling	Carol		P.O. Box 20118		El Sobrante	CA	94820				
Archuleta	Anthony		P.O. Box 311		Arizona City	AZ	85123				
Moore	Jeff		3646 West Wethersfield Road		Phoenix	AZ	85029				
Smith	Charles & Beatrice		14631 North 35th Drive		Phoenix	AZ	85053				
Wilhelmi	Camille		5551 East Enrose Street		Mesa	AZ	85205				
Lape	Jack		4808 81st Place SW		Mukilteo	WA	98275				
Jaimes	Anna		806 West Gibson Avenue		Coolidge	AZ	85128				
Fuentes	Frank		3155 West Paraiso Drive		Eloy	AZ	85131				
		SRK Investments Inc	P.O. Box 2197		Scottsdale	AZ	85252				
Mason	Delia		2510 Teslin Street		Juneau	AK	99801				
Williams	Todd		342 Watson View Drive		Franklin	TN	37067				
Ban	Marcel & Gheorgihina		2418 Stanton Ct		Shelby Township	MI	48316				
Wondzell	Brenda		18940 SW Rock Ct		Beaverton	OR	97006				
Wondzell	Blair		14711 Snowshoe Lane		Anchorage	AK	99516				
Kline	Jean Elma		1724 Douglas Hwy	Apt A	Douglas	AK	99824				

Carlson	David & Anita		P.O. Box 1023		Kingston	WA	98346				
White	Walter & Phyllis	Joint Living Trust	880 Morningside Dr	Apt M224	Fullerton	CA	92835				
Bennet	Falon		22201 South 153rd Way	Apt S	Gilbert	AZ	85298				
McClellan	William		3110 West Sueno Drive		Eloy	AZ	85131				
Goswick	Edmund		3140 West Sueno Drive		Eloy	AZ	85131				
Kennedy	William		P.O. Box 2474		Palmer	AK	99645				
Vita	Daniel & Christy		P.O. Box 4015		Arizona City	AZ	85123				
Livingstron	Ronald & Alice		1545 Rulane Drive		Lapeer	MI	98446				
Paille	Dorris		3475 NE Rainier Loop		Flagstaff	AZ	86004				
Bowden	Donald		3275 West Paraiso Drive		Eloy	AZ	85131				
Marks	Connie		1208 West Cale De Cobre		Sahuarita	AZ	85629				
Callingham	Peter		9209 North 48th Drive		Glendale	AZ	85302				
Jasmin	Jacques & Rita Godard		1717 West 4500 N		Delta	UT	84264				
Williams	Luke		1904 Underwood Ct		Payson	AZ	85541				
Chapman	Charles		3415 West Paraiso Drive		Eloy	AZ	85131				
Shihady	Mitchell		320 East McKellips	240	Mesa	AZ	85201				
Hiblar	John		P.O. Box 63		Mineral	WA	98355				
Garcia	Reynaldo		870 South Palm Ln		Chandler	AZ	85225				
Eddy	Harold & Grace		310 7th Street		Fowler	CO	81039				
		Mountain Country Corp	P.O. Box 64		Eloy	AZ	85131				
Hall	Larry		P.O. Box 3284		Casa Grande	AZ	85122				
Belloc	Rudy & Sarah		P.O. Box 171		Eloy	AZ	85131				
Dupuis	Marie		1003 Thurston Avenue NE		Olympia	WA	98506				
Beigh	Randall		627 West Dalton Avenue		Spokane	WA	99205				
Ramirez	Martha		mail return								
Contreras	Heriberto & Maria		3910 North Monarch Drive		Eloy	AZ	85131				
Ramirez	Ruben & Susie		10537 East Durant Drive	Apt E	Mesa	AZ	85212				
Swallie	Anne		6418 Veranda Falls Ct		Las Vegas	NV	89130				
Dunaway	Tiffany		1829 North Hester Trail		Casa Grande	AZ	85122				
Horkheimer	Gerald	Trust	P.O. Box 52		Hazleton	IA	50641				
Cemalovic	Sabina & Sonny		1305 Enchante Way		Oceanside	CA	9205				
Alvarado	Gerardo & Magdalena		3445 West Vaquero Drive		Eloy	AZ	85131				
Kuykendall	Valerie		mail return								
Goswick	Richard & Tina		mail return								
Fernandez	Leonardo		3030 West Romana Drive		Eloy	AZ	85131				
Garcia	Vicente & Sara		3040 West Romana Drive		Eloy	AZ	85131				
Bates	Kenneth & Lynne		3 Strawflower Ct		Pueblo	CO	81001				
		State of Arizona	P.O. Box 1348		Florence	AZ	85132				
Martin	Margaret	Martin Family Revocable Living	1049 Upper Applegate Road		Jacksonville	OR	97350				
Cooper	Damien & Michelle		3120 West Romana Drive		Eloy	AZ	85131				
		Longterm Land LP	P.O. Box 15524		Phoenix	AZ	85060				
Crider	Mary Joy		3200 West Romana Drive		Eloy	AZ	85131				
Porter	Lanor		212 South 29th Place		Gilbert	AZ	85296				
Whitaker	David & Rebecca		542 North Santiago Trail		Casa Grande	AZ	85194				
Rivera	Elpidio		308 Venus Drive		Indianapolis	IN	46241				
Aguirre	Edil		1219 East Michigan Ct		Casa Grande	AZ	85122				
Trejo	Andres		19095 West Havasupai Drive		Casa Grande	AZ	85122				
Rodgers	Ron & Elizabeth		502 5th Street		Evansville	IL	62242				
		MTL Holdings LLC	39506 North Daisy Mountain Drive	Ste 122-620	Phoenix	AZ	85086				
Hoffman	Erich		896 Pat Burns Avenue		Gabriola Island	BC		Canada			
Parra	Veronica		1409 North French Street	Lot 75	Casa Grande	AZ	85122				
Lupo	Louis & Esther		404 University Blvd		Glassboro	NJ	8028				
Fuentes	Ismael		3465 West Sueno Drive		Eloy	AZ	85131				
Betancourt	Mario Miranda		698 East Commonwealth Place		Chandler	AZ	85225				
Alvarez	Noe & Sofia		1278 West Harding Avenue		Coolidge	AZ	85128				

Costelan	Jorge		130 East McKellips Road	Lot 32	Mesa	AZ	85201				
White	Paul & Dawn		3320 West Romana Drive		Eloy	AZ	85131				
Caldwell	Ronald		65 Pomeroy Road		Athens	OH	45701				
Liu	Su Foun		P.O. Box 2111		Queen Creek	AZ	85142				
Hudson	Joseph		P.O. Box 2126		Sebastopol	CA	95473				
		Willco Land LLC II	P.O. Box 91		Duchess	AB		Canada			
		W E Sonetti Capital Ventures LL	P.O. Box 100008		Denver	CO	80250				
French	Chris & Steven Fuson		5305 Calle Nuestra NW		Albuquerque	NM	87120				
Hanson	Susan		P.O. Box 1055		Canyonville	OR	97417				
McPhearson	Stuart		mail return								
Duran	Armando		13561 West Pisces Avenue		Eloy	AZ	85131				
Jara	Jose Guillermo & Huerta		3145 West Romana Drive		Eloy	AZ	85131				
Juarez	Euardo & Leonor		3155 West Romana Drive		Eloy	AZ	85131				
Tucker	Phillip & Tamara		832 East Sesame Street		Ketchikan	AK	99901				
Oros	Fahadia		3215 West Romana Drive		Eloy	AZ	85131				
Davis	Earl & Erma		3225 West Romana Drive		Eloy	AZ	85131				
Gonzalez	Jovanny		P.O. Box 38093		Phoenix	AZ	85069				
Adorno	Hector		6705 North San Juan Road		Eloy	AZ	85131				
Strawe	Joseph		P.O. Box 347		Langley	WA	98260				
Lewis	Richard		mail return								
Chavez	Maria		3250 West Santan Vista Drive		Eloy	AZ	85131				
Avila	Teresa		844 East Carla Vista Drive		Chandlger	AZ	85225				
Scott	Karen		2934 Windsor Drive		Alameda	CA	94501				
Robinson	William Jr.		P.O. Box 32114		Mesa	AZ	85275				
Freeman	Calvin & Roxanne		549 East McKellips Road	Lot 62	Mesa	AZ	85203				
Branaman	Robert & Patricia		43522 West Snow Drive		Maricopa	AZ	85138				
		Purchase Equity Investors Inc	P.O. Box 69004		Oro Valley	AZ	85737				
Avalos	Juan		3305 West Romana Drive		Eloy	AZ	85131				
Krueger	Peter		75 East 8th Avenue	109	Vancouver	BC		Canada			
		Apagon Industries Inc.	24 West Camelback Road	Ste A350	Phoenix	AZ	85013				
		Choice Properties LLC	P.O. Box 32791		Phoenix	AZ	85064				
Schmidt	Herbert		854 Old Huntingdon Pike		Huntingdon Valley	PA	19006				
Amenta	Matthew		403 Vickie Avenue		Santa Maria	CA	93454				
		406 Property Solutions LLC	3031 Grand Ave	Apt. 189	Billings	MT	59102				
Miller	Alan & Debra	Family Trust	3455 West Romana Drive		Eloy	AZ	85131				
Brown	Lynn		1718 Little Big Horn Avenue		Placentia	CA	92870				
Arzaga	Rodrigo		mail return								
Leue	Enrique & Christian Fox		3360 West Toluca Drive		Eloy	AZ	85131				
Linde	Roger		1617 Fountain View Drive	Apt 88	Houston	TX	77057				
Bruyneel	Ray		2311 Durango Drive		Van Buren	AR	72956				
Hales	James & Julie	Trust	mail return								
Ruth	Deborah		1739 Iliff Avenue		Cincinnati	OH	45205				
Frey	Shirley	Trust	140 Briarwood Place		Stockbridge	GA	30281				
Canedo	Nadia		3480 West Toluca Drive		Eloy	AZ	85131				
Moody	Samantha		mail return								
Bollmeier	Edward & Cathy		845 East Harrison Ct		Gilbert	AZ	85296				
Sanders	Guy		631 D Street NW	Apt 533	Washington	DC	20004				
Dobos	Anthony		3055 West Toluca Drive		Eloy	AZ	85131				
McGee	James		3075 West Toluca Drive		Eloy	AZ	85131				
Williams	Clarence & Rena		5242 West Cheryl Drive		Glendale	AZ	85302				
Mehler	Robert		4409 North 18th Street		Tacoma	WA	98406				
		Redfoot Family Trust	308 Regatta Way		Summerville	SC	29486				
Brown	Bobby		8045 East Donna Road		Prescott Valley	AZ	86314				
Martinez	Jose & Estela		5716 South 34th Avenue		Phoenix	AZ	85041				
		O & D Properties LLC	13404 East Euclid Avenue		Goodyear	AZ	85338				

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Secrest	James Lee	Trust	P.O. Box 397		Maricopa	AZ	85139				
Lawson	Jerry & Debra		563 North Daystar Mountain Drive		Tucson	AZ	85745				
		Ocean Paradise LLC	P.O. Box 32925		Phoenix	AZ	85064				
Brownmiller	Jill		3060 West Santan Vista Drive		Eloy	AZ	85131				
Stout	Sarah Jane		3110 West Santan Vista Drive		Eloy	AZ	85131				
Lutts	Donald & Marie		18124 Wedge Parkway	PMB 408	Reno	NV	89511				
		Other Parcel LLC	P.O. Box 32971		Phoenix	AZ	85064				
		JC Woo LLC	40 West Birchwood Place		Chandler	AZ	85248				
Tisdale	Douglas		4662 South Elizabeth Ct		Englewood	CO	80113				
Tewksbury	Harry		mail return								
Barnette	Eugene & Alice Jean		7125 Kahms Lane		Kelseyville	CA	95451				
Candelario	Rodolfo		10594 Helund Drive		Anaheim	CA	92804				
Cotton	Wayne		2632 37th Street SW		Calgary	AB		Canada			
Guevara	Carmen		3365 West Toluca Drive		Eloy	AZ	85131				
Whiteside	Sylvia		3405 West Toluca Drive		Eloy	AZ	85131				
Lige	Ruth		44552 Melaren Drive		Chilliwack	BC		Canada			
Spann	William & Wanda	Trust	346 Villanova Avenue		Ventura	CA	93003				
Snider	Michael		mail return								
		Luxe Living LLC	3434 West Tulsa Street		Chandler	AZ	85226				
Sandoval	Ysidro & Alicia		3250 West Santan Vista Drive		Eloy	AZ	85131				
O'Brien	Gary & Marlys		3280 West Santan Vista Drive		Eloy	AZ	85131				
Kling	Joanne		3330 West Santan Vista Drive		Eloy	AZ	85131				
Still	Jerry & Lois		2292 Felknor Road		Mitchell	IN	47446				
Cook	Kathy		3370 West Santan Vista Drive		Eloy	AZ	85131				
Dominguez	Ramona		4608 South 23rd Lane		Phoenix	AZ	85041				
Villegas	Jose Javier		3410 West Santan Vista Drive		Eloy	AZ	85131				
Cervantes	Omar & Briseida		3420 West Santan Vista Drive		Eloy	AZ	85131				
D Louhy	George		1693 Manor Way S		Saint Pertersburg	FL	33712				
Cruz	Isaias & Abraham		5723 North 39th Drive		Phoenix	AZ	85019				
Garcia	Juan & Julie		33966 West Grande Road		Stanfield	AZ	85172				
Standen	Jack		7488 Priest Road NE		Mancelona	MI	49659				
Atencio	Jerry & Jennie		mail return								
		City of Eloy	628 North Main Street		Eloy	AZ	85131				
Williams	Charles		mail return								
Byrd	Kathy Gail		3125 West Santan Vista Drive		Eloy	AZ	85131				
Bernal	Teofilo & Epifania		3215 West Santan Vista Drive		Eloy	AZ	85131				
Stadtmueller	Steven		W5103 Buttercup Drive		Wautoma	WI	54982				
Madril	Max		mail return								
Imeson	Donald		P.O. Box 14		Boyne Lake	AB		Canada			
Alcala	Javier		3045 West Aguadero Drive		Eloy	AZ	85131				
Broschat	James & Doris		9015 East Saddleback Drive		Tucson	AZ	85749				
Harris	Edward & Elizabeth		2524 Lisa Drive		Waldorf	MD	20601				
Bomarito	Patricia		P.O. Box 4429		Arizona City	AZ	85123				
Duffield	Digna		853 West Spur Avenue		Gilbert	AZ	85223				
		Braided Cord Enterprises LLC	2219 South Sailors Way		Gilbert	AZ	85295				
Town	Dennis		3250 West Aguadero Drive		Eloy	AZ	85131				
Garcia	Mario & Viridiana		3255 West Santan Vista Drive		Eloy	AZ	85131				
		Poco Verde Landscape Inc	520 West Warner Road		Tempe	AZ	85284				
De Osuna	Amalia		506 North Coolidge Avenue		Casa Grande	AZ	85122				
Leos	Barbara		3335 West Santan Vista Drive		Eloy	AZ	85131				
Tunison	Randy & Connie		59287 Canterbury		Washington Township	MI	48094				
Santa Cruz	Carolina		26590 West Desert Crest Street		Casa Grande	AZ	85193				
Mahaffey	Robert		424 Piedmont Way		Martinsburg	WV	25404				
Donahue	Diane		31 Circle Drive		Barnesville	PA	18214				
Diaz	Mario		1153 North 23rd Place		Mesa	AZ	85213				

Chavez	Sylvia		3455 West Santan Vista Drive		Eloy	AZ	85131				
Tapia	Nora Isela		P.O. Box 392		Eloy	AZ	85131				
Valenzuela	Berenice		mail return								
Heibeck	Richard		12214 Kitten Trail		Hudson	FL	34669				
Arevalos	Federico		1028 Georgean Street		Hayward	CA	94541				
Forsyth	Deanna		3350 West Aquadero Drive		Eloy	AZ	85131				
Krulger	Peter		109 75 East 8th Avenue		Vancouver	BC		Canada			
Rebuelta	Sajarawi Miguel		3410 West Aguadero Drive		Eloy	AZ	85131				
Stewart	Lewis III		816 Kline Ct.		Goochland	VA	23063				
Sandhu	Bhajan & Kaur Jaswinder		1466 East Douglas Street		Casa Grande	AZ	85122				
Michel	Pedro		3036 Harewood Avenue		Noth Las Vegas	NV	89030				
Mejia	Jose & Mauricia		3460 West Aguadero Drive		Eloy	AZ	85131				
Guadian	Joe & Elizabeth		1334 East Cecil Ct		Casa Grande	AZ	85122				
Sobhani	Fariborz		11372 East Poinsettia Drive		Scottsdale	AZ	85259				
Black	John & Talley Mical		P.O. Box 63127		Lanai City	HI	96763				
Bridgewater	Mark & Joyce		3075 West Aguadero Drive		Eloy	AZ	85131				
Kreaseck	Joseph Ronald		3125 West Aguadero Drive		Eloy	AZ	85131				
Irvin	Douglas & Linda		2503 East Nora Avenue		Spokane	WA	99207				
Calvillo	Robert & Bobby		3245 West Tollan Drive		Eloy	AZ	85131				
Donahue	Marilyn		5326 North 81st Place		Scottsdale	AZ	85250				
Heraldez	Manuel & David		118 East Saguaro Street		Casa Grande	AZ	85122				
Kirkham	Kasey Patrick		mail return								
Collings	Carlton		mail return								
Collings	Phyllis		117 West Dawes Avenue		Somers Point	NJ	8244				
Sutton	Walter		3030 West Quail Road		Eloy	AZ	85131				
		Blue Palo Servicing Company LI	1000 Riverside Avenue	Ste 400	Jacksonville	FL	32204				
Garcia	Kamillo		mail return								
Ramos	Maria		26521 Villa Gorrion		Mission Viego	CA	92691				
Haelle	William		301 Greenwood Road		Sharon Hill	PA	19079				
Villa	Daniel & Simona		628 East Laredo Street		Chandler	AZ	85225				
Marquez	Adan		13715 West Nicola Street		Casa Grande	AZ	85122				
Magana	Jose Alfredo		104 South Cottonwood Street		Chandler	AZ	85225				
Arreola	Socorro		2743 East Turquoise Trail		Casa Grande	AZ	85194				
Salazar	Delia		3285 West Aquadero Drive		Eloy	AZ	85131				
Hernandez	Cruz Arnulfo & Maria		532 Canterbury Drive		Phoenix	AZ	85022				
		Catch 22 Enterprises LLC	3535 East Fairfield Cir		Mesa	AZ	85213				
Tweed	H M Jr		49 Rivercliff Road		Lowell	MA	1852				
Pearl	Kenneth		802 Glenshire Road		Glenview	IL	60025				
McKelvey	Nancy		P.O. Box 155		Young	AZ	85554				
Cline	Scott Allen		mail return								
Mendoza	Aaron		4369 East Appaloosa Drive		Eloy	AZ	85131				
Pacheco	Martin		6045 East Portia Cir		Mesa	AZ	85215				
Bohstedt	Jerald & Marsha		mail return								
		Twisted Land LLC	P.O. Box 32811		Phoenix	AZ	85064				
Aguilar	Maria		3485 West Aguadero Drive		Eloy	AZ	85131				
Lazo	Azucena		3270 West Quail Drive		Eloy	AZ	85131				
Messer	Melvin		P.O. Box 10270		Casa Grande	AZ	85130				
		Terra Firma Land Co. LLC	10810 North Tatum Blvd	Apt 102-801	Phoenix	AZ	85028				
White	Robert & Eleonor		3825 Riverview Ter	Apt Terras	East China	MI	48054				
Veach	Leslie & Shirley		P.O. Box 1069		Beaverton	OR	97075				
		Eloy Dirt LLC	590 West Main Street	PMB 115	Santa Paula	CA	93060				
Lizarraga	Francisco		P.O. Box 340		Eloy	AZ	85131				
		Home Sweet Home Rental and In	1165 South Idaho Road		Apache Junction	AZ	85119				
Gurak	David		1255 Jones Street	Apt 321	Reno	NV	89503				
Walker	James		380 Walters Lane		Altoona	PA	16601				

McCullough	Rhonda & Evan		8901 North Johnson Road		Maricopa	AZ	85139				
Rose	Thomas & Pamela		3470 West Quail Drive		Eloy	AZ	85131				
Kathleen	Rixey		4416 East Casey Lane		Cave Creek	AZ	85331				
		Orbit Investments LLC	P.O. Box 72540		Phoenix	AZ	85050				
Garcia	Jose		mail return								
Medina	Jose		3135 West Quail Drive		Eloy	AZ	85131				
Lizarraga	Alfredo		3145 West Quail Drive		Eloy	AZ	85131				
Flanigan											
Coppolillo	Amelia		4237 Lindley	St. 2	Downers Grove	IL	60515				
Moralez	Joe		mail return								
Wiseman	Jacqulyn		2980 Stommel		Ypsilanti	MI	48198				
Armenta	Ignacio & Brenda Guardians		3000 West Caballero Drive		Eloy	AZ	85131				
Strand	Clifford		mail return								
Ramos	Adalberto Rivera		P.O. Box 178		Eloy	AZ	85131				
Staley	Robert		3049 Mountain View Avenue		Los Angelos	CA	90066				
Cortes	Jose		P.O. Box 3632		Apache Junction	AZ	85117				
Calderon	Roberto		3140 West Caballero Drive		Eloy	AZ	85131				
Cali	William		mail return								
Coudriet	Kevin		3200 West Caballero Drive		Eloy	AZ	85131				
Orozco	Martin		3220 West Caballero Drive		Eloy	AZ	85131				
Cwik	Mary Jane		28760 Stonehedge Drive		Chesterfield	MI	48047				
		Thomas Holdings Inc.	1816 Watermill Court		Plano	TX	75093				
Hernandez	Araceli		3265 West Quail Drive		Eloy	AZ	85131				
Rutkowski	Robert		3275 West Quail Drive		Eloy	AZ	85131				
Scott	Geraldine		3915 West Davis Street	Ste 130-345	Conroe	TX	77304				
Baugher	Margaret		3315 West Quail Drive		Eloy	AZ	85131				
Francis	Patricia		P.O. Box 399		Viking	AB		Canada			
Edens	Richard & Lana		2014 Carnelian Lane		Eagan	MN	55122				
Campbell	Lance		3405 West Quail Drive		Eloy	AZ	85131				
Valenzuela	Graciela		3435 West Caballero Drive		Eloy	AZ	85131				
King	Betty Jo		1459 North French Street		Casa Grande	AZ	85122				
Mathey	Guy		mail return								
Yoachum	Herbert & Helen	Trust	mail return								
Molina	Margarita		mail return								
Avalos	Juan Antonio & Amelia		10165 West Woodruff Road		Casa Grande	AZ	85194				
Campbell	Rebecca		3040 West Tollan Drive		Eloy	AZ	85131				
Rooney	Thomas & Anna	Trustees	1102 Benjamin Franklin Drive	#414 Lido Surf & Sand	Sarasota	FL	34236				
Alexander	Carolyn		3400 West Caballero Drive		Eloy	AZ	85131				
Mackie	Verna		2437 Sandy Lane		Englewood	FL	34224				
Henninger	Robert		5915 Prince George Drive		Springfield	VA	22152				
Stackpoole	Michael		mail return								
Miranda	Leydy		16033 South Spartan Street		Chandler	AZ	85225				
Miranda	Uriel		1536 East Judi Drive		Casa Grande	AZ	85122				
Sierra	Greg		2147 West Roosevelt Avenue		Coolidge	AZ	85128				
Bounds	Katherine		3025 West Caballero Drive		Eloy	Azq	85131				
Horan	James & Jo Anne	Trust	1045 Lochaven Road		Waterford	MI	48327				
Rios	Pedro & Hermila		8509 Beverly Blvd	56	Pico Rivera	CA	90660				
Sanders											
		Choice Property LLC	P.O. Box 32791		Phoenix	AZ	85064				
Barajas	Daniel		3130 West Tollan Road		Eloy	AZ	85131				
Whitbeck	Ivis & Theodore	Trust	mail return								
		Toltec Dirt LLC	P.O. Box 5166		Tucson	AZ	85703				
Reeg	Michaele		3175 West Caballero Drive		Eloy	AZ	85131				
Davis	Carey & Margaret		6731 Foothill Drive		Anchorage	AK	99504				
Arredondo	Pedro		3235 West Caballero Drive		Eloy	AZ	85131				

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Patenge	Alfred & Jane		759 North Oracle		Mesa	AZ	85203				
Garcia	Elpidio		7385 West Cornman Road		Casa Grande	AZ	85122				
		North Pinchot Road LLC	6139 North Pinchot Road		Tucson	AZ	85750				
Goodlett	Tommy & Gloria		2200 Fancy Gap Lane		Austin	TX	78745				
		Louis & Bonnie Stephens Revoca	7006 East Jensen	47	Mesa	AZ	85207				
Lindsey	Brian & Susan		1918 East Bay Tree Court		Gilbert	AZ	85234				
		Ed & Patricia Joint Revocable Tr	2060 Belmont Drive		Anchorage	AK	99517				
Barber	Cynthia		11 Black Oak Drive		Wayland	MA	1778				
Hensley	Elizabeth		443 Letchworth Drive		Akron	OH	44303				
		J & C Woo LLC	40 West Birchwood Place		Chandler	AZ	85248				
Graham	Robert & Carol		11266 West Highmont Drive		Boise	ID	83709				
Townsend	Shirley		mail return								
Rogers	Norene	Estate	3265 West Caballero Drive		Eloy	AZ	85131				
Bayliss	Bernard & Loretta	Trust	1512 14th Ave S		Grand Forks	ND	58201				
Garcia	Lisa		P.O. Box 57635		Phoenix	AZ	85079				
Ramirez	Janie		3335 West Caballero Drive		Eloy	AZ	85131				
Hernandez	Noe		3345 West Caballero Drive		Eloy	AZ	85131				
Atteberry	Carol		101 V Hill Road		Edgewood	NM	87015				
Montijo	Mercedes		P.O. Box 871		Eloy	AZ	85131				
Molina	Eulalio		1104 North Desert Willow Street		Casa Grande	AZ	85122				
Gerlach	Robert & Edward		1206 Thoroughbred Circle		Saint Charles	IL	60174				
Miller	David		1526 Palmer Avenue		Pueblo	CO	81004				
Santana	Jorge & Griselda		3260 West Corridos Drive		Eloy	AZ	85131				
Stone	Bradley		1865 North Lewis Place		Casa Grande	AZ	85122				
		Brenmor Properties Inc.	P.O. Box 9559		Chandler Heights	AZ	85127				
Popatia	Shahb		2205 East Inverness Ave		Mesa	AZ	85204				
Moore	Charles & Madeline		6930 East Ironside Street		Picacho	AZ	85141				
Vallasenor	Salvador		3350 West Corridos Drive		Eloy	AZ	85131				
Ramos	Maria		3360 West Corridos Drive		Eloy	AZ	85131				
		Silverrock Properties LLC	P.O. Box 3631		Scottsdale	AZ	85271				
Jonz	Jon		207 South Arroyo Drive		Payson	AZ	85541				
Chalila	Mary-Anne	Estate	11 Norway Road		Bangor	ME	4401				
Carillo	Enrique & Lin		4600 North Kain Avenue	Unit 23	Tucson	AZ	85705				
Valenzuela	Marco		3450 West Corridos Drive		Eloy	AZ	85131				
Strasberg	Ronald & Mara	Living Trust	5966 North Wilshire Drive		Williams	AZ	86046				
Medina	Gary & Diane		816 East Shadow Lane		Casa Grande	AZ	85122				
Ortega	Hermila		P.O. Box 2618		Arizona City	AZ	85123				
Ortega	Eliceria		3015 West Corridos Drive		Eloy	AZ	85131				
Rector	Rodney & Cheryl		3025 North Corridos Drive		Eloy	AZ	85131				
Heggs	Cristina		3055 West Corridos Drive		Eloy	AZ	85131				
Wallace	Ann Christine		21833 SW 100th Place		Cutler Bay	FL	33190				
Cruz	Claudio		513 East Irene		Casa Grande	AZ	85122				
Macias	Guadalupe		3125 West Corridos Drive		Eloy	AZ	85131				
Childs	Steven & Lisa		3155 West Corridos Drive		Eloy	AZ	85131				
Zohar	Susan Marie		P.O. Box 11790		Chandler	AZ	85248				
Montoya	Elias & Rosa		3215 West Corridos Drive		Eloy	AZ	85131				
Jimenez	Casimiro & Juana		3225 West Corridos Drive		Eloy	AZ	85131				
McKeever	Brice		6233 Virgo Road		Oakland	CA	94611				
Herrera	Joanna		506 North Coolidge Avenue		Casa Grande	AZ	85122				
Vanderploeg	Madeline & Nye Ellen		49309 Village Point Drive	Apt. 18	Shelby Township	MI	48315				
Warnock	Matt		504 13th Avenue		Huntington	WV	25701				
Masters	Mary		3110 West Colusa Drive		Eloy	AZ	85131				
Barsness	Roger		6130 31st Aveune SW		Rochester	MN	55902				
Triminio	Domingo		50 North Amarillo Street		Casa Grande	AZ	85122				
Gleason	Thomas & Barbara		3080 West Forest Street		Brigham City	UT	84302				

Stratton	Marilyn & Jack		748 Siletz Place		La Conner	WA	98257				
Montero	Zamudio Juan		3220 West Colusa Drive		Toltec	AZ	85131				
Burgess	John		P.O. Box 2891		Florence	AZ	85132				
Carrion	Barbara		3240 West Colusa Drive		Eloy	AZ	85131				
Gilbert	Beverly		24 Westwind Drive		Guelph	ON		Canada			
Antillon	Aurora		613 East Barrus Place		Casa Grande	AZ	85122				
Costa	Rossano		78 Eugenia Street		New Bedford	MA	2745				
Lastra-Almeida	Sobeyda		3365 West Corridos Drive		Eloy	AZ	85131				
Casarez	Jessie		657 East Settlers Trail		Casa Grande	AZ	85122				
Haaland	Patricia		P.O. Box 1804		Millersville	MD	21108				
Zazueta	Marisol		4616 North Bonanza Drive		Casa Grande	AZ	85194				
Descoteaux	Norman		3250 West Colusa Drive		Eloy	AZ	85131				
Anderson	Christopher		P.O. Box 2050		Arizona City	AZ	85123				
Aldana	Victelia & Martin		3310 West Colusa Drive		Eloy	AZ	85131				
		Montoya's Skin Care LLC	13046 Bellflower Blvd		Downey	CA	90242				
Schaeffer	Gail		P.O. Box 603		Orangeville	CA	95662				
Wiedner	Maxine		210 South Highland Avenue	Apt K	Placentia	CA	92870				
		Offered Sale LLC	P.O. Box 32791		Phoenix	AZ	85064				
Cons	Michael		P.O. Box 1065		Arizona City	AZ	85123				
		Estrella Community Church	3005 West Madera Drive		Eloy	AZ	85131				
Verbiski	Christine		3035 West Colusa Drive		Eloy	AZ	85131				
Castillo	Raul & E R		68 North Trekell Road		Casa Grande	AZ	85122				
Castillo	Leopoldo		3075 West Colusa Drive		Eloy	AZ	85131				
Amaducci	Michela		931 Village Blvd	Ste 905-217	West Palm Beach	FL	33409				
Nickells	Steve		19626 6th Avenue S		Des Moines	WA	98148				
		Lizard Lick Properties LLC	16645 South 38th Way		Phoenix	AZ	85048				
Partida	Rafael		1661 North San Gorgonio Avenue		Banning	CA	92220				
Bowen	Richard & Lisa		3333 228th SE	Unit 89	Bothell	WA	98021				
Garcia	Eduardo		1359 East Laurel Place		Casa Grande	AZ	85122				
Suarez	Alfonso		601 South D Street		Eloy	AZ	85131				
Degroat	Cynthia		450 Norway Drive		Foley	MN	56329				
Short	Kevin		1720 Center Road		Chimacum	WA	98325				
Gonzales	Henry		3300 Metwell Drive		Kingman	AZ	86401				
Villarreal	Fidel		1589 East Silver Reef Drive		Casa Grande	AZ	85122				
Shields	Kathleen		10750 West El Rancho Drive		Sun City	AZ	85351				
Center	Gary		3050 West Madera Drive		Eloy	AZ	85131				
Serrano	Benjamin		3060 West Madera Drive		Eloy	AZ	85131				
Ferong	Michael & Carla		2801 Blue Mountain Road		Port Angeles	WA	98362				
Moreno	Jose		3130 West Madera Drive		Eloy	AZ	85131				
Digiacinto	David		1112 South San Jose	Apt 2-103	Mesa	AZ	85202				
Lopez	Martin		1708 South 3rd Street		Phoenix	AZ	85004				
Bojorquez	Angel & Mayra		3170 West Madera Drive		Eloy	AZ	85131				
Deleon	Oralia		3210 West Madera Drive		Eloy	AZ	85131				
Juarez	Joe		210 West 6th Street		Eloy	AZ	85131				
Grainger	John		4001 East Sahara Avenue	#109A	Las Vegas	NV	89104				
Leal	Gail	Trust	1138 East Las Palmaritas Drive		Phoenix	AZ	85131				
Sluga	Thomas & Nancy	Trust	1112 North Olive Drive		Casa Grande	AZ	85122				
Norberg	Daryl		P.O. Box 2753		Arizona City	AZ	85123				
Moreno	Carlos		3355 North Colusa Drive		Eloy	AZ	85131				
Hodges	Charles		7305 Bayhill Ct.		Raleigh	NC	27615				
Valenzuela	Flor		1757 North St. Francis Place		Casa Grande	AZ	85122				
Kray	Bernard & Marya		16808 Faulman Road		Clinton Township	MI	48035				
Robinson	Joan		6110 Long Beach Blvd		Brant Beach	NJ	8008				
Fajardo	Rosalina & Angelina		3465 West Colusa Drive		Eloy	AZ	85131				
Egge	Neal		3475 West Colusa Drive		Eloy	AZ	85131				

Basnett	Timothy		P.O. Box 502633		Indianapolis	IN	46250				
Estrella	Blanca	Estate	3250 West Madera Drive		Eloy	AZ	85131				
Hermann	Lillian or Susan Slade		1242 East Arivat Avenue		Casa Grande	AZ	85122				
Rodriguez	Pablo		3300 West Madera Drive		Eloy	AZ	85131				
Hernandez	Nicolas		3310 West Madera Drive		Eloy	AZ	85131				
Pacheco	Maria		253 East 2nd Street		Mesa	AZ	85201				
Knighten	Charles		351 North Peart Road	Apt 1626	Casa Grande	AZ	85122				
Prang	Richard & Lois	Trust	1815 56th Street NE		Tacoma	WA	98422				
Richey	Chad & Victoria		5357 West Encanto Verde		Queen Creek	AZ	85142				
Ayotte	Linwood & Ellen		1121 Coppet Street		Fairbanks	AK	99709				
Beltran	Ruben & Yolanda		105 West Auburn Sky Court		Casa Grande	AZ	85122				
Schulte	Donald & Edith		5331 Blue Crab Circle	J-4	Bokeelia	FL	33922				
Gonzales	Sergio		3075 West Madera Drive		Eloy	AZ	85131				
Moreles	Jesus		3115 West Madera Drive		Eloy	AZ	85131				
Shields	Scott & Richelle		4214 South Spring Drive		Ferndale	WA	98248				
Hill	Sinclair		P.O. Box 243		Grapeview	WA	98546				
Shih	Li		2482 West Kimberley Place		Tucson	AZ	85705				
Shamloll	Chiranjiv		1650 East Villa Street	Apt 224	Phoenix	AZ	85006				
Hamill	Richard	Revocable Living Trust	1019 East Meadowbrook Ave		Phoenix	AZ	85014				
Lopez	Jesus		26510 West Desert Crest Street		Casa Grande	AZ	85193				
Vandergriff	Trevor		1302 West Ajo Way	Unit 78	Tucson	AZ	85713				
Perez	Edith		3030 West Soland Drive		Eloy	AZ	85131				
Lopez	Joel & Dorina		3050 West Soland Drive		Eloy	AZ	85131				
Cantu	Vonifario		P.O. Box 2165		Coolidge	AZ	85128				
Hawkins	Clay		3251 East Jackpot Lane		Casa Grande	AZ	85194				
Zohn	Robert		40 Rutland Square	2	Boston	MA	2118				
		VW Acquistions	2043 South Constellation Court		Gilbert	AZ	85295				
Fraga	Jane		9035 La Serena Drive		Fair Oaks	CA	95628				
Allen	Ernest & Leslie		122 County Road 31		Craig	CO	81625				
Oros	Sahadia		3250 West Madera Drive		Eloy	AZ	85131				
Fitzgibbons	David		1809 South Street		Sacramento	CA	95811				
Vadon	Alexandrine		17 Ridgewood Avenue		Hawthorne	NJ	7506				
Lopez	Ismael & Martha		3345 West Madera Drive		Eloy	AZ	85131				
Soule	Carin		222 4th Street		Seal Beach	CA	90740				
Jatczak	David		6401 Emerald Court		Willlowbrook	IL	60527				
Toomire	James		3445 West Madera Drive		Eloy	AZ	85131				
Marcotte	Brian & Patti		131 West Blue Lagoon Drive		Casa Grande	AZ	85122				
Hauf	Brett & Doris		13330 West Solano Drive		Litchfield Park	AZ	85340				
Velasquez	Bernal		4145 North Roble Circle		Eloy	AZ	85131				
Campos	Leon & Rosa		4025 North Valley Road		Eloy	AZ	85131				
Quintana	Michelle		1111 East Brown Road		Mesa	AZ	85203				
Church	Howard		1706 Deveondale Drive		Louisville	KY	40222				
Wright	Anabel		1241 East Broadway Road	Ste 4	Mesa	AZ	85204				
Quinones-Retiz	Jesus		1786 East Wildflower Lane		Casa Grande	AZ	85122				
McSperitt	Bonnie		3420 West Salano Drive		Eloy	AZ	85131				
Diaz	Michael		1105 East 2nd Street		Casa Grande	AZ	85122				
Gomez	Julian		1553 East Palo Verde Drive		Casa Grande	AZ	85122				
Fleming	Shirley		1201 Huckleberry Avenue		Sandpoint	ID	83864				
Weeks	John & Thelma		3005 West Solano Drive		Eloy	AZ	85131				
		Beyond Horizon LLC	7359 East Norwood Street		Mesa	AZ	85207				
Daniels	Marva		3145 West Solano Drive		Eloy	AZ	85131				
Lape	Jack		4808 81st Place SW		Mukilteo	WA	98275				
Medina	Elisa		18355 West Carol Avenue		Casa Grande	AZ	85122				
Morse	Jeff		10616 Happy Trail		Woodstock	IL	60098				
Ford	Roy & Colleen		4437 East Arapahoe Street		Phoenix	AZ	85044				

Kaylee	Delshad		P.O. Box 67821		Phoenix	AZ	85082				
Schumacher	William		6655 East Placita Alhaja		Tucson	AZ	85750				
Florek	Georgiana		5629 80th Street NE		Marysville	WA	98270				
Przekop	Ignace		1001 SW 62nd Blvd	Apt 209	Gainesville	FL	32607				
		Arizonia Development Inc.	P.O. Box 32811		Phoenix	AZ	85064				
		Salvatore Gatto Partners LP	P.O. Box 33184		Phoenix	AZ	85067				
Johnston	Richard		17200 West Bell Road	Lot 897	Surprise	AZ	85374				
Tellez	Guadalupe		3230 West Trona Drive		Eloy	AZ	85131				
Wayne	Floyd		142 Royal Oak Pt NW		Calgary	AB					
Gutierrez	Alfredo		5507 South 14th Way		Phoenix	AZ	85040				
Sarmiento	Delia		3285 West Solano Drive		Eloy	AZ	85131				
Cummings	Gary		3305 West Solano Drive		Eloy	AZ	85131				
Rodriguez	Israel & Martha		1107 East 2nd Street		Casa Grande	AZ	85122				
Klein	Brion		634 West Garnet Avenue		Mesa	AZ	85210				
Fox	Phyllis		3874 Breckinridge Drive		Okemos	MI	48864				
Matta	Karam & Mildred		2402 East 5th Street	Unit 1699	Tempe	AZ	85281				
		Triple Z LLC	4318 East Frye Road		Phoenix	AZ	85048				
Mohammed	Avelina		4934 West Crittenden Lane		Phoenix	AZ	85031				
		Land Insights LLC	2048 North 44th Street	Ste. 100	Phoenix	AZ	85008				
Maisterrena	Juan		3916 North Potsdam Avenue	PMB 3467	Sioux Falls	SD	57104				
Fernandez	Sondra		3250 West Trona Drive		Eloy	AZ	85131				
Martyn	Robert		24113 Adair Avenue		Sorrento	FL	32776				
Cueller	Paul & Rosemarie		3820 North Catalina Drive		Eloy	AZ	85131				
Dunker	Aaron & Martha		3310 West Trona Drive		Eloy	AZ	85131				
Morrone	Anthony & Janet		4 Hamilton Drive		Laurel Springs	NJ	8021				
Cianci	Conception		3330 West Trona Drive		Eloy	AZ	85131				
Ochoa	Robert		1590 El Dorado Drive		Gilroy	CA	95020				
Baker	George		3360 West Trona Drive		Eloy	AZ	85131				
		Emerald Terrace Company	P.O. Box 15524		Phoenix	AZ	85060				
Martinez	Fredrico		1377 East Florence Blvd	Apt 151-74	Casa Grande	AZ	85122				
Ortiz	Flora		528 North 97th Place		Mesa	AZ	85207				
		Kezinama Investments LLC	10058 West Solera Place		Casa Grande	AZ	85122				
Poulson	Gary		410 East Arlington Street		Yakima	WA	98901				
Chavarria	Jessica		209 East Elm Street		Eloy	AZ	85131				
Torres	Eunice		2764 West Coolidge Avenue		Coolidge	AZ	85128				
Valencia	Veronica		3225 West Trona Drive		Eloy	AZ	85131				
Ponce	Gloria		1724 East Caborca Drive		Casa Grande	AZ	85122				
Uriarte	Pedro		3050 West Tollan Drive		Eloy	AZ	85131				
Hendrix	Craig		3940 North Carnation Lane		Avondale	AZ	85392				
Petersen	Russell & Mary		1323 East Judi Drive		Casa Grande	AZ	85122				
Brown	Tracy		HC60 Box 294 E		Copper Center	AK	99573				
Kostecki	William & Sharon		10115 North Tall Oaks Court		Monticello	IN	47960				
Kinderman	Larry & Laurie		3220 West Tollan Drive		Eloy	AZ	85131				
Balkema	James		P.O. Box 12093		Casa Grande	AZ	85122				
Gallegos	Julia		3275 West Trona Drive		Eloy	AZ	85131				
Estrada	Salvador		10649 West Landmark Lane		Casa Grande	AZ	85122				
Martinez	Pete		3315 West Trona Drive		Eloy	AZ	85131				
Taylor	Douglas		11401 East Apache Trail		Apache Junction	AZ	85120				
Julilfs	Kevin		3405 West Trona Drive		Eloy	AZ	85131				
Quiroz	Biviano		2407 East Rosario Mission Drive		Casa Grande	AZ	85194				
Austin	John & Kathleen	Trust	10405 East San Tan Blvd		Sun Lakes	AZ	85248				
Garcia	Angel		1573 East Viola Drive		Casa Grande	AZ	85122				
Munoz	Lorena & Eva		3310 West Tollan Drive		Eloy	AZ	85131				
Arroyo	Jorge		3350 West Tollan Drive		Eloy	AZ	85131				
Williams	Luke		4245 East Superior Avenue		Phoenix	AZ	85040				

Eastline Mailer - Array

		Plenty Parcel LLC	P.O. Box 32791		Phoenix	AZ	85064				
Chinchillas	Miguel & Lara		3450 West Tollen Drive		Eloy	AZ	85131				
Hitrec	Agatha		4825 Hazel Street	350	Burnaby	BC					
Perez-Ganegoda	Yvonne		P.O. Box 10604		Casa Grande	AZ	85130				
Patino	Modesto		2363 East Contessa Street		Mesa	AZ	85213				
40219037											
Rodriguez	Ricardo & Therese		8565 West Joan De Arc Avenue		Peoria	AZ	85381				
Baeza	Juan & Yolanda		1124 East 1st Street		Casa Grande	AZ	85122				
Salas	Silvia		202 South 5th Avenue		Marietta	OK	73448				
		Hanna 154 LLC	P.O. Box 5365		Mesa	AZ	85211				
Myllymaki	Rachael		6330 South 27th Avenue		Phoenix	AZ	85041				
Rajkaran	Rupesh		6848 West Dale Lane		Peoria	AZ	85383				
Rassai	Irandokht		P.O. Box 447		Peoria	AZ	85380				
Green	Ladjamaya		6056 South Alai Drive		Eloy	AZ	85131				
Toussaint	Kathryn		7017 South Priest Drive	Apt 1049	Tempe	AZ	85283				
Bran	Miquel		1103 North Sunshine Blvd		Eloy	AZ	85131				
Kleikamp	Kenneth & Joyce		2040 Vaquero Drive		Eloy	AZ	85131				
Johnston	Bettie		2036 West Hanna Road		Eloy	AZ	85131				
O'Neal	Mary & Glenn		2088 West Hanna Road		Eloy	AZ	85131				
Sheridan	John & Jeanne		2148 West Hanna Road		Eloy	AZ	85131				
Sloman	Richard & Nancy		6105 South Iron Bar Road		Eloy	AZ	85131				
Buck	Taraz		P.O. Box 8183		Pittsburgh	PA	15217				
		Desert Rose Bahai Institute Inc.	1950 West Williams Sears Drive		Eloy	AZ	85131				
Prenat	James		110 North 4th Street		Miamisburg	OH	45342				
Bahai	Fouad & Linda		5850 NC 210 N		Angier	NC	27501				
Martinez	Isaac		1419 East Holiday Drive		Casa Grande	AZ	85122				
Healy	Gerald & Virginia		2390 Branded Trail		Eloy	AZ	85131				
Alinikoff	Lucinda		P.O. Box 211		Hendersonville	TN	37077				
Saidi-Ardestani	Ali		3607 Hearst Drive		Simi Valley	CA	93063				
Lopez	Ray		6380 South Ironbar Road		Eloy	AZ	85131				
Gardella	Owen & Shar		91 Sharon Mountain Road		Sharon	CT	6069				
Lutness	Mark		2309 West William Sears Drive		Eloy	AZ	85131				
Kash	Federick		4304 Clipstone Place		College Station	TX	77845				
Goharriz	Bahram		5716 West Cortaro Crossing Drive		Tucson	AZ	85742				
Derkakhshan	Mansoor		1001 Monroe Street		Herndon	VA	20170				
Ramzi	Nika & Nassrin		10105 East Via Linda	Ste 103-147	Scottsdale	AZ	85252				
		Sleepy LLC	6943 East 1st Avenue		Scottsdale	AZ	85251				

Eastline Mailer List - Gen Tie

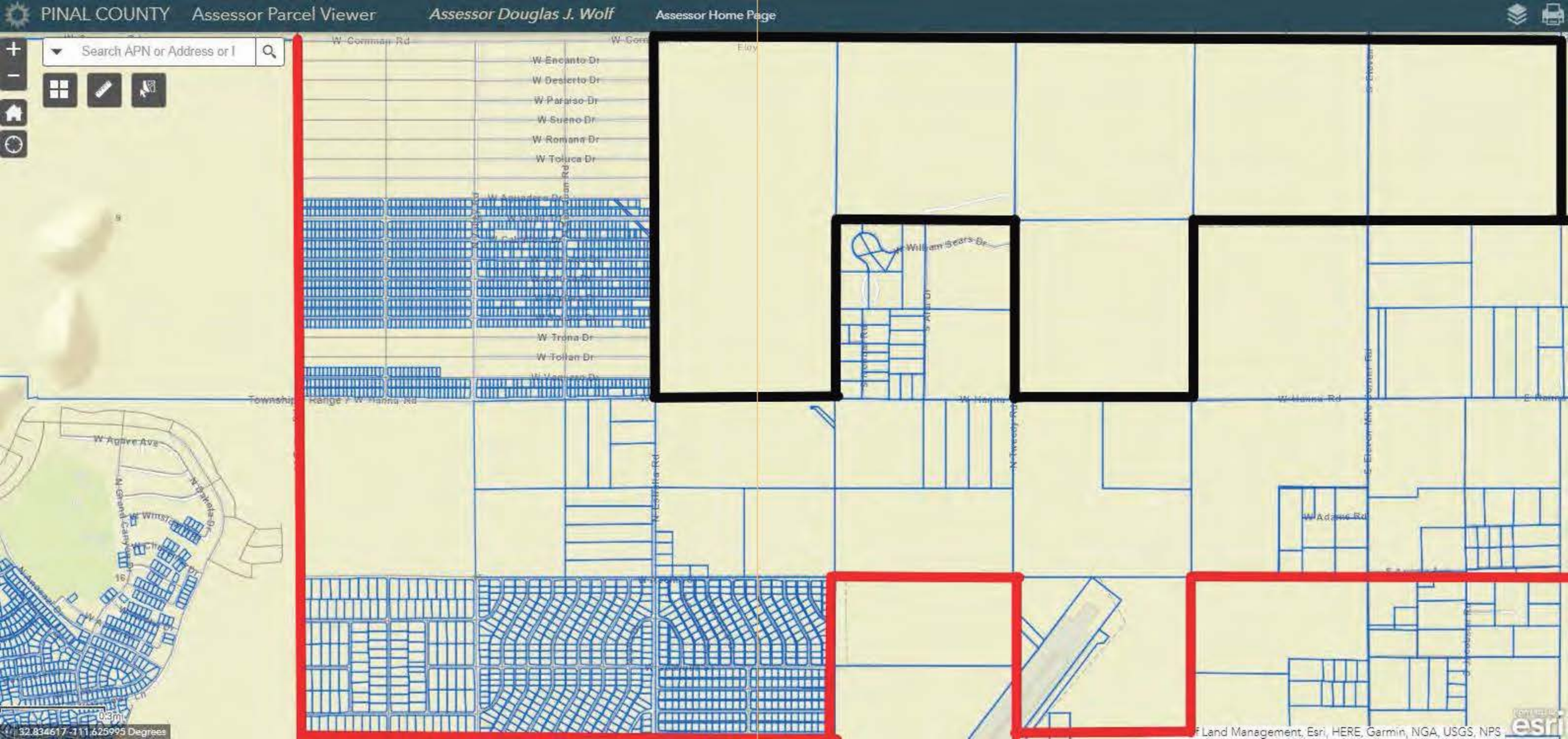
Last Name	First Name	Organization/Company	Address 1	Address 2	City	State	Zip Code	Country	Email		
Harnish	John		P.O. Box 3562		Seattle	WA	98124				
Hu	Yuefeng & Lei		945 East Prescott Place		Chandler	AZ	85249				
Ulmer	Randall		P.O. Box 7007		Cave Creek	AZ	85327				
		Petersen Investments LLC	3369 East Queen Creek Road	Ste 101	Gilbert	AZ	85297				
Arnieri	Salvatore & Michelle		3452 North Sapphire Circle		Mesa	AZ	85215				
Spencer	Michael		P.O. Box 993		Queen Creek	AZ	85142				
		City of Coolidge	130 West Central Avenue		Coolidge	AZ	85128				
		Express Companies One LLC	3100 South Rural Road	#1	Tempe	AZ	85282				
Senftner	Robert		1166 East Winchester Place		Chandler	AZ	85249				
Monaghan	Bernard		2242 East Victor Road		Gilbert	AZ	85296				
		Pinal Land Holding LLC	7154 East Stetson Drive	Ste 300	Scottsdale	AZ	85251				
		Aurbis Metro Partners IV LLC	7802 East Gray Road	Ste 300	Scottsdale	AZ	85260				
		Masyno Land Holdings LLC	P.O. Box 520		Coolidge	AZ	85128				
		Ben Fatto LTD Partnership	1223 South Clearview Avenue	Ste 103	Mesa	AZ	85209				
		The Sunscape Land Trust	P.O. Box 982		Florence	AZ	85132				
		Circle R Investments	P.O. Box 190		Queen Creek	AZ	85142				
		Sunscape RV Park Cooperative Inc.	1083 East Sunscape Way		Casa Grande	AZ	85194				
		Selma 73 Acres LLC	4235 East Montectio Avenue		Phoenix	AZ	85018				
Dozier	Steve & Cynthia	Larj Investment and Development LLC	P.O. Box 11190		Casa Grande	AZ	85130				
		Millennium Holdings LLC	303 East Gurley Street	Ste 148	Prescott	AZ	86301				
		Tucson Electric Power Co.	P.O. Box 52025		Phoenix	AZ	85072				
		Pinal Central Energy Center LLC	700 Universe Blvd		Juno Beach	FL	33408				
		Sunset Ranch Investments LLC	P.O. Box 190		Queen Creek	AZ	85142				
		Wells Fargo Bank National Assoc	5720 Premier Park Drive		West Palm Beach	FL	33407				
		Wilbrville LLC	2487 East Highway 287		Casa Grande	AZ	85122				
		Caywood Farms LLC	910 East 2nd Street		Casa Grande	AZ	85122				
		Eleven Mile Corner Farmers Gin Inc	387 West Highway 287		Casa Grande	AZ	85194				
		Sunscape 37 Land Trust	P.O. Box 982		Florence	AZ	85132				
		JKW Partners LLC	20269 North 55th Avenue		Glendale	AZ	85308				
		Eloy 586 LLC	8120 East Cactus Road	Ste 300	Scottsdale	AZ	85260				
		IM Holdings LLC	1516 West Lewis Ave		Phoenix	AZ	85007				
Moss	Annabelle		2018 South Indiana Drive		Casa Grande	AZ	85122				
McChesney	Robert		1992 South Indiana Drive		Casa Grande	AZ	85194				
Schuluterbusch	Willliam & Mary		1972 South Indiana Drive		Casa Grande	AZ	85194				
Foret	Eugene & Dorthy		1950 South Indiana Drive		Casa Grande	AZ	85194				
Willoughby	Kenneth & Linda		1930 South Indiana Drive		Casa Grande	AZ	85194				
Muldoon	John & Linda		1908 South Indiana Drive		Casa Grande	AZ	85194				
Bigsby	Doris		1866 South Indiana Drive		Casa Grande	AZ	85194				
McClure	Thomas & Andrea		4000 McDonald Road SW		Lancaster	OH	43130				
Betz	Norman & Ava		1800 South Indiana		Casa Grande	AZ	85194				
Jackson	Jim		1798 120th Street		Balsam Lake	WI	54810				
Edwards	Raymond & Gloria		110 East Dakota Drive		Casa Grande	AZ	85194				
McIntire	Erelynn Ruth		128 East Dakota Drive		Casa Grande	AZ	85194				
Downing	Verneil		150 East Dakota Drive		Casa Grande	AZ	85194				
Caussyn	Francis & Joan		23756 Arena Drive		Rapid City	SD	57702				
Hansen	Walter		P.O. Box 262		Junction City	OR	97448				
Luellig	Janice		1857 South Indiana Drive		Casa Grande	AZ	85194				
Conrad	Gregory & Donna		1867 South Indiana Drive		Casa Grande	AZ	85194				

Sherk	Virginia		1887 South Indiana Drive		Casa Grande	AZ	85194				
Souhwick	Richard & Dyonne		2250 Capella Court		West Richland	WA	99353				
Ireland	Thomas		1951 South Indiana Drive		Casa Grande	AZ	85194				
Trockels	Robert & Edith		1973 South Indiana Drive		Casa Grande	AZ	85194				
Fleming	Robert & Judy		1993 South Indiana Drive		Casa Grande	AZ	85194				
Dalien	Larry & Linnae		33300 Cobalt Drive NW		Cambridge	MN	55008				
Fisher	Duane		151 East Dakota Drive		Casa Grande	AZ	85194				
Patterson	Lloyd		1846 South Missouri Drive		Casa Grande	AZ	85194				
Daugherty	John		1856 South Missouri Drive		Casa Grande	AZ	85194				
Kunz	Barbara		1886 South Missouri Drive		Casa Grande	AZ	85194				
Palomo	Verna		1118 SW 139th Street	Apt 176	Burien	WA	98166				
Hinzman	Laura		1930 South Missouri Drive		Casa Grande	AZ	85194				
Torrey	John & Irene		6913 Gregory Court NE		Rio Rancho	NM	87144				
Holmes	Charles & Dawn		1972 South Missouri Drive		Casa Grande	AZ	85194				
Arnold	Sybil		2018 South Missouri Drive		Casa Grande	AZ	85194				
Vose	Ulmer & Clair		218 East Dakota Drive		Casa Grande	AZ	85194				
Murphy	Rayleen		240 East Dakota Drive		Casa Grande	AZ	85194				
Hammond	Edward		1867 South Missouri Drive		Casa Grande	AZ	85194				
Reece	Phyllis		237 East Dakota Drive		Casa Grande	AZ	85194				
McBride	Richard & Jacquiline		255 East Dakota Drive		Casa Grande	AZ	85194				
Rowin	David & Deesta		1073 2nd Street NW		Havre	MT	59501				
Pauley	John & Alyce		1917 South Utah Drive		Casa Grande	AZ	85194				
Arens	Barbara		1925 South Utah Drive		Casa Grande	AZ	85194				
Hart	Donald & Rosemary		1951 South Utah Drive		Casa Grande	AZ	85194				
Jewell	Daniel		1973 South Utah Drive		Casa Grande	AZ	85194				
Edwards	Ray & Gloria		1083 East Sunscape Way	Apt 232	Casa Grande	AZ	85194				
Adams	Lee & Susan		3916 North Potsdam Ave	Apt PMB 896	Sioux Falls	SD	57104				
Cayer	Ruth		8373 P.5 Road		Gladstone	MI	49837				
Fauque	Gary & Mary Ann		P.O. Box 218		Cut Bank	MT	59427				
Volk	Klaus		1993 South Missouri Drive		Casa Grande	AZ	85194				
Shafer	George & Tamala		2019 South Missouri Drive		Casa Grande	AZ	85194				
Barkley	Jeffery & Mary		1872 South Utah Drive		Casa Grande	AZ	85194				
Chambers	Patricia		1884 South Utah Drive		Casa Grande	AZ	85194				
Phelps	Gail		1972 South Utah Drive		Casa Grande	AZ	85194				
Cameron	Sally		1992 South Utah Drive		Casa Grande	AZ	85194				
Simon	Doyce & Judy		2018 South Utah Drive		Casa Grande	AZ	85194				
Whitebear	Rick		P.O. Box 10900		Casa Grande	AZ	85130				
Meza	Jorge		901 North Trekell Road		Casa Grande	AZ	85122				
Patnaude	Julie Ann		858 East Brookfield Circle		Casa Grande	AZ	85194				
Boggess	William & Tracy		846 Brookfield Circle		Casa Grande	AZ	85194				
Anderson	Ray & Elaine		16462 340th Avenue SW		East Grand Forks	MN	56721				
King	Lowell		224 South 200 East		Smithfield	UT	84335				
Lowrie	Birk & Elizabeth		9507 SW Scout Camp Trail		Terrebonne	OR	97760				
Gibbon	Linda		907 East Lincolnwood Circle		Casa Grande	AZ	85194				
Regan	Anna		919 East Lincolnwood Circle		Casa Grande	AZ	85194				
Eginoire	Sherryl		2716 Stanton Avenue		Des Moines	IA	50321				
Flip	Adrian & Elizabeth		6565 Via Del Prado		Chino Hills	CA	91709				
Stein	John & Mary		942 East Lincolnwood Circle		Casa Grande	AZ	85194				
Schlig	Kimberly		1038 East Lincolnwood Circle		Casa Grande	AZ	85194				
Sauppe	Richard		975 East Lincolnwood Circle		Casa Grande	AZ	85194				

Eastline Mailer List - Gen Tie

Pettinger	Mary		1039 East Lincolnwood Circle		Casa Grande	AZ	85194				
Perez	Juan		1015 East Lincolnwood Circle		Casa Grande	AZ	85194				
Virkler	William & Ruth		1003 East Lincolnwood Circle		Casa Grande	AZ	85194				
Goia	Dionisie & Daniela		8932 Tracy Street		Garden Grove	CA	92841				

OPEN HOUSE MAILING AREA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W Romana Dr
W Toluca Dr
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W Tollan Dr
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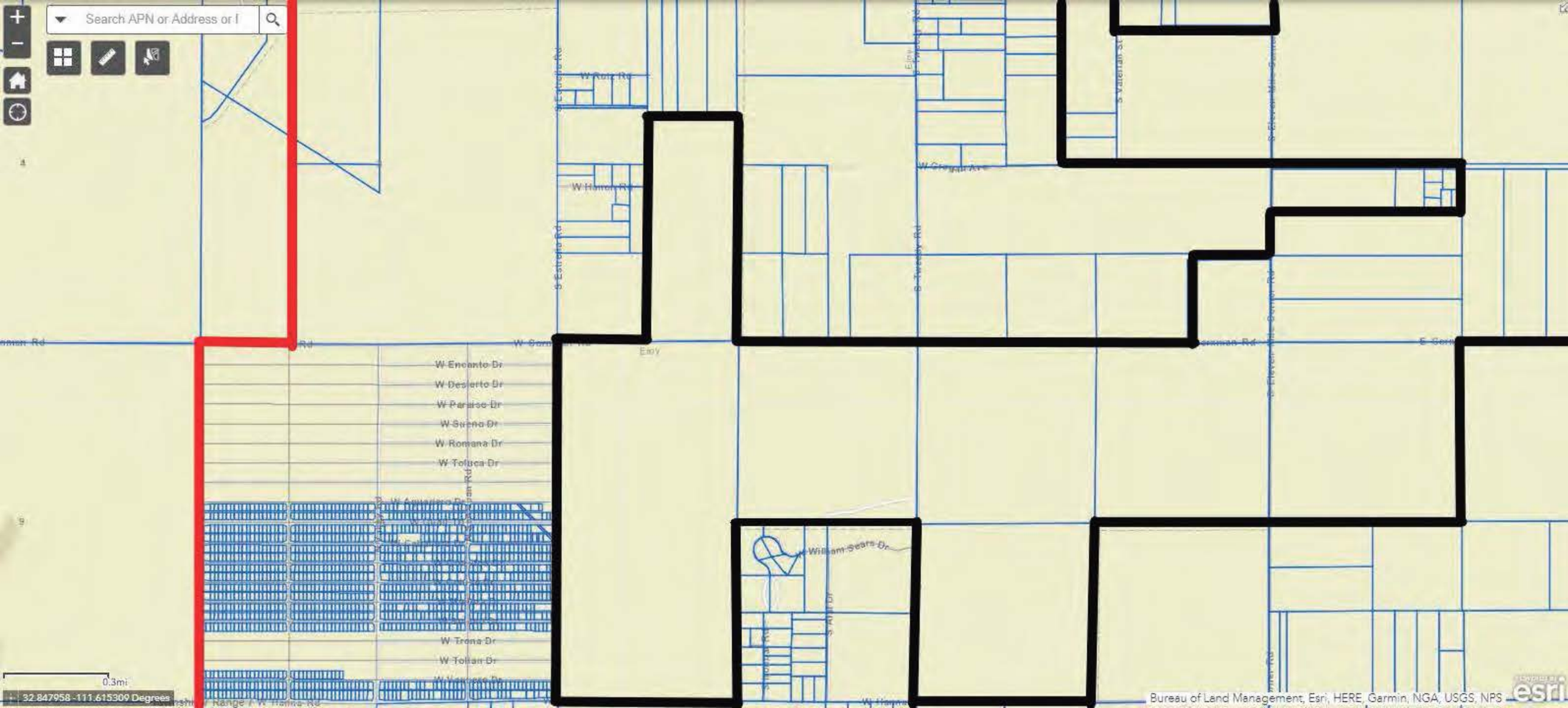
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Assessor Home Page
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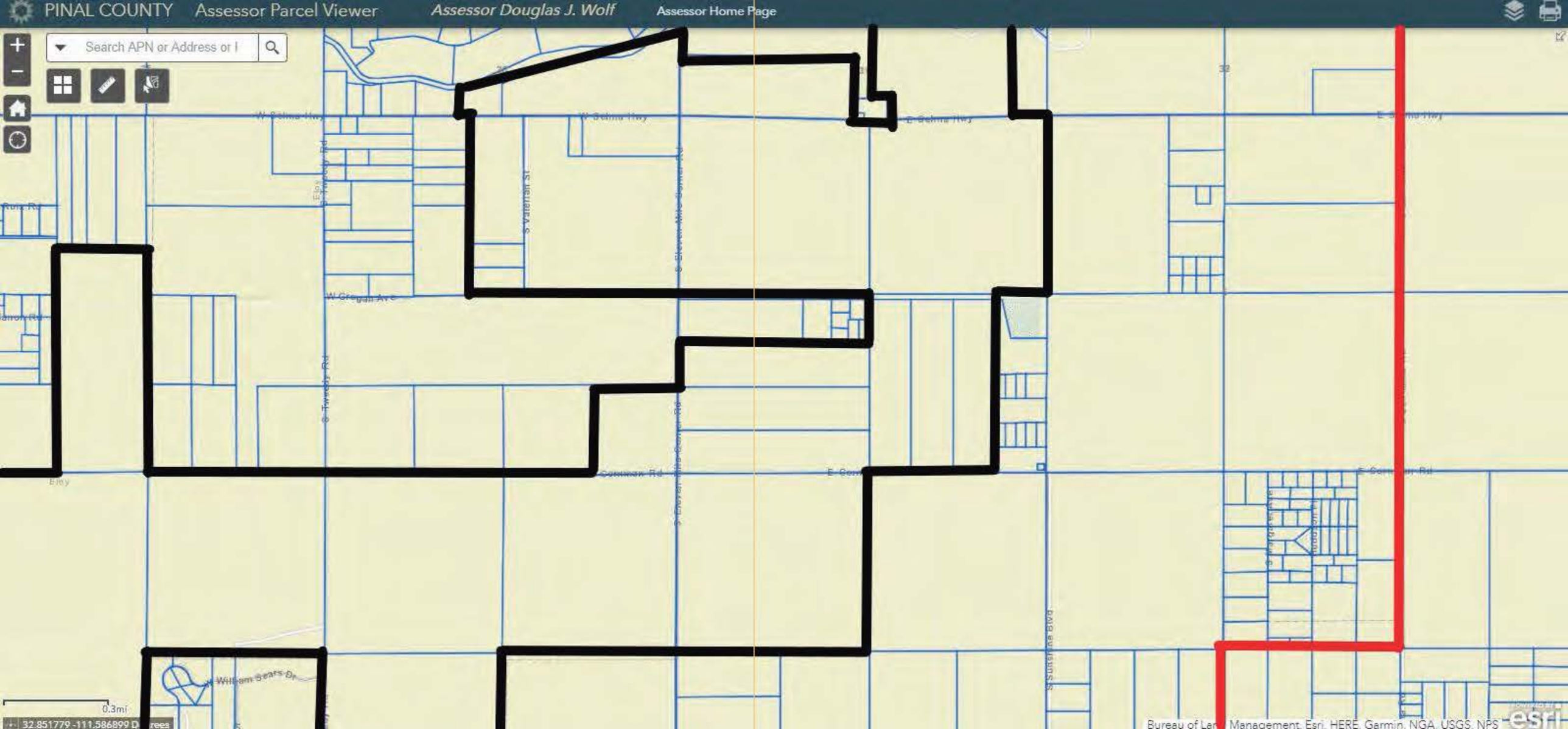
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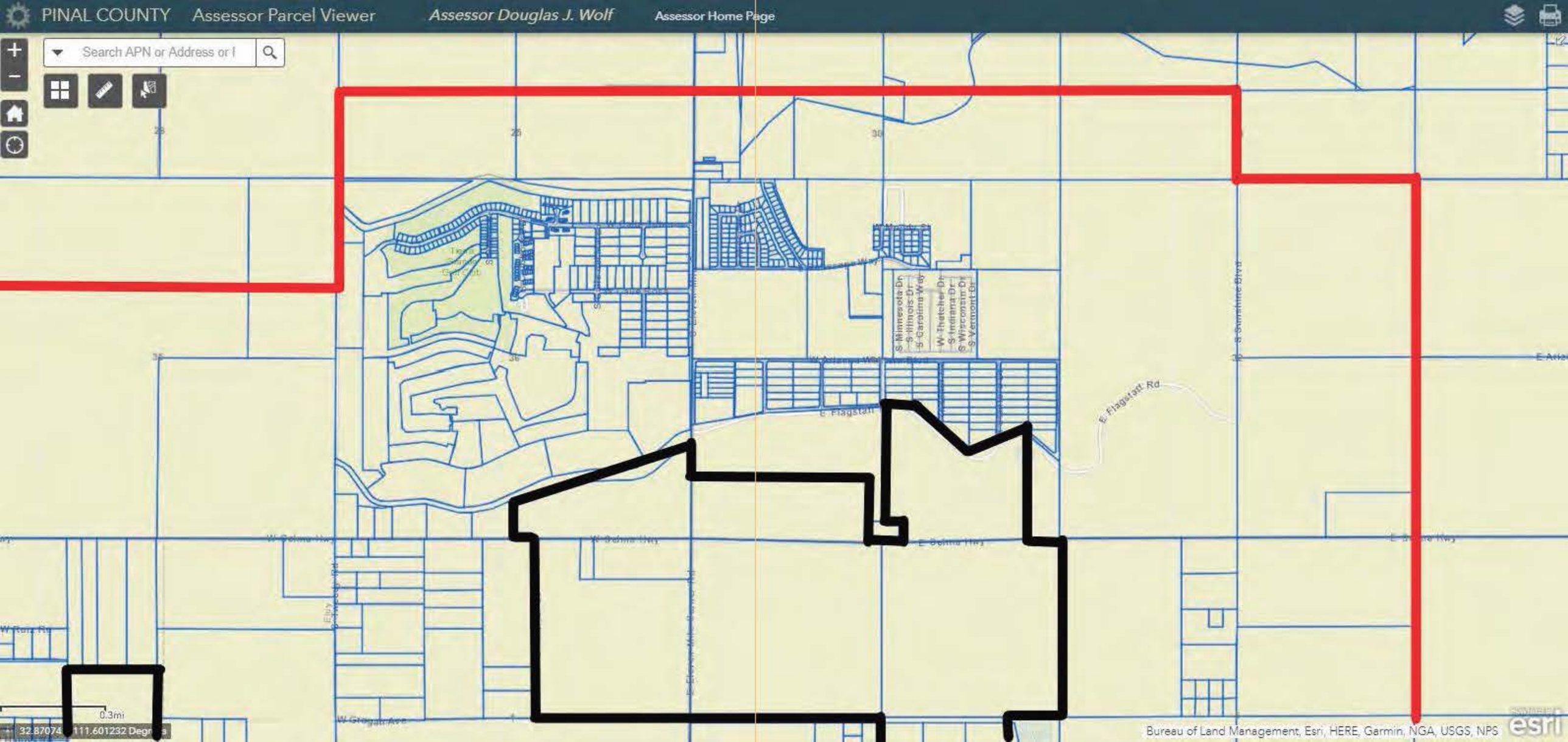
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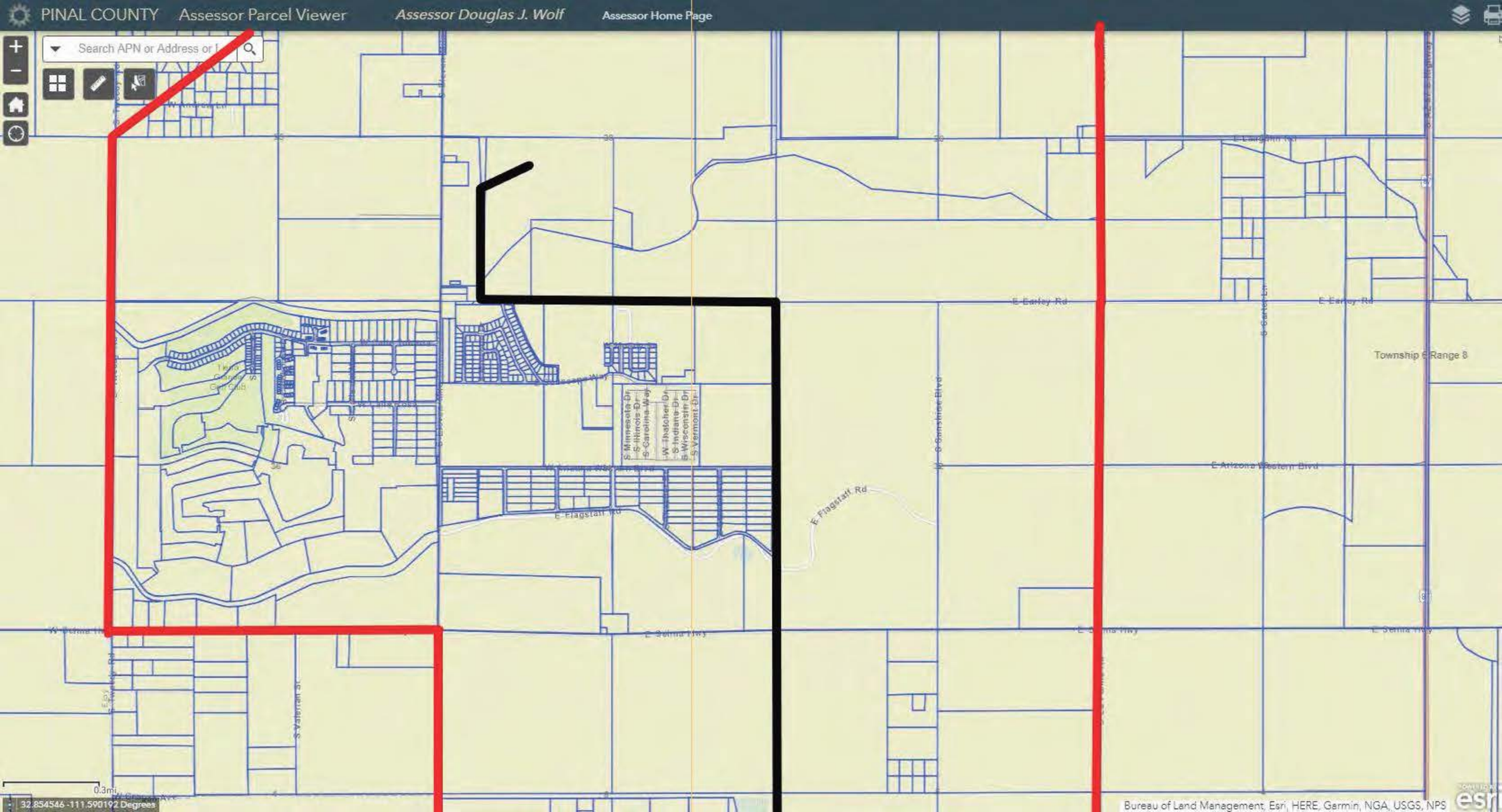
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S Carolina Way
W Thatcher Dr
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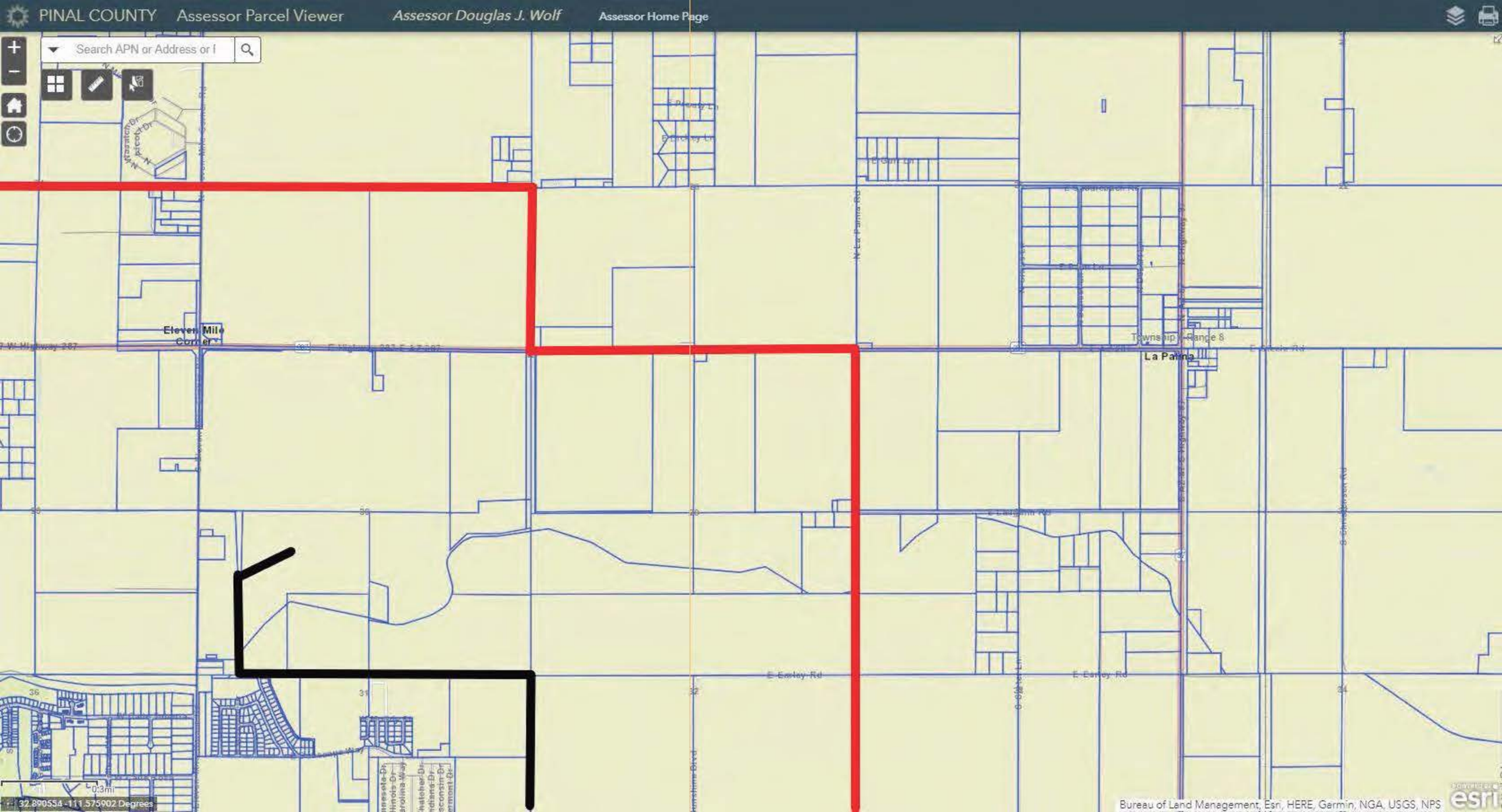
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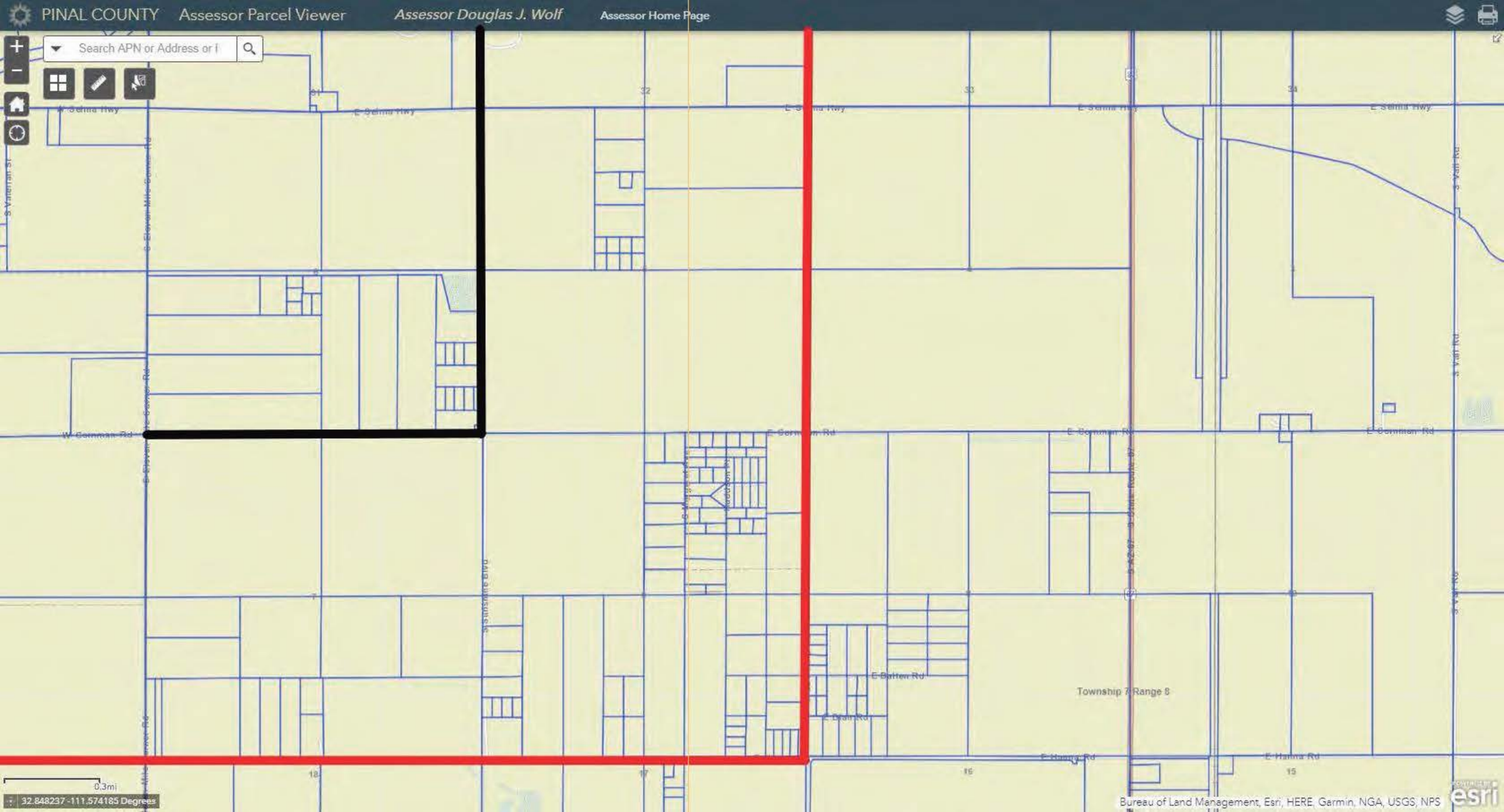
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Development Agreement

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WHEN RECORDED, RETURN TO:

Mary Myers
City Clerk
City of Eloy
628 North Main Street
Eloy, Arizona 85231

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

DATE/TIME: 04/25/08 1352
FEE: $26.50
PAGES: 36
FEE NUMBER: 2008-039159

THE VILLAGES OF ELOY
DEVELOPMENT AGREEMENT

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THE VILLAGES OF ELOY

DEVELOPMENT AGREEMENT

THIS DEVELOPMENT AGREEMENT ("Agreement") is entered into pursuant to Arizona Revised Statutes § 9-500.05 ("A.R.S.") as of the 14th day of April, 2008, by and between PHOENIX-TUCSON RANCH, L.L.C., an Arizona limited liability company (referred to herein as the "Owner"), and the CITY OF ELOY, a municipal corporation of the State of Arizona (the "City").

RECITALS

A. Owner owns and has an interest in certain real property located within Pinal County, Arizona, consisting of approximately 967 acres, bounded by Cornman Road on the north, Eleven Mile Corner Road on the east, Hanna Road on the south, and Estrella Road to the west, and legally described in Exhibit A, attached hereto (the "Property").

B. Owner and City desire to facilitate the development of the Property as part of the City's growth and development. In furtherance of this aim, Owner and City have cooperated in the preparation of this Agreement.

C. The development of the Property as a mixed-use community pursuant to this Agreement and in accordance with the Conceptual Land Use Plan (the "Conceptual Land Use Plan"), attached hereto as Exhibit B, will operate to the benefit of City, Owner and the general public by providing for high-quality development in the area and to ensure orderly, controlled and quality growth in City.

D. It is understood and agreed that only the Property is included in this Agreement.

E. Under A.R.S. § 9-500.05, *et seq.,* Owner and City are authorized to enter into this Agreement.

F. This Agreement will facilitate the proper municipal zoning, and development of the Property by establishing: (i) the permitted uses for the Property; (ii) the density and intensity of such uses; (iii) the phasing over time of construction and development of the Property; (iv) conditions and requirements for the design, construction and installation of the infrastructure; and (v) City's assurances to Owner in order to develop the Property.

G. Owner and City acknowledge that the phased development of the Property is a major undertaking for Owner and that Owner has already incurred significant costs and expenses and will continue to incur substantial expenses in reliance on this Agreement and the approval of the Conceptual Land Use Plan including, without limitation, costs to design and construct lots, streets, sewer and water lines, other utility lines and infrastructure, park sites, trails and other amenities, professional and consulting fees, application fees, and other costs, fees and expenses. Therefore, Owner requires certain assurances and protection of rights in order that Owner will be allowed to complete the development of the Property in accordance with the Conceptual Land Use Plan over the period of years permitted by this Agreement. Likewise, City requires

assurances from Owner that the development of the Property will comply with the Conceptual Land Use Plan and the terms and conditions of this Agreement.

H. City and Owner acknowledge that the development of the Property pursuant to the Conceptual Land Use Plan may result in significant benefits to City by, among other things, (i) providing for the acquisition, design, construction and installation of infrastructure as part of the development, (ii) increasing tax and other revenue to City as a result of the improvements constructed on the Property, and (iii) the possible additional employment through the development of the Property.

I. The City recognizes the extent of the magnitude and cost of the services/infrastructure necessary to properly serve the development and that Owner desires the City's facilitation of various forms of development based public and/or quasi-public infrastructure financing allowed under Arizona law to finance and construct such services and infrastructure.

NOW, THEREFORE, in consideration of the mutual covenants, terms and conditions, it is agreed as follows:

AGREEMENT

1. **INCORPORATION OF DOCUMENTS AND RECITALS**. All documents and exhibits referred to in this Agreement are hereby incorporated by reference into this Agreement, and the Recitals stated above are hereby incorporated by reference into this Agreement.

2. **CONCEPTUAL LAND USE PLAN APPROVAL**. The Owner intends to develop the Property as a mixed-use community as depicted on the Conceptual Land Use Plan. For the term of this Agreement, Owner shall have a vested right to develop the Property in accordance with this Agreement and the Property's zoning approval and subsequent amendments thereto (the "Zoning") and in conformity with applicable general law. Where the Zoning and this Agreement are inconsistent, this Agreement shall govern. In no event shall City require Owner to waive a development right as a condition of development approval or issuance of a permit, without the consent of Owner.

3. **EFFECTIVE DATE.** This Agreement will be effective on the date ("Effective Date") on which all of the following has occurred:

a. Adoption of this Agreement by the City,

b. Execution by the duly authorized representatives of the Parties, and

c. Recordation in the office of the Recorder of Pinal County, Arizona.

4. **TERM**. The Council grants to Owner, its successors and assigns, the right to implement the Conceptual Land Use Plan under the terms and conditions of the Conceptual Land Use Plan, this Agreement, the Property's zoning approval and in conformity with general applicable law for an initial period of fifteen (15) years (the "Initial Term"). The Initial Term shall commence on the Effective Date. An additional five (5) years shall be granted: (a)

automatically if residences have been constructed on thirty percent (30%) of the single family residential lots; or (b) upon approval by Council if the thirty percent (30%) milestone listed in this Paragraph 4 has not been met in the Initial Term, unless terminated earlier as set forth below ("Applicable Period"). All development on the Property shall be subject to the provisions set forth in Paragraph 12 below.

5. **RIGHTS RUN WITH THE LAND.** The rights established under this Agreement and the Conceptual Land Use Plan are not personal rights but attach to and run with the Property, pursuant to the provisions in Paragraph 6 entitled "Termination; Successors and Assigns." Upon the Effective Date of this Agreement, Owner and its successors are entitled to exercise the rights granted pursuant to this Agreement. This Agreement shall be interpreted and construed so as to preserve any vested and/or estoppel rights respecting Owner and/or the Property existing under this Agreement and general applicable law. Upon Owner obtaining in writing from its successor for delivery to City, successor's acknowledgment and acceptance of this Agreement and successor's agreement to comply with the obligations contained in this Agreement, Owner shall be liable only for performance of Owner's obligations under this Agreement during the period Owner owns the Property.

6. **TERMINATION; SUCCESSORS AND ASSIGNS.**

a. End of Applicable Period. This Agreement terminates at the end of the applicable period established in Paragraph 4 above. However, if a building permit has been issued before the applicable termination date, this Agreement and the right to develop under this Agreement remains valid until the building permit expires, but in no event for longer than one year and according to standards in effect at the time of permit issuance.

b. Binding on Successors and Assigns. All of the provisions hereof shall inure to the benefit of and be binding upon the successors and assigns of the parties hereto pursuant to A.R.S. § 9-500.05(D), provided, however, the Owner's rights and obligations hereunder may only be assigned to a person or entity that has acquired any of the Property or a portion thereof.

c. Owner's Transfer of Property. Upon Owner's transfer of the Property or any portion thereof, the transferee(s) shall automatically become the Owner(s) hereunder and the City shall release all prior Owner(s) from the obligations of this Agreement which are to be performed in that portion of the Property that has been transferred.

d. Upon Sale of Subdivided Lots. It is the intention of the parties that although recorded, this Agreement shall not create conditions or exceptions to title or covenants running with the Property when sold to the end purchaser or user. Therefore, in order to alleviate any concern as to the effect to this Agreement on the status of title to any of the Property, so long as not prohibited by law, this Agreement shall automatically terminate without the execution or recordation of any further document or instrument as to any lot (a "Subdivided Lot") which has been finally subdivided and individually (and not in bulk) leased (for a period of longer than one year) or sold to the end purchaser or user thereof, and thereupon such Subdivided Lot shall be released from and no longer subject to or burdened by the provisions of this Agreement.

7. **COMPLIANCE AND MODIFICATIONS.** The development of the Property shall be in accordance with the Zoning unless otherwise amended pursuant to this Agreement. There may be occasions when modifications from the Conceptual Land Use Plan may be appropriate. Such deviations shall be addressed in accordance with this Agreement and the Zoning.

8. **DEVELOPMENT STANDARDS.**

a. Density. For the parcels on the Conceptual Land Use Plan designated as Medium Density Residential, the maximum overall density for those parcels, taken together, shall not exceed 5.0 dwelling units to the acre (defined as total acres exclusive of the area required for commercial uses, arterial right-of-way and school/public site reservations). As long as the maximum number of dwelling units provided for in the Conceptual Land Use Plan does not increase beyond the maximum allowable overall density of 5.0 units to the acre, Owner shall have the right, consistent with and subject to the conditions of the Conceptual Land Use Plan, to transfer density from one residential parcel to another based upon a change in the housing market and/or site conditions on the Property. Such density transfer shall not exceed one step (e.g., Low Density Residential to Medium Density Residential) as depicted in the Land Use Element of the Eloy General Plan. If and when Owner and City find that such density transfers are necessary or appropriate, they shall effectuate such transfers through administrative amendments approved by the Community Development Director or his designee which, after execution, shall be attached to the Conceptual Land Use Plan or this Agreement, as applicable, as an addendum and become a part thereof, and may be further changed and amended from time to time as necessary with the approval of Owner and City. Owner and City agree that any density transfer that conforms to this Paragraph shall be incorporated by reference into this Agreement with the same force and effect as if set forth herein and shall be recorded in the Pinal County Land Records by the City within ten (10) days of the processing of the amendment.

b. Residential Design Standards. Owner shall have the right, in a manner consistent with the density requirements set forth above, to implement types and uses, location of uses, lot sizes and other design standards consistent with those set forth in the PAD Residential Development Standards (the "Residential Design Standards") attached to this Agreement as Exhibit C, and incorporated by reference with the same force and effect as if set forth herein. The City shall be estopped from changing, restricting or limiting the parameters and the applicability of the Residential Design Standards.

i. Open Space: The maximum open space requirement for the Property shall be 15%. The calculation of open space for purposes of this maximum requirement shall include all school site acreage within the Property that is not specifically devoted to building area and that is subject to a joint facilities use agreement between the Owner and the school district whereby residents are permitted to use the school site facilities during non-school hours.

c. Commercial Design Standards. Owner shall have the right to implement types and uses, location of uses, lot sizes and other design standards consistent with those

set forth in the PAD Commercial Development Standards (the "Commercial Design Standards") attached to this Agreement as Exhibit D, and incorporated by reference with the same force and effect as if set forth herein. The City shall be estopped from changing, restricting or limiting the parameters and the applicability of the Commercial Design Standards.

d. Plat Approvals. Preliminary Plats for the Property shall be effective for a period of two years from the date of City Council approval, while approved Final Plats shall be effective for a period of five years from such date. Thereafter, Preliminary Plat and Final Plat approvals may be extended for two additional two-year periods by approval of the City Council.

9. **IMPLEMENTATION AND COOPERATION**. Owner is authorized to implement the types and uses, densities and intensities, location of uses, minimum size of proposed lots and residences and other standards of design as now set forth in the Conceptual Land Use Plan, the Zoning and this Agreement. City agrees to cooperate by processing, in a timely manner, applications for approval and issuance of plans, specifications or plats which are consistent with the Conceptual Land Use Plan, the Zoning and this Agreement, subject to Owner having first complied with the ordinances and regulations applicable thereto, and all platting, application, permit requirements and Owner paying the then current applicable fees. City shall not adopt or change any ordinances, regulations, fees or other controls that are not uniform and that discriminate in their application against the Owner or the Property. Owner and City agree that after the Conceptual Land Use Plan has been approved, any and all subsequent zoning ordinances or requirements, zoning restrictions, addenda and revisions adopted by the City which would materially alter the plan of development approved in the Conceptual Land Use Plan will not be applied to the Property except as may be required pursuant to Paragraph 12. The City shall not impose or enact additional conditions, overlays, exactions, requirements, dedications, rules or regulations applicable to or governing the development of the Property, other than those allowed in accordance with Paragraph 12, which shall materially impact the scheme and expected costs of development as contemplated in and at the time of this Agreement.

10. **PHASES**. Although not a requirement, the Property may be developed in multiple phases over the term of this Agreement. The time frames and physical boundaries for each of the phases, if any, are approximate and contingent upon market conditions, and matters beyond the control of Owner. If the Property is developed in phases, one or more of the phases or a portion of those phases may be undertaken contemporaneously and phases are not required to be undertaken in sequential order.

11. **DEVELOPMENT AND OTHER FEES**. The City agrees to vest development, impact, resource fees, or exactions, currently in effect (referred to individually as a "Development Fee" or collectively as "Development Fees") for the Property for a period of three (3) years from the Effective Date of this Agreement (the "Vesting Period"). Development Fees not in place as of the Effective Date will not be charged to the Owner during the Vesting Period. Owner shall pay Development Fees at the time of and as a condition to issuance of the building permit for each dwelling unit or nonresidential building. After the Vesting Period, Owner will be required to pay all current and uniformly applied Development Fees.

a. Some of the public infrastructure improvements that the Owner has agreed to install or otherwise provide pursuant to this Agreement are or may be included within the infrastructure improvements to be funded by various Development Fees. The City agrees that Owner shall receive a dollar-for-dollar credit against the Development Fees for the cost of all infrastructure that it constructs or has constructed for which a Development Fee is assessed and for the appraised value of land acquired and dedicated for public facilities as required by ARS § 9-463.01(D) and (E) in connection with development of the Property. Furthermore, Owner will receive a dollar-for-dollar credit for any oversizing improvements requested by the City in accordance with Paragraph 20 (the "Per Lot Fee Credit").

b. When the Property develops, owner will be required to pay the then current and uniformly applied applicable filing fees, plan review fees, permit fees, and other routine administrative/processing fees.

12. **APPLICABLE LAW.**

a. Except where set forth in the Conceptual Land Use Plan, Zoning and this Agreement, all development on the Property shall comply with the City of Eloy Subdivision Ordinance (the "Subdivision Ordinance") and the City of Eloy Zoning Ordinance (the "Zoning Ordinance"), both in effect as of the Effective Date, and Owner's right to develop the subject property shall be protected pursuant to said Subdivision and Zoning Ordinances for the term of this Agreement. In the event of a conflict between the Conceptual Land Use Plan and any substantive changes to the Subdivision Ordinance/Zoning Ordinance adopted by City after the Effective Date, the Conceptual Land Use Plan shall control. Building and other applicable code and permit requirements applicable to and governing the development of the Property (the "Applicable Rules") shall be those that are existing and in force for the City as of the date of Final Plat and/or Site Plan approval, whichever occurs later.

b. Permissible Additions to the Applicable Rules. Notwithstanding the provisions of Subsection A above, the City may enact the following provisions, and take the following actions, which shall be applicable to and binding on the development of the Property. Specifically, those actions that are:

1. Agreed to in writing by Owner;

2. Necessary to alleviate or otherwise contain a legitimate, bona fide harmful and noxious use of the Property;

3. Required or mandated by state, federal or case law; or

4. Changes to the City Building Code Ordinance and other similar construction and safety-related codes. Amendments to such construction and safety codes generated by the City for the purposes of conforming such codes to the conditions generally existing in the City, provided that such code amendments shall be applied in the most minimal and least intrusive manner that is practicable under the circumstances.

5. Changes in the City's design standards for water, sewer, and arterial streets.

Nothing shall be interpreted as relieving Owner of any obligation or rights that it may have with respect to laws and regulations enacted by the Federal government, the State of Arizona or Pinal County that apply to the Property. Nothing in this Agreement shall alter or diminish the authority of the City to exercise its eminent domain powers.

13. **INFRASTRUCTURE.**

a. Owner will submit for review and approval the plans for grading, drainage, sewer, water, roadway and other public improvements (these improvements defined as "Infrastructure") as necessary and required for the Conceptual Land Use Plan (collectively referred to as "Infrastructure Plans"). Infrastructure Plan guidelines are attached hereto as Exhibit E. In connection with the development of the Property, the parties agree to the following Infrastructure Improvement requirements:

i. Eleven Mile Corner Road. For the portion of Eleven Mile Corner Road that is adjacent to the Property, the road will be constructed to a 75-foot half-street right-of-way.

ii. Estrella Road. For the portion of Estrella Road that is adjacent to the Property, the road will be constructed to a 65-foot half-street right-of-way.

iii. Cornman Road. For the portion of Cornman Road that is adjacent to the Property, the road will be constructed to a 65-foot half-street right-of-way.

iv. Hanna Road. For the portion of Hanna Road that is adjacent to the Property, the road will be constructed to a 65-foot half-street right-of-way.

v. Tweedy Road. For the portion of Tweedy Road that runs through the center of the Property, the road will be constructed to a 65-foot half-street right-of-way.

vi. Interior Collector Street Loop. The portions of Zapotec Avenue, Romana Drive and MacRae Road that run through the Property will be constructed to form a curvilinear collector street pattern (the "Loop") as depicted in Exhibit B, attached hereto. For the portions of Zapotec Avenue, Romana Drive and MacRae Road that are a part of the Loop, each road will be constructed to a 70 foot full-street right-of-way.

vii. Red Bronc Road. For the portion of Red Bronc Road that runs through the Property, the road will be constructed to a 70 foot full-street right-of-way.

viii. Quail Road. For the portion of Quail Road that runs through the Property, the road will be constructed to a 70 foot full-street right-of-way.

ix. Romana Drive. For the portion of Romana Drive, at the Eleven Mile Corner Road entrance to the Property, the road will be constructed to an 80 foot half-street right-of-way until it intersects with MacRae Road at the Loop.

x. MacRae Road. For the portion of MacRae Road, at the eastern entrance to the Property from Hanna Road, the road will be constructed to an 80 foot half-street right-of-way. For the portion of MacRae Road, at the northern entrance to the Property from Cornman Road, the road will be constructed to a 70 foot half-street right-of-way.

b. City and Owner acknowledge that submitted approved Infrastructure Plans shall be valid for a period not to exceed twenty-four (24) months and thereafter, the Infrastructure Plans will either require re-submittal and/or at the City's sole discretion amendments to the Infrastructure Plans and /or the infrastructure and design standards and specifications for the Property may be necessary from time to time. Subject to Paragraph 12, if City determines that amendments are necessary to the Infrastructure Plans and infrastructure and design standards and specifications to the Property, the City (through an authorized administrative official), to the extent permitted by applicable law, shall require such amendment(s). Such City administrative approval shall not be unreasonably withheld and Owner shall have an appeal right to the City Council.

14. **INFRASTRUCTURE DESIGN CONCEPTS.** The City design standards, requirements and specifications Subdivision Ordinance ("Subdivision Design Standards"), or as thereafter amended and in effect at the time of design of the Infrastructure and any exceptions or variances specifically identified in the Conceptual Land Use Plan or such exceptions and variances as may be granted by City or in this Agreement shall be the standard used for Infrastructure requirements and design criteria for the Property. Owner shall notify the City Engineer at the time design is started for the Infrastructure or a portion thereof to determine the then applicable Subdivision Design Standards. These Subdivision Design Standards shall include, but not be limited to, design criteria for site drainage, grading, paving, water system, and sewer system, as well as materials specifications for infrastructure improvements required by the Engineering Design Standards for Infrastructure. City and Owner acknowledge that amendments to the Infrastructure Plans and/or the infrastructure and design standards and specifications for the Property may be necessary from time to time. Subject to Paragraph 12, if City and Owner jointly determine that amendments are necessary to the Infrastructure Plans and infrastructure and design standards and specifications for the Property, Owner and the City (through an authorized administrative official), to the extent permitted by applicable law, shall effectuate such amendment(s). Such City administrative approval shall not be unreasonably denied and Owner shall have an appeal right to the City Council.

15. **INFRASTRUCTURE CONSTRUCTION.** All infrastructure improvements contained in the Infrastructure Plan may be phased and shall be constructed pursuant to the

Infrastructure Plan and this Agreement. The Parties acknowledge and agree that, to the extent Owner develops the Property, it has the right and obligation at any time after the Effective Date to construct or cause to be constructed, and installed all portions of the Infrastructure related to the developing segments of the Property. Construction of the Infrastructure shall be performed in a timely and workmanlike manner and in compliance with applicable federal, state, county and local laws. To the maximum extent practical, the prior dedication of any easements or rights-of-way shall not affect or proscribe Owner's rights to construct the infrastructure. The parties hereto acknowledge and agree that City, as necessary to implement construction of the Infrastructure, shall cooperate reasonably and may assist in:

a. At the sole cost of Owner, the abandonment of any unnecessary public rights-of-way or easements currently located on the Property and not otherwise used or required by other members of the public;

b. The Owner and its agents, upon approval of a right-of-way encroachment permit issued by the City, shall have the right to enter, remain upon and cross over City easements or rights-of-way to the extent reasonably necessary to design and/or construct the water and sewer improvements and other improvements for the Property, provided that the Owner's use of such right does not impede or materially adversely affect the City's use and enjoyment of the subject property and provided also that the Owner shall restore such easements and rights-of-way to substantially the same condition as existed prior to Owner's entry. At the sole cost of Owner, the City shall assist in the acquisition and/or condemnation of any and all private property as may be necessary for public rights-of-way or easements not currently located on the Property and required to be consistent with the Conceptual Land Use Plan or to provide access to the Property pursuant to the Conceptual Land Use Plan; and

c. Submitting request or filing applications, or entering into appropriate intergovernmental agreements with Pinal County or other appropriate governmental entities regarding the acquisition or abandonment of public rights-of-way or easements necessary to develop the Property.

16. **INFRASTRUCTURE FINANCIAL ASSURANCES.** Before recordation of a particular final plat, the Owner agrees to provide financial assurances as required by City Code to assure the installation of the Infrastructure directly related to such final plat for construction of the infrastructure. All financial assurances provided by Owner shall relate to that construction which Owner undertakes. Owner may elect one or more of the following methods of assurance:

a. An irrevocable letter of credit from a recognized financial institution acceptable to City, authorized and licensed to do business in the State of Arizona;

b. Cash or certified bank funds to be held by City in an escrow account;

c. A performance surety bond executed by a company acceptable to City and licensed to do surety business in the State of Arizona;

City may allow a partial release of assurances for a portion of a phase in which the infrastructure has been completed rather than waiting for a total release upon completion of the infrastructure for an entire phase.

17. **DEDICATION OF INFRASTRUCTURE.** Upon completion of the installation and construction of the Public Infrastructure Improvements or a portion thereof, Owner shall convey the completed Public Infrastructure Improvements to the City lien and debt free. The procedure for dedication and acceptance of Public Infrastructure Improvements by the City shall be as follows:

a. Owners shall give the City written notice ("Notice to Confirm") promptly following completion of Public Infrastructure Improvements or any portion thereof so long as any portion of completed Public Infrastructure Improvements is a discrete portion and its suitability for its purpose can be adequately determined;

b. Within ten business days after its receipt of the Notice, or within a reasonable time thereafter with written notice to Owner, the City shall inspect the Public Infrastructure Improvements identified therein as to whether it has been constructed in accordance with the City-approved plans and specifications therefore. Upon completion of the inspection, the City shall deliver written notice to Owner either (i) approving construction and agreeing to accept conveyance of such Public Infrastructure Improvements; or (ii) identifying the specific items that are not in accordance with the City-approved plans and specifications and that are to be corrected by Owner;

c. Upon acceptance of each component of Public Infrastructure Improvements, the City immediately shall release the infrastructure assurance(s) provided by Owner for such accepted Public Infrastructure Improvements unless that financial assurance is in an amount securing a larger portion of Public Infrastructure Improvements. If the financial assurance is in an amount securing a larger portion of Public Infrastructure Improvements, the City will only release the infrastructure assurances for the aggregate if the Owner provides another acceptable assurance in the lower amount.

d. Owner or its Assignee shall give to the City a one-year warranty for all Public Infrastructure Improvements, which warranty shall begin on the date that the City accepts the Public Infrastructure Improvements as provided in this section. Any material deficiencies in material or workmanship identified by City staff during the one-year warranty period shall be brought to the attention of the Owner or its Assignee who provided the warranty, who shall promptly remedy or cause to be remedied such deficiencies to the reasonable satisfaction of the City's staff. Regardless of whether the one-year warranty period has expired, the Owner agrees to repair any damage to the Public Infrastructure Improvements caused by Owner's or homebuilder's construction activities on the Property. Nothing contained herein shall prevent the City or Owner from seeking recourse against any other third party for damage to the Public Infrastructure Improvements caused by such third party.

18. **COMMUNITY FACILITY DISTRICT.** Owner may propose a Community Facilities District for the purpose of funding the cost of infrastructure improvements required for the Conceptual Land Use Plan, subject to the following conditions:

a. Owner shall be solely and completely responsible for all costs associated with the establishment of the Community Facilities District, including legal and consultant fees, publication expenses, as well as any and all costs associated with the actual bond process.

b. Any proposal for creation of a Community Facilities District shall be reviewed by the City's bond counsel to determine potential liability issues. The City shall retain the right to reject any and all proposals for the creation of a Community Facilities District based upon liability issues as determined by the City's bond counsel and/or the City Attorney.

c. Owner shall be solely and completely responsible for preparing and submitting any and all materials, documentation, forms, and transcriptions, filings and/or recordations thereof, as may be necessary for the establishment and operation of the Community Facilities District, including but not limited to notices, applications, and/or petitions as required by Arizona law, Eloy City Code and/or any Eloy CFD policy or guideline which may be amended from time to time subject to review, approval, revision by the City's bond counsel and/or City Attorney.

19. **OVERSIZING OF INFRASTRUCTURE.** Where a specific size is not stated in this Agreement with respect to any improvements or other facilities to be provided by Owner hereunder, the size shall comply with the City's standard roadway or infrastructure extension requirements consistent with the City's overall water, sanitary sewer or transportation system. Subject to the provisions of this paragraph, the City may require Owners to "oversize" (i.e., larger than the City's standard requirements) any improvements or other facilities to be provided by Owner hereunder. Owner shall be reimbursed the cost of oversizing any such improvements or facilities that are "oversized" ("Payback Improvement"). Such reimbursement shall occur first through Per Lot Fee Credits and, to the extent Owners have not been paid in full for its Oversizing Cost (as hereinafter defined) then secondly, through payback agreements (as hereinafter provided). The amount of oversizing credit or payment will be the incremental difference between the cost of materials and labor for the construction/installation of the City's standard requirements (including design and engineering costs) and the actual materials and labor cost of the oversized component (including design and engineering costs) of the Public Infrastructure (the "Oversizing Cost").

a. To the extent that Owner exhausts its Per Lot Fee Credits with respect to any "oversizing", the remaining Oversizing Cost, shall be borne through payback agreements with the Owners of land or developments within the jurisdiction of the City but outside the exterior boundaries of the Property that have or will utilize or benefit from the oversizing (the "Benefitted Non-Party Land/Developments").

b. Payment by Benefitted Non-Party Land/Developments shall be required by the City as a condition of the Benefitted Non-Party Land/Development owner's request for annexation, zoning, or plat approval, whichever occurs first after acceptance

of the Payback Improvement by the relevant governmental entity, for any Benefited Non-Property Land/Developments. The amount of the payback fee owed by the Benefitted Non-Party Land/Developments shall be adjusted by an amount equal to the amount of the CPI increase (consumer price index for all urban consumers, all cities—all items, 1982-1984) (the "Payback Fee").

c. The Benefitted Non-Property Land/Developments shall reimburse the Owner on a per-front foot basis for roadway improvements and on a per-acre basis for water and sanitary sewer Improvements. The parties shall agree on the reimbursement basis for Benefitted Non-Property Land/Developments for types of Improvements other than roadways, water and sewer during the review of the preliminary plan phase, but in any case the basis for reimbursement of each Benefitted Non-Property Land/Development's proportional share of the incremental Oversizing Cost of the Payback Improvement to which it connects shall be the relative area of the beneficial property to the entire assessable area served by the Payback Improvement to which it connects.

d. The Owner shall only receive Payback Fees up to a maximum of the original cost of the Payback Improvement, including financing costs, adjusted by the inflation cost index set forth in the subparagraph 20(b).

e. In no event shall the payback period exceed ten (10) years from the date of completion of the Improvements.

20. **STREETS**. Unless specified otherwise in this Agreement, Owner shall construct the streets and roadways in compliance with the City of Eloy Subdivision Ordinance and as deemed necessary by the site-specific Transportation Study to be submitted to the City at the time of application for platting. The Transportation Study shall include "Recommended Improvements", and the Recommended Improvements listed in the study shall refer to existing City roads that will be impacted by the traffic generated by the Development and the Transportation Study shall be incorporated as part of this Agreement. At the time of application for platting, Owner will make an election whether or not to keep any or all of the streets private. At the preliminary plat stage, by mutual agreement of the specific alignment, City may require some realignment of internal streets for the purpose of providing access to existing arterial roads. Acceptance of public streets into the City highway maintenance system shall be in accordance with A.R.S. § 9-463.01. Owner or Assignee shall submit financial assurances in accordance with Paragraph 17 to provide funds necessary for the design and construction of the recommended roadway improvements listed in Transportation Study. The costs for such public roadway improvements shall be eligible for reimbursement through development fee credits or CFD funding if the City approves the formation of a CFD, and in amounts approved by the City as set forth in Paragraphs 11 and 19 of this Agreement.

21. **MUNICIPAL SERVICES.** The City hereby agrees to include the Property in any and all City service areas and to provide the Property with police protection services, refuse collection service, and all other services provided by the City, in a manner comparable to those services provided to all landowners and occupants of the City, subject to the Owners' construction of the Public Infrastructure Improvements necessary to provide such services.

a. The City hereby warrants to Owner that the Property is located within its sewer service area and that the City has or shall, at the City's expense, secure sufficient sewer capacity and agrees to provide sewer service necessary to serve the Property during and after completion of development. If, at the time of final plat recordation for the Property, a regional wastewater treatment plant intended to serve the Property has not been constructed and commissioned at the location determined by the City's adopted Regional Wastewater Master Plan, then Owner reserves the right to study, design and construct an interim, temporary, wastewater collection system to serve the Property until such time as it can be decommissioned and connected to the Regional Plant (the "Temporary Wastewater Solution"). If Owner provides the Property with the Temporary Wastewater Solution, the City agrees to cooperate to obtain Central Arizona Association of Governments ("CAAG") approval of any necessary revision to the plan required by Section 208 of the Clean Water Act. The design, construction and operation and eventual decommissioning of the Temporary Wastewater Solution shall be at Owner's expense. Upon completion of the Temporary Wastewater Solution and acceptance by the City, and after the development surrounding the Property is sufficient enough to support the construction of a Water Reclamation Facility at SR 287, Owner will dedicate the completed and accepted Temporary Wastewater Solution to the City for operation and maintenance. Upon dedication by the Owner and acceptance by the City of the Temporary Wastewater Solution, City shall, at its own cost and expense, own, operate and maintain such infrastructure as part of its municipal wastewater facilities.

22. **WATER SERVICES.**

a. City confirms that it is designated as having an Assured Water Supply under A.R.S. § 45-576(D), that it will extend its service area to include the Property, and shall provide Owner with a Notice of Intent to Serve the Property subject to and in consideration for Owner's covenants as provided herein. City covenants that it will use its best efforts to remain designated as having an Assured Water Supply pursuant to the Arizona Groundwater Management Act, as it may be amended from time to time.

b. Owner covenants that it will cooperate with, and participate in City's efforts to obtain and remain designated as having an Assured Water Supply pursuant to the Arizona Groundwater Code, the Assured and Adequate Water Supply Rules adopted by Arizona Department of Water Resources (ADWR), as well as any specific requirements imposed by ADWR upon City concerning City's Designation of Assured Water Supply.

c. Prior to the recordation of any final subdivision plat affecting all or any portion of the Property, Owner shall obtain ADWR's consent to modify City's Designation of Assured Water Supply so that City's demonstrated groundwater supply (the "physical, legal and continuous availability demonstration") shall be enlarged in amounts sufficient to serve the Property, to the extent necessary to demonstrate an Assured Water Supply for the Property. Owner shall be responsible for any and all costs associated with obtaining such modification, but only to the extent necessary to provide an Assured Water Supply for the Property.

d. Owner shall extinguish all Grandfathered Groundwater Rights and transfer all credits related to the Property to City, and/or otherwise meet all requirements of this Paragraph 22, as a condition of new water service. Until all Grandfathered Groundwater Rights appurtenant to the Property have been extinguished, prior to the recordation of any final subdivision plat affecting all or any portion of the Property, the Owner shall extinguish a sufficient quantity of Grandfathered Groundwater Rights and transfer to City all assured water supply credits that may be issued by the ADWR resulting from the extinguishment of said Grandfathered Rights as are necessary for City to remain designated for that subdivision plat. For any subdivision plat within the Property to be approved after all Grandfathered Groundwater Rights related to the Property have been extinguished and credits transferred to City, Owner agrees that said remaining portions of the Property shall be served by renewable water sources, including effluent recharge, CAP and CAP recharge, or CAGRD replenishment, at no expense to City or its customers located outside the Property. All credits from the extinguishment of Grandfathered Groundwater Rights transferred to the City shall be attributed to the Property for purposes of determining the amount of excess groundwater, if any, used within the Property to be replenished by CAGRD.

23. **SCHOOL DISTRICT AGREEMENT.** Owner agrees to work with Casa Grande Union High School District, and the Casa Grande Elementary and Middle School Districts, and any other impacted public school district to dedicate school sites, or provide an in lieu fee, to the impacted school district at the time of platting of residential phases to accommodate students generated by development of the Property.

24. **DEFAULT.** Failure or unreasonable delay by either party to perform or otherwise act in accordance with any term or provision of this Agreement for a reasonable time after written notice thereof from the other party, shall constitute a default under this Agreement. Said notice shall specify the nature of the alleged default and the manner in which said default may be satisfactorily cured, if possible. In the event such default is not cured within 30 days following receipt of notice, the non-defaulting party shall have all the rights and remedies that are set forth in Paragraph 25, "Dispute Resolution/Remedies."

25. **DISPUTE RESOLUTION/REMEDIES.**

a. Representatives. To further the cooperation of the parties in implementing this Agreement, the City and Owner each shall designate and appoint a representative to act as a liaison between the City and its various departments and the Owner. The initial representative for the City ("City Representative") shall be the City Manager and the initial representative for the Owner shall be Rodney L. Morris ("Owner Representative"). The representatives shall be available at all reasonable times to discuss and review the performance of the parties to this Agreement and the development of the Property.

b. Mediation. In the event that there is a dispute hereunder which the parties cannot resolve between themselves, the parties agree that there shall be a forty-five (45) day moratorium on litigation during which time the parties agree to attempt to settle the dispute by non-binding mediation before commencement of litigation. The mediation shall be held under the commercial mediation rules of the American Arbitration

Association. The matter in dispute shall be submitted to a mediator mutually selected by Owner and the City. In the event that the parties cannot agree upon the selection of a mediator within seven (7) days, then within three (3) days thereafter, the City and the Owner shall request the presiding judge of the Superior Court in and for the County of Pinal, State of Arizona, to appoint an independent mediator. The mediator selected shall have at least five (5) years experience in mediating or arbitrating disputes relating to land and property development. The cost of any such mediation shall be divided equally between the City and the Owner. The results of the mediation shall be non-binding on the parties, and any party shall be free to initiate litigation. This Subsection B shall not apply to any legal rights of Owner which must be exercised within a certain number of days which is less than forty-five.

26. **NOTICES**. All notices, filings, consents, approvals and other communications provided for herein or given in connection herewith shall be in writing and delivered personally or sent by United States Mail in a postage prepaid envelope to the address provided herein or as may be changed in writing:

To City:
City Manager
628 North Main
Eloy, Arizona 85231
Facsimile No. (520) 466-3161

With a copy to:
City Attorney
Attn: Stephen R. Cooper
221 N. Florence St.
PO Box 15005
Casa Grande, AZ 85230
Facsimile No. (520) 421-0916

City of Eloy Community Development Department
Attn: Community Development Director
1137 W. Houser Road
Eloy, Arizona 85231
Facsimile No. (520) 464-1438

To Owner:
Phoenix-Tucson Ranch, LLC
Attn: Rodney L. Morris
7950 East Acoma Drive, Suite 109
Scottsdale, Arizona 85260
Facsimile No. (480) 894-8411

With a copy to:
Rose Law Group, pc
Attn: Carolyn Oberholtzer
6613 N. Scottsdale Road, Suite 200
Scottsdale, Arizona 85250
Facsimile No. (480) 505-3925

27. **ESTOPPEL CERTIFICATE.** Either party may request of the other party, and the requested party shall, within twenty-one (21) calendar days, respond and certify by written instrument to the requesting party that (a) the Conceptual Land Use Plan is unmodified and in full force and effect, or if there have been modifications, that the Conceptual Land Use Plan is in full force and effect as modified, stating the nature and date of such modification, (b) the existence of the default under the Conceptual Land Use Plan and the scope and nature of the default; (c) the existence of any counterclaims which the requested party has against the other party; and (d) any other matters that may reasonably be requested in connection with the development of land, development of the Property, any financing thereof, or any material aspect of the Conceptual Land Use Plan. In the event Owner has not received an estoppel certificate within twenty-one (21) days from the date of the request, then in such event, Owner shall be entitled to prepare an estoppel certificate and deliver the certificate to City and such estoppel certificate shall be binding upon City.

28. **AGREEMENTS RELATING TO PUBLIC SAFETY.** For public safety purposes and with the written consent of Owner, City may provide for the application of speed limits, weight restrictions or other safety measures on private roadways located within the Property which are open to use and used by the public.

29. **WAIVER.** No delay in exercising any right or remedy by either City or Owner shall constitute a waiver thereof. Waiver of any of the terms of this Agreement or the Conceptual Land Use Plan shall not be valid unless in writing and signed by all parties hereto. The failure of any party to enforce the provisions of this Agreement or the Conceptual Land Use Plan or require performance of any of the provisions shall not be construed as a waiver of such provisions or affect the right of the party to enforce all of the provisions of this Agreement and the Conceptual Land Use Plan. Waiver of any breach of this Agreement or the Conceptual Land Use Plan shall not be held to be a waiver of any other or subsequent breach thereof.

30. **BINDING EFFECT.** This Agreement and the Conceptual Land Use Plan shall be binding upon City and Owner and their respective successors and assigns.

31. **CHOICE OF FORUM/VENUE.** Any suit or action brought under this Agreement shall be commenced in Superior Court of the State of Arizona in and for the County of Pinal, Florence, Arizona, but only after exhausting all possible administrative remedies. Such a suit or action may be removed therefrom only upon the mutual agreement of City and Owner. The parties hereby waive all provisions of law providing for a change of venue in such proceeding to another county.

32. **CHOICE OF LAW.** The laws of the State of Arizona shall be applied to the validity, performance and enforcement of all provisions of this Agreement.

33. **EXERCISE OF AUTHORITY.** It is understood and agreed that Owner shall not in any way exercise any portion of the authority or sovereign powers of City and shall not make or contract or commit or in any way represent itself as an agent for City. Nothing in this Agreement is intended to create a principal agency relationship between the parties.

34. **RECORDATION**. This Agreement shall be filed by the City for recording with the Pinal County Recorder, Pinal County, Arizona, not later than ten (10) days after execution of this Agreement and the delivery of Owner's acceptance to the Clerk of the City.

35. **SEVERABILITY OF PROVISIONS**. Each part, term and provision of this Agreement shall be considered severable and if, for any reason, any provision or provisions hereof are determined by a Court to be invalid and contrary to any existing or future law, such invalidity shall not impair the operation or affect those portions of this Agreement which are valid. 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.

36. **CONFLICT OF INTEREST**. This Agreement is subject to the provisions of A.R.S. § 38-511. The parties do not believe that any such reason for cancellation of this Agreement pursuant to said statute now exists.

37. **TIME OF THE ESSENCE**. Time is of the essence in implementing the terms of this Agreement.

38. **INDEMNIFICATION.**

a. Owner agrees to defend, indemnify and hold harmless City, its officers, officials and employees ("Indemnified Group") for liability from and against claims, damages, losses and expenses of any nature whatsoever (including but not limited to reasonable attorney fees, court costs, the costs of appellate proceedings, and all claim adjusting and handling expense), relating to, arising out of, resulting from or alleged to have resulted from the Owner's acts, errors, mistakes or omissions relating to any action or inaction of the Owner under this Agreement, including but not limited to work or services in the performance of this Agreement by any subcontractor or anyone directly or indirectly employed by or contracting with the Owner or a subcontractor or anyone for whose acts any of them may be liable. This indemnity provision shall apply solely to the extent that such claim, damage, loss, and/or expense is caused by Owner's own negligent act or omission. This indemnity provision shall not apply to the extent the claim, damage, loss, and/or expense is caused, in whole or part, by the City and/or any third party unrelated to Owner.

b. If any claim, action or proceeding is brought against the Indemnified Group, by reason of any event that is the subject of this Agreement, Owner (at its sole cost and expense) shall pay, resist or defend such claim or action on behalf of the Indemnified Group by the attorney of the Owner, or if covered by insurance, Owner's insurer, all of which must be approved by City, which approval shall not be unreasonably withheld or delayed. The City shall cooperate with all reasonable efforts in the handling and defense of such claim. Notwithstanding the foregoing, the City may engage its own attorney to defend or assist in its defense, and the Owner shall pay the reasonable costs and expenses thereof.

c. Any settlement of claims must fully release and discharge the Indemnified Group from any liability for such claims. The release and discharge shall be in writing

and shall be subject to approval by the City, which approval shall not be unreasonably withheld or delayed.

d. If Owner neglects or refuses to defend any of the Indemnified Group as required by this Agreement, any recovery or judgment against the Indemnified Group for a claim covered by this Agreement shall conclusively establish Owner's liability to the Indemnified Group in connection with such recovery or judgment. If the City desires to settle such dispute, the City shall be entitled to settle such dispute in good faith and Owner shall be liable for the amount of such settlement, and all expenses in connection with such settlement.

39. **ADDITIONAL ACTS AND DOCUMENTS**. Each party hereto agrees to do all such things and take all such actions, and to make, execute and deliver such other documents and instruments, as shall be reasonably requested to carry out the provisions, intent and purpose of this Agreement. If any action or approval is required of any party in furtherance of the rights under this Agreement, such approval shall not be unreasonably withheld.

40. **AMENDMENTS**. No amendments are to be made to this Agreement except by written document executed by City and Owner. Within ten (10) days after the execution of the amendment by both parties, the amendment shall be recorded with the Pinal County Recorder, Pinal County, Arizona. From time to time, Owner may apply to amend one or more of the residential or non-residential zoning districts which comprise the Conceptual Land Use Plan, and City shall act on such applications without such applications or actions requiring or constituting amendment to this Agreement so long as the overall number and density of dwelling units in residential zoning districts does not exceed the maximum amount allowed under the relevant zoning category for that district, or the total intensity of use does not exceed the floor area requirements of the relevant commercial district.

41. **ATTORNEYS FEES**. In the event it becomes necessary for a party to this Agreement to employ legal counsel or to bring an action at law or other proceedings to enforce any of the terms, covenants or conditions of this Agreement, the successful party in any such action or proceeding may apply for attorneys fees pursuant to A.R.S. § 12-341.01.

42. **HEADINGS**. The headings for the paragraphs/provisions of this Agreement are for convenience and reference purposes only and in no way define, limit or describe the scope or intent of said paragraphs/provisions nor in any way affect this Agreement.

43. **ENTIRE AGREEMENT**. This Agreement, including all documents and exhibits incorporated herein by reference, supersedes any and all other prior or contemporaneous agreements, understandings, inducements, and conditions, express or implied, either oral or written, except as herein contained and no statement, promise or inducement made by either party or the agent of either party that is not contained in this written Agreement, with respect to the subject matter hereof, shall be valid or binding.

44. **ASSIGNMENT**. Owner shall have the right to sell, transfer or assign part or all of the Property consisting of one or more phases of the development to any person or entity at

any time during the duration of this Agreement, which shall remain subject to the provisions of this Agreement.

45. **GOOD STANDING AUTHORITY.** Each of the parties represents and warrants to the other a) that it is duly formed and validly existing; b) that it is a limited liability company or corporation qualified to do business in Arizona with respect to the Owner, or a political subdivision of the state with respect to the City; and c) that the individuals executing this Agreement on behalf of their respective parties are authorized and empowered to bind the party on whose behalf each such individual is signing.

46. **LIMITATION OF DAMAGES ON TAXPAYER INITIATIVES.** Only to the extent that the Town is enacting a land use law as defined in A.R.S. § 12-1136(3) by its adoption of this Agreement, the Owner waives its rights (as well as its successors' rights) to claim just compensation [as defined by A.R.S. § 12-1136(2)] for any diminution of value pursuant to A.R.S. §12-1134 (Proposition 207).

47. **CONFLICT OF INTEREST.** Pursuant to Arizona law and the Rules and Regulations, no member, official or employee of the City shall have any personal interest, direct or indirect, in this Agreement, nor shall any such member, official or employee participate in any decision relating to this Agreement which affects his or her personal interest or the interest of any corporation, partnership or association in which he or she is, directly or indirectly, interested.

48. **NO PERSONAL LIABILITY.** Except for mandamus and other special actions, no member, official or employee of the City shall be personally liable to Owner, or any successor or assignee: (a) in the event of any default or breach by the City; (b) for any amount which may become due to the Owner or its successor or assignee; or (c) pursuant to any obligation of the City under the terms of this Agreement. Nothing in this section shall be construed to protect members, officials or employees of the City from personal liability for willful or intentional conduct resulting in damage to Owner or City's default under this Agreement.

49. **NO THIRD PARTY BENEFICIARIES.** There are no third party beneficiaries to this Agreement, and no person or entity not a party hereto shall have any right or cause of action hereunder.

50. **NO PARTNERSHIP OR AGENCY.** Nothing contained in this Agreement shall create any partnership, joint venture, or agency relationship between the parties.

[SIGNATURES ON FOLLOWING PAGES]

IN WITNESS WHEREOF, the City of Eloy, Arizona by its Mayor and its Clerk, duly authorized, have affixed hereunto their hands and caused its official seal to be affixed on this 14th day of April, 2008.

CITY OF ELOY, a municipal corporation
of the State of Arizona

By_____
Byron Jackson, Mayor

Attest:

Mary Myers, City Clerk

Approved as to Form:

Stephen R. Cooper, City Attorney

STATE OF ARIZONA)
) ss.
County of Pinal)

The foregoing instrument was acknowledged before me this 14th day of April, 2008, by Byron Jackson, and Mary Myers, Mayor and Clerk, respectively, of the City of Eloy, a municipal corporation of the State of Arizona, and being authorized to do so, executed the foregoing instrument on behalf of the City of Eloy for the purposes therein stated.

Notary Public

My Commission Expires:

"OFFICIAL SEAL"
Sylvia Lopez
Notary Public-Arizona
Pinal County
My Commission Expires 6/8/2010

OWNER:

Phoenix-Tucson Ranch, L.L.C., an Arizona limited liability company

By: DDMC L.L.C., its Manager

By: _____
Rodney L. Morris, its Manager

STATE OF ARIZONA)
) ss.
County of Maricopa)

The foregoing instrument was acknowledged before me this 17 day of April, 2008, by Rodney L. Morris, as Manager of DDMC L.L.C., an Arizona limited liability company, as Manager of Phoenix-Tucson Ranch, L.L.C., an Arizona limited liability company, and being authorized to do so, executed the foregoing instrument on behalf of the entity for the purposes stated therein.

_____
Notary Public

My Commission Expires:

2/28/2011

LINDA UPCHURCH
Notary Public - Arizona
MARICOPA COUNTY
My Commission Expires
February 28, 2011

EXHIBIT A

LEGAL DESCRIPTION

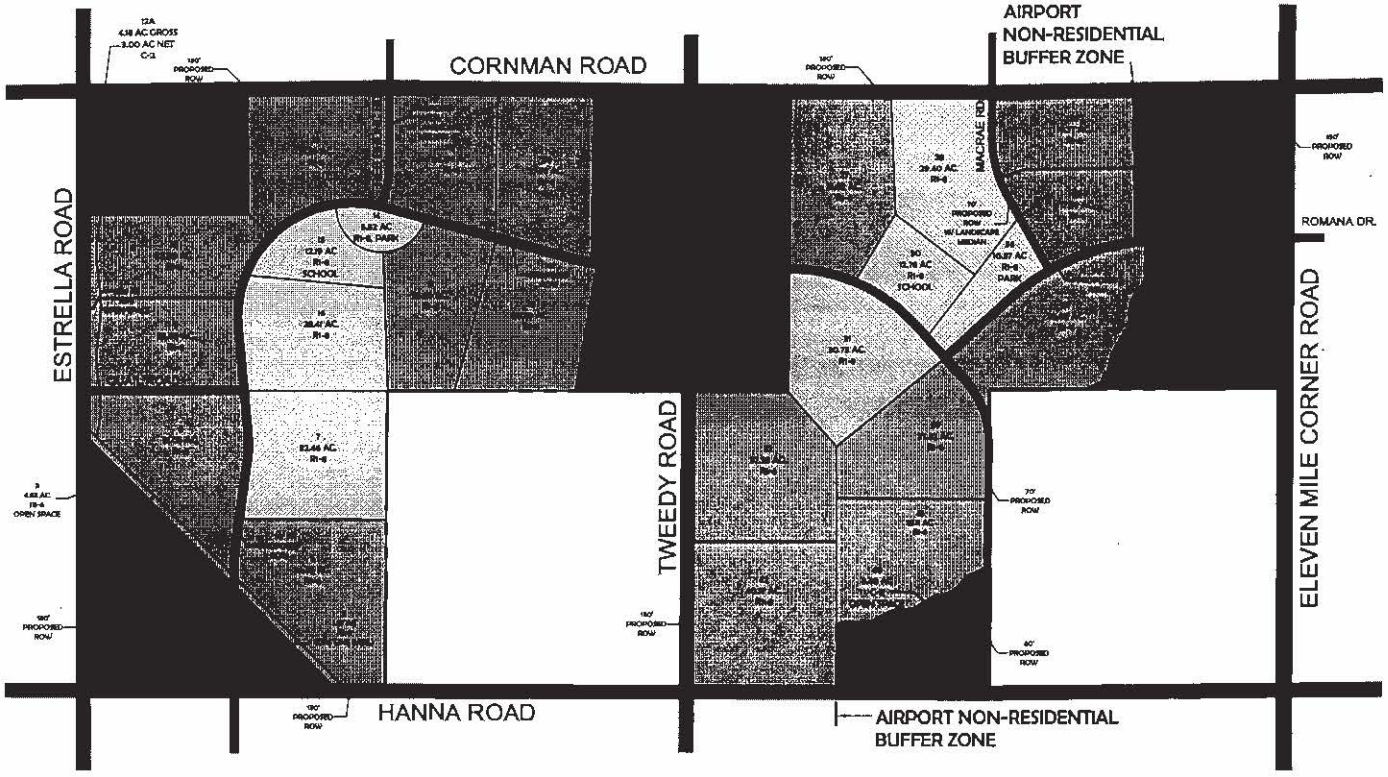
PARCEL 1:
Section 11, Township 7 South, Range 7 East, Gila and Salt River Base and Meridian, Pinal County, Arizona. Except the Southeast quarter thereof; and except all minerals as reserved in Deed recorded in Docket 1273, page 260, records of Pinal County, Arizona.

PARCEL 2:
Section 12, Township 7 South, Range 7 East, Gila and Salt River Base and Meridian, Pinal County, Arizona. Except the Southeast quarter thereof; and except all minerals as reserved in Deed recorded in Docket 1273, page 260, records of Pinal County, Arizona.

EXHIBIT B
CONCEPTUAL LAND USE PLAN

(see attached page)

EXHIBIT 10
PROPOSED REZONING PLAN
THE VILLAGES OF ELOY



LEGEND

- R1-6 / LOW DENSITY (1.0 - 4.0 DU/AC)
- R1-6 / MED. DENSITY (4.0 - 6.5 DU/AC)
- R-3 / MED. HIGH DENSITY (6.5 - 10.0 DU/AC)
- R-4 / HIGH DENSITY (10.0 - 24.0 DU/AC)
- C-2

NORTH
N.T.S.

DAVID EVANS AND ASSOCIATES INC.
2141 East Highland Avenue, Suite 200
Phoenix, Arizona 85016
Phone: 602.678.5151

PED00000000
February, 2008

P:\PEDC00000003\CADDCAD\PL\DWG\PAD 2nd Submittal\PLEXHIBITS\PEDC00000003-Exhibit 10.dwg Jcr Feb 18, 2008 @5:51:53am

TABLE 1

THE VILLAGES OF ELOY
REZONING TABLE

(Table is based on Plan A-4)

PARCEL	PROPOSED ZONING	LAND USE	GROSS ACRES	MINIMUM LOT WIDTH	MINIMUM SQUARE FEET Sq. Ft.	LOW DENSITY Du Ac	HIGH DENSITY Du Ac	MAXIMUM DU AC PER PARCEL
	R-4							
	R-4							
	R-4							
4	R1-6	MEDIUM DENSITY/OS (GAS LINE EASEMENT)	2.61	NA	NA	NA	NA	NA
5	R1-6	MEDIUM DENSITY/OS (GAS LINE EASEMENT)	1.87	NA	NA	NA	NA	NA
6	R1-6	MEDIUM DENSITY RESIDENTIAL	34.65	50	5,000	4.0	6.5	225
7	R1-8	LOW DENSITY RESIDENTIAL	32.46	70	7,000	1.0	4.0	130
8	R1-6	MEDIUM DENSITY RESIDENTIAL	31.05	50	5,000	4.0	6.5	202
9	R1-6	MEDIUM DENSITY RESIDENTIAL	23.40	50	5,000	4.0	6.5	152
10	R1-6	MEDIUM DENSITY RESIDENTIAL	23.20	50	5,000	4.0	6.5	151
11	R1-6	MEDIUM DENSITY-OPEN SPACE	5.94	NA	NA	NA	NA	NA
	R-4							
	R-4							
	C-2							
13	R1-6	MEDIUM DENSITY RESIDENTIAL	31.28	50	5,000	4.0	6.5	203
14	R1-8	LOW DENSITY -PARK OPEN SPACE	5.52	NA	NA	NA	NA	NA
15	R1-8	LOW DENSITY-ELEMENTARY SCHOOL	12.19	NA	NA	NA	NA	NA
16	R1-8	LOW DENSITY RESIDENTIAL	28.41	70	7,000	1.0	4.0	114
17	R1-6	MEDIUM DENSITY RESIDENTIAL	25.56	50	5,000	4.0	6.5	166
18	R1-6	MEDIUM DENSITY RESIDENTIAL	28.39	50	5,000	4.0	6.5	185
19	R1-6	MEDIUM DENSITY RESIDENTIAL	26.04	50	5,000	4.0	6.5	169
20	R1-6	MEDIUM DENSITY RESIDENTIAL	27.73	50	5,000	4.0	6.5	180
21	R-3	MEDIUM-HIGH DENSITY RESIDENTIAL	30.75	NA	NA	6.5	10.0	308
22	R-3	MEDIUM-HIGH DENSITY RESIDENTIAL	22.23	NA	NA	6.5	10.0	222
23	R-3	MEDIUM DENSITY-PARK OPEN SPACE	0.73	NA	NA	NA	NA	NA
24	R-3	MEDIUM DENSITY-PARK OPEN SPACE	0.76	NA	NA	NA	NA	NA
25	R-3	MEDIUM-HIGH DENSITY RESIDENTIAL	21.22	NA	NA	6.5	10.0	212
26	R-3	MEDIUM-HIGH DENSITY RESIDENTIAL	31.51	NA	NA	6.5	10.0	315
27	R1-6	MEDIUM DENSITY RESIDENTIAL	31.62	50	5,000	4.0	6.5	206
28	R1-8	LOW DENSITY RESIDENTIAL	29.40	70	7,000	1.0	4.0	118
29	R1-6	MEDIUM DENSITY RESIDENTIAL	19.77	50	5,000	4.0	6.5	129
30	R1-8	LOW DENISTY -ELEMENTARY SCHOOL	12.78	NA	NA	NA	NA	NA
31	R1-8	LOW DENSITY RESIDENTIAL	30.75	70	7,000	1.0	4.0	123
32	R1-6	MEDIUM DENSITY RESIDENTIAL	37.38	50	5,000	4.0	6.5	243
33	C-2	COMMUNITY COMMERCIAL	[illegible]	[illegible]	[illegible]	NA	NA	NA
34	C-2	COMMERCIAL BUFFER OPEN SPACE	2.66	[illegible]	[illegible]	NA	NA	NA
35	R1-6	MEDIUM DENSITY RESIDENTIAL	17.59	50	5,000	4.0	6.5	114
36	R1-8	LOW DENSITY-PARK OPEN SPACE	10.37	NA	NA	NA	NA	NA
37	R1-6	MEDIUM DENSITY RESIDENTIAL	33.08	50	5,000	4.0	6.5	215
38	C-2	COMMUNITY COMMERCIAL	[illegible]	150	[illegible]	NA	NA	NA
39	R1-6	MEDIUM DENSITY RESIDENTIAL	27.52	50	5,000	4.0	6.5	179
40	C-2	COMMUNITY COMMERCIAL BUFFER OPEN SPACE	[illegible]	NA	NA	NA	NA	NA
41	C-2	COMMUNITY COMMERCIAL	[illegible]	150	[illegible]	NA	NA	NA
42	R1-6	MEDIUM DENSITY RESIDENTIAL	40.16	50	5,000	4.0	6.5	261
43	R1-6	MEDIUM DENSITY RESIDENTIAL	28.16	50	5,000	4.0	6.5	183
44	C-2	COMMUNITY COMMERCIAL BUFFER OPEN SPACE	[illegible]	NA	NA	NA	NA	NA
		TOTAL	967.48	Gross Acres		Low DU 3,572	High DU	6,662
			LOW DU/AC	3.69			HIGH DU/AC	6.89

SUMMARY REZONING TABLE

Zoning	Acres	Land Use	Allowed Low Density	Allowed High Density	Potential Low # of Units	Potential High # of Units	Proposed Low Du Ac	Proposed High Du Ac
R1-8	121.02	LOW DENSITY RESIDENTIAL	1	4	121	484	1	4
R1-8	15.89	LOW DENSITY - OPEN SPACE						
R1-8	24.97	LOW DENSITY - SCHOOLS						
R1-6	486.56	MEDIUM DENSITY RESIDENTIAL	4	6.5	1,946	3,163	4	6.5
R1-6	10.42	MEDIUM DENSITY-OPEN SPACE (includes gas line trail)						
	658.86		3	6	2,067	3,647	3	6
R-3	105.71	MEDIUM-HIGH DENSITY RESIDENTIAL	6.5	10	687	1,057	6.5	10
R-3	1.49	MEDIUM-HIGH DENSITY-OPEN SPACE						
R-4	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
R-4	[illegible]	[illegible]						
	197.70		8	15	1,503	3,015	8	15
C-2	[illegible]	COMMUNITY COMMERCIAL						
C-2	[illegible]	COMMUNITY COMMERCIAL BUFFER OPEN SPACE						
	110.92							
	967.48	Gross Acres (Density based on Gross Acres)			3,570	6,662	3.69	6.89

RESIDENTIAL	794.86	82%
SCHOOLS	24.97	3%
PARKS & O. S. IN PARCELS	46.37	5%
Also note Exhibit 12, For additional O. S. in Parks and Retention	46.37	
COMMERICAL	101.28	10%
Gross Acres	967.48	100%

EXHIBIT 11

EXHIBIT C

PAD RESIDENTIAL DEVELOPMENT STANDARDS

Low Density - Minimum Lot Standards:

Zoning District	PAD Proposed
R1-8 - PAD	
Area (SF)	7,000
Width (Feet)	70
Height (Feet)	35
Front Setback (Feet)	20
Side Setback (Feet)	7 & 10
Street Side Setback (Feet)	20
Rear Setback (Feet)	25
Lot Coverage (Percentage)	35%

Medium Density - Minimum Lot Standards:

Zoning District	PAD Proposed
R1-6-PAD	
Area (SF)	5,500
Width (Feet)	50
Height (Feet)	35
Front Setback (Feet)	20/10 (a)
Side Setback (Feet)	5 & 5
Street Side Setback (Feet)	20
Rear Setback (Feet)	25
Lot Coverage (Percentage)	40%

Medium – High Density - Minimum Lot Standards:

Zoning District	PAD Proposed
R-3 PAD	

Area (SF)	1,925
Width and Depth (Feet)	35 x 65
Height (Feet)	30
Front Setback (Feet)	10-5-5 (1,4)
Interior Side Setback (Feet)	0-10 (3,4)
Street Side Setback (Feet)	10
Rear Setback (Feet)	5 (4,5)

1) Ten foot minimum to the face of a front-oriented garage, community parking to be provided for setbacks of less than 20'; five foot minimum to any non-garage projection; five foot minimum to a side-entry garage or casita.
2) The owner has the discretion and flexibility to increase the setbacks in all situations.
3) Ten foot minimum between dwelling units.
4) Non-foundation home features will be allowed to encroach into the setbacks on all sides of a lot. The encroachment of 3 feet into the setbacks on all sides of the lot can take place for bay windows, entertainment niches, fireplaces, pop-outs, air conditioning units and other similar home features.
5) Non-enclosed patios may encroach up to 5 feet into the rear building setback.

High Density - Minimum Lot Standards:

Zoning District	**PAD Proposed**
R-4 PAD	
Area (SF)	1,200
Width and Depth (Feet)	30 x 40
Height (Feet)	40
Front Setback (Feet)	10-5-5 (1,4)

Interior Side Setback (Feet)	0-10 (3,4)
Street Side Setback (Feet)	10
Rear Setback (Feet)	5

1) Ten foot minimum to the face of a front-oriented garage, community parking to be provided for setbacks of less than 20'; five foot minimum to any non-garage projection; five foot minimum to a side-entry garage or casita.
2) The owner has the discretion and flexibility to increase the setbacks in all situations.
3) Ten foot minimum between dwelling units.
4) Non-foundation home features will be allowed to encroach into the setbacks on all sides of a lot. The encroachment of 3 feet into the setbacks on all sides of the lot can take place for bay windows, entertainment niches, fireplaces, pop-outs, air conditioning units and other similar home features.

EXHIBIT D

PAD COMMERCIAL DEVELOPMENT STANDARDS

C-2 Standards:

Zoning District	PAD Proposed
C-2 PAD	
Area (SF)	6,000
Width (Feet)	60
Height (Feet)	35
Front Setback (Feet)	20
Side Setback (Feet)	10
Street Side Setback (Feet)	20
Rear Setback (Feet)	10(a)
Lot Coverage (Percentage)	40%

(a) If the property line or adjoining street abuts a residential zone, the setback shall be 25 feet. EXCEPT where the open space buffer has been provided, between the residential and the commercial parcels, then the commercial rear setback shall be 10-feet.

EXHIBIT E

INFRASTRUCTURE PLAN GUIDELINES

The improvements to publicly owned facilities and Ancillary Activities (as defined below) are examples of what the Parties to this Agreement intend to constitute Public Infrastructure Improvements. This list is intended by the Parties to be illustrative, but not exhaustive. By its execution of this Agreement, Owner does not undertake to provide all of the following improvements; but to the extent Owner provides any of the following improvements, such improvements shall be deemed, for the purposes of this Agreement, to constitute Public Infrastructure Improvements.

1. Off-Site Public Infrastructure Improvements.
   a. Off-site rough grading
   b. Off-site right-of-way acquisition
   c. Off-site water mains, lines and tap fees (if paid)
   d. Off-site sewer construction (including collection, transport, storage, treatment, dispersal, effluent use and discharge)
   e. Off-site roadway improvements such as highways, streets, roadways and parking facilities (including all areas for vehicular use for travel, ingress, egress and parking)
   f. Traffic control systems and devices (including signals, controls, markings and signage)
   g. Off-site transit system
   h. Off-site storm drainage and flood control systems (including collection, transport, diversion, storage, detention, retention, dispersal, use and discharge)
   i. Off-site utility relocation
   j. Pedestrian malls, parks, recreational facilities other than stadiums, and open space areas for the use of members of the public for entertainment, assembly and recreation
   k. Off-site landscaping (including earthworks, structures, lakes and other water features, plants, trees and related water delivery systems)
   l. Development Fees
   m. Equipment, vehicles, furnishings and other personalty related to the foregoing
   n. All architectural, design, planning, engineering (including environmental assessments and remediation), legal, accounting, general and administrative activities and expenses in connection with the foregoing (collectively the "**Ancillary Activities**").

2. On-Site Public Infrastructure Improvements.
   a. On-site rough grading
   b. On-site water mains, lines and tap fees (if paid)
   c. On-site sanitary sewer (including collection, transport, storage, treatment, dispersal, effluent use, and discharge) and tap fees, if paid.
   d. On-site storm drainage and flood control systems (including collection, transport, diversion, storage, detention, retention, dispersal, use and discharge)

e. On-site right-of-way acquisition
f. On-site roadway improvements (including all areas for vehicular use for travel, ingress, egress and parking)
g. Traffic control systems and devices (including signals, controls, markings and signage)
h. Pedestrian malls, parks, recreational facilities other than stadiums, and open space areas for the use of members of the public for entertainment, assembly and recreation
i. On-site landscaping (including earthworks, structures, lakes and other water features, plants, trees and related water delivery systems)
j. On-site utility relocation
k. On-site utility trenching
l. On-site utilities (including gas and electric utilities)
m. Development Fees
n. Equipment, vehicles, furnishings and other personalty related to the foregoing
o. All Ancillary Activities in connection with the foregoing.

Ordinance No: 08-721

OFFICIAL RECORDS OF
PINAL COUNTY RECORDER
LAURA DEAN-LYTLE

WHEN RECORDED, RETURN TO:

Mary Myers, City Clerk
City of Eloy
628 North Main Street
Eloy, Arizona 85231

DATE/TIME: 04/25/08 1352
FEE: $11.00
PAGES: 3
FEE NUMBER: 2008-039160

ORDINANCE NO.: 08-721
(The Villages of Eloy Rezoning)

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF ELOY, ARIZONA APPROVING A REZONING OF APPROXIMATELY 967 ACRES, KNOWN AS "THE VILLAGES OF ELOY," FROM RR-20 (RURAL RESIDENTIAL) TO 161.88 ACRES OF R1-8 (LOW DENSITY RESIDENTIAL), 496.98 ACRES OF R1-6 (MEDIUM DENSITY RESIDENTIAL), 107.20 ACRES OF R-3 (MEDIUM-HIGH DENSITY RESIDENTIAL), 90.50 ACRES OF R-4 (HIGH DENSITY RESIDENTIAL) AND 110.92 ACRES OF C-2 (COMMUNITY COMMERCIAL) WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY. SUBJECT PROPERTY IS BOUNDED BY CORNMAN ROAD TO THE NORTH, ELEVEN MILE CORNER ROAD TO THE EAST, HANNA ROAD TO THE SOUTH AND ESTRELLA ROAD TO THE WEST (ASSESSOR'S PARCEL NUMBERS: 402-12-001, 402-12-002, 402-25-001, 402-25-002 AND 402-25-003) IN PORTIONS OF SECTIONS 11 AND 12, T7S, R7E OF THE G&SRB&M, PINAL COUNTY, ARIZONA.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF ELOY, ARIZONA, AS FOLLOWS:

That the Mayor and City Council of the City of Eloy, Arizona, hereby approves an application by Penny Newton with David Evans and Associates on behalf of Prime Earth Development Company (PEDCO) to rezone approximately 967.48 acres from RR-20 (Rural Residential) to 161.88 acres of R1-8 (Low Density Residential), 496.98 acres of R1-6 (Medium Density Residential), 107.20 acres of R-3 (Medium-High Density Residential), 90.50 acres of R-4 (High Density Residential) and 110.92 acres of C-2 (Community Commercial) with a Planned Area Development (PAD) Overlay. Subject property is bounded by Cornman Road to the north, Eleven Mile Corner Road to the east, Hanna Road to the south and Estrella Road to the west (Assessor's Parcel Numbers: 402-12-001, 402-12-002, 402-25-001, 402-25-002 and 402-25-003) in portions of Sections 11 and 12, T7S, R7E of the G&SRB&M, Pinal County, Arizona. Rezoning approval shall be subject to the following stipulations:

1. That the development of The Villages of Eloy master planned community shall be in conformance with the Preliminary Development Plan/Narrative Report dated February 2008;

2. That all conceptual engineering plans/reports submitted as part of the PAD application package shall be reviewed and approved by the City Engineer and/or Community Development Director prior to submittal of any future preliminary plats or improvement plans. Any major changes to the PAD as a result of the review and approval of the engineering plans/reports shall cause the PAD to be placed on a Planning and Zoning Commission and City Council agenda for ratification of the changes. The City Manager, or designee, may administratively approve minor changes and will determine the difference between major and minor changes to the PAD;

3. That final development plans and reports as outlined in Sec. 21.123.B of the Eloy Zoning Ordinance shall be submitted to the City Manager, or designee, for review and approval within one (1) year or prior to approval of any preliminary plat or development site plan. The City Manager, or designee, shall review the final development plans and reports for completeness and compliance with the preliminary development plans and reports;

4. That a homeowners' association shall maintain all landscaping, including that within the adjacent rights-of-way;

5. That prior to development on the subject property, the site will be maintained in a natural, debris-free, and weed-free condition;

6. That the developer shall submit a copy of the CC&Rs, which shall be reviewed for approval by the Community Development Director prior to the issuance of a building permit;

7. That at the time of site plan or preliminary plat submittal, the developer shall submit a full traffic impact study, prepared by a Registered Professional Traffic Engineer or Civil Engineer, that at a minimum addresses on-site and off-site traffic flows, project impacts and mitigation measures, anticipated trip generations, and level of service;

8. That compliance with the Design Guidelines and Standards of the Eloy Zoning Ordinance and the Eloy Subdivision Ordinance, as may be amended from time to time, shall be required; and

9. That any major changes or modifications to The Villages of Eloy Planned Area Development shall be reviewed and processed in accordance with those procedures outlined for rezoning in the Eloy Zoning Ordinance. The City Manager, or designee, may administratively approve minor changes and will determine the difference between major and minor changes to the Development Plan.

PASSED AND ADOPTED by the Mayor and City Council of the City of Eloy, Arizona, this 14th day of April, 2008.

APPROVED:

Byron Jackson, Mayor

ATTEST:

Mary Myers, City Clerk

APPROVED AS TO FORM:

Stephen Cooper, City Attorney

CITY OF ELOY
REQUEST FOR COMMISSION ACTION

Agenda Item: **VII.B.**

Date: **12/18/2019**

Date submitted: 11/25/2019 **Date requested:** 12/18/2019	**Action:** Formal	**Subject: Consideration, discussion, and recommendation to the Eloy City Council for approval, approval with conditions, denial or continuance of Case No. PAD19-015, generally located at the northeast corner of Estrella Road and Hanna Road within Sections 1, 11 and 12 of Township 7 South, Range 7 East of the Gila and Salt River Base and Meridian (G&SRB&M), City of Eloy, Pinal County, Arizona.**

TO: Planning and Zoning Commission

FROM:

RECOMMENDATION:
Staff recommends the Planning & Zoning Commission approves Case No. PAD19-015.

DISCUSSION:

FISCAL IMPACT:
The fiscal impact of the future development of this property will provide construction sales tax revenues to the City.

CITY OF ELOY
REQUEST FOR COMMISSION ACTION

Agenda Item: **VII.C.**

Date: **12/18/2019**

Date submitted: 11/25/2019 **Date requested:** 12/18/2019	**Action:** Formal	**Subject: Conduct a Public Hearing to allow comments from the public and interested parties on the proposed revisions to the Eloy Zoning Code pertaining to portions of Sections 2-2.5, 2-2.6, 2-3.5, 2-5.5, 3-2.8, 2-7.20, 3-1.22, 6-6.3.**

TO: Planning and Zoning Commission

FROM: Jerry Stabley

RECOMMENDATION:
Planning and Zoning Commission hold a public hearing on revisions to the Eloy Zoning Code pertaining to portions of Sections 2-2.5, 2-2.6, 2-3.5, 2-5.5, 3-2.8, 2-7.20, 3-1.22, 6-6.3

DISCUSSION:

In July of 2018, the City Council adopted a new Zoning Ordinance. After a new Ordinance is approved, it goes to the codifiers, who prepare it for placement on the internet. Sterling Codifiers found a number of items that did not quite work, such as reference to wrong sections. These types of errors are called scriveners errors, and staff adjusted them.
Sterling identified 23 changes that could not be made by staff. The Commission reviewed those changes in August of this year and recommended that the City Council approve the amendments. The Council approved the changes at their October 14, 2019 meeting.
Staff has also been conducting a review of the Ordinance to determine if there are other improvements that can be made. The amendments before you today are a product of that effort. Staff drew upon the Zoning Ordinances of the Cities of Page and Scottsdale when we prepared this update. We used the Page ordinance because we employed the same consultant to write our codes, and so have similar experiences. The Scottsdale code was also used because that City must constantly balance the wishes of a strong development community with the desires of equally strong citizen groups.
The following major topic areas are addressed in this update: clarifying requirements

vs. guidelines, parking requirements, and submittal requirements for Planned Area Developments (PAD). Each of these focus areas are discussed below.

Clarify Requirements vs. Guidelines

Guidelines provide direction with flexibility for unique designs and situations, whereas requirements are standards that must be followed. The current Zoning Ordinance contains guidelines for Single Family and Multifamily Homes, Commercial and Industrial developments. The issue with these guidelines is that many of them read like requirements and should be requirements. Calling both of them guidelines could lead to a situation where there is an important standard that staff will be unable to implement. Staff has proposed over 60 changes that will bring greater clarity to the development process.

Parking Requirements

Developing parking requirements is a balancing act. Make them too strict, and you can actually prevent developments that will benefit our residents. An excess of parking also leads to unneeded pavement, which raises our temperatures in the summer. If parking standards are too low, the parking lots of successful land uses can end up being too small. Parking can then spill over onto adjacent properties, often impacting residential neighborhoods. Staff used the Scottsdale code extensively in this part of the Ordinance because of that City's work over many years to provide balance in their parking requirements.

Planned Area Development (PAD) Submittal

PAD submittals usually include multi-page reports, with proposed development standard amendments spread throughout the reports. Staff is recommending that we require a separate page that lists out all proposed development standard amendments. This change will assure that the Commission and staff can easily find any amendments to the standards, and second and third revisions do not have to combed for new amendments.

FISCAL IMPACT:

There is no fiscal impact to the proposed changes.

TA19-029 Chapter 21 City of Eloy Zoning Ordinance

21-2-2.5: SINGLE-FAMILY RESIDENTIAL ~~DESIGN~~ DEVELOPMENT REQUIREMENTS AND GUIDELINES:

The following design requirements and guidelines shall apply to single-family residential subdivisions and certain types of residential units built within the City other than those located in planned area developments (PAD). The intent of these requirements and guidelines is to establish a minimum level of residential community expectations within Eloy as well as a consistent method of evaluating new projects. The guidelines set objectives for the developer/designer to meet and are not intended to restrict or impede creativity and imagination. In the event that a conflict exists between the provisions of this section and the Single-Family Residential Districts of table 2.2-2 in section 21-2-2.4 of this section 21-2-2, the provisions of this section shall prevail.

A. ~~General Guidelines~~ Requirements For Single-Family Residential Subdivisions:

1. Each project shall have a unique entry feature at its primary entrances to provide individual identity to the development. Entry features may include a combination of the following elements: entrance paving, distinctive landscaping treatment, distinctive structural element (statue, windmill, etc.) planters, special wall/column treatment, gates and other entry features.

2. A minimum six foot (6') and maximum eight foot (8') wall shall be required along the rear of reverse frontage single-family lots along collector or arterial streets. Such walls shall be constructed of slump block, brick, or masonry with stucco or mortar wash finish and decoratively designed with details such as inlaid tile or brick work, cap tiles, wall inserts, offsets, or pilaster treatments. Long, straight, unbroken walls are not permitted. Landscaping is required to be installed in accordance with City standards within collector or arterial rights-of-way.

3. The undergrounding of all utilities less than sixty nine (69) kV (kilovolts), within and abutting the proposed development, shall occur prior to issuance of construction permits for the applicable phase of development.

4. All new residential developments (subdivisions) shall be subject to all requirements set forth in the Eloy subdivision regulations.

5. Compliance with the City's Engineering Design Standards for Public Works Construction and with Maricopa Association of Governments Standards for Public Works Construction, except for modifications agreed to by the City Engineer.

6. Compliance with the Floodplain Management Ordinance or the receipt of a letter of approval from the Pinal County Flood Control District explaining that the development is not located in the floodplain or the measures to protect development located in the floodplain.

7. Separation of any production crops on land owned by the property owner for whom the rezoning is sought or such owners and successors on the property herein zoned by not less than fifty feet (50') from the nearest adjacent property boundary, if applicable.

8. A homeowner association (HOA) shall be required to be formed for a new residential subdivision.

B. Single-Family Residential Site Design Guidelines:

1. Housing should foster a sense of neighborhood among nearby residents and a sense of community through linkage with surrounding neighborhoods.

2. All new residential development (subdivisions) ~~shall~~ should include a pedestrian and bicycle multi-use pathway as part of the required open space as per the Eloy General Plan. If applicable, such pathway shall be designed, located and oriented to provide: a) pedestrian and bicycle accessibility within and around the development; b) connections to adjacent developments to enhance a network of multi-modal circulation throughout the community; and c) a buffer between undeveloped, less densely developed lands and developed land use patterns.

3. In an effort to reduce street pavement widths and eliminate driveway curb cuts, the use of alleyways with rear garage configurations and entry access points may be considered as a primary means of access to a residential lot.

4. Developments containing alleyways ~~shall~~ should plan and design the alleyways as a secure pedestrian way that links to the neighborhood pedestrian and bicycle multiuse pathways and open space system.

5. The Residential structures should have a strong relationship to the neighborhood street. A walkway from the street to the front entry is strongly encouraged.

C. Single-Family Residential Open Space Requirements:

1. All residential developments (subdivisions) shall provide the minimum net acreage required by chapter 15 of this Code as open space.

2. Private (subdivision) open space areas shall be designated as a tract, which is owned and maintained by a homeowners' association. Said private open space shall be located to provide access and physical connections to adjacent neighborhoods and to the community open space network and trail system.

3. If the open space area (subdivision) is to be dedicated for public use it shall be located to provide access and physical connections to adjacent neighborhoods and to the community open space network and trail system or to provide protection to adjacent public lands.

4. The landscaped portion of a private street tract may be counted as open space only if the private street is constructed to the local street standards as shown in the City of Eloy Subdivision Ordinance. However, this landscaped area may not count towards more than twenty five percent (25%) of the required open space.

D. Single-Family Residential Architectural ~~Guidelines~~ Requirements:

1. Roof mounted mechanical equipment is prohibited. Mechanical equipment, electrical meter and service components, propane tanks, coolers, water filters and similar utility equipment shall be installed at ground level or wall mounted and shall be screened from public view and designed to appear as an integral part of the building.

2. All new single-family residences shall include a minimum two car garage. Carports shall only be permitted in subdivisions with a Manufactured Home Overlay; the design and materials of which shall be compatible with the main structure. Existing carports shall not be enclosed unless substituted with an additional carport or garage on the property. In RR-20, RR-5, RR-2.5, R1-54 and R1-43 Zoning Districts, the garage area shall not exceed thirty five percent (35%) of the front face plane of the residential structure.

E. Single-Family Residential Architectural Guidelines:

1. Mirrored surfaces or reflective treatment that changes or enhances ordinary glass into a mirrored surface ~~is prohibited~~ are strongly discouraged. Bright untarnished metallic surfaces, including roof materials, ~~shall~~ should be chemically treated so they are non-reflective.

2. Earth tone paint and material colors ~~shall~~ should have a light reflective value (LRV) no greater than forty percent (40%). Limited use of contrasting accenting colors in excess of forty percent (40%) LRV for small elements such as entryways and special architectural features of the building may be allowed.

3. Detached garages and side entry garages are strongly encouraged.

4. Front porches and courtyards are strongly encouraged and should provide a pedestrian connection, other than the driveway, to the street.

5. ~~Open gable roofs, emphasizing the lack of detail, should be avoided~~. Rooflines with differing heights and style combinations, stepping, or different orientations are strongly encouraged.

6. All four (4) exterior elevations of a residential structure ~~shall~~ should provide architectural detailing; not just the front elevation.

7. Window embellishments ~~shall~~ should be provided on all houses by adding architectural features which enhance the elevations, e.g., sturdy synthetic wood substitutes, greater variation of window design, different window styles, tile inlays and recesses, structural pop outs, gabled roof features over the windows, etc. Such features ~~must~~ should be added to all of the exterior elevations of the house to provide interest and relief.

8. All tract home developments ~~shall~~ should have a minimum of four (4) floor plans, with a minimum of three (3) distinctly different elevations for each floor plan. Additionally, a minimum of three (3) colors of roof material, three (3) styles of garage doors and three (3) exterior paint motifs ~~shall~~ should be ~~required~~ used to promote visual interest and architectural diversity. The same elevations ~~shall~~ should not be utilized across from or adjacent to each other. (Ord. 18-880, 7-23-2018)

21-2-2.6: MULTIPLE FAMILY RESIDENTIAL ~~DESIGN~~ DEVELOPMENT REQUIREMENTS AND GUIDELINES:

A. ~~General Guidelines For~~ Multiple Family Residential ~~Subdivisions~~ Requirements: Each multiple family project shall have a unique entry feature at its primary entrance to provide individual identity to the development. Entry features may include a combination of some of the following elements: entrance paving, fountains, distinctive landscaping treatment, planters, special wall treatment, gates and other entry features.

1. A minimum six foot (6') and maximum eight foot (8') wall shall be required along the rear of reverse frontage single-family lots along collector or arterial streets. Such walls shall be constructed of slump block, brick, or masonry with stucco or mortar wash finish and decoratively designed with details such as inlaid tile or brick work, cap tiles, wall inserts, offsets, or pilaster treatments. Long, straight, unbroken walls are not permitted. Landscaping is required to be installed in accordance with City standards within collector or arterial rights-of-way.

2. The undergrounding of all utilities less than sixty nine (69) kilovolts (kV) within and abutting the proposed development prior to issuance of construction permits for the applicable phase of development.

3. All new residential developments (subdivisions) shall be subject to all requirements set forth in the Eloy subdivision regulations.

4. Compliance with the City's Engineering Design Standards for Public Works Construction and with Maricopa Association of Governments Standards for Public Works Construction, except for modifications agreed to by the City.

5. Compliance with the Floodplain Management Ordinance or the receipt of a letter of approval from the Pinal County Flood Control District explaining that the development is not in the floodplain.

6. Separation of any production crops on ground owned by the property owner for whom the rezoning is sought or such owners and successors on the property herein zoned by not less than fifty feet (50') from occupied dwelling units, if applicable.

7. The creation of a property management association shall be required for a new multiple family development project.

B. Multiple Family Residential Site Design ~~Guidelines~~ Requirements:

1. All new multiple family residential developments (subdivisions) shall be subject to all requirements set forth in the Eloy subdivision regulations.

2. Parking areas adjacent to the required front yard shall be screened by a decorative wall or landscape berm or combination thereof to a height not to exceed three feet (3') measured from the finish grade in order to adequately screen the undercarriages of the parked vehicles.

3. Trash and refuse collection locations shall be screened with a six foot (6') decorative masonry wall that is finished to match the exterior elevation of the dwelling units. Trash and refuse areas shall be located such that they are not the visual focal point of a driveway or parking area, and cannot be viewed directly from a public street.

4. All multiple family residential developments, having more than four (4) dwelling units, shall provide amenities for the residents' use. Examples of such amenities are swimming pool, clubhouse, health and fitness center, tennis courts, etc. The area utilized by these amenities may be credited as open space.

5. Required covered parking shall provide motion sensor/detector light fixtures which are to be placed under the parking shade canopy. The design and materials of the covered parking canopy shall be compatible with the main structure.

~~6. All of the dwelling units within the development should have a strong design/orientation to one another, to the common open space and to the neighborhood street. A walkway from the street to the front entry is strongly encouraged.~~

C. Multiple Family Residential Open Space ~~Guidelines~~ Requirements:

1. All multiple family residential developments shall be required to provide a minimum of four hundred (400) square feet of usable open space per dwelling unit. Usable open spaces may include both active and passive uses including, but not limited to pool facilities, open turf areas, trails (not including sidewalks between buildings), ballfields, tot lots and other similar features.

2. All multiple residential developments shall adhere to the open space requirements of subsection 15-4-3B of this Code.

D. Multiple Family Residential Architectural ~~Guidelines~~ Requirements:

1. Mechanical equipment, electrical meter and service components, propane tanks, coolers, water filters and similar utility equipment shall be installed at ground level or wall mounted and shall be screened from public view and designed to appear as an integral part of the building.

2. The building materials of a project shall be durable, require low maintenance, and be of the same or higher quality as surrounding developments. All multiple residential buildings shall have a permanent foundation and a garage, carport or covered parking canopy.

E. Multiple Family Residential Architectural Guidelines:

1. All buildings ~~shall~~ should incorporate three hundred sixty degree (360°) architecture, a variety of massing and building heights, and stepping rooflines. Straight rooflines should be varied by using offsets, differing heights, stepping, or different orientations to produce more variety within a development. Roof material ~~shall~~ should not be wood shake shingles.

2. All of the exterior elevations of the structures ~~shall~~ should provide interest and relief and utilize architectural detailing and overhanging eaves. ~~Open gable roofs, emphasizing the lack of detail, should be avoided~~. Embellish window treatments on buildings by adding architectural features, which enhance the elevations, e.g., gabled roof features over windows, structural pop outs, recesses, headers, tile inlays, different window designs and styles.

3. Reflective building materials are ~~prohibited~~ strongly discouraged. Mirrored surfaces or any treatment that changes ordinary glass into a mirrored surface are ~~prohibited~~ discouraged. Metallic surfaces, including roof materials, ~~shall~~ should be chemically treated to be non-reflective. Earth tone paint and material colors ~~shall~~ should have a light reflective value (LRV) no greater than forty percent (40%). Limited use of contrasting accenting colors in excess of forty percent (40%) LRV for small elements such as entryways and special architectural features of the building may be allowed.

4. All of the dwelling units within the development should have a strong design/orientation to one another, to the common open space and to the neighborhood street. A walkway from the street to the front entry is strongly encouraged.

21-2-3.5: COMMERCIAL AND MIXED-USE ~~DESIGN~~ DEVELOPMENT REQUIREMENTS AND GUIDELINES:

The commercial and mixed-use development requirements and guidelines have been established to: create an attractive and functional setting for businesses located along primary roadway corridors; create and maintain an efficient, functional, safe and pleasant built environment for residents and visitors; and promote attractive, high quality development that will support and enhance the greater community.

A. Applicability: These requirements and guidelines shall apply to the development of new buildings or renovation of existing buildings within any Commercial and Mixed-Use Zoning District in the City of Eloy, unless otherwise specified within this section. In the case of mixed-use buildings, the single-family residential guidelines of this section and the guidelines of sections 21-2-3.4 and 21-2-3.5 of this section 21-2-3, commercial development, shall both apply.

These requirements and guidelines will be used by City staff and the Planning and Zoning Commission as a framework for evaluating development proposals and for consideration of design aspects of such proposed projects. The Eloy subdivision regulations should also be referenced for additional site design standards specifically applicable to commercial and mixed-use developments.

B. Architectural Guidelines:

1. Natural materials and deep earth tone colors are preferred, and design elements ~~shall~~ should not primarily consist of metal, glass, plastic, highly reflective materials and bright colors. Such materials may have limited application in trim or accent areas, but ~~shall~~ should not be the predominant visual elements of the building(s) or site improvements.

2. Large, bland monolithic facades or rooflines and repetition of very simple details foster a monotonous character, which ~~shall~~ should be avoided. Building elevations ~~shall~~ should create a unique character which is emphasized through interesting architectural details or facade articulation in each component. For example, windows may be arched or rectangular, bayed out or recessed, have raised borders, awnings, planter boxes or shutters.

3. All building facades ~~must~~ should be designed with architecturally finished materials, with primary building materials limited to the following:

a. Modular masonry materials such as brick, block, and stone.

b. Precast concrete or aggregate panels with a decorative finish.

c. Stucco or stucco-like materials.

d. Wood, provided the surfaces are finished for exterior use and wood of proven exterior durability.

e. Other materials as determined by the Zoning Administrator.

4. The following building types and materials are ~~expressly prohibited~~ discouraged:

a. ~~No~~ Galvanized or unfinished steel, galvalume or unfinished aluminum buildings (walls or roofs), unless the roadway facing the facade of the building is specifically intended to have a corrosive designed finish such as Cor-Ten steel or is finished with a material that is compliant with subsection B3 of this section.

b. Exposed, untextured, uncolored, unaugmented concrete.

C. Site Design/Orientation Requirements:

1. Buildings, structures, open space areas and other features shall be oriented to protect and/or enhance major vistas and panoramas that accentuate mountain vistas, and/or special man-made or natural landmarks.

2. On-site pedestrian walks shall be provided to connect street sidewalks to primary commercial and mixed-use building entries by the most direct route practicable. Multi-building developments shall minimize auto/pedestrian conflicts and maximize convenient pedestrian access between buildings.

3. Openings for vehicular uses, such as garage door bays used to access vehicles into and out of a building for repair or storage, must be located on facades that do not face the primary street.

D. Circulation Requirements:

1. Proposed developments fronting ADOT controlled roadways shall complete a traffic impact analysis (TIA), including access needs, traffic control needs, highway expansion needs, drainage management plan, and/or a cost sharing plan. ADOT approval will be required as part of the development plan approval process.

2. Developments along public roadways may be required to complete a traffic study analysis, including access needs, traffic control needs, highway expansion needs, drainage management plan, and/or a cost sharing plan. The approval of the Eloy City Engineer will be required as part of the development plan approval process.

3. Vehicular access points along arterial and collector roadways shall be placed and designed in accordance with ADOT and/or City requirements.

E. Utility Requirements:

1. All on-site electric utility and all other communication and utility lines for buildings shall be placed underground. (Ord. 18-880, 7-23-2018)

21-2-5.5: INDUSTRIAL ~~DESIGN~~ DEVELOPMENT REQUIREMENTS AND GUIDELINES:

The industrial design requirements and guidelines contained in this section have been established to: recognize the unique needs and characteristics of development in business and industrial use settings; protect and promote long-term economic vitality through the promotion of high quality development; and minimize adverse impacts to existing neighborhoods and anticipated residential growth areas.

A. Applicability: These requirements and guidelines shall apply to development of new buildings or renovation of existing buildings within any Business and Industrial Zoning District, unless otherwise specified within this section.

These requirements and guidelines will be used by City staff and the Planning and Zoning Commission as a framework for evaluating development proposals and for commenting on the design aspects of those proposed projects. The Eloy subdivision regulations should also be referenced for additional site design standards specifically applicable to commercial subdivision developments.

B. Architectural Guidelines:

1. Natural materials and deep earth tone colors are preferred, and design elements ~~shall~~ should not primarily consist of metal, glass, plastic, highly reflective materials and bright colors. Such materials may have limited application in trim or accent areas, but ~~shall~~ should not be the predominant visual elements of the building(s) or site improvements.

2. Large, bland monolithic facades or rooflines and repetition of very simple details foster a monotonous character, which ~~shall~~ should be avoided. Building elevations ~~shall~~ should create a unique character which is emphasized through interesting architectural details or facade articulation in each component. For example, windows may be arched or rectangular, bayed out or recessed, have raised borders, awnings, planter boxes or shutters.

3. All building facades ~~must~~ should be designed with architecturally finished materials, with primary building materials limited to the following:

a. Modular masonry materials such as brick, block, and stone.

b. Precast concrete or aggregate panels with a decorative finish.

c. Stucco or stucco-like materials.

d. Wood, provided the surfaces are finished for exterior use and wood of proven exterior durability.

e. Other materials as determined by the Zoning Administrator.

4. The following building types and materials are ~~expressly prohibited~~ discouraged:

a. ~~No~~ Galvanized or unfinished steel, galvalume or unfinished aluminum buildings (walls or roofs), unless the roadway facing the facade of the building is specifically intended to have a corrosive designed finish such as Cor-Ten steel or is finished with a material that is compliant with subsection B3 of this section.

b. Exposed, untextured, uncolored, unaugmented concrete.

C. Site Design/Orientation Requirements:

1. Buildings, structures, open space areas and other features shall be oriented to protect and/or enhance major vistas and panoramas that accentuate mountain vistas, and/or special man-made or natural landmarks.

2. On-site pedestrian walks shall be provided to connect street sidewalks to primary commercial and mixed-use building entries by the most direct route practicable. Multi-building developments shall minimize auto/pedestrian conflicts and maximize convenient pedestrian access between buildings.

3. Openings for vehicular uses, such as garage door bays used to access vehicles into and out of a building for repair or storage, must be located on facades that do not face the primary street.

D. Circulation Requirements:

1. Developments along ADOT controlled roadways shall complete a traffic study analysis, including access needs, traffic control needs, highway expansion needs, drainage management plan, and/or a cost sharing plan. ADOT approval will be required as part of the development plan approval process.

2. Access points along primary gateway roadways shall be placed and designed in accordance with ADOT and/or City requirements.

E. Properties With Frontage Along Primary Gateway Roadway Corridors: Development of new buildings or renovation of existing buildings within any Industrial Zoning District that ~~has frontage along~~ is adjacent to Interstate 10, Frontier Street, State Route 87, Sunland Gin Road, Toltec Road and Sunshine Boulevard, and Battaglia Road, in the City of Eloy shall adhere to the following ~~guidelines~~ requirements:

1. Prohibited Uses: The following uses are prohibited within any Business Park (BP), Light Industrial (I-1) or Heavy Industrial (I-2) Zoning District that is located adjacent to the right-of-way of Interstate 10, Frontier Street, State Route 87, Sunland Gin Road, Toltec Road, and Sunshine Boulevard, and Battaglia Road:

a. Adult oriented businesses;

b. Auto wrecking and salvage yard;

c. Heavy rental, outdoor;

d. Waste facility, landfill;

e. Non-chartered financial institutions. (Ord. 18-880, 7-23-2018)

21-3-2.8: ANIMALS:

C. Chicken hens and pullet are allowed in all Residential Zoning Districts subject to any applicable health, sanitation, and nuisance laws. Roosters shall only be allowed in the RR-20, RR-5 and RR-2.5 Zoning Districts. Chickens shall be kept within enclosed coops, pens, or cages that comply with all applicable accessory setbacks of the respective zoning district. All lots less than ~~ten~~ twelve thousand ~~(10,000)~~ (12,000) square feet shall be limited to no more than five (5) chickens per lot.

21-2-7.20: PERMITTED USES:

A. The land uses permitted within the Downtown Core (DCO) Overlay Zoning District shall be those designated in table 2.7-3 of this section:

TABLE 2.7-3
DOWNTOWN CORE ~~DISTRICT LAND USE~~ OVERLAY ~~SECTORS~~ ALLOWED USES

Those uses permitted by right in the underlying districts	Yes
Mixed-use adding residential to commercial	Yes
Mixed-use adding commercial, subject to ~~Community Development Director~~ Zoning Administrator approval	Yes
Transfer residential development rights in sector	Yes
Transfer residential development rights outside of sector	Yes

21-3-1.22: HOME OCCUPATIONS:

Q. A home occupation shall not include~~, but shall not be limited to,~~ the following uses:

1. Medical offices, clinics, and laboratories, except for psychologists, speech therapists, acupuncturists, licensed massage therapists, and other professionals with one-on-one counseling, therapy, or treatment that do not exceed six (6) clients within twenty four (24) hours.

2. Motor vehicle sales, repair, painting, storage, restoration or conversion, engine repair or similar uses conducted outside ~~and/~~or on vehicles not registered to a person currently residing at the home.

TABLE 4.1-1
PARKING SPACES REQUIRED

Use Category And Specific Use Type		Minimum Vehicle Spaces Required
Residential use categories:		
	Assisted living center	0.5 space per residential room/unit plus 1 space for every 4 rooms/units for guests and employees
	Assisted living home; child care home; group care home; resident care home; vacation home rental	Same as single-family residential
	Boarding/shelter care	1 space per 3 beds plus 1 space per employee
	Live/work	2 spaces per dwelling unit
	Manufactured home, park; recreational vehicle park	2 spaces per dwelling unit plus 1 space for every 10 dwelling units/lots for guests

Use Category And Specific Use Type		Minimum Vehicle Spaces Required
	Multi-family; residential component of Mixed-Use District	Studio and 1 bedroom unit - 1.5 spaces per unit
		2 bedroom units - 1.5 spaces per unit
		3 or more bedroom units - 2 spaces per unit
	Nursing home	1 space per 4 beds (based on maximum capacity)
	Single-family detached and attached; modular; duplex; manufactured home	2 spaces per dwelling unit
Public and semi public use categories:		
	Arboretum or botanical garden	See subsection B of this section
	Assembly hall/auditorium; community center; country club library; fraternal or social club; social service facility	1 space per 4 fixed seats or 1 space per 300 square feet GFA where fixed seating is not provided
	Bus terminal	6 spaces per 1,000 square feet of waiting area
	Campground	1 space per camp site
	Cemetery	Minimum 5 percent of the gross area shall be made available for parking
	Child care center	1 space per 400 square feet GFA
	College or university	See subsection B of this section
	Community playfields and parks	See subsection B of this section
	Crematorium or funeral parlor	1 space per 4 fixed seats or 1 space per 300 square feet GFA where fixed seating is not provided
	Government office and/or civic building	1 space per 300 square feet GFA
	Hospital	1 space per 2 inpatient beds plus 1 per employee on a normal shift
	Medical clinic	1 space per 250 square feet GFA
	Museum	1 space per 300 square feet of display area
	Public safety facility	1 space per employee plus 1 space per fleet vehicle plus 1 space per 350 square feet of usable office/meeting space
	Religious assembly	1 space per 4 fixed seats ~~or 1 space per 300 square feet GFA~~ OR 1 space per 30 ~~300~~ square feet GFA of main sanctuary area where fixed seating is not provided

Use Category And Specific Use Type			Minimum Vehicle Spaces Required
	School, public or private, K - 8		1 space per classroom plus 1 space for each 200 square feet GFA of office areas ~~indoor assembly area~~
	School, public or private, 9 - 12		1 space per 200 square feet GFA of classroom and office area
	Solar generation facility		1 space per employee
	Telecommunication facility (including tower and supporting facilities)		None
	Utility facility and service yard		1 space per employee plus 1 space per fleet vehicle if present at site
Agriculture use categories:			
	Agriculture, general		None
	Market garden		1 per 5,000 square feet of lot area
	Ranching, commercial		See subsection B of this section
Commercial use categories:			
	Adult oriented business		1 space per 200 square feet GFA
	Animal services, (kennel, veterinary)		1 space per 400 square feet GFA
	Commercial entertainment:		
		Indoor	1 space per 4 fixed seats or 1 space per 300 square feet GFA, whichever is greater
		Movie theater	1 space per 3 seats
		Outdoor	See subsection B of this section
	Commercial recreation:		
		Billiards	2 spaces per table plus required spaces for ancillary uses
		Bowling alley	3 spaces per lane plus required spaces for ancillary uses
		Fitness and sports center	1 space per 200 square feet GFA
		General recreation, indoor	1 space per 200 square feet GFA
		General recreation, outdoor	5 spaces per acre of facility plus 1 space per 4 persons of total maximum capacity of facility
		Golf course	4 spaces per hole plus required spaces for ancillary uses
		Golf driving range	1 space per tee plus required spaces for ancillary uses

Use Category And Specific Use Type	Minimum Vehicle Spaces Required
Tour services	See subsection B of this section
Financial institution	1 space per 250 square feet GFA
Food and beverage services:	
Bar, lounge, or tavern	1 space per 80 ~~75~~ square feet GFA ~~patron space~~ plus 1 space per 200 square feet of outdoor sales ~~seating~~ area
Microbrewery, distillery, and/or tasting room	1 space per 150 square feet GFA ~~patron space~~ plus 1 space per 200 square feet of outdoor sales area
Nightclub	1 space per 60 ~~75~~ square feet GFA ~~patron space~~ plus 1 space per 200 square feet of outdoor sales area
Restaurant, full and limited service	1 space per 120 ~~50~~ square feet GFA ~~patron space~~ plus 1 space per 400 square feet of outdoor seating area
~~Restaurant, limited service~~	~~1 space per 75 square feet patron space plus 1 space per 400 square feet of outdoor seating area~~
Instructional services or trade schools	1 space per 200 square feet GFA
Medical marijuana dispensary, operation or cultivation	See subsection B of this section
Office:	
Business or professional; research laboratory	1 space per 300 square feet GFA
Medical and dental	1 space per 250 square feet GFA
Personal services	1 space per 300 square feet GFA
Retail sales:	
Retail, general~~; Alcoholic beverages;~~ convenience store~~; retail, general~~; business services	1 space per 300 square feet GFA
Farmers market; flea market	1 space per 500 square feet of ~~designated vendor area~~ sales and display area
Nursery, commercial; feed store	1 space per 500 ~~400~~ square feet of sales and display area
Outdoor vending	1 space per employee plus principal use
Retail, large	1 space per 300 square feet GFA
Self-storage, indoor	~~1 space per 50 units or~~ 1 space per 5,000

Use Category And Specific Use Type			Minimum Vehicle Spaces Required
			square feet of storage area~~, whichever is greater~~
	Vehicle services:		
		Automobile/boat, repair	3 spaces per service bay plus 1 space per 350 square feet GFA of additional retail sales ~~and service area~~ (service bay shall not be counted as a parking space)
		Automobile/boat, sales and leasing; rentals	1 space per 400 square feet GFA of sales and service buildings plus 1 space per 10,000 square feet of outdoor display area
		Car wash, full service	1 space per 200 square feet GFA of sales, office and lounge area
		Car wash, self-serve	~~10~~.5 spaces per bay plus stacking (bay shall be counted as a parking space) (see subsection 21-4-1.12F of this section 21-4-1)
		Service station	Space at pump plus ~~1 space per fueling position~~ 3 spaces per service bay (service bay shall not be counted as a parking space)
		Service station with convenience store	Space at pump plus 3 spaces per service bay (service bay shall not be counted as a parking space) ~~1 space per fueling position~~ plus 1 space per 300 square feet GFA
	Visitor services:		
		Bed and breakfast homestay	2 spaces per dwelling unit plus 1 space per guest room
		Hotel or motel	1 space per guest room plus 1 space per 4 persons of total maximum capacity of banquet room (1 RV/boat/bus space per 6 guest rooms (1 minimum) shall be provided, but may count towards total required spaces)
Industrial use categories:			
	Building materials; wholesale		1 space per 500 square feet of sales related area plus 1 space per 350 square feet of office area
	Distribution warehouse/yard		1 space per 2,000 square feet of warehouse and/or 5,000 square feet of yard related area plus 1 space per 350 square feet of office area
	Manufacturing/assembly:		
		Heavy	1 space per 1,000 square feet ~~of warehouse area~~ GFA, excluding office area, plus 1 space

Use Category And Specific Use Type			Minimum Vehicle Spaces Required
			per 350 square feet of office area
		Light	1 space per 500 square feet ~~of warehouse area~~ GFA, excluding office area, plus 1 space per 350 square feet of office area
		Resource extraction	See subsection B of this section
	Outdoor storage (boat/RV)		~~Minimum~~ 4 spaces plus 1 space per employee
	Truck stop		See subsection B of this section
	Waste, salvage and recycling facility		See subsection B of this section

21-6-6: AMENDMENTS TO ZONING MAP (REZONE):
21-6-6.3: REZONE APPLICATION PROCESS:

A. Pre-Application Conference: Prior to the submission of an application for a zoning map amendment, all applicants are required to schedule a meeting with the Zoning Administrator, as set forth in section 21-6-2.1, "Pre-Application Meeting", of this article.

B. Application Submittal: A complete application for a zoning map amendment shall be submitted to the Zoning Administrator as required by section 21-6-2.2, "Application Submittal (Administrative Completeness Review)", of this article. At a minimum, a zoning map amendment application shall include:

1. Proof of ownership;

2. A written narrative identifying how the proposed zoning conforms with the adopted Eloy General Plan, compatibly integrates with the surrounding neighborhood, and why it is more appropriate for the property than the existing zoning;

3. A site plan showing the footprint of all existing and proposed buildings, parking configuration, location of all utilities and easements, and other details demonstrating conformance with all regulations ~~and~~ ,development standards and development guidelines applicable to the proposed zoning district;

4. A map showing adjoining zoning districts within three hundred feet (300') of the parcel boundaries;

5. A list of all property owners within three hundred feet (300') of the parcel boundaries; and

6. The applicant shall submit any other information identified in the pre-application meeting and all required information stated elsewhere in this chapter for a proposed amendment to the zoning map.

C. Planned Area Development (PAD) Submittal: PAD submittals shall include a separate page that compares existing development standards with the proposed development standard amendments.

CITY OF ELOY
REQUEST FOR COMMISSION ACTION

Agenda Item: VII.D.

Date: 12/18/2019

Date submitted: 11/25/2019 **Date requested:** 12/18/2019	**Action:** Formal	**Subject: Consideration, discussion, and recommendation to the Eloy City Council for approval, disapproval or other action on the proposed minor revisions to the Eloy Zoning Code pertaining to portions of Sections 2-2.5, 2-2.6, 2-3.5, 2-5.5, 3-2.8, 2-7.20, 3-1.22, 6-6.3.**

TO: Planning and Zoning Commission

FROM: Jerry Stabley

RECOMMENDATION:

Planning and Zoning Commission recommend approval of revisions to the Eloy Zoning Code pertaining to portions of Sections 2-2.5, 2-2.6, 2-3.5, 2-5.5, 3-2.8, 2-7.20, 3-1.22, 6-6.3

DISCUSSION:

In July of 2018, the City Council adopted a new Zoning Ordinance. After a new Ordinance is approved, it goes to the codifiers, who prepare it for placement on the internet. Sterling Codifiers found a number of items that did not quite work, such as reference to wrong sections. These type of errors are called scriveners errors, and staff adjusted them.

Sterling identified 23 changes that could not be made by staff. The Commission reviewed those changes in August of this year and recommended that the City Council approve the amendments. The Council approved the changes at their October 14, 2019 meeting.

Staff has also been conducting a review of the Ordinance to determine if there are other improvements that can made. The amendments before you today are a product of that effort. Staff drew upon the Zoning Ordinances of the Cities of Page and Scottsdale when we prepared this update. We used the Page ordinance because we employed the same consultant to write our codes, and so have similar experiences. The Scottsdale code was also used because that City must constantly balance the

wishes of a strong development community with the desires of equally strong citizen groups.

The following major topic areas are addressed in this update: clarifying requirements vs. guidelines, parking requirements, and submittal requirements for Planned Area Developments (PAD). Each of these focus areas are discussed below.

Clarify Requirements vs. Guidelines
Guidelines provide direction with flexibility for unique designs and situations, whereas requirements are standards that must be followed. The current Zoning Ordinance contains guidelines for Single Family and Multifamily Homes, Commercial and Industrial developments. The issue with these guidelines is that many of them read like requirements and should be requirements. Calling both of them guidelines could lead to a situation where there is an important standard that staff will be unable to implement. Staff has proposed over 60 changes that will bring greater clarity to the development process.

Parking Requirements
Developing parking requirements is a balancing act. Make them too strict, and you can actually prevent developments that will benefit our residents. An excess of parking also leads to unneeded pavement, which raises our temperatures in the summer.

If parking standards are too low, the parking lots of successful land uses can end up being too small. Parking can then spill over onto adjacent properties, often impacting residential neighborhoods. Staff used the Scottsdale code extensively in this part of the Ordinance because of that City's work over many years to provide balance in their parking requirements.

Planned Area Development (PAD) SubmittalPAD submittals usually include multi page reports, with proposed development standard amendments spread throughout the reports. Staff is recommending that we require a separate page that lists out all proposed development standard amendments. This change will assure that the Commission and staff can easily find any amendments to the standards, and second and third revisions do not have to combed for new amendments.

FISCAL IMPACT:

There is no fiscal impact to the proposed changes