



CITY OF ELOY

THE CITY OF ELOY
PLANNING & ZONING COMMISSION MEETING
Wednesday, December 15, 2021, 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 20, 2021 meeting minutes of the Planning and Zoning Commission**
 - A. Meeting Minutes
- VI. Old Business: Possible discussion and/or action on the following:**
- VII. New Business: Possible discussion and/or action on the following:**
 - A. Conduct a Public Hearing on Case No.: PADA2021-032: Application submitted by United Engineering, Group, LLC c/o Sean Hamill on behalf of Orsted Onshore North America, LLC (c/o DJ Worth) proposing amendments to The Selma Ranch Planned Area Development (PAD) to allow Solar Generation Facilities for a project identified as Eleven Mile Solar Center, LLC d/b/a Coolidge Solar Center, LLC. The subject project is generally located at the northwest corner of Eleven Mile Corner Road and Cornman Road. The subject PAD consists of approximately 590.47 gross acres, on Assessor's Parcel Numbers: 402-03-008H, -008F, -008J, -019D, -019C, -019A, -018A, -018B, -008D, 402-02-004, -005, -006, -007A and -007B on a portion of the south half of Section 1, and the east half of Section 2, Township 7 South, Range 7 East of the Gila & Salt River Base & Meridian, Pinal County, Arizona.(Project Name: Selma Ranch PAD Amendment)
 - B. Commission to make a recommendation for approval, approval with conditions, or denial for Case No.: PADA2021-032. (Project Name: Selma Ranch PAD Amendment)
- VIII. Informational Item:**

A. Ex-Officio Member Announcements

B. Community Development Director Announcements

IX. Communications:

A. Commissioners May Share Information or Inquire About City Related Activities

X. Motion to Adjourn

POSTED BY BY 5:00 PM ON WEDNESDAY, DECEMBER 8, 2021 AT ELOY CITY HALL, ELOY POST OFFICE, TROY THOMAS COMMUNITY CENTER, TOLTEC COMMUNITY/SENIOR CENTER AND CITY WEBSITE: www.elayaz.gov

A handwritten signature in black ink, reading "Mary Myers", with a horizontal line underneath.

Mary Myers, MMC, CPM
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 20, 2021
6:00 p.m.**

I. CALL TO ORDER

Chairperson Brown called the meeting to order at 6:10 p.m.

II. ROLL CALL

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

Members present:

- Chairperson Larry Brown
- Vice-Chairperson John Peterson
- Commissioner Allen Crawford
- Ex-Officio Sara Curtis
- Commissioner Steven Paulson
- Commissioner Conrad Tolson

Members Absent:

- None

Staff present:

- Jon Vlaming, Community Development Director
- Belinda Lopez, Planner
- Jeffrey Fairman, Economic Development Specialist

Others present:

- Mrs. Tolson

III. INVOCATION

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

IV. PLEDGE OF ALLEGIANCE

Chairperson Brown led the recitation of the Pledge of Allegiance.

V. MOTION TO APPROVE THE AUGUST 18, 2021 MEETING MINUTES OF THE PLANNING AND ZONING COMMISSION.

Chairperson Brown asked for a motion to approve the meeting minutes of the Planning and Zoning Commission. Commissioner Crawford made a motion to approve the August 18, 2021 meeting minutes as presented. Commissioner Paulson seconded the motion. The motion was approved with a vote 5-0.

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

None.

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

A. CONDUCT A PUBLIC HEARING ON THE REQUEST BY THE CITY TO SUBMIT AND CONSIDER A MAJOR AMENDMENT OF THE EXISTING ELOY GENERAL PLAN BY ADDING AGGREGATES (SAND AND GRAVEL RESOURCES) SOURCES, AND POLICIES TO THE LAND USE ELEMENT (CASE NO.: GPA2021-015).

Mr. Vlaming introduced the case and mentioned that in the meeting packet was the draft text information of the proposed text amendment that would include information on aggregates to the Land Use Element. This information would make the element in compliance with the Arizona Revised Statutes as it does identify the need to locate and discuss our aggregates (i.e. sand and gravel) within our community. This information has been out for its 60-day review, and staff did not receive any comments. There was an Open House meeting identified and held on Wednesday, October 6, 2021 and there were no attendees. There are no other additional changes to the text, other than those received from Commissioner Tolson. Staff incorporated those minor changes. With the Commission's review and consideration, the next step would be presenting this amendment to the City Council on Monday, November 22, 2021. If approved, it would make the Land Use Element in compliance with the Arizona Revised Statutes and complete the major amendment process for this calendar year.

Mr. Vlaming explained that this information was a component to the General Plan and its inclusion was fostered by the Arizona Rock Products Association. They wanted to make sure that each community would identify where their aggregates are coming from and where potential resource extractions would occur and provide policies that would help identify where the resource extraction can occur as well as potential protections for adjacent existing and proposed developments. He indicated that these potential activities/extraction may create glare, noise, and dust which are not conducive, in particular, to adjacent residential uses. Its inclusion serves a twofold use, one, to show it exists in our community and two, to show and demonstrate how we would protect adjacent sensitive uses from these activities. For the record, it was noted there was not anyone from the public present for the subject case to provide any comment/input on the aggregate extraction in the community.

Turning the corner in 2022, Mr. Vlaming indicated that he expected to have at least one major general plan amendment case for the calendar year.

Chairperson Brown asked if anyone from the Commission had any comments. Commissioner Tolson commented and said he sent his minor comments and once again, he was reviewing the map. He added that he is a Robson Ranch resident and commented that he noted that Robson Ranch at one point did have some aggregate extraction activities. He commented about the fourth bullet point that reads “There may exist sand and gravel deposits in Eloy, but they have not been documented” and right after that it reads, “Community Development staff used aerial photographs to identify the locations of existing aggregate operations...” He indicated that the text sounded like it was conflicting. He suggested we might need to modify it. Jon responded there are some discrepancies and commented on the north side of Robson Ranch appeared to be an extraction area. So there should be a revision that should state...”there may exist additional sand and gravel deposits in the City of Eloy but have not been documented”. Commissioner Tolson suggested the following: One existing sand and gravel documented and others have not been documented or identified. Chairperson Brown asked if Newman Mountain was within Eloy City limits. Mr. Vlaming pointed to the Land Use Map and it was confirmed that the northern part of Newman Mountain is not in the Eloy City limits. Ex-Officio Curtis suggested replacing operation to deposit and there was not any other revision by the Commissioners. Mr. Vlaming concurred with that revision. Hearing no other questions, Chairperson Brown closed the public hearing.

B. COMMISSION TO MAKE A RECOMMENDATION FOR APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL FOR CASE NO.: GPA2021-015.

Chairperson Brown asked for a motion to recommendation for approval, approval with conditions, or denial for Case No.: GPA2021-015. Commissioner Tolson made a motion to approve with the proposed amendments to read as follows: *“There is one existing sand and gravel deposit in Eloy, and there may exist sand and gravel in the area but have not been documented”* and was seconded by Commissioner Paulson. The motion passed with a vote of 5-0.

C. ECONOMIC DEVELOPMENT SPECIALIST TO PROVIDE UPDATE ON ECONOMIC DEVELOPMENT ACTIVITIES.

Mr. Fairman gave an update to the Commission members and those present on the economic development activities. A PowerPoint presentation was shown. He stated they have had a very good year in the City of Eloy and it has come after a long drought. He added, new industries and new business in Eloy have been slow to call Eloy home. The economic development strategic plan has been put in place, as it is a tool that helps those individuals who have interest in the Eloy area to be educated on our desired industry targets. Jeff noted that for a long time, Eloy was able to get leads/prospects from other agencies such as APS and the Arizona Commerce Authority (ACA).

However, over time and spending time to get the City's name out there (with city newsletters and advertising), staff is now able to attract a better blend of prospects and leads that the City is generating itself. He noted that the City has a good working relationship with the Arizona Commerce Authority. He commented that he is working with an incredible team not just in the City, but also the individuals who now work for ACA who used to work for him, so they are able to work together very well. He added he has a team of individuals including APS, Southwest Gas, and ED4 and City staff. All of the different entities are working closely with him to make this happen. He continued that part of the reason why Eloy is so successful is that the City is located midway between Lucid Motors and Nikola. Lucid Motors is doing really well as they are getting ready to roll cars out, they have a waiting list, and the car itself is gorgeous. He mentioned that there are a couple of homes being built in the Toltec area that have been purchased by Lucid Motors' employees, which is a positive as it is a short driving commute to their work.

Nikola, which is located at the northeastern boundary of Eloy, is approximately two miles from Downtown. So, there is a share of home building being driven by Nikola as they are about to hire approximately two-thousand employees and the next year they might be up to five-thousand to ten-thousand employees and that is going to take a lot of housing. In addition, when housing starts to be built, then retail would shortly follow. He explained that his goal is working the industrial side of it, as he likes the jobs that are created that would support a family. That, to him, is more important to see as they come to work and live in the City. He indicated with the efforts to attract these people has been a fulfilling part of his career.

Mr. Fairman also provided an update on some of the companies who have an interest in locating in the City of Eloy. Maverick is a C-mart interested in located at the southwest corner of Interstate 10 and Toltec Road; their team had a pre-application meeting to meet with staff. Vext Science is a Canadian company that purchased a 71,000 square foot building and are doing approximately five-million dollars of tenant improvements to grow medical marijuana. It will be hiring 40 – 60 employees and will be open in March of 2022. Owens Corning has an existing building in the Eloy Industrial Park and seven months ago, they initiated a national search to either re-open one of their existing facilities or build a new one in this market. Jeff noted that was great news that they decided to re-open their doors in Eloy. They will be manufacturing an insulation product, which is new to the facility as well as hiring. He indicated the starting wage for unskilled workers would be nineteen dollars per hour with full benefits.

The other prospect is Arizona Trailer. They will be located within the Eloy Industrial Park as well. He noted that mainly they conduct their sales online, but they will also allow for the on-site purchase of a utility trailer or horse trailer. He said the good thing is that there will be sales taxes generated from these sales where the City would benefit. The company is now in the process in working with their design team to prepare their site plan, which may include outdoor RV storage for the larger upscale fifth wheels and motor homes.

Freepoint Bio Systems is another employer that is a clean recycler who will transform end-of-life plastic waste into a recycled feedstock product. This is a company based in Connecticut, who made contact directly with the City of Eloy. This company will use the adjacent rail spur. They are also looking into expand to a site of 75 acres, so that they can expand to allow for a seven-hundred and fifty to a million square foot building. Jeff indicated that they might be operational by the third quarter of 2023. He added that the property is in escrow and the project looks very favorable.

Mr. Fairman commented that he has been working with the Project Batman prospect for the last six months and mentioned he has never worked with a company who required so much information. He just found out that the City of Eloy made the shortlist with three other sites. This user is primarily a greenhouse, it is horticultural, and they grow vegetables and process them on-site to serve their southwest market.

National Gypsum Company (NGC) has owned its property in the City of Eloy since 2007. They have conducted a national search with a site selector and Eloy is their selected site. Currently NGC is working with their engineer and staff has worked with them to prepare the Economic Development Agreement. If they move forward, they would employ approximately 200 and their investment in the proposed plant would be approximately three-hundred million dollars.

Mr. Fairman commented all of this activity has been occurring in the past nine months. He indicated that he was surprised that, with the pandemic and other significant issues, that we would have this kind of interest in Eloy, which is exciting. He continued that staff continues to receive inquiries for other sites and noted that Jon and Belinda have been working with several different homebuilders. As of today, there have been approximately 493 building permits pulled over this calendar year overall. In 2020, approximately 128 new single-family permits were issued and this year, by the end of September 2021 there have been approximately 213. He noted that it represented a one-hundred percent increase for the City of Eloy with three months remaining this year. Mr. Fairman added that each of the Departments are doing an excellent job.

Commissioner Tolson commented about Interstate 10 and his travels going north and all the accidents. He continued that it seems to him that the City could lose businesses because of the weekly accidents that are occurring. He wondered if there was anything the City could do to speed up the process of the study and move to the shovel phasing. Mr. Fairman responded that there is a lot of activity. The three communities that are most affected are, Maricopa, Casa Grande and Eloy, are all working to get the widening to occur. He noted that Mayor Micah Powell recently attended a meeting with the Arizona Department of Transportation (ADOT) Board of Directors and that everyone is lobbying to get this done. He continued that a lot of the heavy lifting has been done with the stakeholders and the Gila River Indian Community and now is it just a matter of funding and timing. He said, "Should it be expected to occur in the following year, no". A lot of the political pressure is coming from the Arizona State Senator, T.J. Shope and others. Jeff also added that Mr. Frank Pratt was a big supporter as well, and he will

be missed. Jeff believes that there will be some action within the next couple of years that would expand the three lanes all the way from the City of Phoenix/Chandler area through the City of Casa Grande. He concluded that it is a great project that many are working on. Mr. Vlaming added that currently they are in the design concept report phase, and the two additional lanes will be located within the center median. There is even congressional support. He is aware that there was some funds allocated for the Maricopa County segment, but only included 6 miles of the 28 miles. They are aware it is important to the area but most importantly to the economy of the State.

There were some additional announcements by Mr. Fairman:

- The City is updating its economic development marketing brochure, which would be completely different from the initial brochure prepared three years ago.
- Our Mayor, Micah Powell, and Vice-Mayor/new Chamber of Commerce Director Andrew Rodriguez will be attending the International Council of Shopping Centers (ICSC) trade show in December of 2021 and they will be networking.
- Arizona @ Work, who is the statewide workforce development network that helps employers of all sizes and types recruit, develop, and retain the best employees for their needs, held a Job Fair on Wednesday, October 13 from 10:00 a.m. – 1:00 p.m. where over 29 Pinal County employers in the area were involved such as Nikola, Lucid, Vext Science, Owens Corning, Shuff Steel, Frito Lay, Core Civic, Republic Plastics, and many more. Approximately 100 people showed up and some individuals even were hired on the spot.
- Water is the most misunderstood resource in the region. For example, the City of Casa Grande depends on a private water company to supply their water. The City of Eloy controls their municipal water and is the primary water provide to the City residents. Eloy is in very good shape and is doing well.

VIII. INFORMATIONAL ITEMS:

A. EX-OFFICIO MEMBER ANNOUNCEMENTS

Ex-officio Curtis communicated the following:

- The USPA National Championships are happening at SkyDive Arizona. Skydivers from around the country are in Eloy to display their skills. This event is from October 15, 2021 – November 1, 2021
- Eloy Landfill-City staff is currently reviewing a contract agreement with Republic Services to lease the landfill and allow them to manage daily operations for up to 30 years. No decision has been made.

B. COMMUNITY DEVELOPMENT DIRECTOR ANNOUNCEMENTS

Mr. Vlaming communicated the following:

- Building permits have increased, as of this month; approximately 493 building permits have been issued for Single Family Homes.
- Esperanza subdivision (north of Battaglia Road and Main Street) is being evaluated.

- No Planning and Zoning meeting for November is being planned, next scheduled meeting would be on Wednesday, December 15, 2021 at 6:00 p.m.
- B&R Engineering on behalf of Robson Ranch has submitted a Preliminary Plat for Unit 20 E proposing 150 single-family homes and is tentatively scheduled for the next Planning and Zoning Commission meeting.

IX. COMMUNICATIONS:

A. COMMISSIONERS MAY SHARE INFORMATION OR INQUIRE ABOUT CITY RELATED ACTIVITIES.

- None.

X. MOTION TO ADJOURN.

Chairman Brown asked for a motion to adjourn. Vice-Chairperson Peterson made a motion to adjourn and was seconded by Commissioner Paulson. The adjournment passed 5-0 and the meeting adjourned at approximately 6:57 p.m.

CITY OF ELOY **REQUEST FOR COMMISSION ACTION**

Agenda Item: **VII.A.**

Date: **12/15/2021**

Date submitted:
11/29/2021

Action: Other

Date requested:
12/15/2021

Subject: Conduct a Public Hearing on Case No.: PADA2021-032: Application submitted by United Engineering, Group, LLC c/o Sean Hamill on behalf of Orsted Onshore North America, LLC (c/o DJ Worth) proposing amendments to The Selma Ranch Planned Area Development (PAD) to allow Solar Generation Facilities for a project identified as Eleven Mile Solar Center, LLC d/b/a Coolidge Solar Center, LLC. The subject project is generally located at the northwest corner of Eleven Mile Corner Road and Cornman Road. The subject PAD consists of approximately 590.47 gross acres, on Assessor's Parcel Numbers: 402-03-008H, -008F, -008J, -019D, -019C, -019A, -018A, -018B, -008D, 402-02-004, -005, -006, -007A and -007B on a portion of the south half of Section 1, and the east half of Section 2, Township 7 South, Range 7 East of the Gila & Salt River Base & Meridian, Pinal County, Arizona.(Project Name: Selma Ranch PAD Amendment)

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. RZPAD2021-032. The proposed amendments to The Selma Ranch Planned Area Development (PAD) allow Solar Generation Facilities for a project identified as Eleven Mile Solar Center, LLC d/b/a

Coolidge Solar Center, LLC. The subject project is generally located at the northwest corner of Eleven Mile Corner Road and Cornman Road. The subject PAD consists of approximately 590.47 gross acres, on Assessor's Parcel Numbers: 402-03-008H, -008F, -008J, -019D, -019C, -019A, -018A, -018B, -008D, 402-02-004, -005, -006, -007A and -007B on a portion of the south half of Section 1, and the east half of Section 2, Township 7 South, Range 7 East of the Gil & Salt River Base & Meridian, Pinal County, Arizona.(Project Name: Selma Ranch PAD Amendment) 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 Selma Ranch PAD/Eleven Mile Solar Center d/b/a Coolidge Solar Center, LLC (2021 Amendment) shall be in compliance with the Planned Area Development document (dated October 21, 2021) 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 590.47 acres prior to construction.

DISCUSSION:

Staff recommends approval of Case No.: RZPAD2021-032, with the conditions as presented.

FISCAL IMPACT:

There is no fiscal impact associated with conducting this public hearing.

PLANNED AREA DEVELOPMENT (PAD) AMENDMENT NARRATIVE

FOR

Selma Ranch

Submitted to

City of Eloy

Approve (County): October 19, 2005

Eloy Annexation: July 23, 2007

Amendment: 1st Submittal – July 21, 2021

Amendment: 2nd Submittal – October 21, 2021

Amendment: 3rd Submittal – December 8, 2021

Prepared For/Applicant

Eleven Mile Solar Center d/b/a

Coolidge Solar Center, LLC

812 San Antonio St.

Suite 500

Austin, TX 78701

Engineer

UNITED ENGINEERING GROUP, LLC

3205 W. Ray Rd., Suite 1

Chandler, AZ 85226

Contact: Sean Hamill

shamill@unitedeng.com

(480) 705-5372

TABLE OF CONTENTS

1.0	PURPOSE OF REQUEST	1
2.0	DESCRIPTION OF PROPOSAL (RESIDENTIAL OPTION)	2
2.1	Nature of the Project	2
2.2	Proposed Land Uses.....	2
2.3	Development Standards and Densities.....	3
2.4	Conformance to Adopted Land Use Plans	4
2.5	Circulation and Recreation Systems	4
3.0	DESCRIPTION OF PROPOSAL (SOLAR GENERATION FACILITY OPTION)	5
3.1	Overall Site Plan and Layout	5
3.2	Access.....	5
3.3	Landscape & Entry Sign.....	6
3.4	Project Facilities.....	7
3.4.1	Solar Array.....	7
3.4.2	Photovoltaic Modules	7
3.4.3	Solar Generation Facility Substation.....	7
3.4.4	Inverter Container Units	8
3.4.5	Data Collection System	8
3.4.6	Other Permanent Structures.....	8
3.4.7	Temporary Facilities	8
3.5	Development Standards	9
3.5.1	Intent of SGF Zoning District	9
3.5.2	Range of Permitted Uses.....	9
3.5.3	General Lot and Height Standards	9
3.5.4	Property and Development Standards	10
3.5.5	Minimum Parking Requirements	10
3.5.5.1	Parking Lot Pavement	10
3.5.5.2	Parking Stall Dimensions	10
3.5.6	Site and Building Lighting	10
3.5.7	Code Compliance	11
3.6	Generation-Tie Line	11
3.7	Project Construction	11
3.7.1	Site Preparation	11
3.7.2	PV System Installation.....	11
3.7.3	Construction Workers, Hours, and Equipment.....	12
3.8	Project Operation and Maintenance	12
3.8.1	Operations	12
3.8.2	Maintenance	12

3.8.3	Security	13
3.8.4	Fire Control	13
3.9	Project Decommissioning	13
3.10	Perimeter Fencing.....	13
3.11	Water and Sewer	13
3.12	Site and Building Lighting.....	14
3.13	Code Compliance	14
4.0	RELATIONSHIP TO SURROUNDING PROPERTIES.....	14
5.0	LOCATION AND ACCESSIBILITY.....	14
5.1	Residential Option	14
5.2	Solar Generation Facility Option.....	15
6.0	TIMING OF DEVELOPMENT	15
6.1	Residential Option	15
6.2	Solar Generation Facility Option.....	15
7.0	PUBLIC UTILITIES AND SERVICES.....	15
7.1	Sewer and Potable Water	15
7.2	Electricity	16
7.3	Natural Gas	16
7.4	Communications	16
7.5	Drainage.....	16
7.6	Sanitation	16
7.7	Police.....	16
7.8	Fire.....	16
7.9	Schools	17
8.0	MAINTENANCE OF STREETS AND COMMON AREAS.....	17

TABLES

Table 1 – Assesor Parcel Numbers.....	1
Table 2 - Site Data (PADA Area)	2
Table 3 - Land Use Summary.....	2
Table 4 - Open Space Calculations	3
Table 5 - Lot Size Mixture.....	3
Table 6 - Proposed Development Standards – R1-6 PAD	3
Table 7 – Solar Generation Facility Roadway Improvements.	5
Table 8 - Lot Configuration and Height Standards.....	9
Table 9 – Lot Setback Standards	10
Table 10 - Parking Standards	10

EXHIBITS

Exhibit 1 - Vicinity Map
Exhibit 2 - *Aerial Map*
Exhibit 3 - Topographic Map
Exhibit 4 - Selma Ranch Land Use Plan
Exhibit 5 - Eleven Mile Solar Center Landscape
Exhibit 6 - Floodplain Map
Exhibit 7 - General Plan Land Use
Exhibit 8 - General Plan Circulation Element
Exhibit 9 - Zoning Map
Exhibit 10 - Surrounding Development Map
Exhibit 11 - Preliminary Development Plan for Solar

APPENDIX

Appendix A - *Parcel Owners of Surrounding Land*
Appendix B - *Typical Street Cross Sections*
Appendix C - *Covenants, Conditions & Restrictions*
Appendix D - *Legal Description and ALTA*
Appendix E - Community Outreach
Appendix F – Original Selma Ranch PAD (Annexed in 2007)

1.0 PURPOSE OF REQUEST

The purpose of this document is to establish, and request the approval of, a Planned Area Development Amendment (PADA) for the residential portions of Selma Ranch in order to accommodate a proposed Solar Generation Facility as a supplemental and interim land use. The two commercial corners within the overall boundary of Selma Ranch are not addressed in this PADA as they are now under separate ownership. There are no changes to the commercial zoning within this amendment. The original PAD can be found in Appendix G.

This PADA lays out the land use characteristics for the development. The overall plan calls for a variety of single-family residential parcels, two commercial corners, a reserved area for a K-8 school site, park sites and open space as well as a solar generation facility, which is intended to be implemented in the short term upon all of the non-commercial designated land. Selma Ranch is comprised of privately owned land and is located in the City of Eloy, Arizona.

This project narrative is being submitted to the City of Eloy as an amendment to the planned area development that was approved by the Pinal County Board of Supervisors in 2005 and annexed into the City of Eloy in 2007. This amendment is intended to describe and allow for a solar generation project as an optional overlay to the existing PAD areas designated R1-6. Notably, this project narrative is separated into two separate discussions based on use: (1) residential (set forth in section 2.0), and (2) solar generation (set forth in section 3.0). The residential option set forth in section 2.0 remains unchanged from the previously approved PAD narrative with the exception of side setbacks as addressed in **Table 5**. Similarly, no changes are proposed to the commercially zoned properties.

The project narrative also addresses the density, circulation pattern, availability of public utilities, and amenities for the proposed community.

Table 1 - Assessor Parcel Numbers

Assessor Parcel Number	Township, Range, Section	Comment	Acreage
402-03-008J	T 07S, R 07 E, S 02	Not A Part – New Owner	15 Acres
402-03-008H	T 07S, R 07 E, S 02		593 Acres (Total)
402-03-008F	T 07S, R 07 E, S 02		
402-03-008D	T 07S, R 07 E, S 02		
402-03-019A	T 07S, R 07 E, S 02		
402-03-019C	T 07S, R 07 E, S 02		
402-03-019D	T 07S, R 07 E, S 02		
402-03-018B	T 07S, R 07 E, S 02		
402-03-018A	T 07S, R 07 E, S 02		
402-02-004	T 07S, R 07 E, S 01		
402-02-005	T 07S, R 07 E, S 01		
402-02-006	T 07S, R 07 E, S 01		
402-02-007B	T 07S, R 07 E, S 01		
402-02-007C	T 07S, R 07 E, S 01	Not A Part – New Owner	35 Acres

Total Acreage = 643 acres (Refer to ALTA in Appendix D)

2.0 DESCRIPTION OF PROPOSAL (RESIDENTIAL OPTION)

Should the property be ultimately developed as a residential community, the following section shall lay out the details in which the project shall adhere to.

Selma Ranch consists of approximately 593 gross acres. The site is located at the northwest corner of Eleven Mile Corner Road and Cornman Road. The site is described as the south half of Section 1, and the east half of Section 2, Township 7 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, with two parcels (P&Q) excepted out of the property. **Refer to Exhibit 1: Vicinity Map, Exhibit 2: Aerial Map, Exhibit 3: Topographic Map, and Exhibit 4: Selma Ranch Land Use Plan.**

2.1 Nature of the Project

The ultimate intent of the project is to provide single family residential housing opportunities in a range of home types and sizes, within one development. There are three community park sites that are positioned to provide easy access to homeowners and promote maximum use by the residents of the community. No Changes to the commercial parcels (P & Q) are proposed in this amendment. Refer to Exhibit 4: Selma Ranch Land Use Plan.

2.2 Proposed Land Uses

Ultimately, the community will be composed of single family residential housing. Three large community park sites will also be provided, having approximately 17 acres combined. Additional open space tracts will be included within each residential parcel. **Refer to Table 1 – Site Data, Table 2 - Land Use Summary, and Table 3 - Open Space Calculations.**

Table 2 - Site Data (PADA Area)

Data	Acres
Gross Acreage	643
Commercial Acreage	50
Single Family Residential	593

Table 3 - Land Use Summary

Parcel	Proposed Zoning	Land Use	Gross Acres
A-N	R1-6 PAD	Single Family Residential	593/569***
O	R1-6 PAD	Single Family Residential / School	24
P & Q*	C-2 PAD	Commercial	50
Total Site			643

Total SFR Units: 593 ac x 3.5 DU/ac = 2,076 units**

*No Changes to Parcel P & Q are proposed in this amendment

**Based off original Pinal County approval.

***569 Acres if school is developed (1,991 units).

Table 4 - Open Space Calculations

Total Required Open Space
= 15% of total Residential Area
= (0.15)(593) ac
= 89 ac

Land use intensity has been graduated to buffer lower intensity land uses from more intense uses. More specifically, single family homes will not directly back onto commercial development. Open space and landscaping is positioned to act as a buffer for the low intensity single family housing from the higher intensity commercial. Commercial development has been used as a buffer to the arterial intersections. The commercial parcels will be accessed directly from arterial roadways to minimize traffic within the residential neighborhoods. No changes are proposed to the commercial uses, parcels P & Q. For detail on the commercial uses not allowed within the C-2 Community Commercial Zoning, per the original PAD, refer to Appendix F for the Selma Ranch PAD, as annexed in 2007.

2.3 Development Standards and Densities

There will be various lot sizes that will offer a mixture of housing opportunities and price ranges to cover a wide range of buyer profiles. At this time specific details, such as lot sizes, have not been determined due to market fluctuations. Additionally, the homebuilder(s) have not yet been identified and each builder will have their own set of product types and sizes. However, **Table 5 – Lot Size Mixture** outlines the proposed mixture of lot sizes. The result of this mixture will be a diverse development that will achieve a maximum single family residential density of 3.5 DU/acre, which equates to 2,076 units on 593 acres, or 1,991 units on 569 acres if the school is developed. In addition, a minimum of 15% open space (89 acres) will be provided for the development. Lot sizes will be determined and reviewed at the time of preliminary plat submittal. **Table 5 – Proposed Development Standards** shows the proposed development standards for this PAD. **Refer to Exhibit D: Selma Ranch Land Use Plan.**

Table 5 - Lot Size Mixture

Minimum Lot Size	Percent of Total Lots	Lot Count
4,950 sq.ft.	40%	830
6,000 sq.ft	35%	727
7,000 sq.ft	25%	519
Total	100%	2,076

Table 6 - Proposed Development Standards – R1-6 PAD

Development Standards	Proposed Standards (R1-6 PAD)	City Standards (R1-6)
Maximum Building Height	30'	30'
Minimum Lot Size	4,950 sq.ft.	6,000 sq.ft.
Minimum Lot Width	45'	60'
Minimum Front Setback	20'*/10'	20'

Minimum Side Setback**	5'/10'	5'.
Minimum Rear Setback	15'	20'
Minimum Dist. Between Units	10'/15'	15'
Maximum Lot Coverage	60%	40%

* Indicates minimum front setback to garage. Front setback to porch, living area, or side-loaded garage shall be ten feet.

** Side setbacks:

1. All two-story homes provide 5' and 10' side setbacks
2. All 6,000 & 7,000 sq.ft. lots provide 5' and 10' side setbacks
3. A minimum of 50% of the 4,950 sq.ft. lots provide 5' and 10' side setbacks

2.4 Conformance to Adopted Land Use Plans

Selma Ranch is located within the Medium Density Residential (**MDR**) land use designation within the City of Eloy 2020 General Plan. The allowed density within the designation is between 3-6 du/ac. Our proposal is in conformance with these densities at 3.5 du/ac, and thus, the General Plan.

The *Selma Ranch* Planned Area Development conforms to the objective of the 2020 General Plan. The PAD assures that the development will exceed the minimum quality standards set forth by the City, creating a beneficial community within the City while guaranteeing economic viability.

2.5 Circulation and Recreation Systems

Ultimately, collector streets have been designed as the backbone circulation elements within the project, with access points off of Selma Highway, Eleven Mile Corner Road, Tweedy Road and Cornman Road. Refer to Exhibit 4: Selma Ranch Land Use Plan.

Open space and non-vehicular connectivity will be emphasized to provide amenities to members of the community. Open space will coincide with residential areas and include parks that will serve as an area for local gatherings, tot-lots and playgrounds. Three large community parks will provide additional amenities and community-wide recreation. These areas will be tied into a trail system and open space corridors that will effectively connect neighborhoods within *Selma Ranch*.

3.0 DESCRIPTION OF PROPOSAL (SOLAR GENERATION FACILITY OPTION)

Should the property be developed as a solar generation facility, the following section shall lay out the details in which the project shall adhere to.

3.1 Overall Site Plan and Layout

The Eleven Mile Solar Center will consist of 593 acres at build-out. **Refer to Exhibit 11 – Preliminary Development Plan (Solar)** for the layout and configuration of the proposed solar generating facility. As typical of solar generating facilities of this magnitude, the exact array configuration, location of access roads, staging areas, and fence alignment are subject to change based on solar panel technologies chosen for the facility and final design.

3.2 Access

The subject property has direct physical access to Cornman Road, Eleven Mile Corner, Tweedy Road, and Selma Highway, being improved and open public rights-of-way. Two of the roads are paved with the exception of Cornman and Tweedy Road being dirt roads. In addition, the perimeter roads surrounding the site have been identified by Pinal County and City of Eloy to be future regional roadways in the area. Future right-of-way widths of 130' have been identified for Eleven Mile Corner Road and Selma Highway, and 110' for Tweedy Road, and Cornman Road. Refer to **Table 6** below for more detail.

Table 7 – Solar Generation Facility Roadway Improvements.

Adjacent/Internal Segment	Roadway	Irrevocable Dedication of Right of Way (adjacent to project site)	Developed Condition
Selma Highway		65' South of Centerline	Crack Sealing where appropriate, with a single lift of chip seal on existing pavement and re-striping
Eleven Mile Corner Road		65' West of Centerline	Crack Sealing where appropriate, with a single lift of chip seal on existing pavement and re-striping
Cornman Road		55' North of Centerline	Double Chip Seal with 6" ABC and Striping (28' pavement width)
Tweedy Road		55' West of Centerline north of Red Bronc Road; 55' West & East of Centerline south of Red Bronc Road	Double Chip Seal with 6" ABC and Striping (28' pavement width)
Red Bronc Road		None (provide access easement for residents)	Maintain existing conditions

Primary access for the Solar Project will be off of Tweedy Rd. A secondary primary access point will be required to serve each portion of the project on the west and east sides of Tweedy Road. A Traffic Impact Study (TIA) will not be required for the project, but a Traffic Control Plan for construction will need to be submitted and approved by the City of Eloy Public Works Department prior to permit approval. Traffic during normal operation of the facility will be negligible.

Vehicular access points to the site will be gated and secured. The gates will contain a knox box so that emergency vehicles can access the site. Access gates at this facility shall comply with all of the following:

- **Minimum unobstructed width shall be not less than 20 feet.**
- **Gates shall be of the swinging or sliding type.**
- **Manual opening gates shall be capable of being opened by means of a knox box containing the key to the lock and installed at the gate location.**

Selected interior roads within the subject site with access to interior pads will include an all-weather fire access surface for onsite access and circulation to meet the Eloy Fire District 75,000-pound requirements (4" aggregate base course compacted to 95% and 12" native soil compacted to 95%. All roads will be constructed to a width of 12' in straight sections, and 20' at turns, hammerheads, intersections, and passing areas. Access roads must be stabilized to control dirt and dust.

3.3 Landscape & Entry Sign

The solar generation facility project for Selma Ranch will be developed in accordance with the stipulations associated with the Solar Generation Facility Site Plan.

The landscape palette is to utilize varieties from City Zoning Ordinance Section 4.2.2, with permanent irrigation along Selma Hwy, Tweedy Rd, Red Bronc Road, Eleven Mile Rd and Cornman Rd. 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 the project is providing a 20' setback from the right-of-way to the fence line for landscaping.

Fencing for the Selma Ranch (Eleven Mile Solar Center) 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 5 – Eleven Mile Solar Center Conceptual Landscape Plan** for details on the landscaping design.

3.4 Project Facilities

The solar generation facility will utilize photovoltaic (PV) technology on tracker mounting supports. The major components of the proposed project are described as follows.

3.4.1 Solar Array

The facility will be designed for optimum performance and ease of maintenance with a series of photovoltaic (PV) module arrays to be mounted on racking systems typically supported by a pile driven foundation design approximately 6-8 feet high. The foundation design will be determined based on a full geotechnical study. The module mounting system or racking system will be a tracker PV array in a row by row configuration and will be oriented north-south to maximize the amount of incident solar radiation absorbed on a daily basis.

A series of PV arrays will be connected via cable wiring schemes and combined prior to feeding the inverters. The solar field will be laid out in PV block design allowing adequate access for maintenance in the way of clearances or access roads ensuring access to inverters.

3.4.2 Photovoltaic Modules

The facility will require installation of PV modules. The actual total number of PV modules will ultimately depend on the technology selected, optimization evaluation, and detailed design. The modules are configured on north-south trending rows to track the sun from east to west over the course of the day. The face would be non-reflective and highly absorptive.

The module supporting system provides the structure which supports the PV module arrays. The foundations are typically cylindrical steel pipes/piles, which would be driven into the soil using pneumatic techniques, similar to hydraulic pile driving. The final foundation design will be determined by the geotechnical survey for the project location. Once the foundation has been installed, the module racking system is installed which will ultimately support the PV modules.

Ongoing maintenance will include monitoring to ensure functioning units, periodic cleaning to ensure maximized solar collection, and periodic equipment maintenance as required.

3.4.3 Solar Generation Facility Substation

The overall Project will require a new collection substation. Current design has designated an area outside of the Selma Ranch property for the transformer equipment and control building foundation.

3.4.4 Inverter Container Units

Each inverter is fully enclosed, pad-or skid-mounted, and stands approximately 90 inches (7.5 ft) in height. The AC output of two inverters is fed via underground cable into the low-voltage side of the inverter step-up transformer, generally within 20 feet of the inverters.

3.4.5 Data Collection System

The facility will be designed with a comprehensive Supervisory Control and Data Acquisition (SCADA) system to allow remote monitoring of facility operation and/or remote control of critical components. Within the site, the fiber optic or other cabling required for the monitoring system will be installed throughout the solar field leading to a centrally located (or series of appropriately located) SCADA system cabinets. The external communication / telecommunications connections to the SCADA system cabinets may be accommodated through either wireless or hard-wired telecommunications to centralized data collection center.

3.4.6 Other Permanent Structures

No other permanent structures are anticipated at the site. A regional O&M facility to serve the solar generation facility may be located in an existing office and/or warehouse space within Eloy, Pinal County, or the surrounding area.

3.4.7 Temporary Facilities

The facility may include an area for temporary construction offices, restrooms, parking and staging. This proposed construction area would accommodate sufficient off-street parking for temporary construction crews as well a staging area for construction trailers, equipment and supplies. During construction temporary facilities may be used to store construction materials. The project will ensure proper storage, disposal, or recycling of construction materials, including but not limited to wood pallets.

3.5 Development Standards

It is proposed that the subject area of this PAD be known as the Solar Generation Facility (SGF). The following sections describe the intent, permitted uses, and proposed development standards for the SGF option within this PAD.

3.5.1 Intent of SGF Zoning District

The purpose of this SGF option is to establish a set of standards that will allow solar photovoltaic facilities and related structures and equipment to operate without undue disruption to adjacent community uses.

3.5.2 Range of Permitted Uses

- 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, with 360 degree screening.
- F. Wireless communication facilities up to 30 feet in height – A CUP is required
- G. Transmission and interconnection facilities related to the energy facility

Other minor uses related to solar generating facilities not mentioned above will be considered and potentially approved by the zoning administrator on a case by case basis. Major uses not mentioned above may require staff consideration and review and consideration by the Planning and Zoning Commission and City Council.

3.5.3 General Lot and Height Standards

Table 8 - Lot Configuration and Height Standards*

Minimum Site Area	160 Ac
Minimum Lot Area	N/A
Minimum Lot Width	N/A
Minimum Lot Depth	N/A
Maximum Height (for solar panels)	10'
Maximum Height (for buildings)	30'

**Heights for transmission and distribution lines are exempt from these guidelines, and subject to the design standards of the local utility. Telecommunication towers will require a CUP.*

3.5.4 Property and Development Standards

Table 9 – Lot Setback Standards*

Minimum Front Yard	40'
Minimum Corner Yard	40'
Minimum Interior Side Yard	40'
Minimum Rear Yard	40'

**Setbacks are measured from the property lines and ultimate right of way after roadway dedications. Any landscaped area, circulation routes or gates/fences may occur within the setback areas defined above. Setbacks may be increased under consideration of a CUP. Additional buffering requirements may apply, at the discretion of the Zoning Administrator.*

3.5.5 Minimum Parking Requirements

Table 10 - Parking Standards*

Temporary Construction Parking	As required to ensure adequate on-site parking
Permanent Parking	Per the City approved Site Plan

**Parking to be provided for the operations and maintenance staff / building visitors. Parking will comply with ADA and City of Eloy requirements.*

3.5.5.1 Parking Lot Pavement

Temporary Parking during the construction of the SFG is permitted on unpaved, graveled parking surfaces, subject to review and approval of the City of Eloy Zoning Administrator. Permanent parking and access to parking spaces must be concrete, asphalt or other materials approved by the Eloy Public Works Director / City Engineer. Other circulation areas will be improved subject to the requirements of the Eloy Fire District and Eloy Public Works Department.

3.5.5.2 Parking Stall Dimensions

Parking stalls shall be 90 degree 10' width x 20' depth, with the exception of ADA compliant parking.

3.5.6 Site and Building Lighting

All lighting used for the external illumination of buildings, parking and outdoor uses shall be directed down and away from adjacent properties and shall be designed to minimize glare. Outdoor lighting fixtures shall be arranged and shielded so that lighting shall not shine or reflect directly onto adjacent residential property. Compliance with Chapter 21-4-5 and 21-4-1.14 is required.

3.5.7 Code Compliance

All development within the SGF will be subject to complying with all applicable codes and ordinances, including applicable City Building, and Engineering codes and ordinances as well as Fire District codes.

3.6 Generation-Tie Line

The power generated by the Project will be interconnected to existing transmission infrastructure, with the voltage transformation equipment and system safety equipment constructed on the site. Interconnection is expected to occur at the Pinal Central Substation, 2 miles northeast of the subject site. The interconnection process has been initiated and the route for the generation-tie line is being evaluated.

3.7 Project Construction

Project construction will consist of three major phases: (1) site preparation, (2) PV system installation testing and startup, and (3) site clean-up/restoration. Orsted is committed to implementing best practices during all construction phases of the Project. A Storm Water Pollution Prevention Plan incorporating best management practices for erosion control will be prepared and approved before the start of construction.

3.7.1 Site Preparation

Construction of the PV facility will begin with initial clearing and grading, as required, of the staging areas. Access to the project site from public roads will be improved to appropriate City of Eloy and Pinal County Air Quality Department standards (i.e. track out improvements, etc.) standards. The staging areas will typically include construction offices, a first aid station and other temporary buildings, worker parking, truck loading and unloading facilities, and an area for assembling. Road corridors will then be surveyed, cleared, and graded to bring equipment, materials, and workers to the areas under construction. Buried electrical lines, PV array locations, and the locations of other facilities may be flagged and staked in order to guide construction activities. The Project site will be fenced with a 6 ft. security fence. The fenced area will include at least two gates to provide two forms of vehicular access for each fenced area. A secured controlled main access gate will be located at the entrance.

Utilizing best management practices for erosion control during site preparation, initial erosion and sedimentation controls will be installed. In addition, water truck reloading stations (as required) will be established for dust control.

3.7.2 PV System Installation

PV system installation will include earthwork, grading, and erosion control, as well as construction of the plant substation and erection of the PV modules, supports, and associated electrical equipment.

The PV modules require a moderately flat surface for installation. Some earthwork, including grading, fill, compaction, and erosion control cultivation may be required to accommodate the placement of PV arrays, foundations or footings, access roads, and drainage features. Control of erosion during construction may include the use of silt fencing, straw bale and temporary catch basins, inlet filters, and truck tire muck shakers, which may be installed to reduce the adverse effects of erosion and sedimentation during construction. Construction of the PV arrays will include the installation of support beams, module rail assemblies, PV modules, inverters, transformers, and buried electrical cables.

Construction water needs will be limited to soil conditioning and dust suppression and will be obtained via onsite wells. Potable water will be brought to the project site for drinking and domestic needs.

3.7.3 Construction Workers, Hours, and Equipment

The onsite workforce will consist of laborers, electricians, supervisory personnel, support personnel, and construction management personnel. Construction will generally occur during daylight hours, Monday through Friday. Weekend and non-daylight work hours may be necessary to make up schedule deficiencies, or to complete critical construction activities.

3.8 Project Operation and Maintenance

Upon commissioning, the Project will enter the operational phase. For the duration of the operational phase, the Project will be monitored remotely 24 hours a day and 7 days a week, with regular onsite personnel visitations for maintenance and system monitoring.

Other operational details are summarized in the following sections.

3.8.1 Operations

The operator will ensure consistent and effective facility operations by:

- Responding to automated alarms based on monitored data, including actual versus expected tolerances for system output and other key performance metrics.
- Communicating with customers, transmission system operators, and other entities involved in facility operations

3.8.2 Maintenance

Project maintenance performed on the site will consist of equipment inspection and replacement if necessary. Routine landscape maintenance will be performed in and around the facility to remove trash or debris that may blow onto the site and ensure that landscaping is presentable and maintained.

3.8.3 Security

To ensure the safety of the public and the facility, the property will include perimeter security fencing. Security measures, such as posting of signs, will be installed as necessary to mitigate and/or deter unauthorized access. Access to the site will be controlled and gates will be installed at the roads entering the property.

3.8.4 Fire Control

The PV modules and ancillary equipment represent a negligible risk due to fire. However, the operator will have a fire prevention plan approved per applicable regulations. The prevention plan shall include the annual mitigation plan of vegetation overgrowth.

3.9 Project Decommissioning

Upon decommissioning of the solar generation facility, the site could then be converted to other uses in accordance with the Selma Ranch PAD amendment or other applicable land use regulations in effect at that time. All decommissioning and restoration activities will adhere to the requirements of the appropriate governing authorities and in accordance with all applicable federal, state, county and city regulations. A collection and recycling program for solar photovoltaic panels, steel racking structures, and electrical equipment will be executed in the removal of the site materials.

3.10 Perimeter Fencing

Fencing for the Selma Ranch (Eleven Mile Solar Center) 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.

Security measures will be installed as necessary to mitigate and/or deter unauthorized access. Access to the site will be controlled and gates will be installed at the Tweedy Road entrances to the property as well as secondary access points also along Tweedy Road.

3.11 Water and Sewer

The proposed SGF does not require water to help generate power. Water use at the proposed site would be limited to periodic cleaning of the solar panels, water needed for construction including dust control measures, and ongoing irrigation of perimeter landscaping. Solar PV plants require

minimal water use. Water may be provided by the City of Eloy depending on the available infrastructure in the area at the time of development.

Sewer service is not anticipated for the subject site, but if needed would be provided by a septic system as approved by Pinal County Aquifer Protection Division.

3.12 Site and Building Lighting

Lighting at the site is minimal and is generally limited to a substation, access gate or inverter pads. All lighting fixtures shall be arranged and shielded so that lighting shall not shine or reflect directly onto adjacent residential property. Lighting will only be used if personnel are accessing a portion of the site and are generally motion sensor controlled. Compliance with chapter 21-4-5, and 21-4-1.14 is required.

3.13 Code Compliance

All development within the SGF will be subject to complying with all applicable codes and ordinances, including applicable City of Eloy Building and Engineering codes and ordinances, as well as Fire District rules and regulations.

4.0 RELATIONSHIP TO SURROUNDING PROPERTIES

The site is currently under the jurisdiction of the City of Eloy. The primary character of the surrounding land is undeveloped/vacant desert and agricultural land, with some residential areas southwest of the site. The site consists of vacated farmland. To the north, east and west is agricultural land and vacant desert with a few scattered single-family residences. There are larger residential subdivision to the north, though not adjacent. Tierra Grande, North Toltec, and Robson Ranch are near the subject site. To the south is agricultural land, and approximately two miles south is the Eloy Municipal Airport. **Refer to Exhibit 2** for an aerial view of the site and **Appendix A** for the surrounding parcel owners. Refer to Exhibit 9 for a map depicting the adjoining zoning districts.

5.0 LOCATION AND ACCESSIBILITY

The site is located on the northwest corner of Eleven Mile Corner Road and Cornman Road. **Refer to Exhibits 1 and 2** for detail. Location and accessibility will differ depending on whether the project utilizes the residential option or the solar generation facility option.

5.1 Residential Option

Vehicular access will be provided to the site from the section line roadways, Selma Highway, Eleven Mile Corner Road (Major Arterial 130' R/W), and minor arterials Tweedy Road and Cornman Road (110' R/W). Access will also be provided from the mid-section line major collector roadways (80' R/W), Grogan Avenue and Red Bronc Road. Interior spine roads will be provided as minor collector streets

to route traffic to major collector and arterial roadways. Additional local roads will provide access to the arrays/residential lots within the property. Refer to Appendix B for Street Cross Sections.

Sidewalks will be provided on both sides of the street. Additional trails will be provided in park and retention areas as deemed appropriate by the final landscape plan.

5.2 Solar Generation Facility Option

The Property Owner/Developer is responsible for dedicating right of way (ROW) and eight foot (8') public utility easement (PUE) along all roadways and for constructing two lanes of Cornman Rd and Tweedy Rd, adjacent to the parcel frontage as well as dedications along the existing access along Grogan Ave. The property owner/developer is responsible for placing a scrub seal and chip seal on Selma Highway and Eleven Mile Corner Road adjacent to the parcel frontage.

Grogan Ave (west of Tweedy Rd) will not be required to be constructed or dedicated.

6.0 TIMING OF DEVELOPMENT

Development timing will differ depending on whether the project utilizes the residential option or the solar generation facility option.

6.1 Residential Option

Development of *Selma Ranch* is dependent on the timing and availability of infrastructure and will be phased based on the availability and on market demand. It is anticipated that a homebuilder will purchase the site when the engineering and final plat are prepared and approved by City of Eloy. At this time, a phasing schedule has not been determined. A schedule and phasing plan will presumably be determined by the homebuilder, or homebuilders, and will be based on market demand.

6.2 Solar Generation Facility Option

The project is estimated to begin site grading Q2 - 2022. This timeframe is an estimation only and alterations may occur due to, among other conditions, changing property owner objectives, varied City of Eloy processing, and permitting timelines and changes in market conditions.

7.0 PUBLIC UTILITIES AND SERVICES

Operation and maintenance of all utilities and facilities will rest with the appropriate operating agency upon approval and completion of construction. Sewer facilities, water facilities, streetlights, and fire hydrants will be provided according to City of Eloy guidelines and per the recommendations of the Eloy Fire District.

7.1 Sewer and Potable Water

For the residential option, water, and sewer service will be provided by the City of Eloy.

For the solar generation facility option, the proposed SGF would not require water to help generate power. Solar PV plants require minimal water use. Water use at the proposed site would be limited to periodic cleaning of the solar panels, water needed for construction including dust control measures, and for irrigation of the perimeter landscaping. Water will be obtained via onsite wells only if the site has grandfathered water rights. Water may also be provided by the City of Eloy depending on the available infrastructure in the area at the time of development. There are existing water lines at the southwest corner of the subject site that may provide connection and extension opportunity. Sewer service is not anticipated to be required, but if needed would be provided by a septic system as approved by the City of Eloy and ADEQ.

Sewer service is not anticipated for the subject site, but if needed, would be provided by a septic system as approved by Pinal County Aquifer Protection Division.

7.2 Electricity

Both APS and Electrical District #2 (ED2) have facilities located in the vicinity. It will be up to the developer to determine who will provide electrical service.

7.3 Natural Gas

Southwest Gas Corporation will provide natural gas service at the option of the developer and Southwest Gas.

7.4 Communications

CenturyLink service is currently available in the vicinity.

CenturyLink and other local providers may also offer telephone, cable and internet services to the area at their discretion.

7.5 Drainage

The project site is located in flood hazard zone X, which is a Special Flood Hazard Area and is defined as areas with 0.2 percent annual chance flood as shown in FEMA Flood Insurance Rate Map (FIRM) panels 04021C1600E (not printed) and 04021D1225E, Effective 12/4/2007.

7.6 Sanitation

Solid waste sanitation services will be provided by a private contractor.

7.7 Police

Police services will be provided by the City of Eloy Police Department.

7.8 Fire

Fire and ambulance services will be provided by the Eloy Fire District.

7.9 Schools

The initial proposed uses of the Solar Generation Facility will require no school support. However, if the site develops a residential, or upon decommissioning of the facility, the site is located within the Casa Grande Elementary School District #4 and the Casa Grande Union High School District #82. A 24-acre parcel has been identified on the Conceptual Land Use Plan to reserve a location for a future K-8 school site. Until that site is controlled by the school district, the elementary school that will provide service to this site is listed below. Additionally, the following middle school and high school will provide educational services.

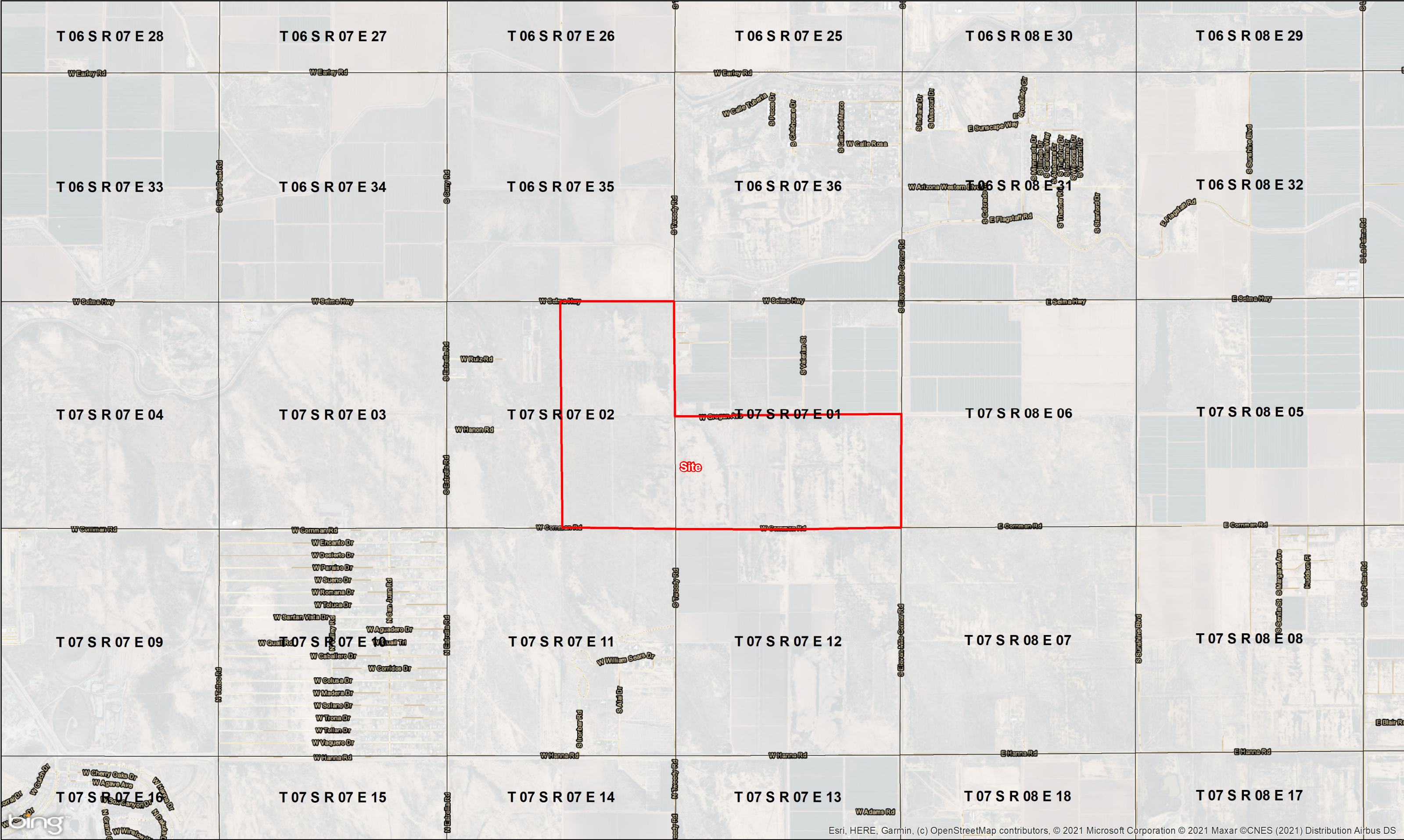
- Mesquite Elementary School (K-5th) – 129 N. Arizola Rd.
- Casa Grande Middle School (6th-8th) – 300 W. McMurray
- Casa Grande Union High School (9th-12th) – 2730 N. Trekell Rd.

8.0 MAINTENANCE OF STREETS AND COMMON AREAS

For the residential option, a Homeowners Association will be formed to ensure maintenance of common areas. Street right-of-ways will be relinquished to the City as a public entity. Development and construction of common areas and streets will be the responsibility of the developer. Streets will be constructed in accordance with City standards.

For the Solar Generation Facility, the plant and all facilities will be maintained and operated by the owner operator.

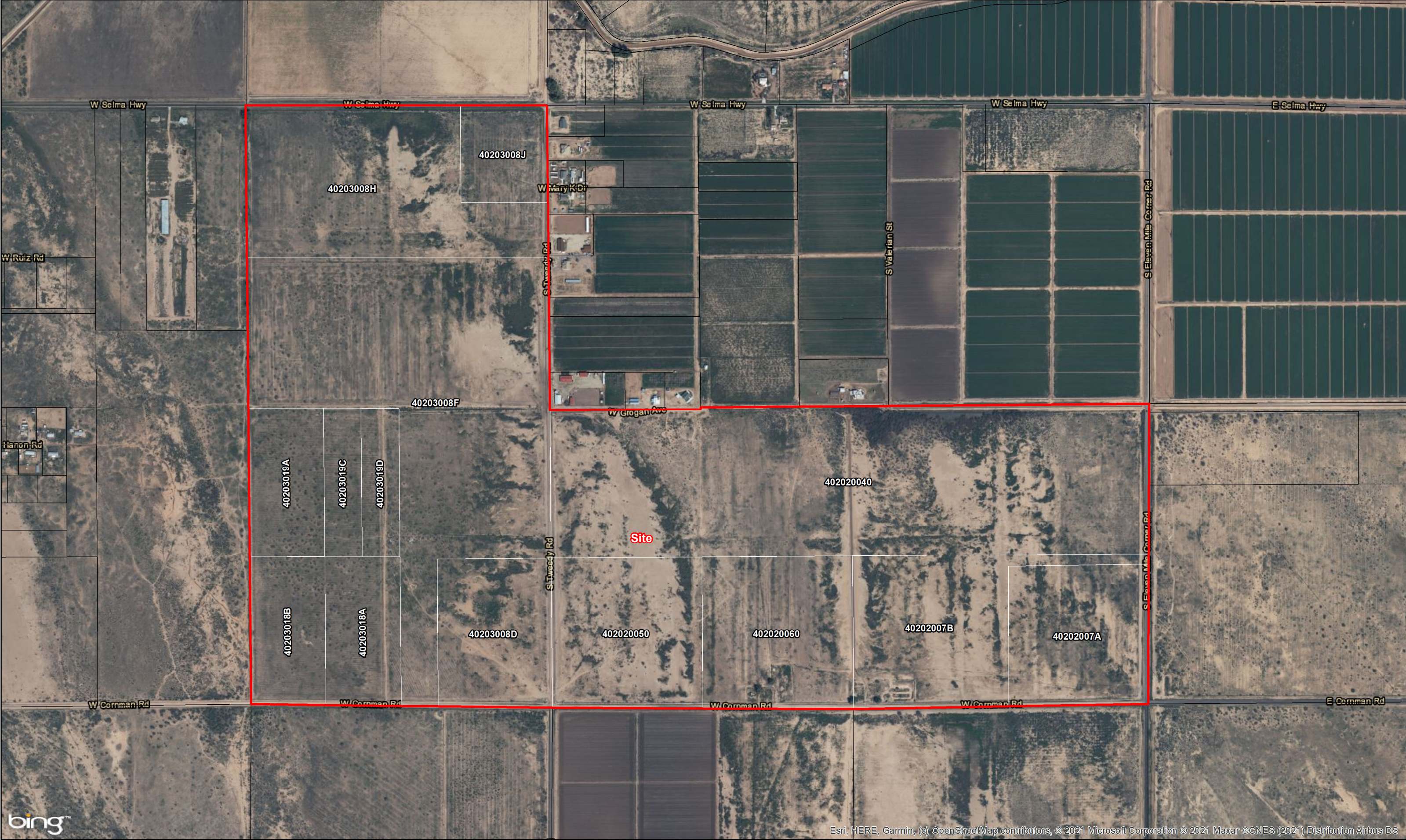
Exhibits



Selma Ranch

Eloy, Arizona

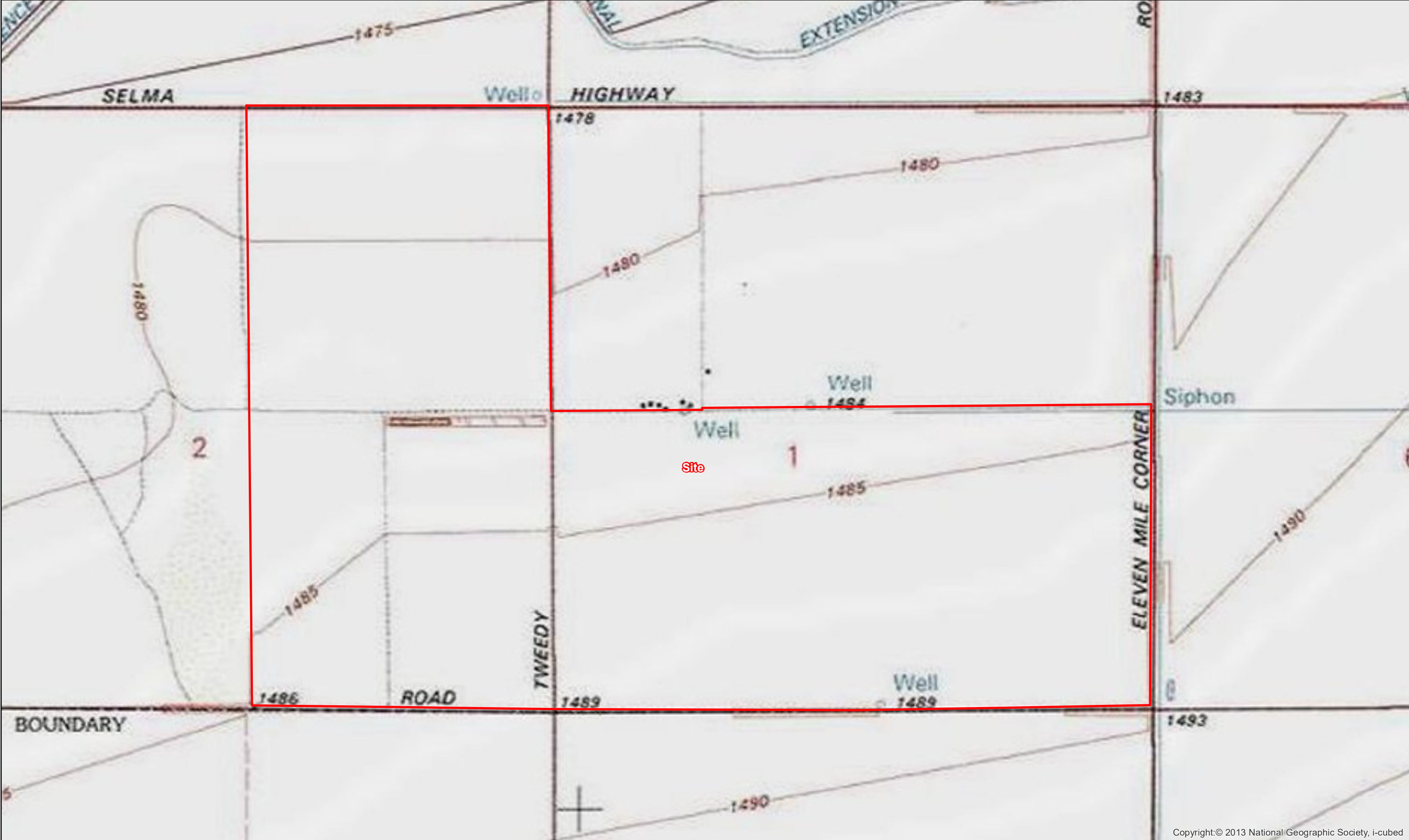




Selma Ranch

Eloy, Arizona





Copyright:© 2013 National Geographic Society, i-cubed

CONCEPTUAL LAND USE PLAN FOR: SELMA RANCH

Conceptual Land Use Plan:

Parcel:	Proposed Zoning:	Land Use:	Gross Acres:
A	R1-6 PAD	Single Family Residential	45.0
B	R1-6 PAD	Single Family Residential	36.2
C	R1-6 PAD	Single Family Residential	48.5
D	R1-6 PAD	Single Family Residential	37.1
E	R1-6 PAD	Single Family Residential	39.7
F	R1-6 PAD	Single Family Residential	36.9
G	R1-6 PAD	Single Family Residential	40.4
H	R1-6 PAD	Single Family Residential	41.5
I	R1-6 PAD	Single Family Residential	37.6
J	R1-6 PAD	Single Family Residential	58.7
K	R1-6 PAD	Single Family Residential	28.7
L	R1-6 PAD	Single Family Residential	43.5
M	R1-6 PAD	Single Family Residential	39.4
N	R1-6 PAD	Single Family Residential	35.8
O	R1-6 PAD	School Site	24.0
P	C-2 PAD	Commercial	15.0
Q	C-2 PAD	Commercial	35.0

Total Site: 643*

*All acreages are approximate

Open Space Calculations:

Total Required = 15% of total Residential Area
= (0.15)(593) ac
= 89 ac

Total Single Family Residential Net Acreage = 593 ac

Total Residential Units: 593 x 3.5 DU/ac = 2,076 Units

Lot Size Mixture

Minimum Lot Sizes:	Percent of Total Lots:
4,950 sq. ft.	40%
6,000 sq. ft.	35%
7,000 sq. ft.	25%



Engineer:



united engineering group
4505 E. Chandler Blvd., Suite 170, Phoenix, AZ 85048 480-705-5372

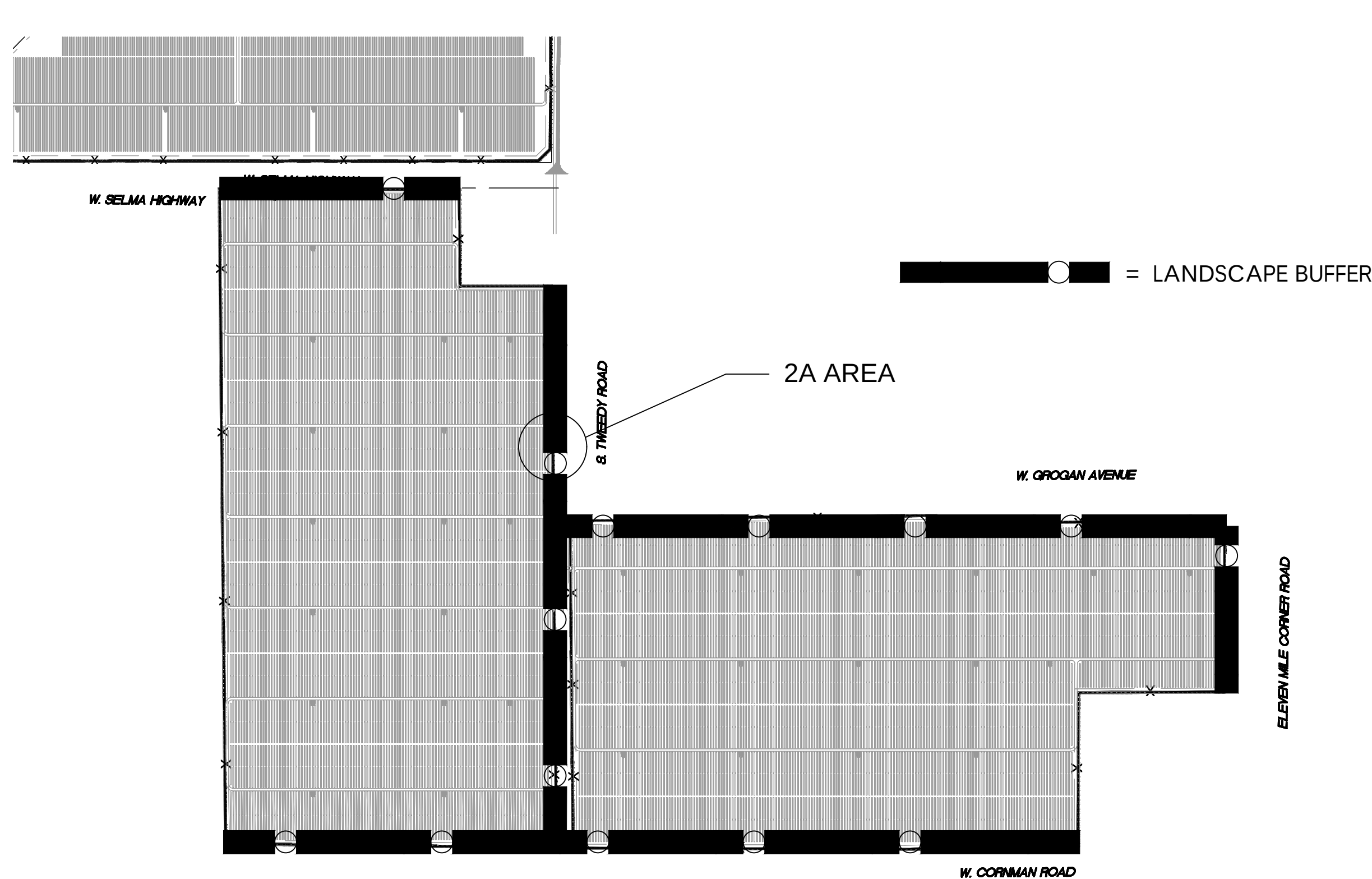
Planner/prepared by:



Drifting Sands Design
Urban and Environmental Land Planning & Landscape Design
Pos. office Box 24262 * Tempe, Arizona 85285 * 480-927-9208

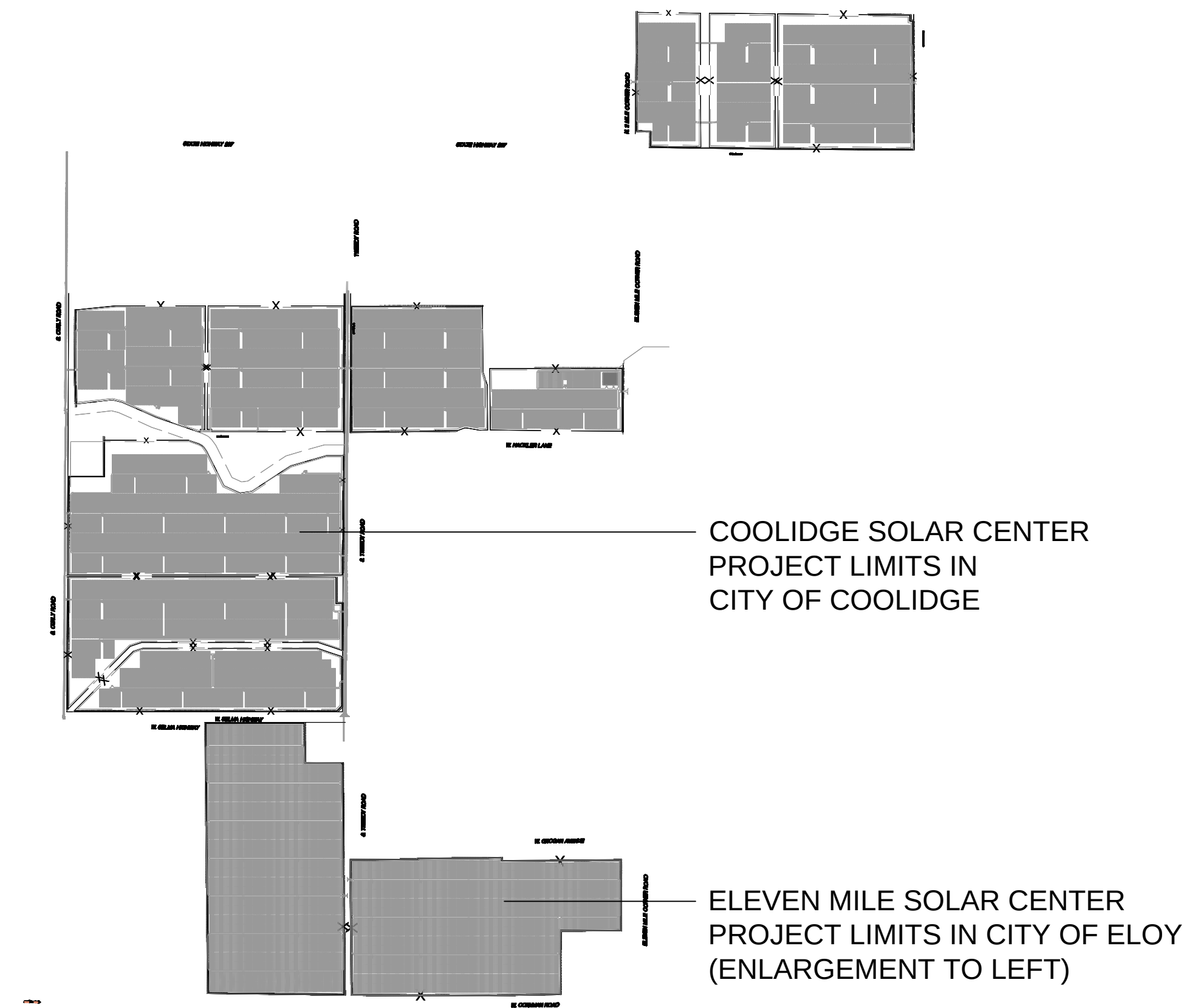


DATE PREPARED:
6-16-05
N.T.S.



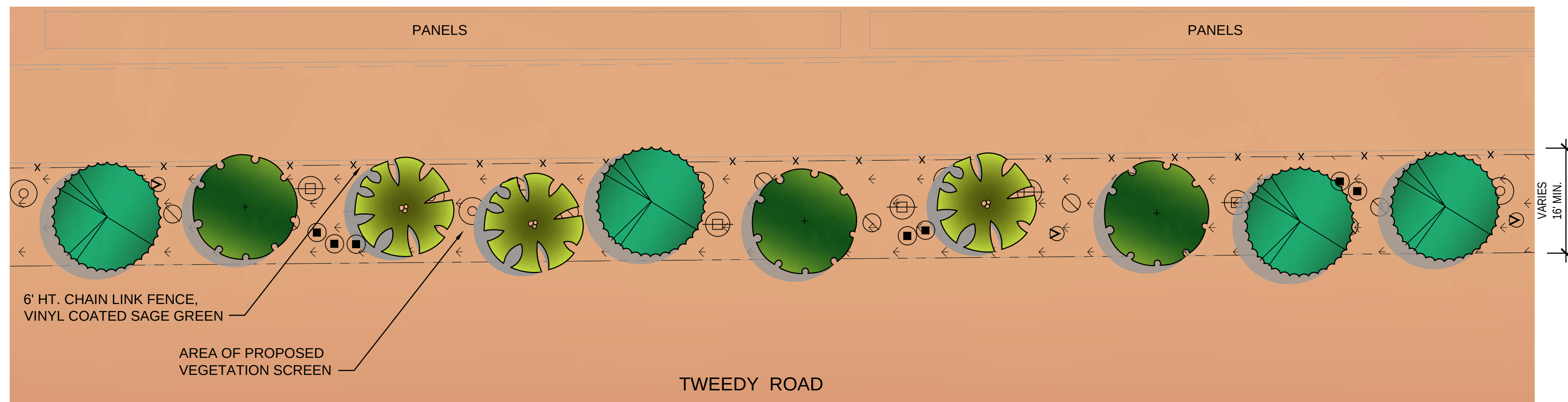
1A ELEVEN MILE SOLAR CENTER (CITY OF ELOY)

NTS



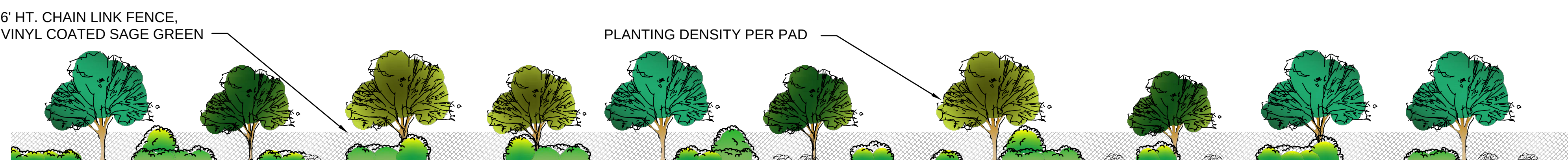
1B COOLIDGE & ELEVEN MILE SOLAR CENTER OVERALL KEY MAP

NTS



2A TWEEDY ROAD PLAN VIEW- 325' L.F. AVERAGE

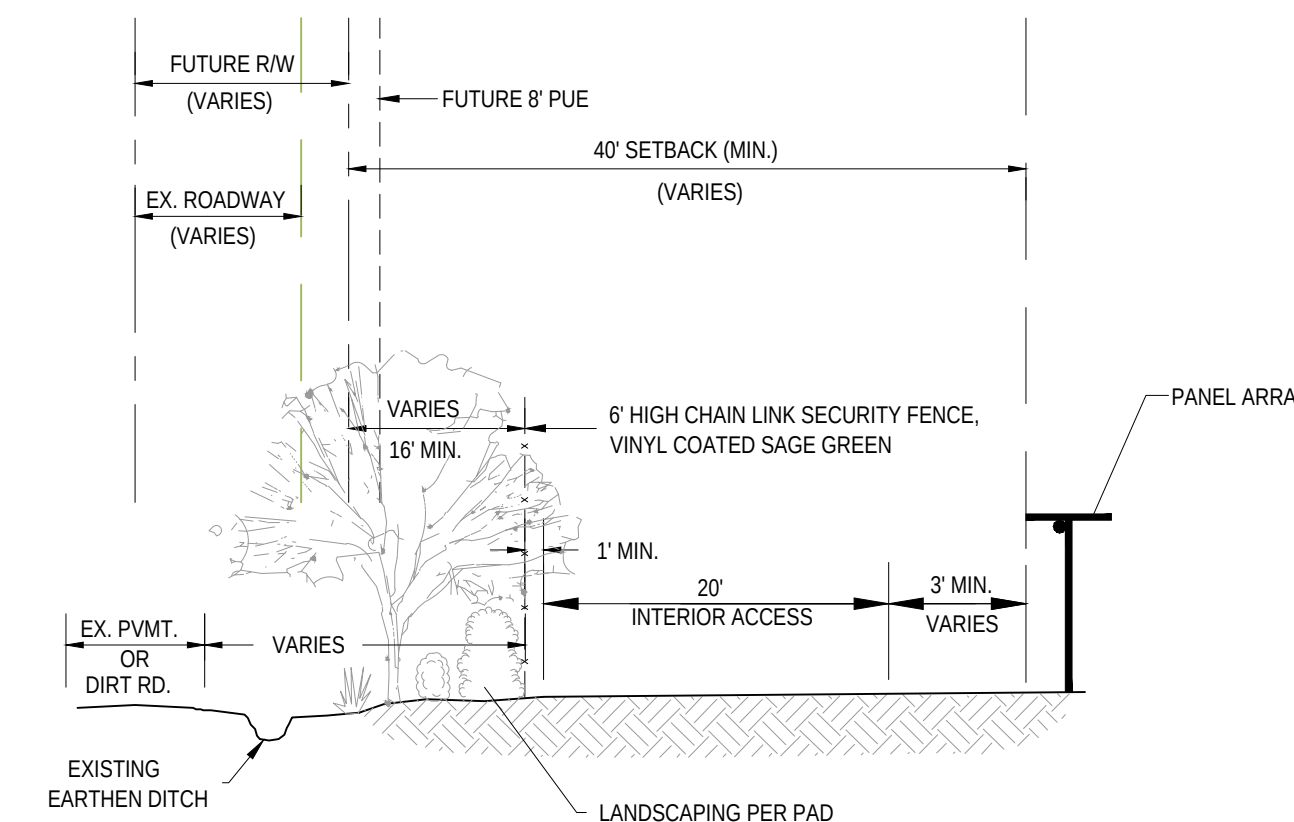
NTS



2B TWEEDY ROAD FENCE ELEVATION (LOOKING WEST)

NTS

PLANT LEGEND			
SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
TREES			
	PARKINSONIA FLORIDUM	BLUE PALO VERDE	TBD
	PARKINSONIA MICROPHYLLUM	FOOTHILL PALO VERDE	TBD
	PROSOPIS VELUTINA	NATIVE MESQUITE	TBD
SHRUBS			
	CALLIANDRA CALIFORNICA	BAJA FAIRY DUSTER	1 GAL.
	ENCELIA FARINOSA	BRITTLEBUSH	1 GAL.
	EREMOPHILA MACULATA 'VALENTINE'	VALENTINE BUSH	1 GAL.
	LARREA TRIDENTATA	CREOSOTE	1 GAL.
	LEUCOPHYLLUM LAEVIGATUM	CHIHUAHUA SAGE	1 GAL.
	SIMMONDSIA CHINENSIS	JOJOBA	1 GAL.



2C TYPICAL ROAD- PERIMETER SECTION

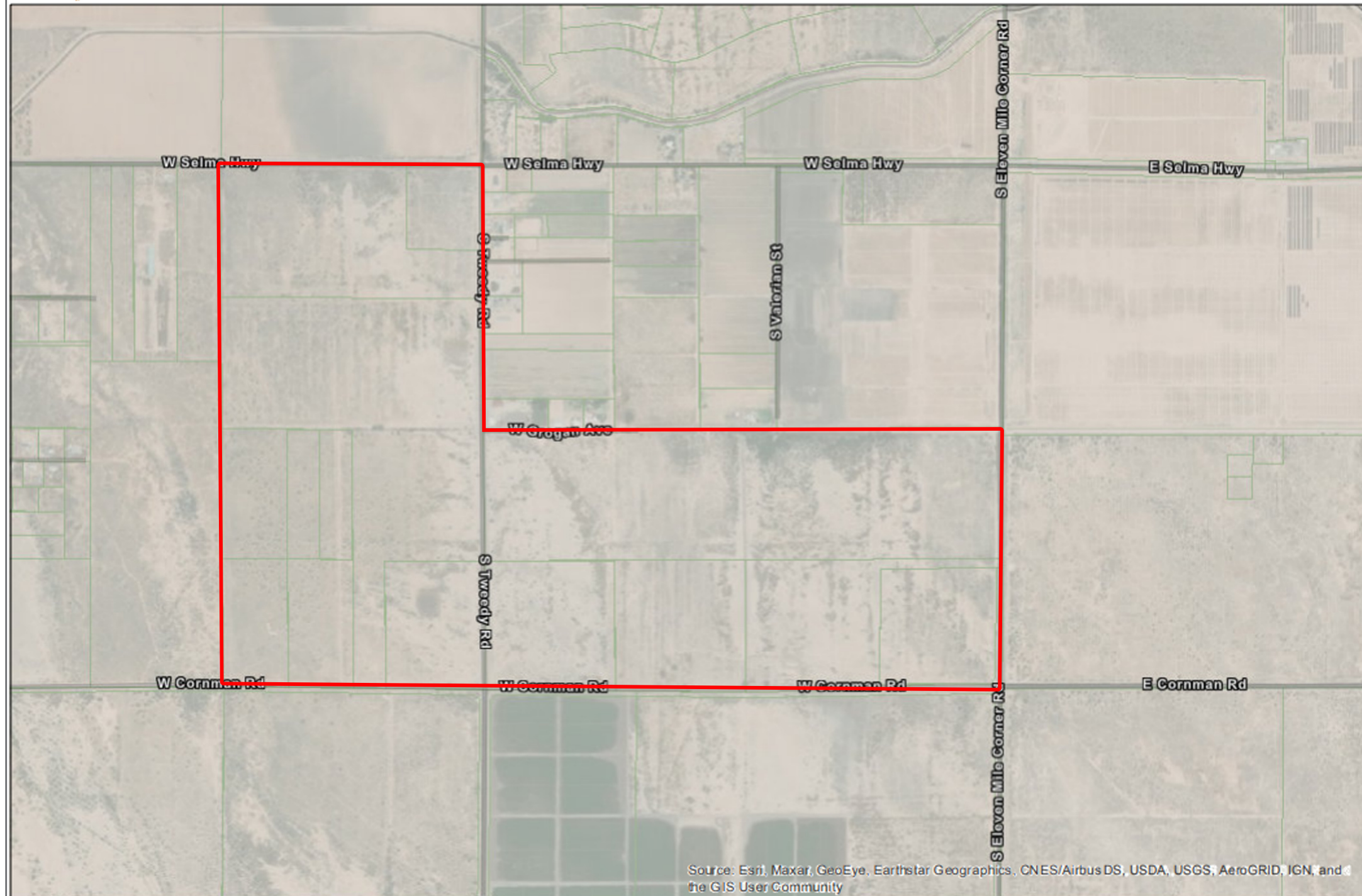
NTS





▼ ☒ Flood Zones

-  A
-  AE
-  AH
-  AO
-  D
-  X



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Pinal County Flood Control District
PO Box 727
31 N Pinal St, Bldg F
Florence, AZ 85132
520.509.3555
FloodControl@pinalcountyaz.gov

Disclaimer: Pinal County does not guarantee that any information contained within this dataset or map is accurate, complete, or current. This data is for informational use only and does not constitute a legal document for the description of these properties. The Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data. The boundaries depicted within this dataset or map are for illustrative purposes only. Users should independently research, investigate, and verify all information before relying on this map or using this map in the preparation of legal documents.





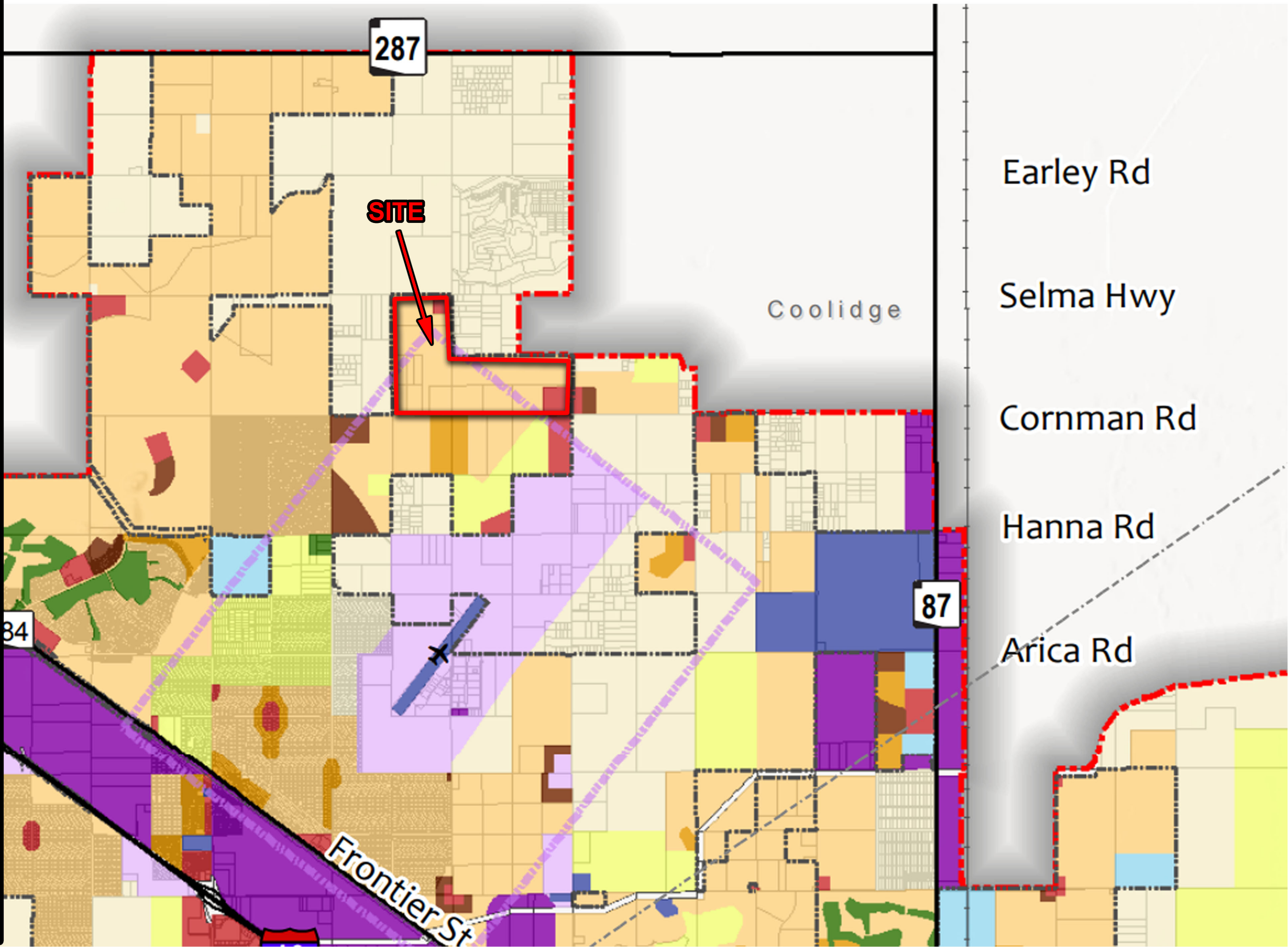
Land Use Map

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





Circulation Map

Eloy General Plan

Functional Classification

- Interstate
- State Highway
- Major Arterial (130' ROW)
- Minor Arterial (110' ROW)
- Two Lane Collector (80' ROW)
- Union Pacific Railroad

Interchanges

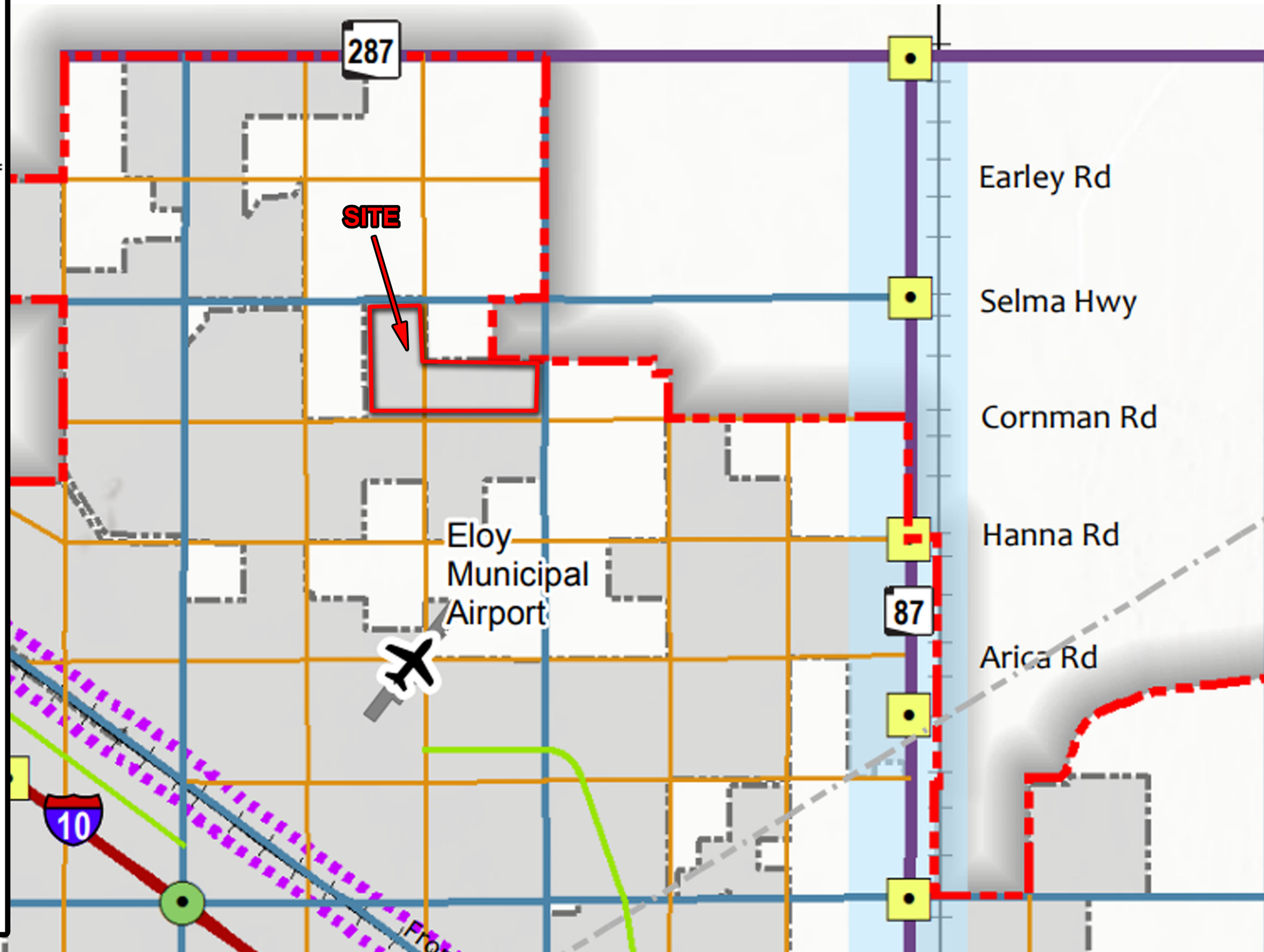
- Existing Interchange
- Potential Interchange

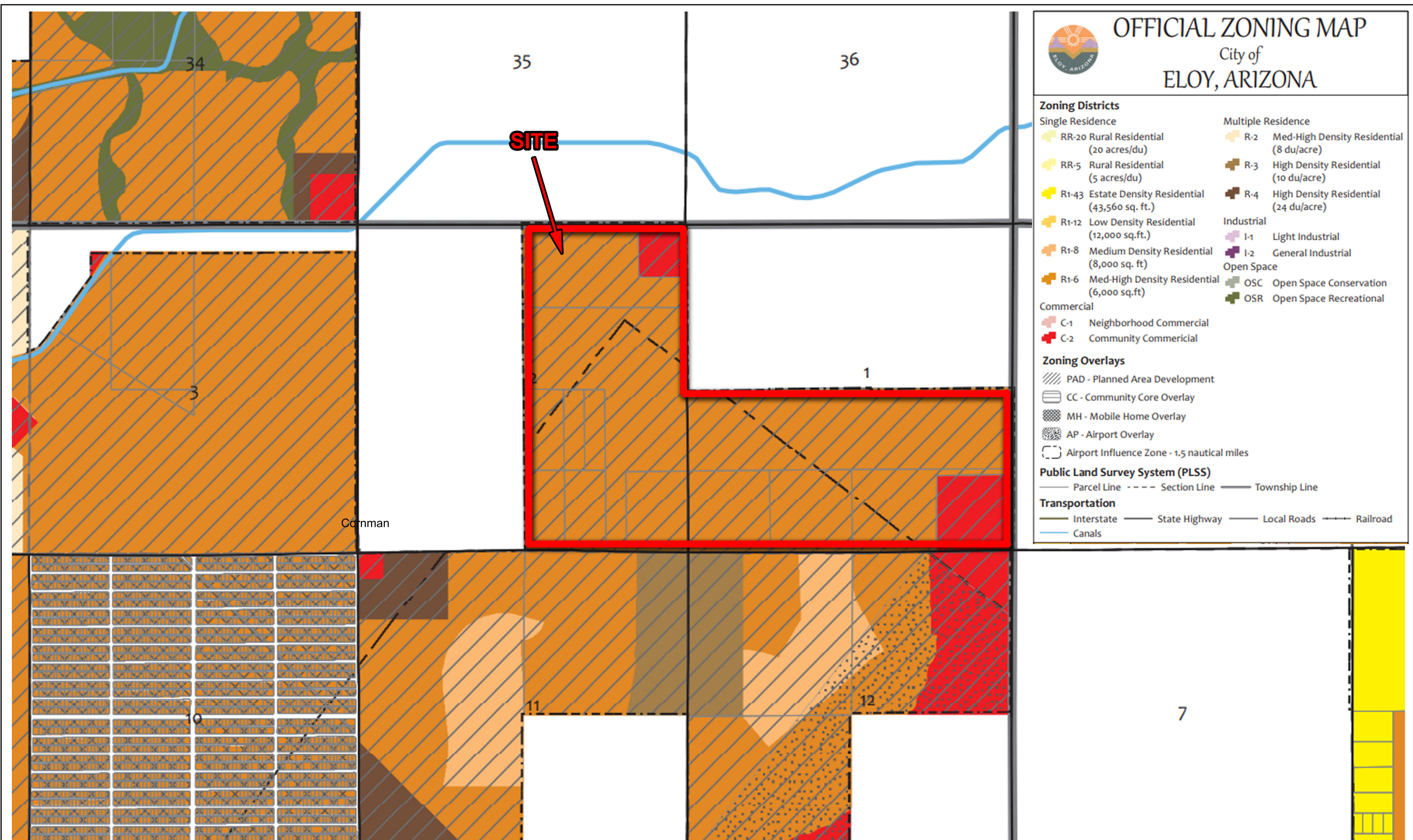
Proposed Transportation Corridors

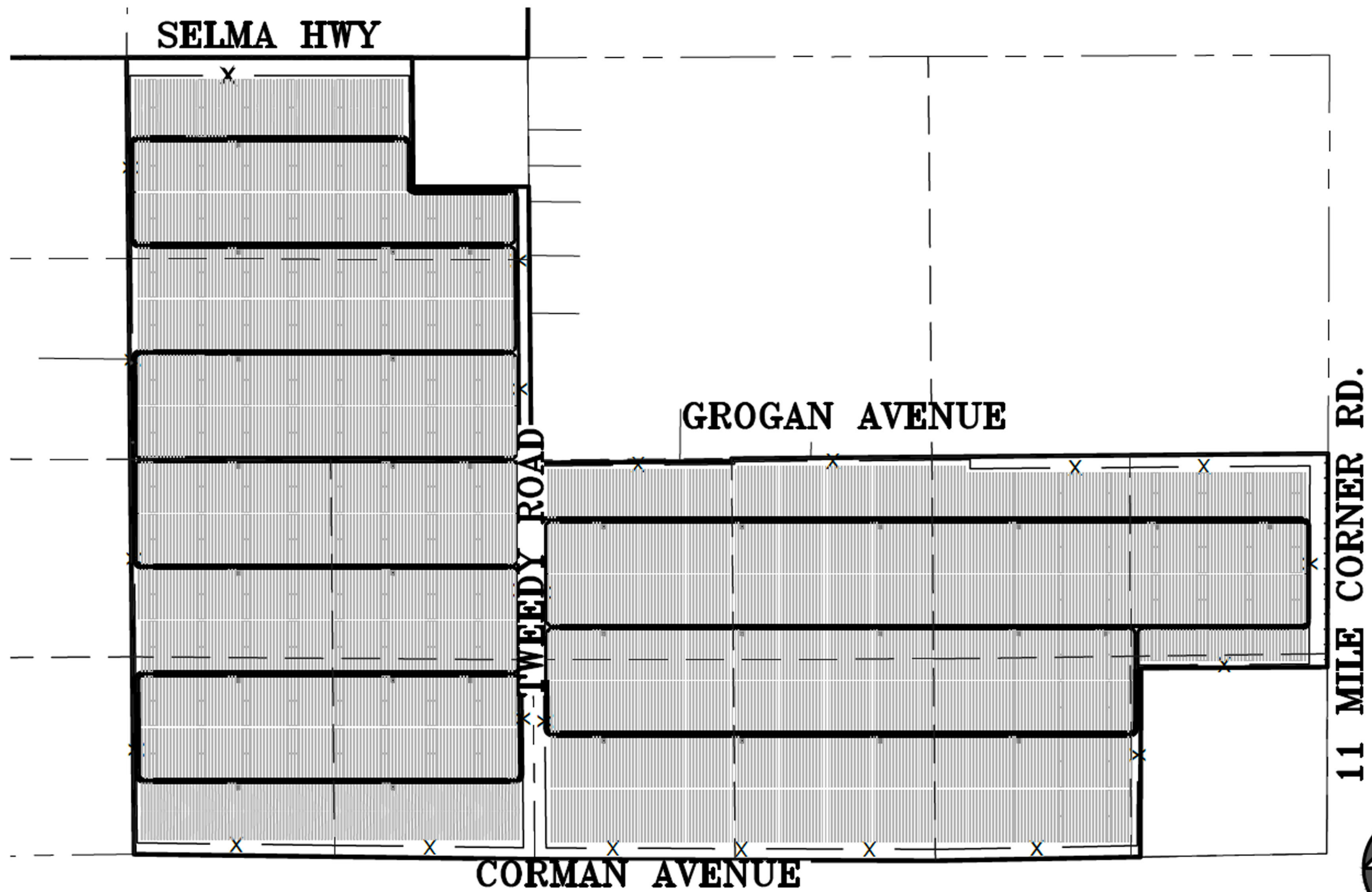
- Preferred North-South Corridor
- Proposed Interstate 11 Corridor
- Future Transit System Route
- Existing Transit System Route

Reference

- Eloy City Limits
- Eloy Planning Boundary



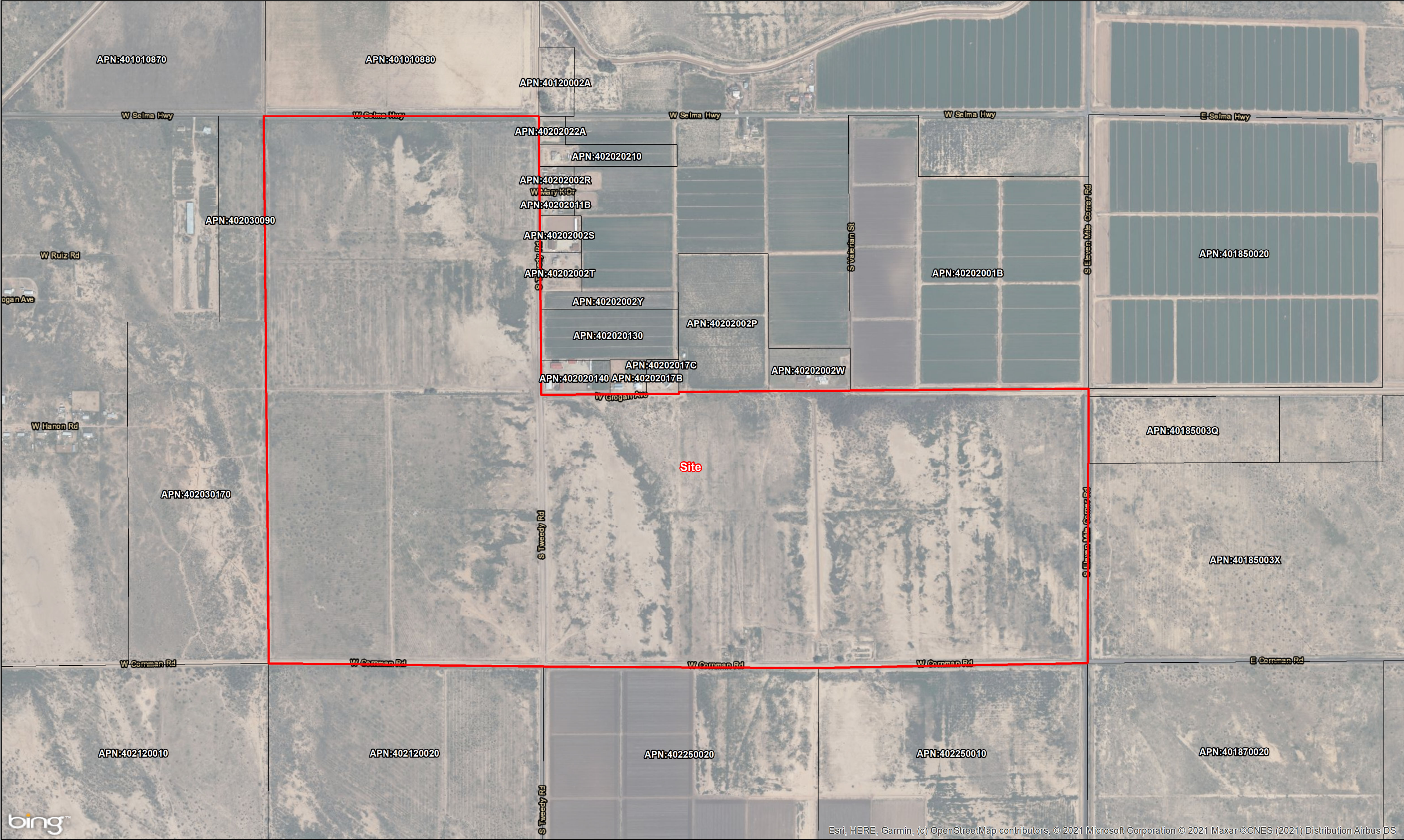




SITE MAP

Appendix A

Parcels Owners of Surrounding Land



Selma Ranch

Eloy, Arizona

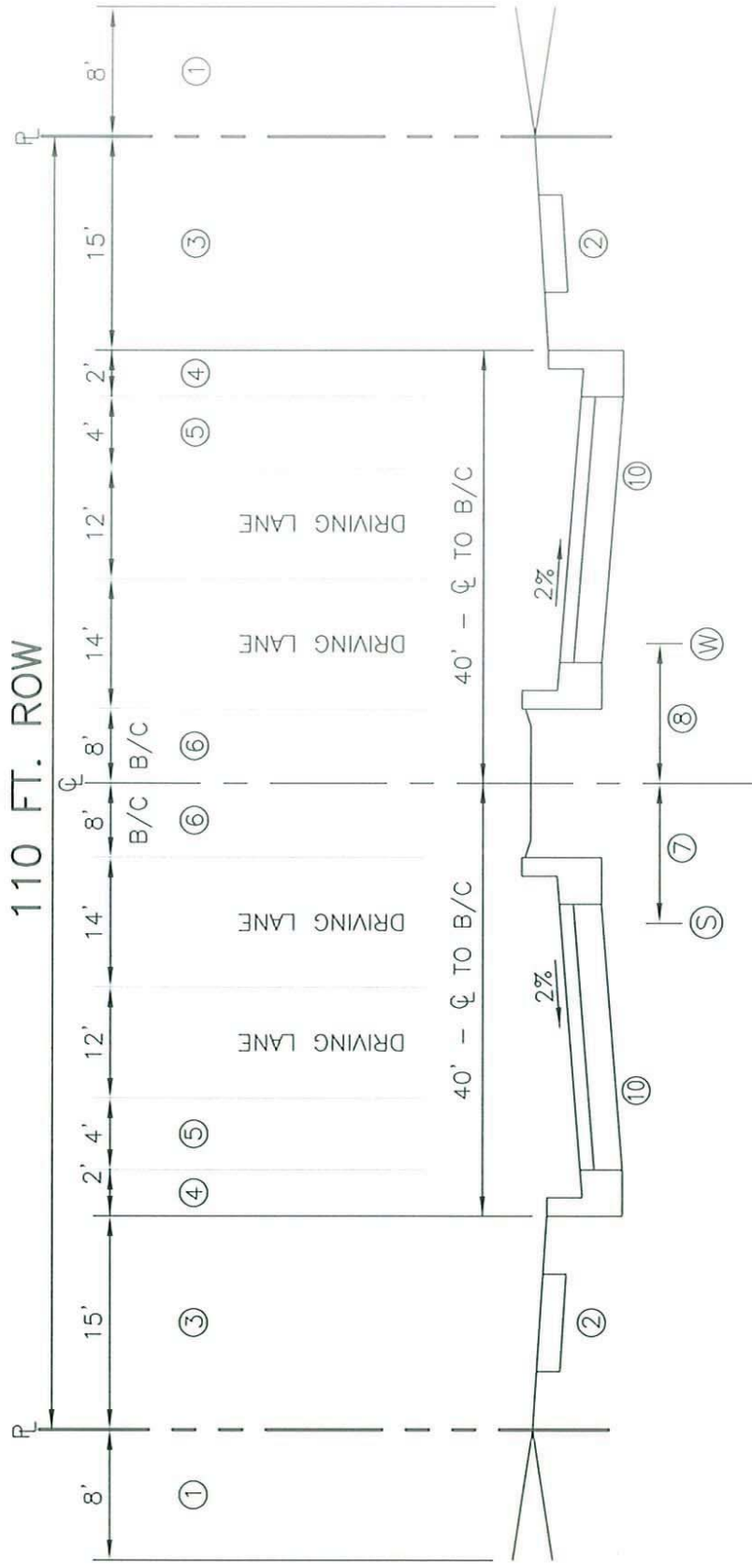


Parcel Owners

APN:	First Owner Name
40202017C	SCOTT BENJAMIN RAYMOND & TRACEY L
40202017B	SCOTT WYATT
40202002P	THE ALLRED METAL PRODUCTS INC PROFIT SHARING PLAN
402020130	WENGERT EMILY J PARSONS SOLE & SEPARATE PROP REV LIV TRUST
402020140	PARSON EMILY J
40202002Y	LOPEZ RAY L & HELEN SOTO
40202002W	ROMERO JOSE & ANNETTE
40202002T	MORALES MICHAEL & PAULINE
40202002S	DONALDSON CARLA MARION & SEAN
40202011B	RANGEL-GETHNER SHERYL L
40202002R	SKINNER KODY & MARIKA
40203008J	VEST TROY & LIANE R
40202001E	HA GOLDEN COMPASS EAST LLC
40202007A	HA GOLDEN COMPASS CENTRAL LLC
40225002A	SUSTAINABLE PROPERTY HOLDINGS LLC
40225002B	HA GOLDEN COMPASS CENTRAL LLC
402030090	WHITWORTH HOLDINGS
402030170	IM HOLDINGS LLC
402120020	SUSTAINABLE PROPERTY HOLDINGS LLC
401010880	ALLIGATOR FARMS PROPERTIES LP
402250010	HA GOLDEN COMPASS CENTRAL LLC
40185003Z	HA GOLDEN COMPASS CENTRAL LLC
40185003Y	HA GOLDEN COMPASS EAST LLC
401010870	ALLIGATOR FARMS PROPERTIES LP
402120010	SUSTAINABLE PROPERTY HOLDINGS LLC
40120002A	BARNES FRANKLIN L III & DIANNE C
40202022A	MARIUSZ HOLDA
40202021	BENNY GOODMAN
40202002R	KODY & MARIKA SKINNER
40202011B	SHERYL RANGEL-GETHNER
40187002	ELOY PARTNERSHIP

Appendix B

Typical Street Cross Sections



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.
- ⑦ SANITARY SEWER MAINS SHALL BE PLACED SOUTH OR WEST OF CL, STANDARD OFFSETS SHALL BE: 16', 22', 28' AND 34'.
- ⑧ WATER MAINS SHALL BE PLACED NORTH OR EAST OF CL, STANDARD OFFSETS SHALL BE: 16', 22', 28' AND 34'.
- ⑨ NO PARKING/BIKE LANE SHALL BE SIGNED ON BOTH SIDES OF THE STREET.
- ⑩ PAVEMENT BASE REQUIREMENTS:
AC - 2" of A12.5mm Arterial Superpave.
AC - 3" of A19.0mm Arterial Superpave.
Base - 12" of ABC.
Sub-base - 12" of 95% compaction.

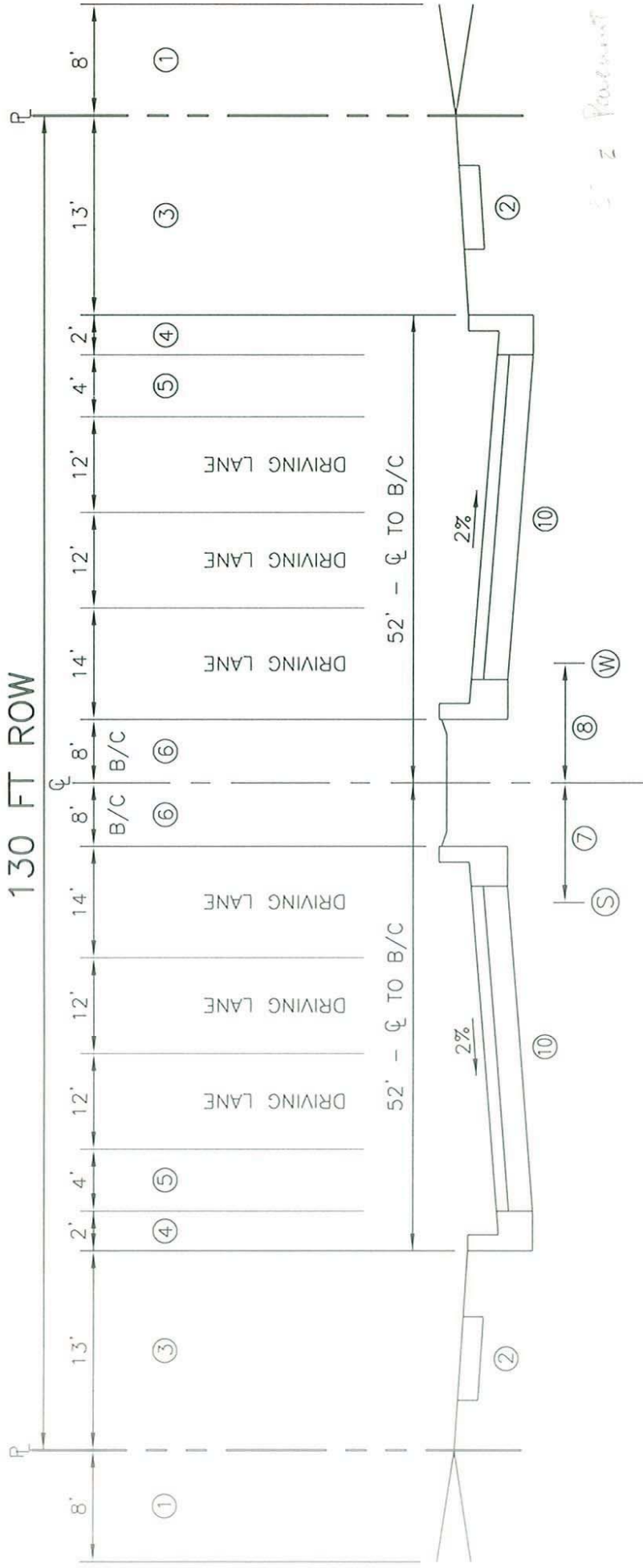
DETAIL NO.

CITY OF ELOY
STANDARD DETAIL

MINOR ARTERIAL STREET (110' ROW)

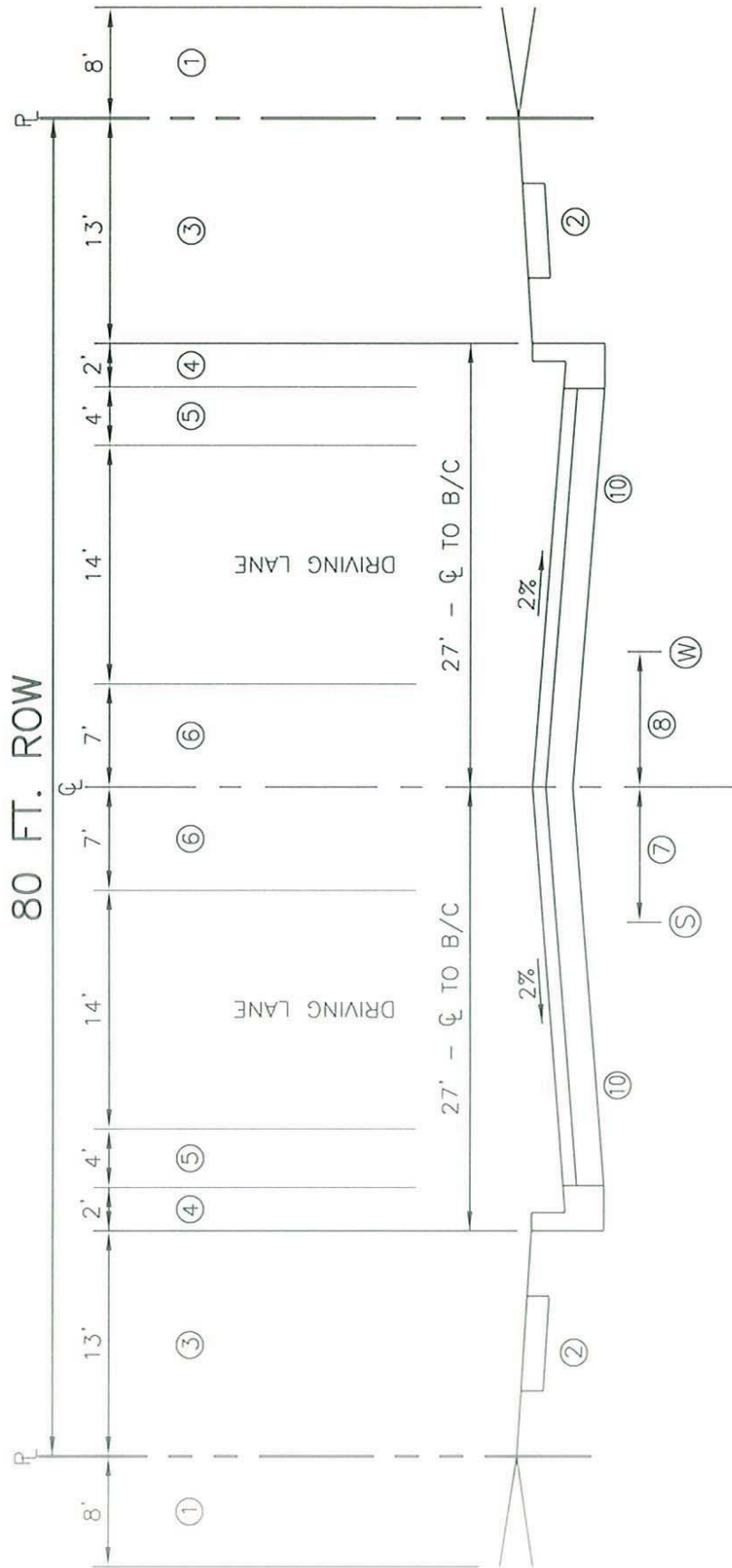
APPROVED BY:

DETAIL NO.



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.
- ⑦ SANITARY SEWER MAINS SHALL BE PLACED SOUTH OR WEST OF $\bar{C}$, STANDARD OFFSETS SHALL BE: 16', 22', 28', 34', 40' AND 46'.
- ⑧ WATER MAINS SHALL BE PLACED NORTH OR EAST OF $\bar{C}$, STANDARD OFFSETS SHALL BE: 16', 22', 28', 34', 40' AND 46'.
- ⑨ NO PARKING/BIKE LANE SHALL BE SIGNED ON BOTH SIDES OF THE STREET.
- ⑩ PAVEMENT BASE REQUIREMENTS:
 - AC - 2" of A12.5mm Arterial Superpave.
 - AC - 3" of A19.0mm Arterial Superpave.
 - Base - 12" of ABC.
 - Sub-base - 12" of 95% compaction.



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. STREET LIGHTS & FIRE HYDRANTS LOCATED 6' B/C.
- ④ CURB & GUTTER PER MAG STD DET 220 TYPE 'A'.
- ⑤ BICYCLE LANE.
- ⑥ CENTER TURN LANE. OPTIONAL RAISED MEDIAN, MEDIAN INCREASES CENTER LANE TO 16'.
- ⑦ SANITARY SEWER MAINS SHALL BE PLACED SOUTH OR WEST OF ϕ , CENTERED IN DRIVING LANE.
- ⑧ WATER MAINS SHALL BE PLACED NORTH OR EAST OF ϕ , CENTERED IN DRIVING LANE.
- ⑨ NO PARKING/BIKE LANE SHALL BE SIGNED ON BOTH SIDES OF THE STREET.
- ⑩ PAVEMENT BASE REQUIREMENTS:
AC - 2" of A12.5mm Arterial Superpave.
AC - 3" of A19.0mm Arterial Superpave.
Base - 12" of ABC.
Sub-base - 12" of 95% compaction.

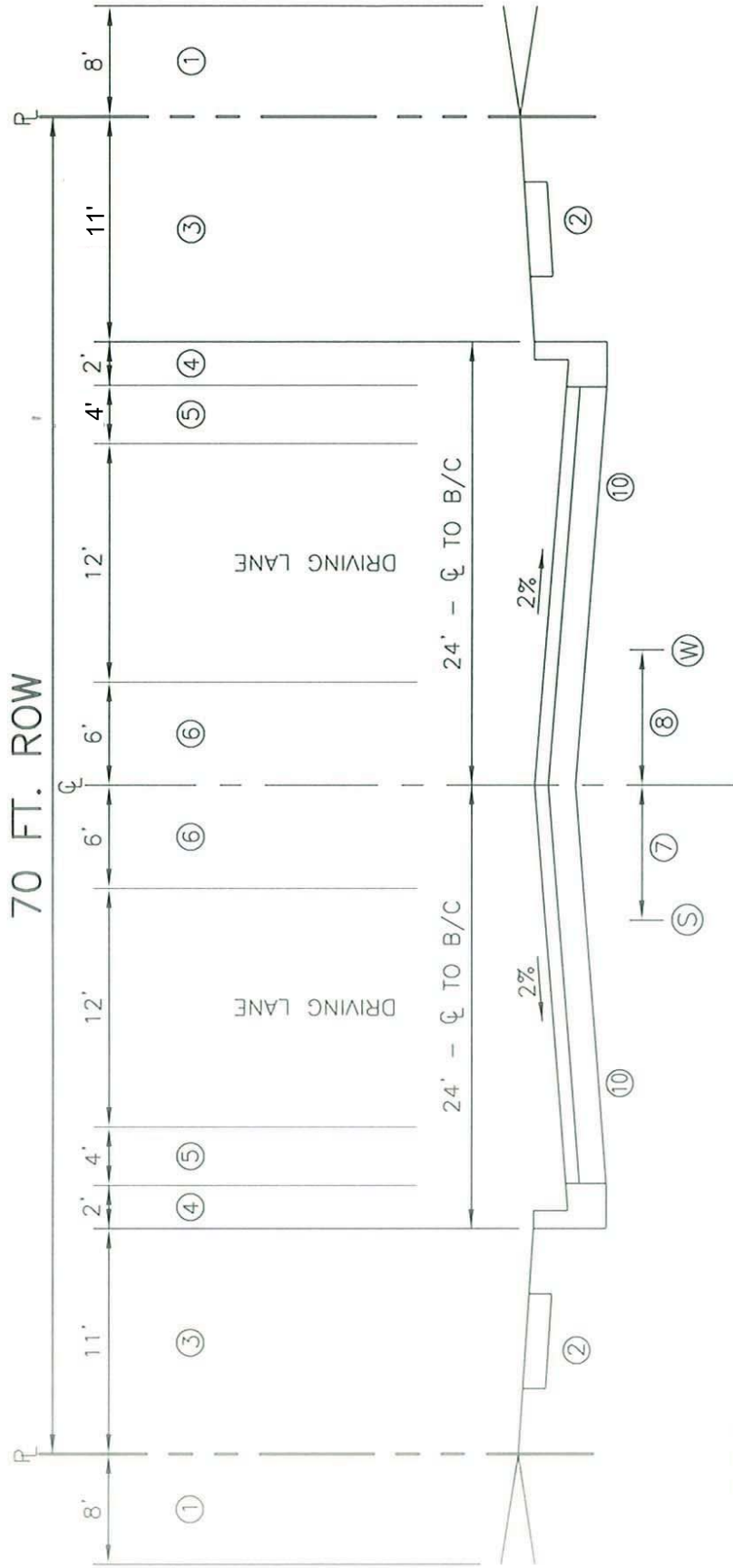
DETAIL NO.

CITY OF ELOY
STANDARD DETAIL

COMMERCIAL COLLECTOR (80' ROW)

APPROVED BY:

DETAIL NO.



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. STREET LIGHTS & FIRE HYDRANTS LOCATED 6' B/C.
- ④ CURB & GUTTER PER MAG STD DET 220 TYPE 'A'.
- ⑤ BICYCLE LANE.
- ⑥ CENTER TURN LANE. OPTIONAL RAISED MEDIAN, MEDIAN INCREASES CENTER LANE TO 16'.
- ⑦ SANITARY SEWER MAINS SHALL BE PLACED SOUTH OR WEST OF $\mathcal{C}$, CENTERED IN DRIVING LANE.
- ⑧ WATER MAINS SHALL BE PLACED NORTH OR EAST OF $\mathcal{C}$, CENTERED IN DRIVING LANE.
- ⑨ NO PARKING/BIKE LANE SHALL BE SIGNED ON BOTH SIDES OF THE STREET.
- ⑩ PAVEMENT BASE REQUIREMENTS:
AC - $1\frac{1}{2}$ " of R12.5mm Residential Mix.
AC - 3" of A19.0mm Arterial Superpave.
Base - 10" of ABC.
Sub-base - 10" of 95% compaction.

Appendix C

Covenants, Conditions & Restrictions

Appendix D

Legal Description

LEGAL DESCRIPTION:

PARCEL NO. 1:

THE SOUTH HALF OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPT THE NORTH 16 1/2 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; AND

ALSO EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SAID SECTION 1, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 22 MINUTES 22 SECONDS EAST (NORTH 00 DEGREES 22 MINUTES 19 SECONDS EAST MEASURED) ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 1234.78 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 48 SECONDS WEST, A DISTANCE OF 1234.78 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES 22 SECONDS WEST (SOUTH 00 DEGREES 22 MINUTES 19 SECONDS WEST MEASURED), A DISTANCE OF 1234.78 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 1;

THENCE NORTH 89 DEGREES 46 MINUTES 48 SECONDS EAST ALONG THE SOUTH LINE, A DISTANCE OF 1234.78 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

GOVERNMENT LOTS 1 AND 2; THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPT THAT PART OF GOVERNMENT LOT 1 OF SAID SECTION 2, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 2;

THENCE SOUTH 00 DEGREES 19 MINUTES 44 SECONDS EAST (SOUTH 00 DEGREES 19 MINUTES 42 SECONDS EAST MEASURED) ALONG THE EAST LINE OF SAID SECTION 2, A DISTANCE OF 854.16 FEET;

THENCE NORTH 89 DEGREES 47 MINUTES 34 SECONDS WEST (NORTH 89 DEGREES 47 MINUTES 37 SECONDS WEST MEASURED), A DISTANCE OF 765.00 FEET;

THENCE NORTH 00 DEGREES 19 MINUTES 44 SECONDS WEST (NORTH 00 DEGREES 19 MINUTES 42 SECONDS WEST MEASURED), A DISTANCE OF 854.16 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 2;

THENCE SOUTH 89 DEGREES 47 MINUTES 34 SECONDS EAST (SOUTH 89 DEGREES 47 MINUTES 37 SECONDS EAST MEASURED) ALONG SAID NORTH LINE, A DISTANCE OF 765.00 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL OIL AND GAS RIGHTS WITHIN THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 2, AS RESERVED IN INSTRUMENT RECORDED IN BOOK 53, PAGE 186 OF DEEDS, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 3:

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 4:

THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 5:

THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 6:

THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

Appendix E

Community Outreach

Eleven Mile Solar Center

2021 Community Outreach Log - City of Eloy

Last Update: 12/02/2021

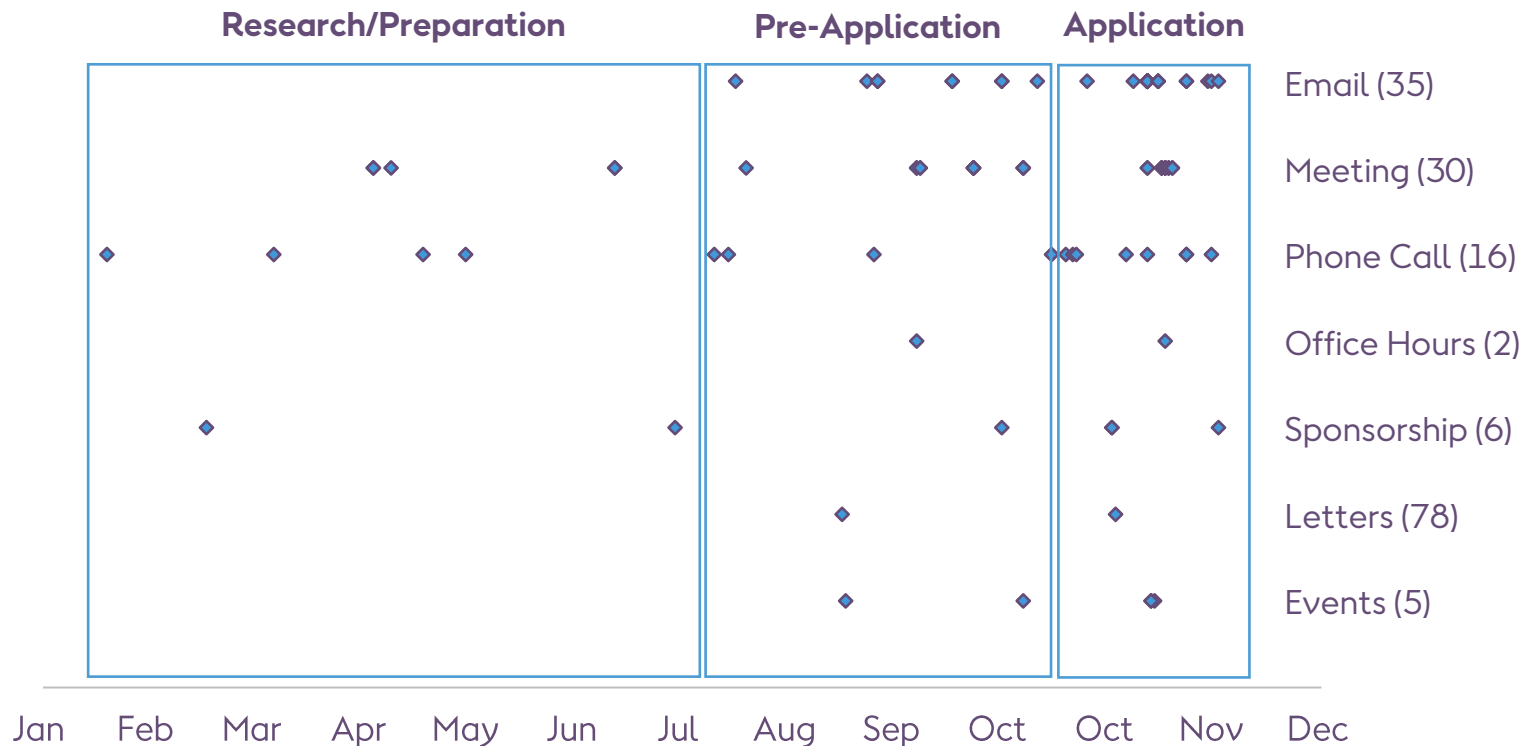
Date	Activity Type	Activity Contacts	Activity Summary
Pre-2021	Project Landowner	Alligator Farms	Project Landowner
Pre-2021	Project Landowner	ELOY 586 LLC	Project Landowner
January 22, 2021	Conference Call	Eloy Community Development	Introduction meeting to introduce project, Ørsted, and discuss permitting process.
February 19, 2021	Membership	Eloy Chamber of Commerce	Joined Eloy Chamber of Commerce
March 10, 2021	Conference Call	Central Arizona College Staff: - Dr. Jeff Bunkelmann - Dr. Devin Fraley - Dr. Armineh Noravian	Introduction call providing information on project and answering questions.
April 7, 2021	Meeting	Casa Grande Elementary School District, Mike Cruz	Introduction meeting providing info on project and answering questions.
April 7, 2021	Meeting	Eloy Community Development	Meeting to provide permitting updates.
April 12, 2021	Meeting	AZ State Senator T.J. Shope	Introduction meeting to answer questions and introduce project, Ørsted, and provide contact info.
April 21, 2021	Phone Call	Pinal County School Office, Joel Villegas	Introduction meeting providing info on project and answering questions.
May 3, 2021	Presentation	Central Arizona College Intro to Engineering Class (16 attendees)	Presentation to CAC engineering students discussing Ørsted, the renewable energy industry, and an introduction to solar power design.
June 14, 2021	Meeting	Eloy Community Development	Meeting to provide permitting updates.
June 14, 2021	Meeting	Santa Cruz Valley Union High School District, Debi Tabeling	Introduction meeting providing info on project and answering questions.
July 2021	Sponsorship	Casa Grande ESD	Donation to support Summer Career Camps at Casa Grande ESD
July 12, 2021	Phone Call	Troy Vest	Introduction call providing information on project and answering questions.
July 16, 2021	Phone Call	Chance Whitworth	Introduction call to answer questions and introduce project, Ørsted, and provide contact info.
July 18, 2021	Email	Chance Whitworth	Follow-up email to provide information and to share our local supplier and services form.
July 21, 2021	Meeting	Eloy Community Development	Meeting to provide permitting updates.
August 17, 2021	Letter	Neighboring Landowners within 300ft of Project Area (24 contacts, 44 parcels)	Letter to introduce Eleven Mile Solar Center, Ørsted, provide contact information, and notification of July Office Hours (Tuesday, Sept 7th)
August 18, 2021	Eloy Chamber of Commerce Aug Mixer	Eloy Chamber of Commerce - Event Participants (approx 19)	Event sponsor - visited with event attendees to provide information on and answer questions about the project and Ørsted.
August 24, 2021	Email	Marika Skinner	Introduction email to answer questions and introduce project, Ørsted, and provide contact info.
August 26, 2021	Phone Call	Tracey Scott	Introduction call providing information on project and answering questions.
August 27, 2021	Email	Marika Skinner	Follow up email to provide additional information on Eleven Mile Solar Center
August 27, 2021	Email	Tracey Scott	Introduction email to answer questions and introduce project, Ørsted, and provide contact info.
September 7, 2021	Eloy Neighboring Landowner Office Hours	0 Attendees	Meeting held in the City of Eloy Community Room. Invites were mailed to neighbors within 300ft of project area. In-person introductions, discussed project details, and answered questions.
September 7, 2021	Meeting	Andrew Rodriguez	Follow up meeting providing info on project and answer questions.
September 7, 2021	Meeting	Eloy Community Development	Meeting to provide permitting updates.
September 8, 2021	Meeting	City Councilmember Dan Snyder	Introduction meeting providing info on project and answering questions.
September 8, 2021	Meeting	Jeff Fairman	Introduction meeting providing info on project and answering questions.
September 17, 2021	Email	Marika Skinner	Follow up email to provide additional information on Eleven Mile Solar Center

September 17, 2021	Email	Tracey Scott	Introduction email to answer questions and introduce project, Ørsted, and provide contact info.
September 23, 2021	Meeting	CAHRA, Community Action Human Resources Agency, Lucy Rangel	Introduction meeting providing info on project and answering questions.
September 23, 2021	Meeting	City Councilmember Sara Curtis	Introduction meeting providing info on project and answering questions.
September 23, 2021	Meeting	Eloy Community Development	Meeting to provide permitting updates.
September 23, 2021	Meeting	Mayor Micah Powell	Introduction meeting providing info on project and answering questions.
October 2021	Sponsorship	CAHRA, Community Action Human Resources Agency	Donation to support CAHRA Utility Assistance Program
October 1, 2021	Email	Marika Skinner	Follow up email to provide additional information on Eleven Mile Solar Center
October 1, 2021	Email	Tracey Scott	Follow up email to provide additional information on Eleven Mile Solar Center
October 7, 2021	Meeting	CAHRA, Community Action Human Resources Agency, Lucy Rangel	Follow up meeting to provide additional information on Eleven Mile Solar Center
October 7, 2021	Meeting	Eloy Chamber of Commerce Luncheon	Attended luncheon to learn about city and regional initiatives. After presentation, visited with attendees to provide information on and answer questions about the project and Ørsted.
October 7, 2021	Meeting	Outreach - Environmental/Wildlife - Valerie Motyka (AZ Wildlife Support) - Greg Clark (Wild at Heart)	Introduction meeting providing info on project and answering questions.
October 7, 2021	Meeting	Santa Cruz Valley Union High School District	Follow up meeting to provide additional information on Eleven Mile Solar Center
October 11, 2021	Email	Sean & Carla Donaldson	Introduction email to answer questions and introduce project, Ørsted, and provide contact info.
October 15, 2021	Phone Call	Sean Donaldson	Introduction call providing information on project and answering questions.
October 19, 2021	Conference Call	Eloy Community Development	Call to provide permitting updates.
October 21, 2021	Phone Call	Wyatt Scott	Introduction call providing information on project and answering questions.
October 22, 2021	Conference Call	Outreach - Environmental/Wildlife - Valerie Motyka (AZ Wildlife Support) - Dr. Heather Bateman (ASU) - Greg Clark (Wild at Heart) - Jenohn Wrieden (Wild at Heart)	Follow up call to provide additional information on Eleven Mile Solar Center
October 25, 2021	Email	Wyatt Scott	Introduction email to answer questions and introduce project, Ørsted, and provide contact info.
November 2021	Sponsorship	Central Arizona College	Donation to support Central Arizona College Vaquero Award Banquet
November 2021	Sponsorship	Santa Cruz Valley Union High School District	Donation to support Santa Cruz Valley UHSD Athletic Uniforms Fundraising
November 2, 2021	Letter	Eloy Community Members (54 contacts)	Project Neighbors, City Council members, Planning & Zoning Commissioners, Eloy City Staff, Eloy Chamber members, and other community members. Letter to introduce Eleven Mile Solar Center, Ørsted, provide contact information, and notification of November Office Hours (Tuesday, November 16th)
November 5, 2021	Phone Call	Eloy Community Development	Phone call to provide permitting updates.
November 7, 2021	Email	Marika Skinner	Follow up email to provide additional information on Eleven Mile Solar Center
November 11, 2021	Email	CAHRA, Lucy Rangel	Email Invitation to November Office Hours
November 11, 2021	Email	City Councilmember Dan Snyder	Email Invitation to November Office Hours
November 11, 2021	Email	City Councilmember Jose Garcia	Email Invitation to November Office Hours
November 11, 2021	Email	City Councilmember Sara Curtis	Email Invitation to November Office Hours
November 11, 2021	Email	Eloy Elementary School District - Ruby James	Email Invitation to November Office Hours
November 11, 2021	Email	Eloy Enterprice, David Church	Email Invitation to November Office Hours

November 11, 2021	Email	Jaine Toth	Email Invitation to November Office Hours
November 11, 2021	Email	Marika Skinner	Email Invitation to November Office Hours
November 11, 2021	Email	Mayor Micah Powell	Email Invitation to November Office Hours
November 11, 2021	Email	Miller Hardware Co., William Miller	Email Invitation to November Office Hours
November 11, 2021	Meeting	Miller Hardware Co., William Miller	Introduction meeting providing information on project and answering questions.
November 11, 2021	Email	NAPA Auto Parts, Richard Horton	Email Invitation to November Office Hours
November 11, 2021	Meeting	NAPA Auto Parts, Richard Horton	Introduction meeting providing information on project and answering questions.
November 11, 2021	Phone Call	Peter Canacakos	Introduction call providing information on project and answering questions.
November 11, 2021	Email	Peter Canacakos	Introduction email to answer questions and introduce project, Ørsted, and provide contact info.
November 11, 2021	Email	Sean & Carla Donaldson	Email Invitation to November Office Hours
November 11, 2021	Email	Toltec School District - Narda Ferguson & Denise Rogers	Email Invitation to November Office Hours
November 11, 2021	Email	Tracey Scott	Email Invitation to November Office Hours
November 11, 2021	Email	Wyatt Scott	Email Invitation to November Office Hours
November 12, 2021	Event	Veterans Day Celebration	Attended Eloy Veterans Day Celebration and visited with attendees.
November 12, 2021	Event	Pinal Partnership Breakfast	Attended breakfast to learn about regional initiatives. After presentation, visited with attendees Eloy area to provide information on and answer questions about the project and Ørsted.
November 13, 2021	Eloy Chamber of Commerce Golf Tournament	Eloy Chamber of Commerce - Event Participants (40+)	Event sponsor - visited with event attendees to provide information on and answer questions about the project and Ørsted.
November 14, 2021	Email	Chad Jones	Email Invitation to November Office Hours
November 14, 2021	Email	Desert Rose Baha'i Institute	Email Invitation to November Office Hours
November 14, 2021	Email	Jaine Toth	Email Invitation to November Office Hours
November 15, 2021	Visit	Eloy Elementary - Edward Saucedo	Visit to dropoff project information on project and invite staff to November Office Hours
November 15, 2021	Meeting	Great Western Bank, Grace Lopez	Introduction meeting providing information on project and answering questions.
November 15, 2021	Visit	Toltec Elementary	Visit to dropoff project information on project and invite staff to November Office Hours
November 16, 2021	Eloy Community Office Hours (Session #1)	10 Attendees	Lunchtime meeting (11:30am -2:30pm) held in the City of Eloy Community Room. Invites were shared with Project Neighbors, City Council members, Planning & Zoning Commissioners, Eloy City Staff, Eloy Chamber members, and other community members. In-person intros, discussed project details, and answered questions.
November 16, 2021	Eloy Community Office Hours (Session #2)	2 Attendees	Afternoon/evening meeting (4-6pm) held at the Eloy Chamber of Commerce. Invites were shared with Project Neighbors, City Council members, Planning & Zoning Commissioners, Eloy City Staff, Eloy Chamber members, and other community members. In-person intros, discussed project details, and answered questions.
November 16, 2021	Meeting	City Councilmember Dan Snyder	Office Hours Attendee - provide project information and answer questions
November 16, 2021	Meeting	Jose Romero	Office Hours Attendee - provide project information and answer questions
November 16, 2021	Meeting	Nate Bailey	Office Hours Attendee - provide project information and answer questions
November 16, 2021	Meeting	Sean & Carla Donaldson	Office Hours Attendee - provide project information and answer questions
November 17, 2021	Meeting	Eloy Community Development	Phone call to provide permitting updates.
November 17, 2021	Meeting	Pinal County School Office, Joel Villegas	Follow up meeting to provide additional information on Eleven Mile Solar Center and KidWind STEM Education Program
November 18, 2021	Meeting	Central AZ College, Maggie Dooley	Introduction meeting providing information on project and answering questions.

November 18, 2021	Meeting	Outreach - Environmental/Wildlife - Valerie Motyka (AZ Wildlife Support) - Dr. Heather Bateman (ASU) - Dr. Cynthia Seagers (ASU) - Jared Vibbert (ASU) - Nicole Woodrick (ASU)	Follow up meeting to provide additional information on Eleven Mile Solar Center
November 22, 2021	Phone Call	Desert Rose Baha'i Institute	Introduction call providing information on project and answering questions.
November 22, 2021	Email	Jose Romero	Nov 2021 Office Hours - follow up thank you email with additional information on project
November 22, 2021	Email	Sean & Carla Donaldson	Nov 2021 Office Hours - follow up thank you email with additional information on project
November 22, 2021	Phone Call	Vista Grande High School, Melvin Inojosa	Introduction call to provide additional information on Eleven Mile Solar Center and KidWind STEM Education Program
November 28, 2021	Email	Marika Skinner	Follow up email to provide additional information on Eleven Mile Solar Center
November 29, 2021	Phone Call	Miguel's Junk Removal LLC, Miguel Quiroz	Introduction call providing information on project and answering questions.
November 29, 2021	Email	Miguel's Junk Removal LLC, Miguel Quiroz	Introduction email providing information on project and answering questions.
December 1, 2021	Email	CAHRA, Lucy Rangel	Follow up email to provide additional information on Eleven Mile Solar Center
December 1, 2021	Sponsorship	CAHRA, Community Action Human Resources Agency	Donation to support CAHRA Food Pantry and Utility Assistance Program

Eloy Community Outreach



Eloy Community Outreach



- Sept 7: Neighbor Office Hours
- Nov 16: Community Office Hours

Office Hours



Feb-Dec: frequent communication with city staff on design and local feedback on project

City Staff



Neighbors

- Aug 17: Introduction letter to neighbors
- Nov 2: Letter to Eloy Community Members
- Aug - Dec: Follow up calls, emails, meetings



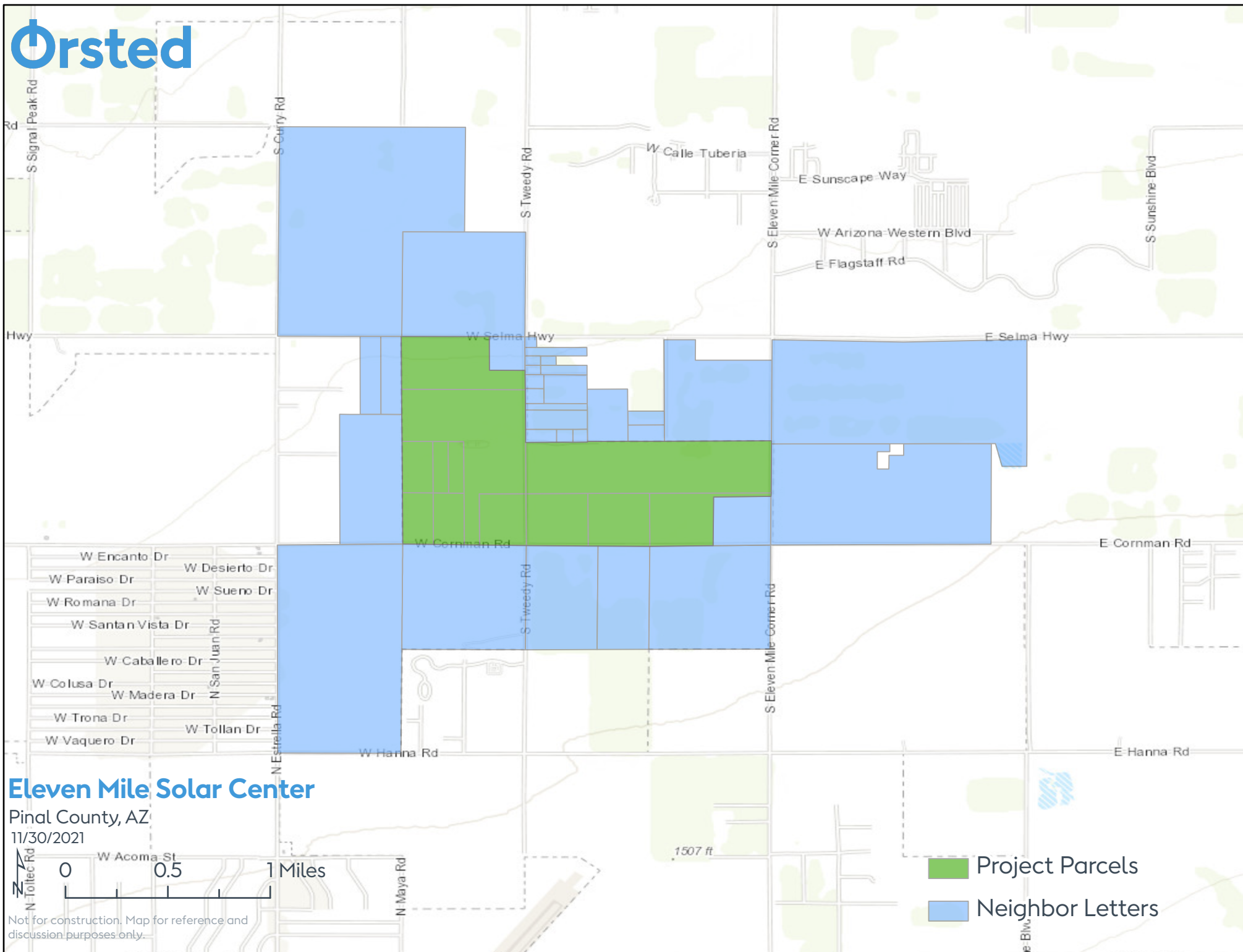
Schools

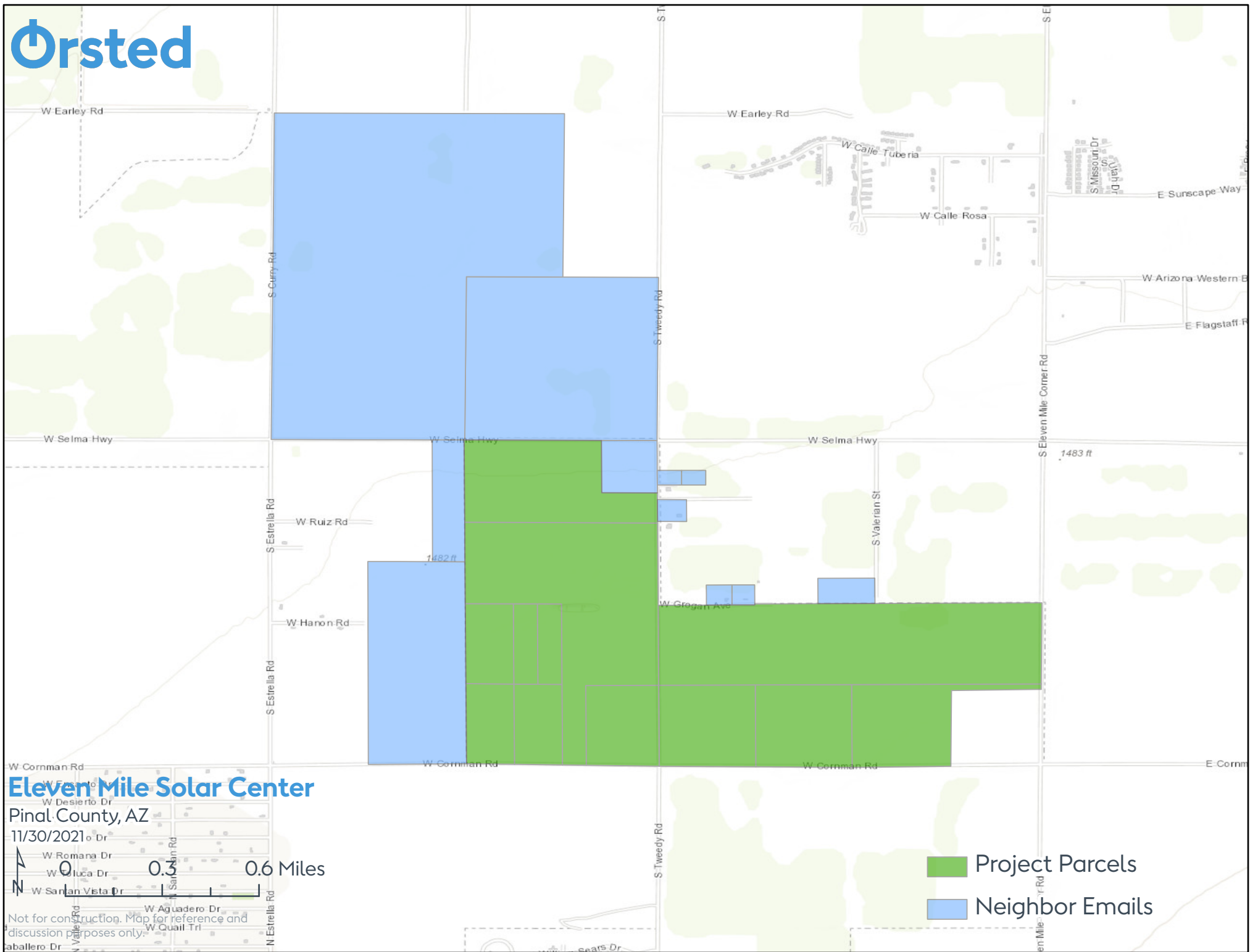
- May 3: CAC Eng. guest lecturer & Vaquero Awards
- July: Casa Grande ESD Career Camps
- Nov: Santa Cruz Valley UHSD Athletics

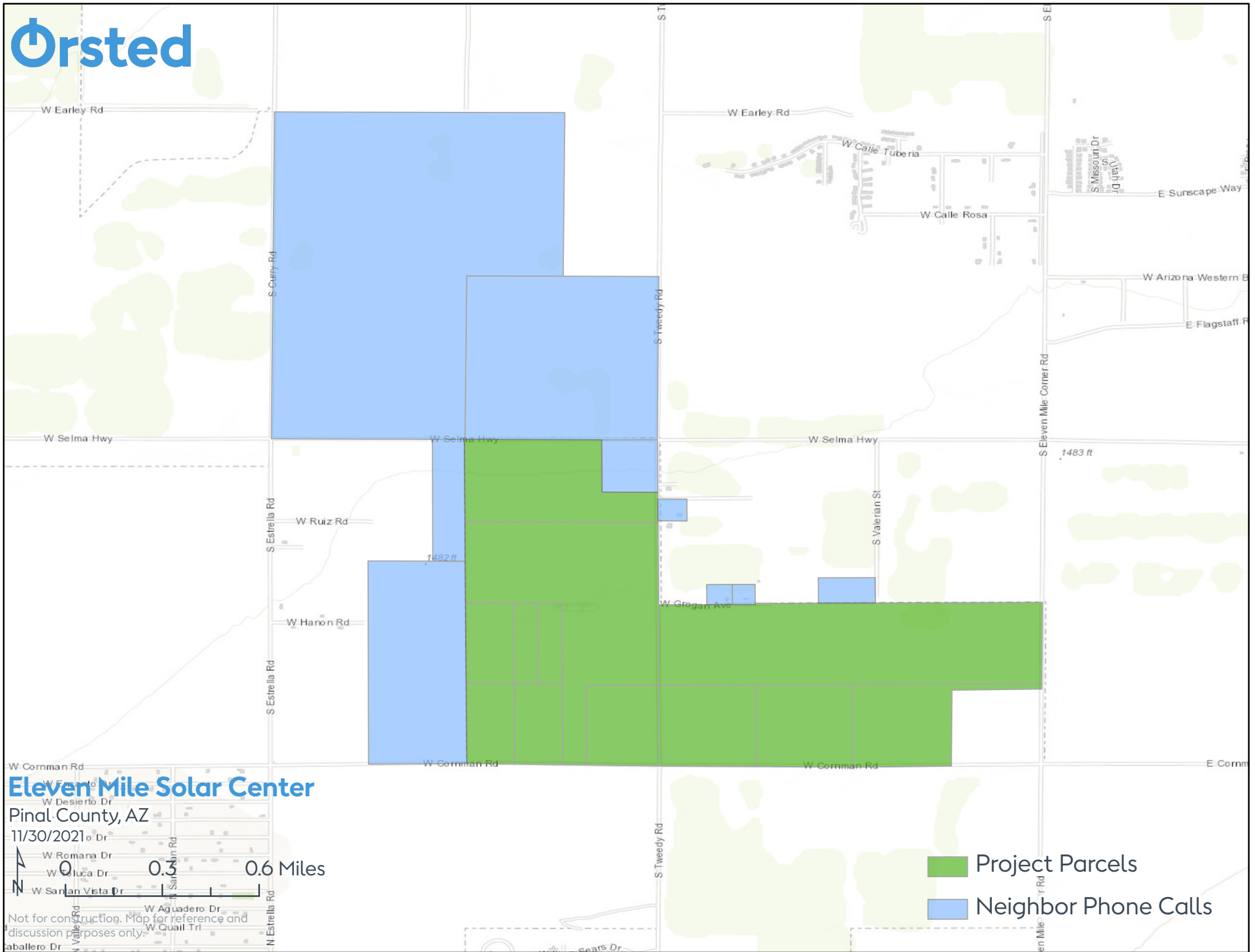


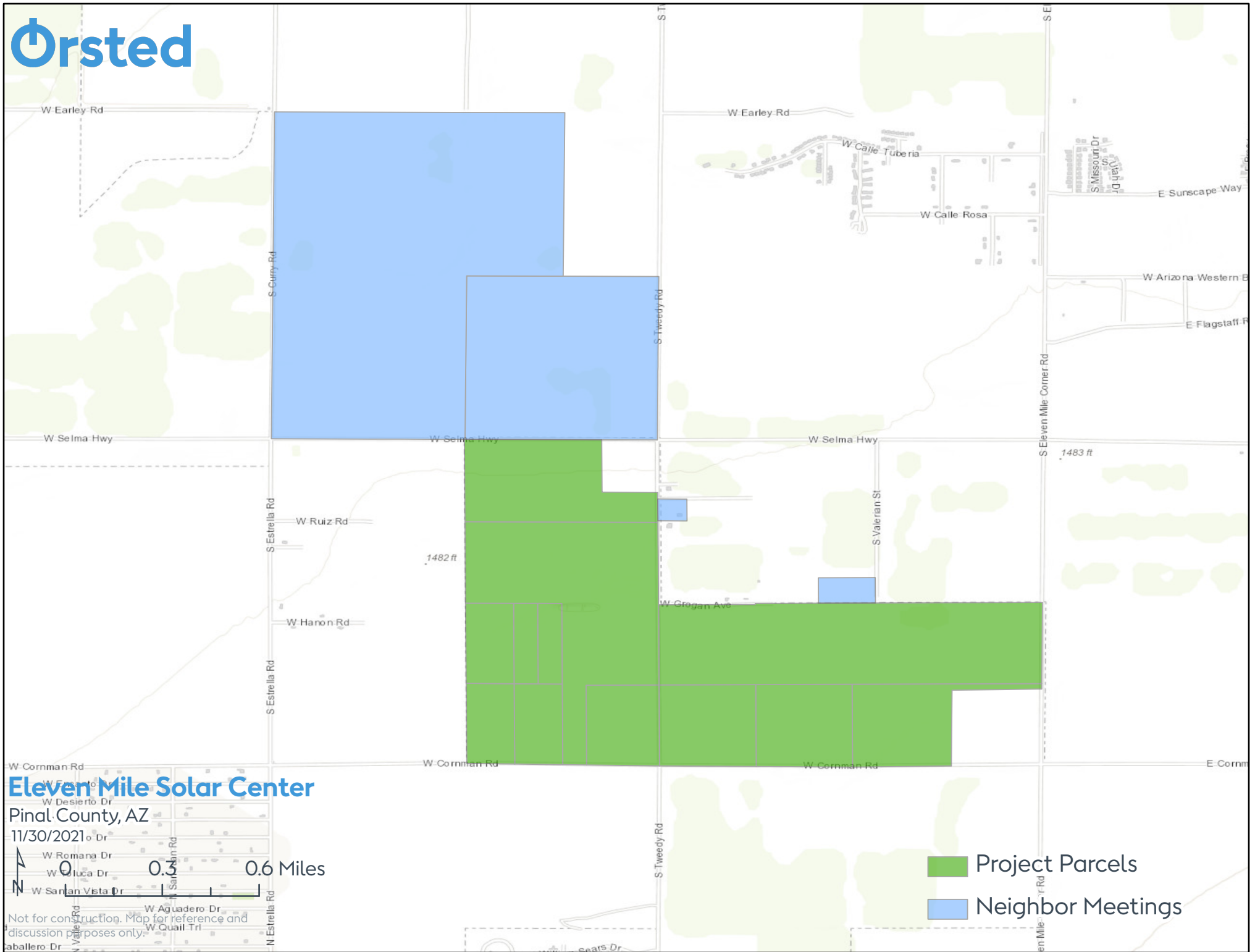
Sponsorship

- Oct/Dec: CAHRA Utility Assistance and Food Pantry
- Aug/Nov: Eloy Chamber of Commerce Mixer and Golf Tournament









Eleven Mile Solar Center

Pinal County, AZ

11/30/2021

0.3 0.6 Miles

Not for construction. Map for reference and discussion purposes only.

Exported By: DANCR Project: AZ_S_Coolidge

- Project Parcels
- Neighbor Meetings



November 2, 2021

Re: Introduction & November 16th Office Hours – Eleven Mile Solar Center

Dear [REDACTED]

On behalf of Ørsted Onshore North America ("Ørsted"), I'm writing to introduce myself and share information regarding the Eleven Mile Solar Center. I want to share with you the project benefits and provide my contact information so I can answer any questions or concerns that you may have.

The Eleven Mile Solar Center will provide long-term benefits for the City of Eloy by injecting new revenue into the tax base and stimulate the local economy. The project will generate millions of dollars in new property tax revenue over the project life without an increase of demand for local infrastructure, schools, or emergency services. This new, annual tax revenue will benefit the City of Eloy, Central Arizona College, and Pinal County. In addition, the project will create at least 300 jobs during construction and will require ongoing support for operations and maintenance over the 30-year estimated life of the project.

Ørsted develops, constructs, and operates onshore and offshore wind farms, solar farms, and energy storage facilities across the United States, Europe, and Asia. Today Ørsted is currently operating and constructing 3,958 MW of onshore wind and solar in the United States. We are excited to move forward with the responsible development, construction, and operations of the Eleven Mile Solar Center, and I am available for any questions you may have.

I will continue to serve as your point of contact, and I encourage you to get in touch with me via email at dowor@orsted.com or directly at (512)241-5329. We additionally would like to invite you to the following office hours on November 16th:

- **Date: Tuesday, November 16th**
- **Session 1:**
 - Time: 11:30am – 2:30pm
 - Location: Community Room, Eloy City Hall (595 North C St., Eloy, AZ 85131)
- **Session 2:**
 - Time: 4:00pm – 6:00pm
 - Location: Eloy Chamber of Commerce (515 N Main St, Eloy, AZ 85131)

On behalf of the Eleven Mile Solar Center, I look forward to the prospect of being a good neighbor and responsible corporate citizen in the City of Eloy community.

Best regards,

Donnie Joe (DJ) Worth
Project Development Manager
Eleven Mile Solar Center
Ørsted Onshore North America



Local Business Opportunities Expression of Interest Form

The Eleven Mile Solar Center, currently under development in the Cities of Coolidge and Eloy, Pinal County, Arizona, is anticipated to be a 300 megawatt (MW) solar energy project comprised of solar panels electrical equipment, access roads, collection lines and other associated infrastructure. Ørsted is committed to the local procurement of materials and local hiring, when possible. We anticipate starting construction activities on the project in 2022.

According to the Solar Energy Industries Association, in 2019, solar energy supported more than 230,000 well-paying American jobs in 2020, including approximately 7,346 jobs in the State of Arizona. As of the 4th quarter of 2020, Arizona was ranked 5th in the nation for installed solar capacity, with over 5240 MW online, and there are 315 companies supporting high-quality jobs for the solar industry.

We are in the process of identifying qualified local and regional businesses that can assist with the development, construction, and maintenance of the Eleven Mile Solar Center.

Business Opportunities

Technical and Construction Employment

- Civil contractors
- Directional boring
- Gravel supply and delivery
- Heavy equipment operators
- Surveying, trucking and hauling
- Excavation and restoration
- Site grading
- Framing and drilling foundations
- Building temporary access roads
- Vegetation removal and disposal
- Building the collection system

Services

- Fuel supply
- Vehicle and equipment rentals
- Indoor storage
- Vehicle and equipment maintenance
- Accommodations and catering
- Meeting rooms and temporary office space
- Supporter services for the construction offices (sanitation, security, and portable restrooms)
- Signage

Help us understand your business capabilities by filling out our supplier form below and mailing this document back to DJ Worth c/o Ørsted at 812 San Antonio St., STE 500 Austin, TX 78701 or emailing to dowor@orsted.com.

Organization: _____

Name: _____

Title: _____

Mailing Address: _____

City/State/Zip/County: _____

Phone Number/Cell: _____

Email Address: _____

Company Website: _____

Nature of Business: _____

Please Contact Us with Your Questions, Ideas and Thoughts

EMAIL: dowor@orsted.com

PHONE: (512) 241-5329

About Ørsted

Ørsted develops, constructs, and operates offshore and onshore wind farms, solar farms, energy storage facilities, and bioenergy plants, and provides energy products to its customers. Ørsted ranks as the world's most sustainable energy company in Corporate Knights' 2021 index of the Global 100 most sustainable corporations in the world and is recognized on the CDP Climate Change A List as a global leader on climate action. Headquartered in Denmark, Ørsted employs 6,311 people. Ørsted's shares are listed on Nasdaq Copenhagen (Orsted). In 2020, the group's revenue was DKK 52.6 billion (USD 8.1 billion).

Appendix F

Selma Ranch PAD as Annexed by City of Eloy in 2007

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

PZ Case#: PZ-022-05

PZ-PD Case#: PZ-PD-022-05

PAD Name: Selma Ranch
(Example: Name of Development - Dugan Fields PAD)

APPLICANT INFORMATION

PZ-PD #: _____

First Name: _____

Last Name: _____

Middle Initial: _____

Business Name: _____
(Example: Rose Law Group, United Engineering Group)

CASE STATUS (Circle One)

OPEN

COMPLETED

PENDING

WITHDRAWN

SUPERSEDES Case#: _____ SUPERSEDED BY Case#: _____

PZ Case #: _____

File Prepped by: D.F

Files Prepped Date: 1/24/07

Scanned Date: 1/24/07

Planned Area Development
for
Selma Ranch

Pinal County, Arizona

June 22, 2005
Revised: August 8, 2005

united engineering group
4505 E. Chandler Blvd., Suite 170
Phoenix, AZ 85048
Phone: 480.705.5372
Fax: 480.705.5376

Planned Area Development
Narrative

For

Selma Ranch

Pinal County, Arizona

June 22, 2005

Revised: August 8, 2005

Prepared For:

All State Associates of Selma 560, L.L.C.

All State Associates of Pinal X, L.L.C.

Kevin Newell Realty, L.L.C.

660 S. Mill Ave.

Suite 315

Tempe, AZ 85281

Tel: (480) 314-2010

Fax: (480) 314-2002

Prepared By:

United Engineering Group

4505 E. Chandler Blvd.

Suite 170

Phoenix, AZ 85048

Tel: (480) 705-5372

Fax: (480) 705-5376

Written By: Matthew G. Coffelt, E.I.T.

Checked By: Christopher F. Lenz, P.E.

Project # 15205

Table of Contents

<u>Subject</u>	<u>Page</u>
1. Purpose of Request	1
2. Description of Proposal	1
2.1. Nature of the Project	1
2.2. Proposed Land Uses	2
2.3. Building Types and Densities	4
2.4. Conformance to Adopted Land Use Plans	5
2.5. Circulation and Recreation Systems	5
3. Relationship to Surrounding Properties	6
4. Location and Accessibility	6
5. Timing of Development	6
6. Public Utilities and Services	7
6.1. Sewer and Potable Water	7
6.2. Electricity	7
6.3. Natural Gas	7
6.4. Communications	7
6.5. Sanitation	8
6.6. Police, Fire & Medical	8
6.7. Schools	8
7. Maintenance of Streets and Common Areas	8

List of Exhibits

- Exhibit 1 – Vicinity Map
- Exhibit 2 – Aerial Vicinity Map
- Exhibit 3 – Topographic Map
- Exhibit 4 – Selma Ranch Land Use Plan

List of Appendices

- Appendix A – Parcel Owners for Surrounding Land
- Appendix B – Typical Street Cross Sections
- Appendix C – Commercial Uses Not Allowed
- Appendix D – Covenants, Conditions & Restrictions
- Appendix E – Legal Description

1. Purpose of Request

The purpose of this report is to establish, and request the approval of, a Planned Area Development (PAD) plan for *Selma Ranch*. This PAD lays out the land use characteristics for the development. The plan calls for a variety of single family residential parcels, two commercial corners, a reserved area for a K-8 school site, park sites and open space. *Selma Ranch* is comprised of privately owned land and is located in Pinal County.

This project narrative is being submitted to Pinal County as an addendum to the planned area development application and is intended to demonstrate the high-quality community proposed for this site. Applications have been submitted to request a zone change for the *Selma Ranch* site. The existing zoning for the property is General Rural (GR) and it is requested that the zoning for the property be changed to a Planned Area Development (PAD) community.

Also addressed is the density, circulation pattern, availability of public utilities, and amenities for the proposed community.

2. Description of Proposal

Selma Ranch consists of approximately 643 gross acres. The site is located at the northwest corner of Eleven Mile Corner Road and Cornman Road. The site is described as the south half of Section 1, and the east half of Section 2, Township 7 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Refer to Exhibit 1: Vicinity Map.

2.1. Nature of the Project

The *Selma Ranch* PAD designates a conceptual layout for the property and addresses the initial critical design issues, while leaving the layout and design details open. Final engineered plans will be required to be in general conformance with this land use concept. The land use plan will enforce the requirements of Pinal County to create a unique development community and enhance the overall community.

The intent of the project is to provide single family residential housing opportunities in a range of home types and sizes, within one development. There are three community park sites that are positioned to provide easy access to homeowners and promote maximum use by the residents of the community. Two commercial sites are envisioned to provide local retail stores and other neighborhood services.

2.2. Proposed Land Uses

This PAD proposes a variety of land uses. The majority of the community will be composed of single family residential housing. In addition to housing, approximately 35 acres will be designated for a commercial site at the corner of Eleven Mile Corner Road and Cornman Road, and approximately 15 acres will be designated for a commercial site at the corner of Selma Highway and Tweedy Road. Three large community park sites will also be provided, having approximately 17 acres combined. Additional open space tracts will be included within each residential parcel. Site data is shown in Table 1. Table 2 identifies the proposed land uses, proposed zoning, and the corresponding acreages. Table 3 shows open space calculations.

Table 1: Site Data

Data:	Acres*:
Gross Acreage	643
Arterial Road Dedications	+ 31
Single Family Residential	593
Minimum Open Space (For Single Family Residential)	89 (15%)
Commercial	50

Table 2: Land Use Summary

Parcel:	Proposed Zoning:	Land Use:	Gross Acres*:
A	CR-3 PAD	Single Family Residential	45.0
B	CR-3 PAD	Single Family Residential	36.2
C	CR-3 PAD	Single Family Residential	48.5
D	CR-3 PAD	Single Family Residential	37.1
E	CR-3 PAD	Single Family Residential	39.7
F	CR-3 PAD	Single Family Residential	36.9
G	CR-3 PAD	Single Family Residential	40.4
H	CR-3 PAD	Single Family Residential	41.5
I	CR-3 PAD	Single Family Residential	37.6
J	CR-3 PAD	Single Family Residential	58.7
K	CR-3 PAD	Single Family Residential	28.7
L	CR-3 PAD	Single Family Residential	43.5
M	CR-3 PAD	Single Family Residential	39.4
N	CR-3 PAD	Single Family Residential	35.8
O	CR-3 PAD	School Site	24.0
P	CB-2 PAD	Commercial	15.0
Q	CB-2 PAD	Commercial	35.0
Total Site:			643

* All acreages are approximate.

Total SFR Units: 593 ac X 3.5 DU/ac = 2076 Units

Table 3: Open Space Calculations

Total Required = 15% of total Residential Area
 = (0.15)(593) ac
 = 89 ac

Total Open Space -- Community Parks: 17 ac

Additional Open Space Tracts Provided
 within the Development Parcels:

72 ac

Total Open Space Provided:

89 ac

Table 4: Commercial Uses NOT ALLOWED -- Zone CB-2 PAD

Zoning Ordinance Section 1601	Uses Not Allowed
a. Zoning Ordinance Section 1401-b thru 1401-j	Guest Ranch; dispensary or sanitarium
a. Zoning Ordinance Section 1501-b thru 1501-g	Theater; water, telephone or telegraph distribution installation or electrical receiving or distribution station; All of section (1501-e).
b.	Billboards; Amusement or recreational enterprise; Auction; Auditorium or assembly hall; Auto rental garage; Boats, storage or rental; Carpenter shop; Fortune telling; Garage for commercial use; Juke box or coin machine business (limited to assembly, repair and servicing); Lumber yard, retail; Mattress shop for repairing only; Mortuary or embalming establishment or school; Sheet metal or tinsmith shop; Trade show, industrial show or exhibition.
c.	Sale, rental or display of: Airplanes or parts; Automobiles or trailers; Butcher's supplies; Clothing or accessories (wholesale); Contractor's equipment or supplies; Drugs or medical, dental, or veterinary supplies (wholesale); Farm equipment or machinery; Feed (wholesale); Garage equipment; Hardware(wholesale); Hotel equipment & supplies; Household appliances (wholesale); Machinery, commercial & industrial; Monuments or tombstones; Office equipment (wholesale); Orthopedic appliances; Plastic or plastic products (wholesale); Restaurant equipment or supplies; Trunks or luggage (wholesale).
d., e., f., g., h., i., j.	All of these Sections.

Land use intensity has been graduated to buffer lower intensity land uses from more intense uses. More specifically, single family homes will not directly back onto commercial development. Open space and landscaping is positioned to act as a buffer for the low intensity single family housing from the higher intensity commercial. Commercial development has been used as a buffer to the arterial roadways and intersections. The commercial parcels will be accessed directly from arterial roadways to minimize traffic within the residential neighborhoods.

The commercial uses outlined in Table 4 (shown above) are **NOT ALLOWED**. Appendix C shows in further detail what commercial uses in the Pinal County Zoning Ordinance will not be allowed per the *Selma Ranch* PAD application.

2.3. Building Types and Densities

There will be various lot sizes that will offer a mixture of housing opportunities and price ranges to cover a wide range of buyer profiles. At this time specific details, such as lot sizes, have not been determined due to market fluctuations. Additionally, the homebuilder(s) have not yet been identified and each builder will have their own set of product types and sizes. However, Table 5 outlines the proposed mixture of lot sizes. The result of this mixture will be a diverse development that will achieve a maximum single family residential density of 3.5 DU/acre, which equates to 2076 units on 593 acres. In addition, a minimum of 15% open space (89 acres) will be provided for the development. Lot sizes will be determined and reviewed at the time of preliminary plat submittal. Table 6 shows the proposed development standards for this PAD. Refer to Exhibit 4: *Selma Ranch* Land Use Plan.

Table 5: Lot Size Mixture

Minimum Lot Size	Percent of Total Lots
4,950 sq. ft.	40%
6,000 sq. ft.	35%
7,000 sq. ft.	25%

Table 6: Proposed Development Standards - Zone CR-3 PAD

Development Standard	Proposed Standards (CR-3 PAD)	County Standards (CR-3)
Maximum Building Height	30'	30'
Minimum Lot Size	4,950 sq. ft.	7,000 sq. ft.
Minimum Lot Width	45'	60'
Minimum Front Setback	20'*/10'	20'
Minimum Side Setback	5'	8'
Minimum Rear Setback	15'	25'
Minimum Between Units	10'	16'
Maximum Lot Coverage	60%	40%

* Indicates minimum front setback to garage. Front setback to porch, living area, or side-loaded garage shall be ten feet.

2.4. Conformance to Adopted Land Use Plans

Selma Ranch is located within Planning Area 3 on the Pinal County Comprehensive Plan. Within the Comprehensive Plan, the site is indicated as Transitional. The Transitional Area is intended to provide a transition between the expanding higher densities of the suburban communities to the west and the more rural lower densities existing to the east. The County has capped the single family residential density in this area to a maximum of 3.5 DU/acre. Our proposal is in conformance with these densities, and thus, the Comprehensive Land Use Plan.

The *Selma Ranch* Planned Area Development conforms to the objective of the Pinal County Comprehensive Plan. The PAD assures that the development will exceed the minimum quality standards set forth by the County, creating a beneficial community within the County while guaranteeing economic viability.

2.5. Circulation and Recreation Systems

The vehicular circulation system is still being designed as part of the future Preliminary Plat that will follow the rezoning process. However, collector streets have been designed as the backbone circulation elements within the project, with access points off of Selma Highway, Eleven Mile Corner Road, Tweedy Road and Cornman Road.

Open space and connectivity will be emphasized to provide amenities to members of the community. Open space will coincide with residential areas and include parks that will serve as an area for local gatherings, tot-lots and playgrounds. Three large community parks will provide additional amenities and community-wide recreation. These areas will be tied into a trail system and open space corridors that will effectively connect neighborhoods within *Selma Ranch*. The intent to use open space as a community connector and gathering places will be illustrated more clearly as the Preliminary Plat for the project is developed and submitted to the County for review and approval.

3. Relationship to Surrounding Properties

The site is currently under the jurisdiction of Pinal County. The primary character of the surrounding land is undeveloped/vacant desert and agricultural land, with some residential areas southwest of the site. The site consists of vacated farmland with a few irrigation canals remaining. To the north, east and west is agricultural land and vacant desert with a few scattered single family residences. To the south is agricultural land located in the City of Eloy. Refer to Exhibit 2 for an aerial view of the site and Appendix A for the surrounding parcel owners.

4. Location and Accessibility

The site is located on the northwest corner of Eleven Mile Corner Road and Commman Road. Refer to Exhibits 1 and 2 for detail.

Vehicular access will be provided to the site from the section line minor arterial roadways, Selma Highway, Eleven Mile Corner Road, Tweedy Road and Commman Road. Access will also be provided from the mid-section line major collector roadways, Grogan Avenue and Red Bronc Road. Interior spine roads will be provided as minor collector streets to route traffic to major collector and arterial roadways. Additional local roads will provide access to properties within the subdivision.

Sidewalks will be provided street-side. Additional trails will be provided in park and retention areas as deemed appropriate by the final landscape plan.

5. Timing of Development

Development of *Selma Ranch* is dependant on the timing and availability of infrastructure and will be phased based on that availability and on market demand. It is anticipated that a homebuilder will purchase the site when the engineering and final plat are completed and approved by Pinal County. At this time, a phasing schedule has not been determined. A schedule and phasing plan will presumably not be determined until a homebuilder is identified.

6. Public Utilities and Services

Operation and maintenance of all utilities and facilities will rest with the appropriate operating agency upon approval and completion of construction. Sewer facilities, water facilities, street lights, and fire hydrants will be provided according to Pinal County guidelines and per the recommendations of the County's Engineering Department and Rural Metro.

6.1. Sewer and Potable Water

Water and sewer service will be provided by Picacho Water Company and Picacho Utilities, respectively. B&R Engineering is representing the Picacho Companies and all coordination and approvals are through B&R. The subject property is currently not within the certificated service areas of the Picacho Companies. However, there is a pending application to extend their service areas to include *Selma Ranch*. Initial discussions with B&R indicate that they are in agreement with preliminary demand calculations that have been completed for *Selma Ranch*. The Robson Ranch Community, that is ½ mile west of the subject site, will provide the locations for the WWTP and water storage facilities that will serve *Selma Ranch*. B&R indicated that 1-2 well sites will be required within the *Selma Ranch* development. In coordinating with B&R a service agreement will be developed.

6.2. Electricity

Both APS and Electrical District #2 (ED2) have facilities located in the vicinity. It will be up to the developer to determine who will provide electrical service.

6.3. Natural Gas

Southwest Gas Corporation will provide natural gas service at the option of the developer and Southwest Gas.

6.4. Communications

Qwest Communications service is currently available in the vicinity.

Qwest Communications and other local providers may also offer telephone, cable and internet services to the area at their discretion.

6.5. Sanitation

Solid waste sanitation services will be provided by a private contractor.

6.6. Police, Fire & Medical

Police services will be provided by the Pinal County Sheriff's Department.

Fire and ambulance services will be provided by Rural Metro.

Medical services are available in Coolidge through Sun Life and Coolidge Family Health Center. Emergency care is available through the Casa Grande Regional Medical Center and in Phoenix-metro-area hospitals.

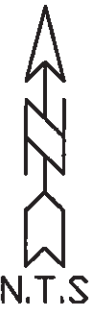
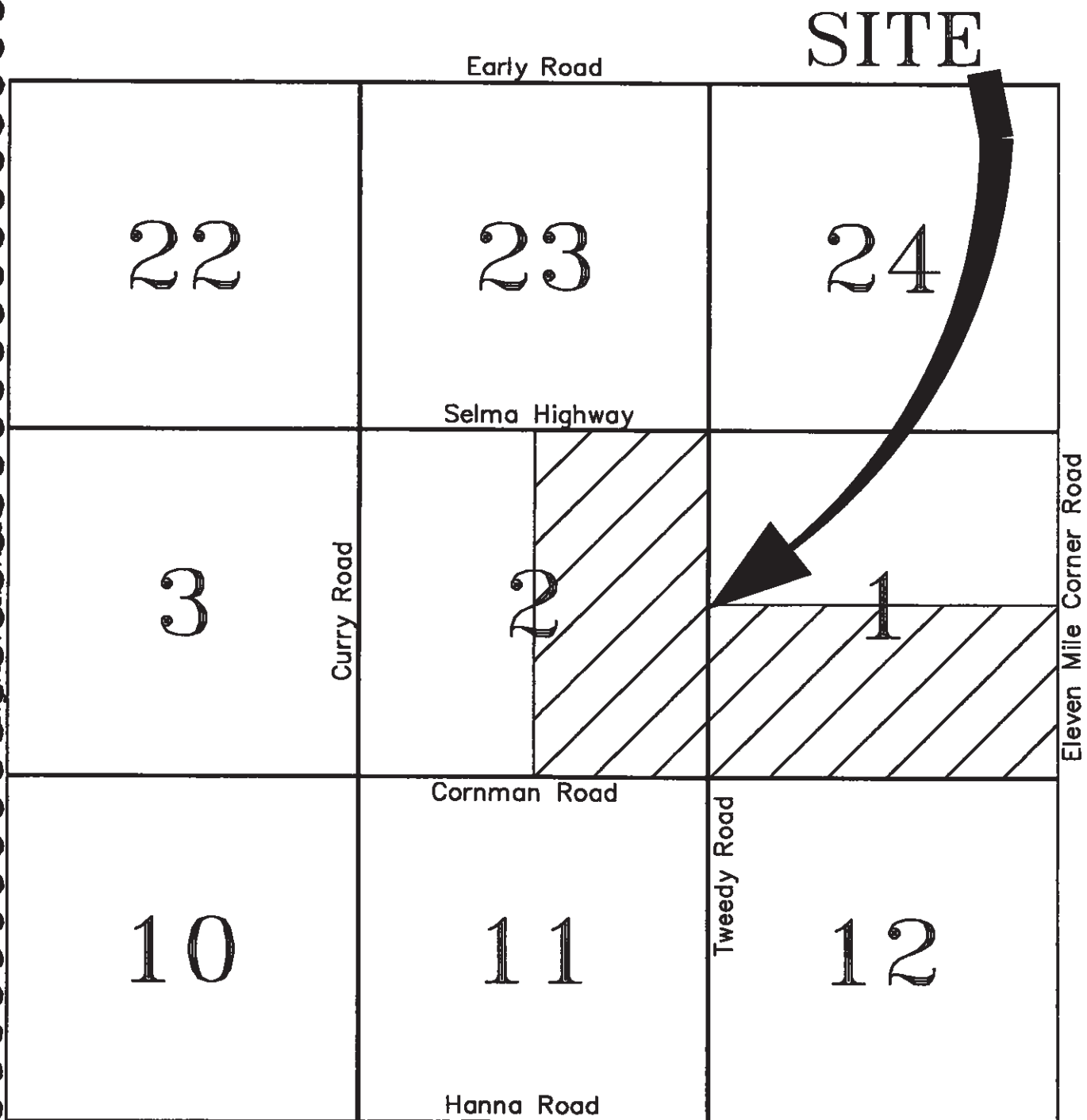
6.7. Schools

The site is located within the Casa Grande Elementary School District #4 and the Casa Grande Union High School District #82. A 24-acre parcel has been identified on the Conceptual Land Use Plan to reserve a location for a future K-8 school site. Until that site is controlled by the school district, the elementary school that will provide service to this site is listed below. Additionally, the following middle school and high school will provide educational services.

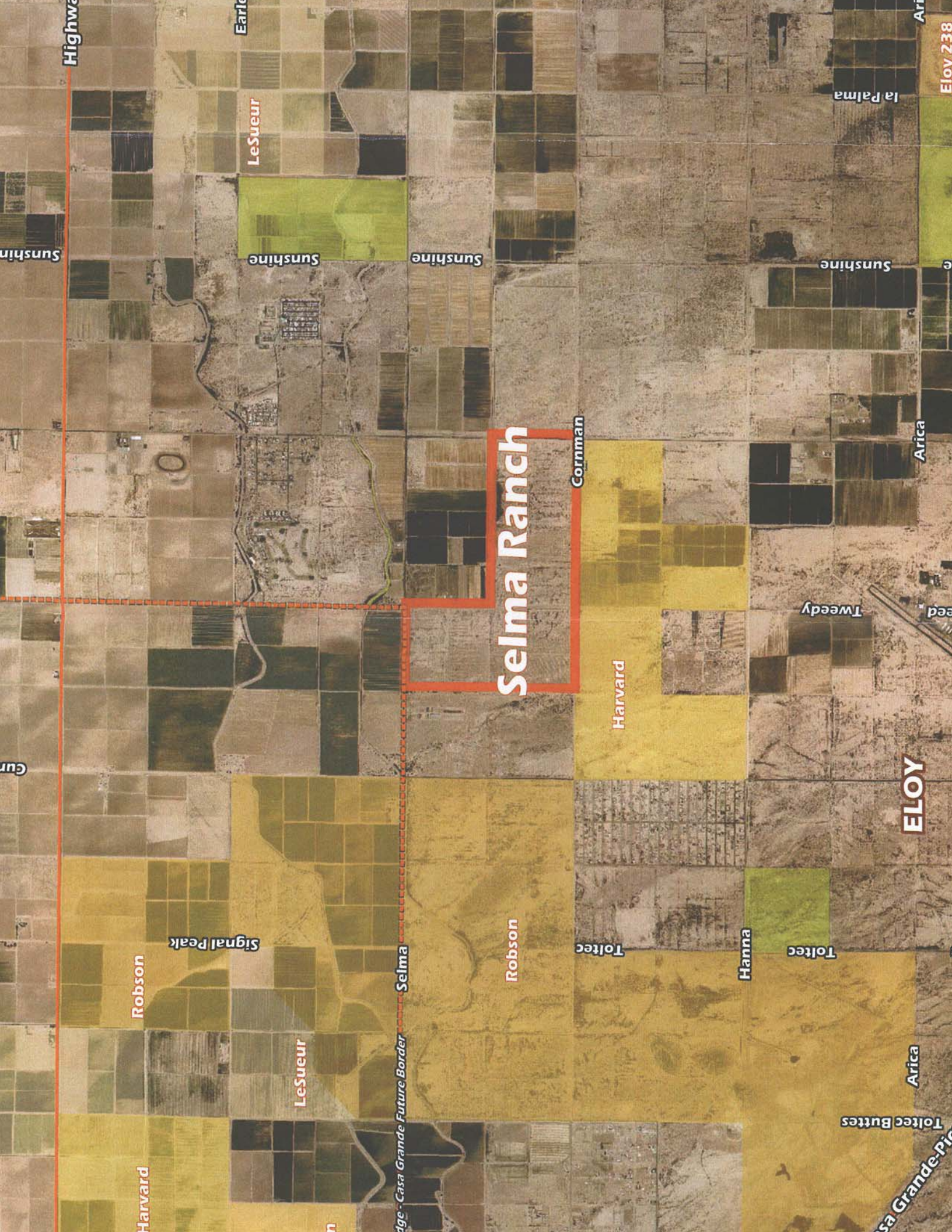
- Mesquite Elementary School (K-5th) – 129 N. Arizola Rd.
- Casa Grande Middle School (6th-8th) – 300 W. McMurray
- Casa Grande Union High School (9th-12th) – 2730 N. Trekell Rd.

7. Maintenance of Streets and Common Areas

A Homeowners Association will be formed to ensure maintenance of common areas. Street right-of-ways will be relinquished to the County as a public entity. Development and construction of common areas and streets will be the responsibility of the developer. Streets will be constructed in accordance with county standards.



VICINITY MAP



Conceptual Land Use Plan:

Parcel:	Proposed Zoning:	Land Use:	Gross Acres:
A	CR-3 PAD	Single Family Residential	45.0
B	CR-3 PAD	Single Family Residential	36.2
C	CR-3 PAD	Single Family Residential	48.5
D	CR-3 PAD	Single Family Residential	37.1
E	CR-3 PAD	Single Family Residential	33.7
F	CR-3 PAD	Single Family Residential	36.9
G	CR-3 PAD	Single Family Residential	40.4
H	CR-3 PAD	Single Family Residential	41.5
I	CR-3 PAD	Single Family Residential	37.6
J	CR-3 PAD	Single Family Residential	58.7
K	CR-3 PAD	Single Family Residential	28.7
L	CR-3 PAD	Single Family Residential	43.5
M	CR-3 PAD	Single Family Residential	39.4
N	CR-3 PAD	Single Family Residential	35.8
O	CR-3 PAD	School Site	24.0
P	CR-2 PAD	Commercial	15.0
Q	CB-2 PAD	Commercial	35.0

Total Site: 543*
*All acreages are approximate

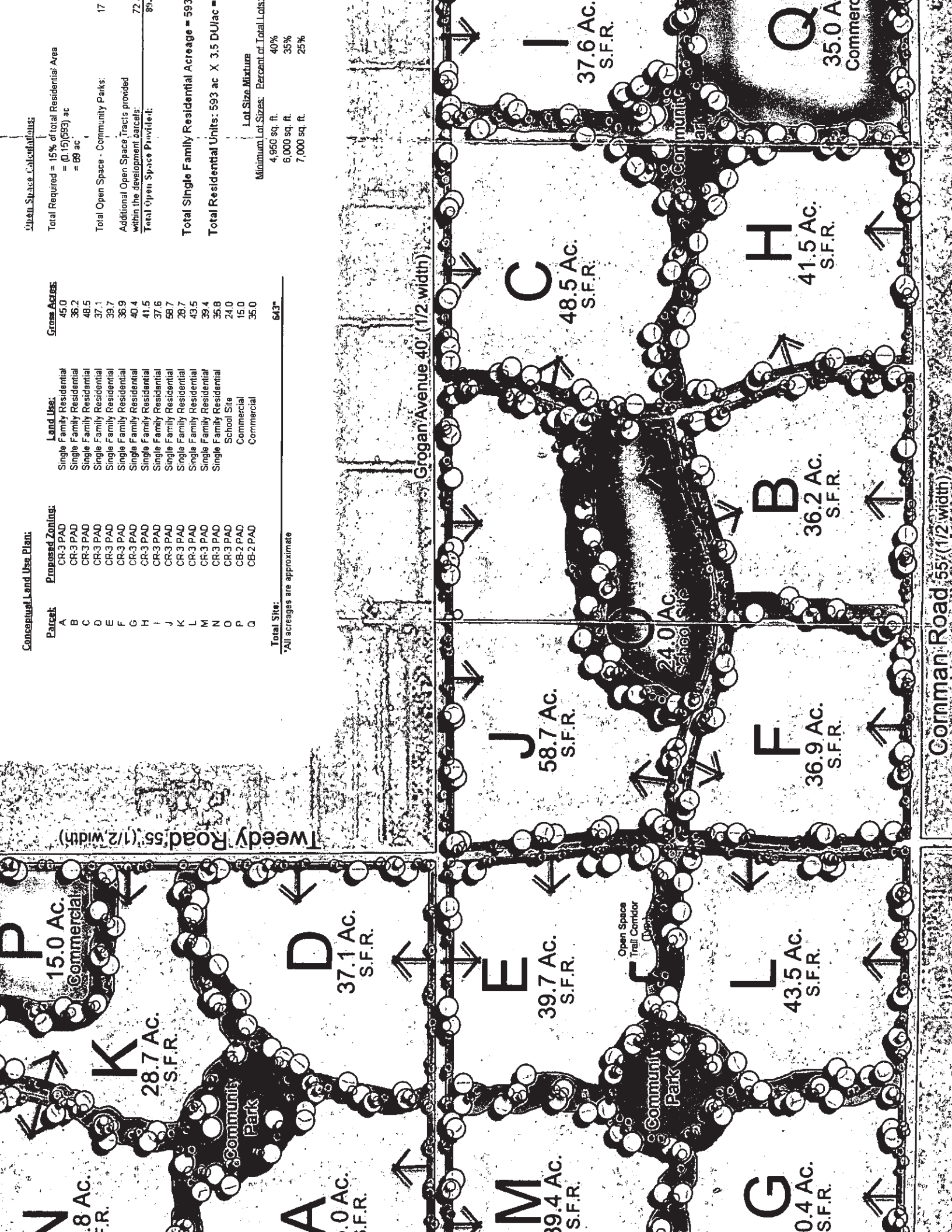
Open Space Calculations:

Total Required = 15% of total Residential Area
= (0.15)(593) ac
= 89 ac

Total Open Space - Community Parks:
Additional Open Space Tracts provided within the development parcels:
Total Open Space Provided:

Total Single Family Residential Acreage = 593
Total Residential Units: 593 ac X 3.5 DU/ac =

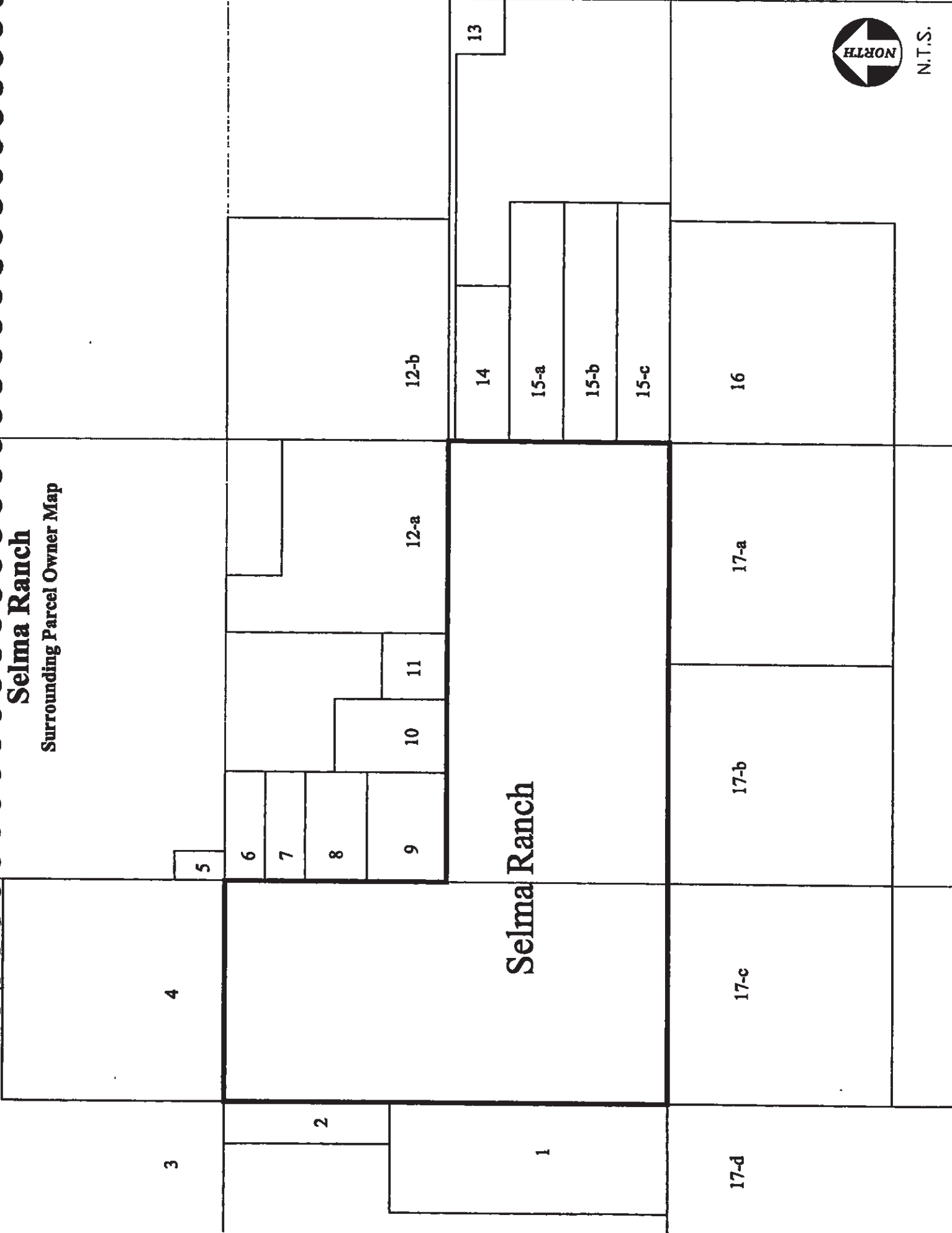
Lot Size Mixture	Minimum Lot Sizes:	Percent of Total Lots
	4,950 sq. ft.	40%
	6,000 sq. ft.	35%
	7,000 sq. ft.	25%



Appendix A:

*Parcel Owners
of
Surrounding Land*

Selma Ranch
Surrounding Parcel Owner Map



N.T.S.

Selma Ranch: Parcel Owners for Surrounding Land

(see corresponding map for parcel locations)

Prepared: 6/3/05

(1) **APN # 402-03-01703**
Arizona Land Title & Trust Co Tr
PO Box 12646
Tucson, AZ 85732

(2) **APN # 402-03-00903**
Michael & Julie Nebi
470 N. Arizona Ave.
Chandler, AZ 85225

(3) **APN # 401-01-08704**
John A. Roberts
PO Box 68
Coolidge, AZ 85228

(4) **APN # 401-01-08803**
Patricia Jo Robertson TR
PO Box 68
Coolidge, AZ 85228

(5) **APN # 401-20-002A4**
Marilyn M. Green
PO Box 921
Freedom, CA 95019

(6) **APN # 402-02-002G7**
Kenneth A. Wright
PO Box 2360
Gilbert, AZ 85299

(7) **APN # 402-02-002F9**
Lannie M. Foshee
PO Box 2108
Arizona City, AZ 85223

- (8) **APN # 402-02-002E1**
Michael & Pauline Morales
3653 S. Tweedy Rd.
Casa Grande, AZ 85222
- (9) **APN # 402-02-002D4**
Johnny M. Lopez
PO Box 685
Arizona City, AZ 85223
- (10) **APN # 402-02-002P6**
Kevin W. & Robin L. Allred
11281 W. Waverly Dr.
Casa Grande, AZ 85222
- (11) **APN # 402-02-002M0**
Bonnie Figueroa
21419 S. 154th St.
Chandler, AZ 85249
- (12-a) **APN # 402-02-001B9**
(12-b) **APN # 401-85-00209**
City of Mesa
PO Box 1466
Mesa, AZ 85211
- (13) **APN # 401-85-003A**
Ironwood Development Co. Inc.
2029 S. Sixshooter
Apache Junction, AZ 85219
- (14) **APN # 401-85-003Q8**
GW Management Services, Inc.
PO Box 883
Chandler, AZ 85244
- (15-a) **APN # 401-85-003M6**
(15-b) **APN # 401-85-003N8**
(15-c) **APN # 401-85-003P2**
Commman 237, L.L.C.
5106 N. 40th St. Suite 3
Phoenix, AZ 85018

(16) APN # 401-87-00205

John H. Harnish

PO Box 3562

Seattle, WA 98124

(17-a) APN # 402-25-00104

(17-b) APN # 402-25-00203

(17-c) APN # 402-12-00201

(17-d) APN # 402-12-00102

Owner 1: Mt Baldy LTD PSHIP

Owner 2: BWZ3 Pinal Investments LLC

Owner 3: CFG Gittlin 960 LLC

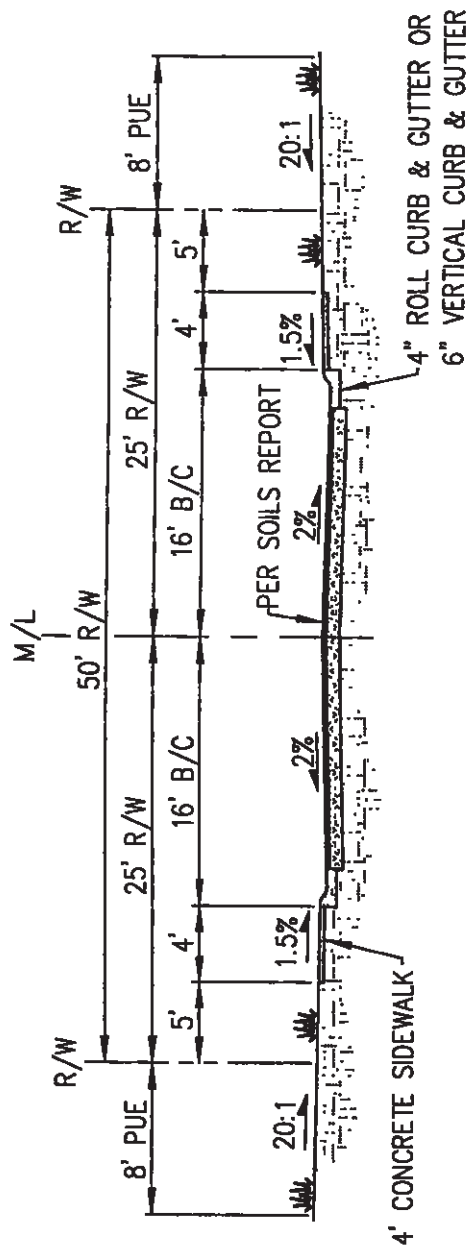
In C/O: Harvard CG Properties II LLC

625 S. 5th St. Suite E2

Phoenix, AZ 85004

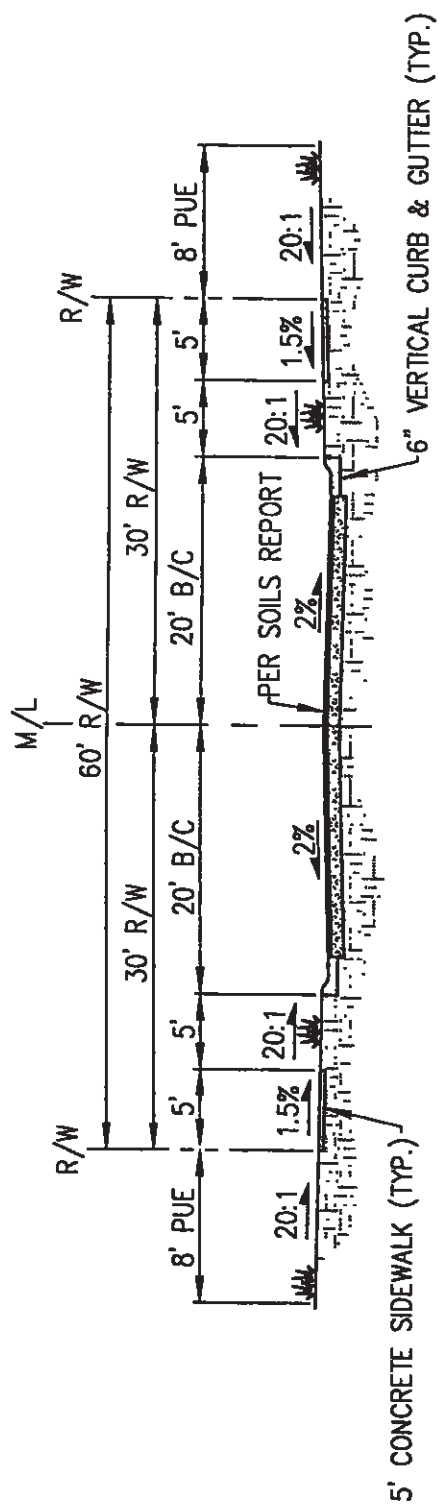
Appendix B:

*Typical Street
Cross Sections*



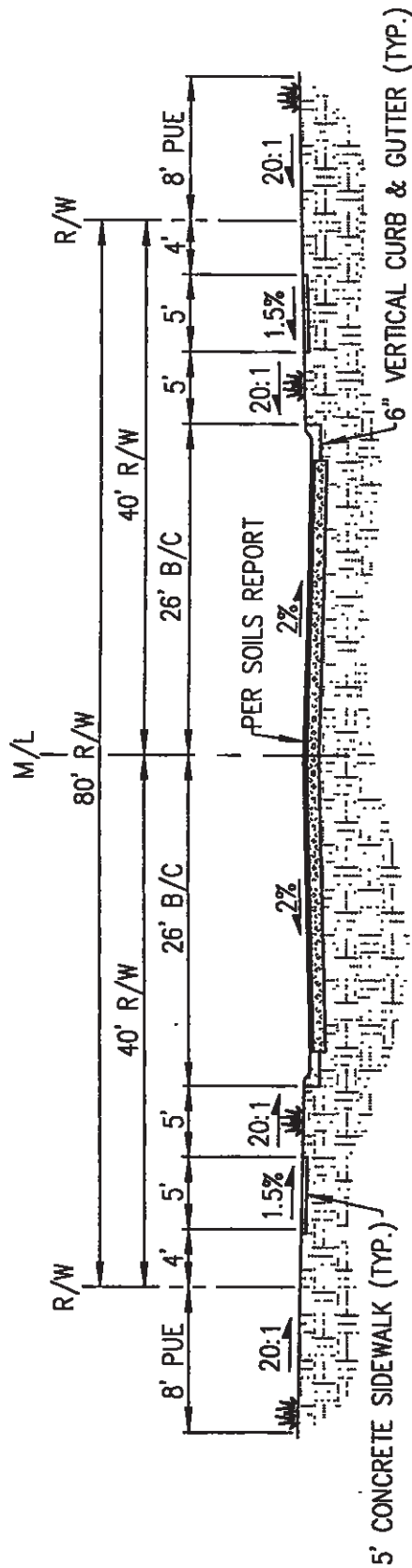
50' LOCAL STREET SECTION

N.T.S.



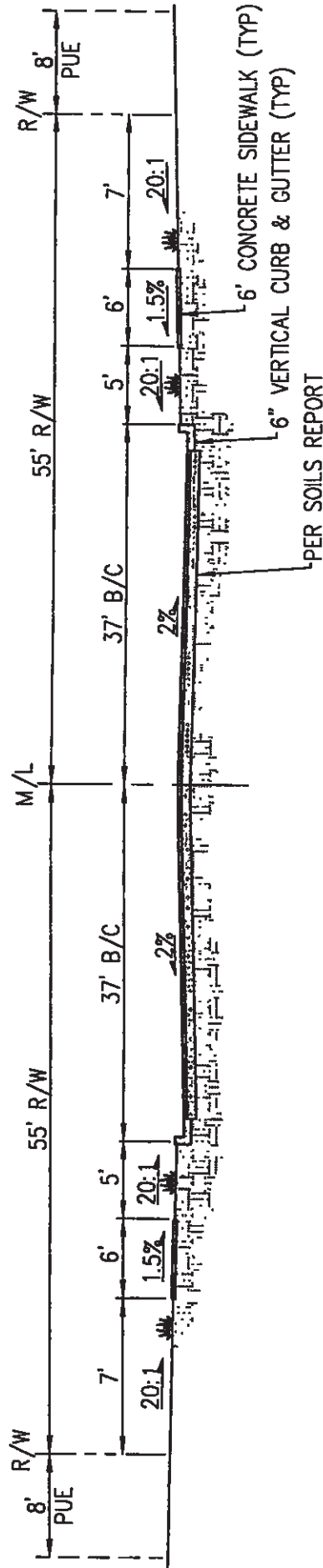
60' MINOR COLLECTOR STREET SECTION

N.T.S.



80' MAJOR COLLECTOR STREET SECTION

N.T.S.



110' ARTERIAL STREET SECTION

N.T.S.

Appendix C:

Commercial Uses
Not Allowed

ARTICLE 16

CB-2 GENERAL BUSINESS ZONE

Sec. 1601

USES PERMITTED:

- a. Any use permitted in the Section 1401-b thru Section 1401-j (TR Transitional zone) and in Section 1501 (CB-1 Local Business Zone).
- b. ~~Advertising sign, structure or billboard, subject to Article 22:~~
~~Amusement or recreational enterprise (within a completely enclosed structure) including billiard or pool hall, bowling alley, dance hall, gymnasium, penny arcade, shooting gallery, skating rink, sports arena~~
~~Amusement or recreational enterprise (outdoor) including archery range, miniature golf or practice driving or putting range, games of skill or science, pony riding ring without stables, swimming pool or commercial beach or bathhouse, tennis court~~
~~Auction, public (no animals)~~
~~Auditorium or assembly hall~~
~~Auto rental garage~~
Auto repair, mechanical or steam washracks, battery service (no body or fender work, painting or upholstery, except as incidental)
Bar, cocktail lounge, night club, tavern
Baths (Turkish, Swedish, steam, etc.)
Blueprinting, photostating
~~Boats, storage or rental~~
Burglar alarm service
~~Carpenter shop~~
Cigar manufacturing (custom hand-rolled)
Cleaning establishment, if only 2 clothes cleaning units of not more than 40 pounds rated capacity, and using cleaning fluid which is non-flammable, and non-explosive at temperatures below 138.5 degrees Fahrenheit
Club: Athletic, private, social, sport or recreational (operated for profit) except sports stadium or field
Engraving, photo-engraving, lithographing
~~Fortune telling~~
~~Garage, public (for commercial use)~~
~~Juke box or coin machine business (limited to assembly, repair and servicing)~~
Laundry, steam or wet-wash
~~Lumber yard, retail (provided no machinery is used other than a rip saw and cut-off saw)~~
Locksmith, tool or cutlery sharpening, lawnmower repairing, fix-it or handyman shop
Massage establishment, reducing salon or gymnasium
~~Mattress shop for repairing only (no renovating)~~
Merchandise broker's display, wholesale
Motorcycle or motor scooter repair or storage
~~Mortuary or embalming establishment or school~~
Newspaper office
Oxygen equipment, rental or distribution
Pawn shop
Piano repairing
Plumbing, retail custom
Printing or publishing
Record recording studio or sound score production (no manufacturing or treatment

- of records)
- Refrigeration installation or service
- School or college (operated as a commercial enterprise for dancing or musical instruction; industrial or trade school teaching operations or occupation permitted in this zone)
- ~~Sheet metal or tinsmith shop~~
- Sign painting shop
- Storage building
- ~~Trade show, industrial show or exhibition~~
- Transfer or express service
- Upholstery shop
- Wallpaper sales, paper hanging
- c. Sale, rental or display of:
 - ~~Airplanes or parts~~
 - ~~Automobiles, recreational vehicles, travel trailers, motorhomes, and trailers~~
 - Barber's supplies or beauty shop equipment
 - ~~Butcher's supplies~~
 - ~~Clothing or accessories (wholesale)~~
 - ~~Contractor's equipment or supplies~~
 - ~~Drugs or medical, dental, or veterinary supplies (wholesale)~~
 - ~~Farm equipment or machinery~~
 - ~~Feed (wholesale)~~
 - ~~Garage equipment~~
 - ~~Hardware (retail or wholesale)~~ Hardware Retail Store will be allowed.
 - ~~Hotel equipment or supplies~~
 - ~~Household appliances, sewing machines, etc. (wholesale)~~
 - ~~Machinery, commercial and industrial~~
 - ~~Monuments or tombstones (no wholesale)~~
 - ~~Office equipment (safes, business machines, etc.) (wholesale)~~
 - ~~Orthopedic appliances (trusses, wheelchairs, etc.)~~
 - Painting equipment or supplies (paint, varnish, etc.)
 - Pet (no boarding or hospital)
 - ~~Plastic or plastic products (wholesale)~~
 - Plumbing, heating and ventilating fixtures or supplies
 - ~~Restaurant or soda fountain equipment or supplies~~
 - Second-hand goods: Personal, furniture, books, magazines, automobiles, but not second-hand auto parts
 - Tents or awnings
 - ~~Trunks or luggage (wholesale)~~
 - Upholsterer's supplies
 - Venetian blinds
 - Window shades
 - X. ~~Light manufacturing or assembling incidental to retail sales from the premises, provided that not more than 25% of the floor is occupied by businesses engaged in manufacturing, processing, assembling, treatment, installation and repair of products.~~
 - X. ~~Wholesaling of products permitted in Section 1601 unless specifically prohibited, with storage space not exceeding 1,500 square feet of floor area.~~
 - X. ~~Cemetery or crematory, provided that cemeteries for human remains shall be located on a site of not less than 5 acres and for animal pets not less than one acre, and that no crematory be erected closer than 500 feet from any boundary of said site adjoining property in a rural or residential zone.~~
 - X. ~~Drive-in theater, provided that the face of any projection screen be not visible from any county road or any street or route shown on the adopted Map of Major Thoroughfares and Proposed Routes (Map G, Section 502), which is within 500 feet of said screen; provided further that the site for said theater shall consist of not less than 10 acres of land and be a single tract or parcel not intersected or divided by any street, alley or by property belonging to any other owners; that any lights used to illuminate the theater site shall be so arranged as to reflect the light away~~

~~from adjoining property and streets; that the plans for said theater shall have been approved by the County Engineer, indicating no undue traffic congestion, due to the location and arrangement of the theater, including the car rows and aisles and minimizing the danger of fire and panic; that acceleration and deceleration lanes shall be provided along the public thoroughfare adjacent to the entrance and exit of the theater, that parking space or storage lanes for patrons awaiting admission shall be provided on the site in an amount equal to not less than 30% of the vehicular capacity of the theater, that vehicular circulation shall be so designed and constructed as to permit only one-way traffic within the boundaries of the tract on which the theater is located; that emergency exits shall be provided; that sanitary facilities and the method of food handling shall be approved by the County Health Department; that definite plans for shrubbery and landscaping shall be presented to the Zoning Inspector and made a part of the permit; that the nearest point of the theater property, including driveways and parking areas shall be a least 750 feet from the boundary of a district zoned for residential use; and, provided further, that all other conditions of the zone are fully observed.~~

~~(DELETED 3-30-87)~~

~~Racetrack or sports stadium, subject to the conditions set forth in Subsection 601.0 of this Ordinance, except the requirements for the filing of the consent of owners of adjacent property.~~

~~Radio or television tower or booster station, provided such tower is no closer to any boundary of said site than the height thereof.~~

- k. Veterinary hospital or kennels, provided no such building or structure be within 100 feet of any boundary of said site abutting property in a rural or residential zone.
- l. One family dwelling unit, conventional construction, mobile home, or manufactured home in conjunction with an established, permitted use.

- Sec. 1602 BUILDING HEIGHT:** Maximum height of any structure shall be 35 feet.
- Sec. 1603 MINIMUM LOT AREA:** None except for uses listed in Section 1601-f and 1601-g.
- Sec. 1604 MINIMUM LOT WIDTH:** None.
- Sec. 1605 MINIMUM AREA FOR DETACHED DWELLING UNIT:** 3,500 square feet for residential uses.
- Sec. 1606 MINIMUM FRONT YARD:** 15 feet.
- Sec. 1607 MINIMUM SIDE YARDS:** None for uses listed in Section 1601-a thru 1601-j; 7 feet each for residential uses.
- Sec. 1608 MINIMUM REAR YARD:** 10 feet for uses permitted in Section 1601-a thru 1601-j; 25 feet for residential use.
- Sec. 1609 MINIMUM DISTANCE BETWEEN MAIN BUILDINGS:** None for uses listed in Section 1601-a thru 1601-k; 14 feet between residence and business.
- Sec. 1610 DETACHED ACCESSORY BUILDINGS:**
 - a. Permitted coverage: 40% of the minimum rear yard and any additional space within the buildable area.
 - b. Maximum height: 20 feet within the required rear yard; 35 feet within the buildable area.
 - c. Minimum distance to main building: 7 feet.
 - d. Minimum distance to front lot line: 15 feet.
 - e. Minimum distance to side lot lines: None.
 - f. Minimum distance to rear lot line: 4 feet.

Jewelry store or jewelry and watch repair
 Laundry and dry cleaning units provided the same occupy no more than 3,000 square feet of gross floor area
 Leather goods store

Library, rental or public
 Liquor store for packaged sales only
 Meat, fish or dressed poultry market, provided no live poultry are kept on premises
 Messenger service
 Multigraphing, mimeographing, duplicating, addressographing
 Museum
 Music, phonograph or radio store
 Nursery, flower, plant or tree (within a building or enclosure)
 Office: business, professional or semi-professional)
 Photograph studio or photographic supply store
 Postal stations
 Pressing establishment
 Refreshment stand
 Religious rescue mission (Amended 3-30-87)
 School, barber or beauty culture
 School, business
 School, dramatic
 School, handicraft, painting or sculpture
 Shoe store or shoe repair shop
 Sporting goods, hunting and fishing equipment store
 Station, bus or stage
 Tailor shop
 Taxi cab stand
 Taxidermist

~~Theater, except drive-in or outdoor theater~~
~~Water, telephone or telegraph distribution installation or electrical receiving or distribution station (within or without a building) subject to the provisions of Section 2303~~

Other similar enterprise or business of the same class, which in the opinion of the Board of Supervisors, as evidenced by resolution or record, is not more obnoxious or detrimental to the welfare of the particular community than the enterprises or businesses above enumerated.

c. Accessory building or use (not involving open storage), when located on the same building site.

d. **(DELETED 5-18-81)**

~~x. Administrative, engineer, scientific research, design or experimentation facility, and such processing and fabrication as may be necessary thereto, provided that all such operations be completely housed within buildings located on a site of not less than 10,000 square feet; that all such buildings shall be set back not less than 25 feet from any property line abutting a residential zone; that an off-street parking area be provided for all such vehicles incidental to said operation; and that one additional such parking space be provided for each 3 persons regularly employed on said premises; that a masonry wall or screened planting shall be erected and maintained on any property line directly abutting any residential zones; that there is no manufacturing or warehousing of goods for sale at wholesale or retail; and that any activity conducted on said premises shall be free of dust, noxious smoke, fumes, odors, or unusual vibrations or noise.~~

f. Restaurant or tea room, including a cocktail lounge or bar in connection therewith, upon condition that no outside door opens into the cocktail lounge or bar, and, provided further, that the applicant for a permit shall provide the Zoning Inspector with written consent of 75% of the owners, by number and area, of property within 300 feet of the site for which the permit is sought.

g. One-family dwelling unit, conventional construction, or mobile home or

manufactured home in conjunction with an established, permitted use. (Amended 3-25-91)

- Sec. 1502 BUILDING HEIGHT:** Maximum height of any structure shall be 30 feet.
- Sec. 1503 MINIMUM LOT AREA:** None for uses listed in Section 1501-b and 1501-f.
- Sec. 1504 MINIMUM LOT WIDTH:** None for uses listed in Section 1501-b and 1501-f.
- Sec. 1505 MINIMUM AREA FOR DETACHED DWELLING UNIT:** 3,500 square feet for residential uses.
- Sec. 1506 MINIMUM FRONT YARD:** 20 feet, which may be used to meet off-street parking requirements, or as part of off-street parking lot.
- Sec. 1507 MINIMUM SIDE YARDS:** None for uses listed in Section 1501-b and 1501-f; 7 feet each for residential uses.
- Sec. 1508 MINIMUM REAR YARD:** 25 feet, except as provided in Section 2316 for corner lot, which may be used to meet off-street parking requirements, or as a part of off-street parking lot.
- Sec. 1509 MINIMUM DISTANCE BETWEEN MAIN BUILDINGS:** None for uses listed in Section 1501-b thru 1501-f; 14 feet between residence and business.
- Sec. 1510 DETACHED ACCESSORY BUILDINGS:**
- a. Permitted coverage: 40% of the minimum rear yard area and any additional space within the buildable area.
 - b. Maximum height: 20 feet within the required rear yard; 2 stories or 30 feet within the buildable area.
 - c. Minimum distance to main building: 7 feet.
 - d. Minimum distance to front lot line: 20 feet.
 - e. Minimum distance to side lot lines: None.
 - f. Minimum distance to rear lot line: 4 feet.

ARTICLE 14

TR TRANSITIONAL ZONE

Sec. 1401 USES PERMITTED:

- a. Any use permitted in the CR-3, CR-4, and CR-5 zone.
- b. Tourist court or hotel, together with the following accessory uses located on the premises and having no exterior entrance closer than 100 feet to a public street:
 - Retail Shops
 - Personal Services
 - Recreational Facilities
 - Restaurant
 - Beverage Service
- c. Professional or semi-professional office.
- d. Private club or lodge (non-profit).
- e. (DELETED)
- f. Club, college, community service agency, governmental structure, library, museum, playground or athletic field, private school.
- g. Community storage garage.
- ~~h. Guest ranch in accordance with Article 19, Guest Ranch Regulations.~~
- i. ~~Hospital, clinic, dispensary, or sanitarium.~~
- j. Office, real estate.

Sec. 1402 **BUILDING HEIGHT:** Maximum height of any structure shall be 30 feet.

Sec. 1403 **MINIMUM LOT AREA:** 10,000 square feet for residential uses.

Sec. 1404 **MINIMUM LOT WIDTH:** 60 feet.

Sec. 1405 **MINIMUM AREA PER DWELLING UNIT:** 1,000 square feet.

Sec. 1406 **MINIMUM FRONT YARD:** 20 feet.

Sec. 1407 **MINIMUM SIDE YARDS:** 7 feet each.

Sec. 1408 **MINIMUM REAR YARD:** 25 feet.

Sec. 1409 **MINIMUM DISTANCE BETWEEN MAIN BUILDINGS:** 14 feet.

Sec. 1410 DETACHED ACCESSORY BUILDINGS:

- a. Permitted coverage: 40% of the minimum rear yard area plus 50% of any additional space in the rear of the principal building.
- b. Maximum height: 20 feet.
- c. Minimum distance to main building: 7 feet.
- d. Minimum distance to front lot line: 60 feet.
- e. Minimum distance to side lot lines: 4 feet.
- f. Minimum distance to rear lot line: 4 feet if building is not used for poultry or animals; 15 feet if building is used for poultry or animals.

Appendix D:

*Covenants, Conditions
& Restrictions*

DRAFT

**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR
SELMA RANCH**

KNOW ALL MEN BY THESE PRESENTS:

That Selma 560, L.L.C. & Pinal X, L.L.C., an Arizona limited liability company ("Declarant") being the Owner of all of that property described on Exhibit "A" attached hereto and by this reference incorporated herein (the "Property"), and desiring to establish the nature of the use and enjoyment thereof, does hereby declare the Property subject to the following express covenants, conditions, stipulations and restrictions as to the use and enjoyment thereof, all of which are to be construed as restrictive covenants running with the title to the Property and with each and every part thereof.

ARTICLE I

Definitions

Section 1. "Developer" shall mean _____, an Arizona limited liability company, and its successors and assigns, if such successors or assigns should acquire more than two (2) undeveloped Lots from the Declarant or the Developer for the purpose of development. "Original Developer" shall mean _____, an Arizona limited liability company.

Section 2. "Lot" shall mean the separately designated Lots numbered One (1) through _____ (____), inclusive, as shown on the Plat.

Section 3. "Owner" shall mean the record Owner, whether one or more persons, or entities, of equitable title (or legal title if equitable title has merged) in any Lot which is part of the Property. An Owner does not include a person or entity who holds an interest in a Lot merely as security for the performance of an obligation.

Section 4. "Plat" shall mean that certain plat of _____ recorded by the Declarant in _____, in the Office of the County Recorder, Arizona.

Section 5. "Project" or "Development" or "Subdivision" shall mean only that certain real property subject to the Plat.

Section 6. "Unit" shall mean and refer to a separately designated Lot at such time as a residential living unit has been constructed thereon, without limiting or restricting the definition of Lot referred to in Section 2 above which also may include any improvements erected on a Lot.

ARTICLE II

Use Restrictions

Section 1. All Lots within the Subdivision shall be known and described as residential Lots and shall be used for residential purposes only, and construction thereon shall be restricted to single-family dwellings which may include patios, swimming pools, customary outbuildings, garages, carports, servants' quarters and guest houses. No business uses or activities of any kind whatsoever shall be permitted on the Premises, except as set forth in Section 6 below.

Section 2. None of the Lots shall be re-subdivided into smaller lots nor conveyed or encumbered in less than the full original recorded dimensions of such Lot, except that nothing herein contained shall prevent the dedication or conveyance of portions of any Lot for public utility easements, or rights-of-ways.

Section 3. No building shall be erected on any area which is reserved for roadway purposes, or is now dedicated for streets or easements, nor upon any area subsequently granted for utilities or drainage purposes.

Section 4. No buildings or structures shall be moved from other locations onto any Lot, and all improvements erected on a Lot shall be of new construction. No structure of a temporary character, basement, shack, garage, barn, or other outbuilding shall be used on any Lot at any time as a residence, either temporarily or permanently.

Section 5. No animals, livestock, or poultry shall be kept on any Lot, other than household pets which must be reasonable in number and not create a nuisance, and such Owner shall keep same in accordance with and subject to all governmental rules, laws, and regulations.

Section 6. (a) No sign of a commercial nature, except for one "For Rent" or one "For Sale" sign per Lot of no more than five (5) square feet shall be allowed and no billboards, stores, offices or other places of business of any character, or any institution or other place for the care or treatment of the sick or disabled shall be placed or permitted to remain on any of said Lots, nor shall any unsightly objects or nuisances be erected or permitted on any Lot. No use or thing shall be permitted on any Lot that will endanger the health of, or unreasonably disturb the Owner, or occupant, of any Lot in the Project. In any and all cases, all uses shall conform to governmental rules, regulations, ordinances, and laws. Notwithstanding any provision contained herein to the contrary, it shall be expressly permissible for the Developer of the Subdivision to

maintain, during the period of construction and sale of the those units; upon the Lots, such facilities as in the sole option of the Developer shall be reasonably required, convenient, or incidental to the construction and sale of units or Lots, including, but without limitation; business offices, storage areas, construction yards, signs, model units, and sales offices.

(b) Developer may, at his sole option, grant Owners of Lots the privilege of erecting, maintaining, and utilizing on a temporary basis, such structures, offices, facilities, signs, etc. that Owner may deem necessary to promote, sell, or construct dwellings upon said Lots provided that such facilities, or structures be removed within one (1) month of completion of such construction, or, in the case of signs, be removed within one (1) month of date of completion of sale.

Section 7. Fences which may be constructed upon the dividing line between Lots (or near or adjacent to said dividing line because existing easements prevent a fence from being located on the dividing line) by the Developer (without obligation on Developer to so install such fences) shall be maintained and repaired at the joint cost and expense of the adjoining Lot Owners, and fences constructed upon the back of any Lot by the Developer shall be maintained and repaired at the cost and expense of the Lot Owner on whose Lot the fence is installed.

Section 8. Wherever a fence is constructed upon a Lot within the Subdivision, immediately adjacent to the property line separating that Lot from another Lot, than the builder of that fence, if the original Developer, or if the fence is not built by the Original Developer, than the Owner of the Lot upon which the fence is built shall be entitled to reimbursement for one-half (1/2) of the cost of the fence attributable to the length of that fence immediately adjacent to the average cost for a residential fence then prevailing. Reimbursement and collection of costs is entirely the responsibility of the Owner(s) of the respective Lot(s) and the Original Developer has no responsibility or interest in the collection of said costs and, therefore, is not liable for same.

Section 9. No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations above two (2) feet above the roadways shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight line limitations shall apply on any Lot within ten (10) feet from the intersection of the street property line with the edge of a driveway. No trees shall be permitted to remain within the above distances of such intersections unless the foliage line is maintained at a height which will prevent obstruction of sight lines.

Section 10. (a) Easements for installation and maintenance of utilities and for drainage facilities have been created as shown on the Plat. Within these easements, except as may be installed by the Original Developer, or permitted in writing by the applicable utility company or governmental authority, no structure, planting, or other materials shall be placed or permitted to remain which may interfere with the installation, access, or maintenance of utilities, or which may change the flow or direction of any drainage, or any channel in the drainage easements, or which may obstruct or retard the flow of water through the channels in the

drainage easements. Any easement area upon a Lot and all improvements located thereon shall be maintained continuously by the Owner of that Lot, excluding the property, materials, and equipment owned and maintained by the utility company or public authority.

(b) For the purpose of repairing and maintaining any fence or wall located near, or adjacent to the dividing line between Lots, a blanket easement not to exceed five (5) feet in width in hereby created over that portion of every Lot immediately adjacent to any fence or wall to allow the adjoining Owners access for these purposes and no other.

Section 11. Each Lot shall be maintained free of rubbish, trash, garbage or other unsightly items or equipment, and the same shall be removed from each Lot on the Premises and not allowed to accumulate thereon, and no garbage, trash or other waste materials shall be burned on any of said Lots. Garbage cans, construction materials, woodpiles, clotheslines and other areas for the storage of equipment shall be kept screened by adequate means so as to conceal same from the view of adjacent Lots or streets. Debris, rubbish, trash and other refuse resulting from the construction of the dwelling, or structure on a Lot shall not be permitted to accumulate on the Lot, or any other Lots in the Subdivision, or in any street or right-of-way, or utility easement and shall be removed entirely from same, as required, on a regular basis, or as determined by local code, regulations, or ordinance. No nuisance shall be permitted to exist or operate upon any such property so as to be offensive or detrimental to any other property in the vicinity thereof or to its occupants. without limiting the generality of any of the foregoing provisions, no exterior speakers, horns, whistles, bells, or other sound devices, except security devices used exclusively for security purposes, shall be located, used, or placed on any such property.

Section 12. No vehicle, machinery, or equipment of any type which is abandoned, or inoperative shall be stored or kept on any Lot within this Subdivision in such a manner as to be seen from any other Lot or street within this Subdivision, and no vehicles, machinery, or equipment may be dismantled or allowed to accumulate on any of said Lots.

Section 13. None of the Lots shall be used for residential purposes until a certificate of occupancy shall have been issued by the appropriate governmental agency.

Section 14. All bathrooms, toilets, or other sanitary facilities shall be located within dwellings or structures permitted herein as allowed by the appropriate governmental agencies, excluding such temporary facilities provided for under Section 6.

Section 15. (a) All construction activity on each Lot shall be continuous and shall not be permitted to exceed nine (9) consecutive calendar months from commencement until occupancy, if to be immediately occupied, or if not sold and held for sale the construction shall be completed up to a minimum of all exterior construction including doors, windows, exterior finishes and security devices; unless, Owner, or designated contractor, is prevented from completing said construction due to acts of God, force majeure, circumstances beyond his control, or acts of governmental agencies that are not a result of Owner's or contractor's negligence.

(b) All construction debris shall be continuously and thoroughly removed in accordance with Section 11.

(c) Any dwelling, outbuilding, or structure to be constructed upon a Lot shall have had the plans approved by the Architectural Committee prior to application for permit, or permits to construct with the appropriate governmental agency.

Section 16. No oil drilling, oil, gas, or other mineral exploration, drilling, or refining shall be permitted on any Lot, nor shall structures for the storage of same be permitted, erected or maintained.

Section 17. Declarant, board members, officers, committee members, employees or representatives of the Declarant shall not be personally liable to any Member, or to any other person or entity, for any damage, loss, costs, fees, including reasonable attorney's fees, or prejudice suffered or claimed on account of any of their acts, omissions, or errors.

Section 18. An Owner of a Lot shall not at any time hereafter, fill, block, or obstruct any drainage easements and drainage structures on the Project, nor shall any Owner cause or suffer to be erected on any Lot, any building or obstruction for the purpose, directly or indirectly, or obstructing, blocking or filling any such drainage.

Section 19. The covenants, conditions and restrictions contained herein shall run with the land and shall be binding on all persons of record purchasing any Lot, and all persons occupying a Lot in the Subdivision after the date on which this instrument is recorded. In the event of any violation or attempted violation of these covenants, conditions, or restrictions, they may be enforced and/or an Action may be brought by the Owner, or Owners of any Lot or Lots in the Subdivision at law or in equity to recover damages, to obtain an injunction or to have granted any other right or remedy; provided, however, that any right or re-entry by reason thereof, shall not defeat nor affect the lien of any mortgage or deed of trust made in good faith and for value restrictions shall be binding upon and effective against any Owner of a Lot whose title thereto is acquired by foreclosure, trustee's sale or otherwise; and provided, also, that the breach of any said covenants conditions, and restrictions may be enjoined, abated or remedied by appropriate proceedings, notwithstanding the lien or existence or any such mortgage or deed of trust. If any such action is instituted, the prevailing party shall be entitled to recover all costs thereof including reasonable attorney's fees and court costs. All instruments of conveyance of any interest in all or any part of the Premises shall contain reference to this instrument and shall be subject to covenants, conditions, and restrictions herein as fully as though the terms and conditions of this instrument were therein set forth in full; provided, however that the terms and conditions of this instrument shall be binding upon all persons affected by its terms, whether express reference is made to this instrument or not. No private agreement of any adjoining property owners shall modify or abrogate any of the restrictive covenants, conditions, and restrictions.

Section 20. In the event any home or structure is destroyed, or partially destroyed, by fire, Acts of God, or as a result of any other act or thing, said damage must be repaired and the improvement reconstructed within nine (9) months after such damage or destruction.

Section 21. Wherever the words "Owner" or "Owners" or "Owners of record" are used herein, such words, in addition to their recognized legal meaning, shall include a purchaser, or purchasers under an agreement of sale or contract of purchase, and a beneficiary or beneficiaries of any trust owning or purchasing a Lot.

Section 22. Invalidity of anyone or more of the covenants, conditions, and restrictions or any portion thereof of judgment or court order shall in no way affect the validity of any of the other provisions and the same shall remain in full force and effect.

Section 23. These covenants, conditions and restrictions shall remain and be in full force and effect for an initial term of thirty-five (35) years from the date this instrument is recorded. Thereafter, they shall be deemed to be renewed for successive terms of ten (10) years, unless revoked by an instrument in writing, executed and acknowledged by the Owners of not less than seventy-five (75) percent of the Lots in the Subdivision, which said instrument shall be recorded in the office of the County Recorder of Pinal County, Arizona, within ninety (90) days prior to the expiration of the initial effective period hereof, or any ten (10) year extension. During the initial thirty-five (35) year period, and any extended period, these restrictions may be amended by an instrument in writing, executed and acknowledged by the then Owners of not less than seventy-five (75) percent of the Lots in the Subdivision.

IN WITNESS WHEREOF, _____, an Arizona limited liability company, has caused its corporate name to be signed by the undersigned officer thereunto duly authorized this ____ day of _____, 200__.

_____, an Arizona limited liability company

By: _____
Its: _____

STATE OF ARIZONA)
 : ss.
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 200__, by _____, the _____ of _____, an Arizona limited liability company, on behalf of the company.

Notary Public

My commission expires:

Appendix E:
Legal Description

Legal Description

Selma Ranch

June 2, 2005

Assessor Parcel Numbers: 402-02-00400, 402-02-00509, 402-02-00608, 402-02-00707, 402-03-008C8, 402-03-008D6, 402-03-008F1, 402-03-018A0, 402-03-018B8, 402-03-019A9, 402-03-019C5, 402-03-019D3

Legally, described as the south half of Section 1, and the east half of Section 2, Township 7 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

ALTA/ACSM LAND TITLE SURVEY AT:

SELMA RANCH

SELMA HIGHWAY & 11 MILE CORNER ROAD
ELOY, PINAL COUNTY, ARIZONA

A PORTION OF SECTIONS 1 & 2, TOWNSHIP 7
SOUTH, RANGE 7 EAST OF THE GILA AND SALT
RIVER MERIDIAN, PINAL COUNTY, ARIZONA

SCHEDULE B – SECTION II – EXCEPTIONS

- 1 TAXES FOR THE FULL YEAR OF 2012. (AFFECTS PROPERTY NOT PLOTTABLE)
- 2 RESERVATIONS OR EXCEPTIONS IN PATENTS, OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF. (AFFECTS PROPERTY NOT PLOTTABLE)
- 3 WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. (AFFECTS PROPERTY NOT PLOTTABLE)
- 4 ANY CHARGE UPON SAID LAND BY REASON OF ITS INCLUSION IN CENTRAL ARIZONA IRRIGATION AND DRAINAGE DISTRICT. (AFFECTS PROPERTY NOT PLOTTABLE)
- 5 AN EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES IN BOOK 85 OF DEEDS, PAGE 589 AND 590. [PART OF THE NW 1/4 SECTION 1, ADJACENT TO PARCEL.] (NOT PART OF THIS PROPERTY SHOWN HEREON)
- 6 AN EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES IN DOCKET 30, PAGE 445. (AFFECTS PROPERTY SHOWN HEREON)
- 7 AN EASEMENT FOR PUBLIC HIGHWAY AND INCIDENTAL PURPOSES IN DOCKET 37, PAGE 579. [NORTH 40 FEET OF NE 1/4 SECTION 2, T7S, R7E] (AFFECTS PROPERTY SHOWN HEREON)
- 8 A RESOLUTION BY THE BOARD OF SUPERVISORS OF PINAL COUNTY, ARIZONA, PURPORTS TO ESTABLISH COUNTY ROADWAYS OVER THE TOWNSHIP, RANGE AND SECTION LINES LISTED THEREIN DOCKET 375, PAGE 572. (AFFECTS PROPERTY SHOWN HEREON)
- 9 A BLANKET EASEMENT FOR ELECTRICAL TRANSMISSION LINES AND INCIDENTAL PURPOSES PER DOCKET 740, PAGE 527 AND 528. [NE 1/4 SECTION 2 & SE 1/4 SECTION 1, T7S, R7E] (AFFECTS PROPERTY NOT PLOTTABLE)
- 10 AN EASEMENT FOR ELECTRICAL TRANSMISSION LINE AND INCIDENTAL PURPOSES IN DOCKET 742, PAGE 416. [NORTH 16.5 FEET OF THE NW 1/4 SW 1/4, FALLS IN EXCEPTION TO PARCEL NO. 1] (NOT PART OF THIS PROPERTY SHOWN HEREON)
- 11 AN EASEMENT FOR ELECTRICAL TRANSMISSION LINE AND INCIDENTAL PURPOSES IN DOCKET 763, PAGE 733. [NORTH 16.5 FEET OF THE NW 1/4 SW 1/4, FALLS IN EXCEPTION TO PARCEL NO. 1] (NOT PART OF THIS PROPERTY SHOWN HEREON)
- 12 INTENTIONALLY OMITTED
- 13 THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT RELATING TO EXERCISE OF RESERVED RIGHT-OF-WAY" RECORDED AS DOCKET 1412, PAGE 950, OF OFFICIAL RECORDS. [60' WIDE IRRIGATION RIGHT-OF-WAY] (AFFECTS PROPERTY SHOWN HEREON)
- 14 THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AGREEMENT RELATING TO EXERCISE OF RESERVED RIGHT-OF-WAY" PER DOCKET 1501, PAGE 238. [60' WIDE IRRIGATION RIGHT-OF-WAY] (AFFECTS PROPERTY SHOWN HEREON)
- 15 AN EASEMENT FOR COMMUNICATION AND OTHER FACILITIES AND INCIDENTAL PURPOSES PER DOCKET 1612, PAGE 174. (AFFECTS PROPERTY SHOWN HEREON)
- 16 THE EFFECT OF A MAP PURPORTING TO SHOW THE LAND RECORDED AS BOOK 2 OF SURVEYS, PAGE 296. [PART OF SECTION 4, TOWNSHIP 2 SOUTH, RANGE 10 EAST] (DOES NOT AFFECT THIS SURVEY)
- 17 THE TERMS, CONDITIONS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "SELMA RANCH PRE-ANNEXATION AND DEVELOPMENT AGREEMENT" PER DOCKET 2007-092038 AND FIRST AMENDMENT PER DOCKET 2010-050634. (AFFECTS PROPERTY NOT PLOTTABLE)
- 18 THE TERMS AND PROVISIONS IN "ORDINANCE NO. 10-778 REGARDING SELMA RANCH DEVELOPMENT" PER DOCKET 2010-050633. (AFFECTS PROPERTY NOT PLOTTABLE)
- 19 THE FOLLOWING MATTERS DISCLOSED BY AN ALTA/ACSM SURVEY MADE BY DAVID J. NYKORCHUK (R.L.S. 13016) OF D.N.A. INC. ON AUGUST 9, 2012 AND LAST UPDATED ON SEPTEMBER 04, 2012, DESIGNATED JOB NO. 12-114:
o) DRAINAGE CHANNEL ALONG THE EAST PROPERTY LINE OF PARCEL NO. 1
b) WELL SITES
c) DIRT ROADS AND DIRT DITCH ALONG THE PERIMETER OF PROPERTIES
d) DIRT ROADS AND DIRT DITCH ACROSS PARCEL NOS. 3 AND 6
- 20 ANY FACTS ABOUT THE LAND THAT AN INSPECTION OR INQUIRY OF PARTIES IN POSSESSION WOULD DISCLOSE AND THAT ARE NOT SHOWN BY THE PUBLIC RECORDS.
- 21 ANY RIGHTS, INTEREST OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY THE PUBLIC RECORDS.

LEGAL DESCRIPTION:

PARCEL NO. 1:

THE SOUTH HALF OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPT THE NORTH 16 1/2 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; AND

ALSO EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SAID SECTION 1, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 22 MINUTES 22 SECONDS EAST (NORTH 00 DEGREES 22 MINUTES 19 SECONDS EAST MEASURED) ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 1234.78 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 48 SECONDS WEST, A DISTANCE OF 1234.78 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES 22 SECONDS WEST (SOUTH 00 DEGREES 22 MINUTES 19 SECONDS WEST MEASURED), A DISTANCE OF 1234.78 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 1;

THENCE NORTH 89 DEGREES 46 MINUTES 48 SECONDS EAST ALONG THE SOUTH LINE, A DISTANCE OF 1234.78 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

GOVERNMENT LOTS 1 AND 2; THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPT THAT PART OF GOVERNMENT LOT 1 OF SAID SECTION 2, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 2;

THENCE SOUTH 00 DEGREES 19 MINUTES 44 SECONDS EAST (SOUTH 00 DEGREES 19 MINUTES 42 SECONDS EAST MEASURED) ALONG THE EAST LINE OF SAID SECTION 2, A DISTANCE OF 854.16 FEET;

THENCE NORTH 89 DEGREES 47 MINUTES 34 SECONDS WEST (NORTH 89 DEGREES 47 MINUTES 37 SECONDS WEST MEASURED), A DISTANCE OF 765.00 FEET;

THENCE NORTH 00 DEGREES 19 MINUTES 44 SECONDS WEST (NORTH 00 DEGREES 19 MINUTES 42 SECONDS WEST MEASURED), A DISTANCE OF 854.16 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 2;

THENCE SOUTH 89 DEGREES 47 MINUTES 34 SECONDS EAST (SOUTH 89 DEGREES 47 MINUTES 37 SECONDS EAST MEASURED) ALONG SAID NORTH LINE, A DISTANCE OF 765.00 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL OIL AND GAS RIGHTS WITHIN THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 2, AS RESERVED IN INSTRUMENT RECORDED IN BOOK 53, PAGE 186 OF DEEDS, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 3:

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 4:

THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

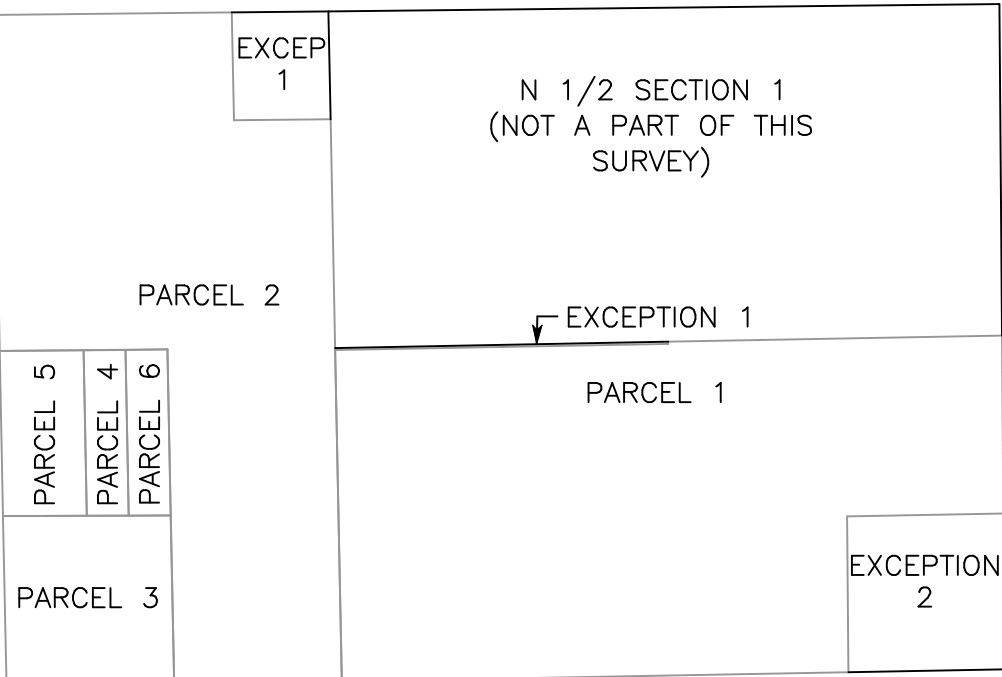
PARCEL NO. 5:

THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 6:

THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

N 1/2 SECTION 2
(NOT A PART OF THIS SURVEY)



AREA:

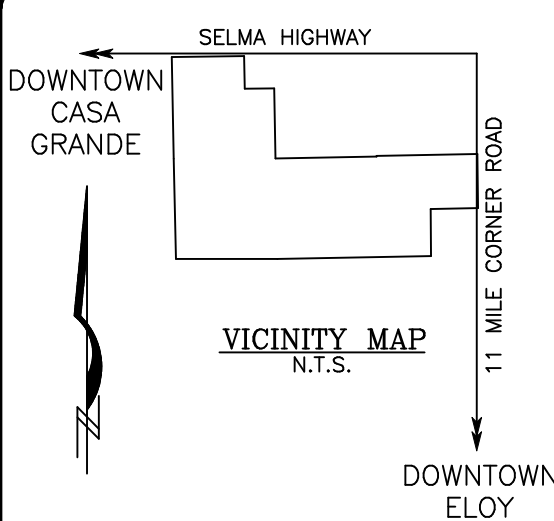
GROSS = 25,721,152.96 SQUARE FEET / 590.476 ACRES
NET SECTION 1 = 12,047,560.99 SQUARE FEET / 276.57 ACRES
NET SECTION 2 = 13,096,334.85 SQUARE FEET / 300.65 ACRES

TOTAL NET AREA = 25,143,895.84 SQUARE FEET / 577.22 ACRES

ZONING

DISTRICT: R1-6
BUILDING SETBACK REQUIREMENTS
FRONT - 20'
REAR - 25'
STREET SIDE - 20'
SIDE - 5710'
HEIGHT - 35' MAX.

Zoning Data obtained from:
CITY OF ELOY
COMMUNITY DEVELOPMENT
August 09, 2012



FLOOD PLAIN STATEMENT:

SAID DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING 'MAP NOT PRINTED. NO SPECIAL FLOOD AREAS' DESIGNATION BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) ON FLOOD INSURANCE RATE MAP NO. 040021C1600E WITH DATE IDENTIFICATION OF DECEMBER 04, 2007 FOR COMMUNITY # 040077 IN PINAL COUNTY, STATE OF ARIZONA.

UTILITY STATEMENT:

THE UTILITIES SHOWN HAVE BEEN LOCATED FROM VISIBLE SURFACE FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED, ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM A FIELD SURVEY. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

REFERENCE:

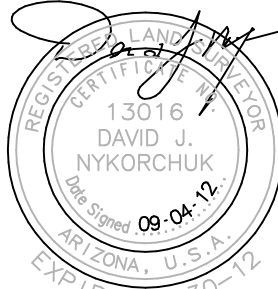
THOMAS TITLE & ESCROW, LLC
FIDELITY TITLE INSURANCE COMPANY
FILE NO. 121438-33 THIRD AMENDMENT
EFFECTIVE DATE: AUGUST 23, 2012

CERTIFICATION:

TO THOMAS TITLE & ESCROW, LLC
FIRST AMERICAN TITLE INSURANCE COMPANY
ELOY 586, LLC, AN ARIZONA LIMITED LIABILITY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6, 8, 11(a), 16, 17, & 20(b) OF TABLE 'A' THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 24, 2011 AND REVIEWED IN THE FIELD ON AUGUST 3, 2012.

DAVID J. NYKORCHUK
R.L.S. 13016



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

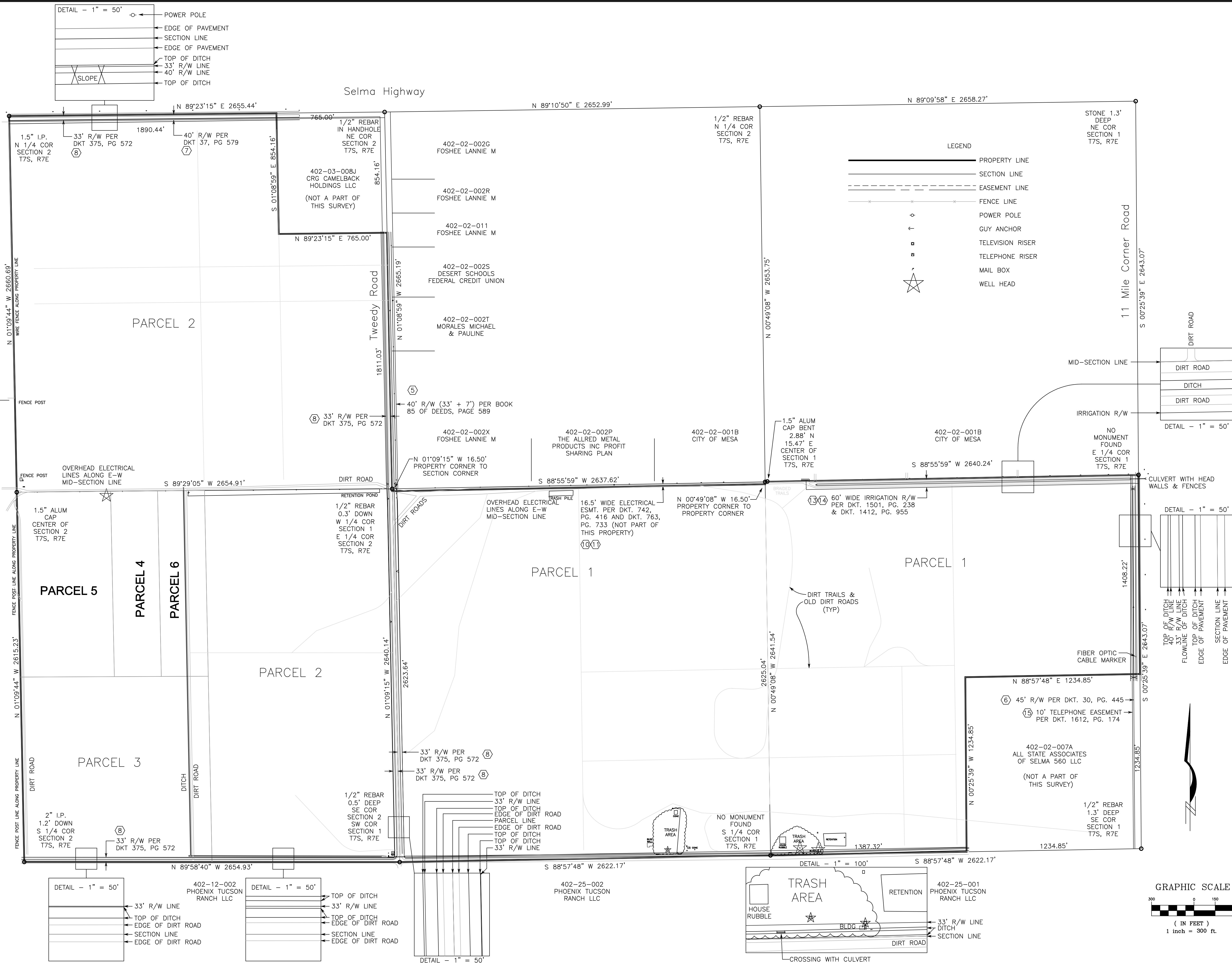
ALTA/ACSM LAND TITLE SURVEY of
Selma Ranch
Selma Highway & 11 Mile Corner Road
Eloy, Arizona
PREPARED FOR:
Eloy 586, LLC
8120 East Cactus Road Suite #300
Scottsdale, Arizona 85260

PHOENIX CASA GRANDE
(602) 271-9911 (520) 836-5501
D.N.A. INC. CIVIL ENGINEERING AND SURVEYING
340 E. WILLETTA STREET, PHOENIX, AZ 85004
314 E. 8th STREET, CASA GRANDE, AZ 85222



JOB NO. 12-114
DATE 08/09/12
DRAWN GLV
SCALE no scale
REVISIONS
GV 08/23/12
GV 08/30/12
GV 09/04/12

SHEET
1 of 2



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

ALTA/ACSM LAND TITLE SURVEY of
Selma Highway & 11 Mile Corner Road
Eloy, Arizona
PREPARED FOR:
Eloy 586, LLC
8120 East Cactus Road Suite #300
Scottsdale, Arizona 85260

D.A.A. INC.
CIVIL ENGINEERING
LAND SURVEYING
PHOENIX CASA GRANDE
(602) 271-9911 (520) 836-5501
FAX: (602) 271-9985
340 E. WILLETTA STREET, PHOENIX, AZ 85004
314 E. 8th STREET, CASA GRANDE, AZ 85222



JOB NO. 12-114
DATE 08/09/12
DRAWN GLV
SCALE 1" = 300'
REVISIONS
GV 08/23/12
GV 08/30/12
GV 09/04/12

SHEET
2 of 2

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: **VII.B.**

Date: **12/15/2021**

Date submitted:
11/29/2021

Action: Other

Subject: Commission to make a recommendation for approval, approval with conditions, or denial for Case No.: PADA2021-032. (Project Name: Selma Ranch PAD Amendment)

Date requested:
12/15/2021

TO: Planning and Zoning Commission

FROM: Jon Vlaming

RECOMMENDATION:

Staff recommends the Planning & Zoning Commission approves Case No. PAD2021-032.

DISCUSSION:

The discussion for this action was presented previously in the preceding agenda item.

FISCAL IMPACT:

If this property is developed as a solar field, it will contribute construction sales taxes and limited retail sales tax during the construction of the solar field. Subsequent to construction, the City would see a very modest increase in property taxes due to the improvements constructed in place.

PLANNED AREA DEVELOPMENT (PAD) AMENDMENT NARRATIVE

FOR

Selma Ranch

Submitted to

City of Eloy

Approve (County): October 19, 2005

Eloy Annexation: July 23, 2007

Amendment: 1st Submittal – July 21, 2021

Amendment: 2nd Submittal – October 21, 2021

Prepared For/Applicant

Eleven Mile Solar Center d/b/a

Coolidge Solar Center, LLC

812 San Antonio St.

Suite 500

Austin, TX 78701

Engineer

UNITED ENGINEERING GROUP, LLC

3205 W. Ray Rd., Suite 1

Chandler, AZ 85226

Contact: Chris Morgan, P.E.

cmorgan@unitedeng.com

(480) 705-5372

CASE NO: PADA 2021-032

TABLE OF CONTENTS

1.0	PURPOSE OF REQUEST	1
2.0	DESCRIPTION OF PROPOSAL (RESIDENTIAL)	2
2.1	Nature of the Project	2
2.2	Proposed Land Uses.....	2
2.3	Development Standards and Densities.....	3
2.4	Conformance to Adopted Land Use Plans	4
2.5	Circulation and Recreation Systems	4
3.0	DESCRIPTION OF PROPOSAL (SOLAR GENERATION FACILITY)	5
3.1	Overall Site Plan and Layout	5
3.2	Access.....	5
3.3	Landscape & Entry Sign.....	6
3.4	Project Facilities	7
3.4.1	Solar Array.....	7
3.4.2	Photovoltaic Modules	7
3.4.3	SGF Substation	7
3.4.4	Inverter Container Units	8
3.4.5	Data Collection System	8
3.4.6	Other Permanent Structures.....	8
3.4.7	Temporary Facilities	8
3.5	Development Standards	9
3.5.1	Intent of SGF Zoning District	9
3.5.2	Range of Permitted Uses.....	9
3.5.3	General Lot and Height Standards	9
3.5.4	Property and Development Standards	10
3.5.5	Minimum Parking Requirements	10
3.5.5.1	Parking Lot Pavement	10
3.5.5.2	Parking Stall Dimensions	10
3.5.6	Site and Building Lighting	10
3.5.7	Code Compliance	11
3.6	Generation-Tie Line	11
3.7	Project Construction	11
3.7.1	Site Preparation	11
3.7.2	PV System Installation.....	11
3.7.3	Construction Workers, Hours, and Equipment.....	122
3.8	Project Operation and Maintenance	12
3.8.1	Operations	12
3.8.2	Maintenance	12
3.8.3	Security	13
3.8.4	Fire Control	13

3.9	Project Decommissioning	13
3.10	Perimeter Fencing.....	13
3.11	Water and Sewer	13
3.12	Site and Building Lighting.....	13
3.13	Code Compliance	13
4.0	RELATIONSHIP TO SURROUNDING PROPERTIES.....	144
5.0	LOCATION AND ACCESSIBILITY.....	14
5.1	Residential	14
5.2	Solar Generation Facility.....	14
6.0	TIMING OF DEVELOPMENT	15
6.1	Residential	15
6.2	Solar Generation Facility.....	15
7.0	PUBLIC UTILITIES AND SERVICES.....	15
7.1	Sewer and Potable Water.....	15
7.2	Electricity	16
7.3	Natural Gas	16
7.4	Communications	16
7.5	Sanitation	16
7.6	Police, Fire.....	16
7.7	Schools	16
8.0	MAINTENANCE OF STREETS AND COMMON AREAS.....	17

TABLES

Table 1 – Assessor Parcel Numbers.....	1
Table 2 - Site Data (PADA Area)	2
Table 3 - Land Use Summary.....	2
Table 4 - Open Space Calculations	3
Table 5 - Lot Size Mixture.....	3
Table 6 - Proposed Development Standards – R1-6	4
Table 7 – Solar Generation Facility Roadway Improvements	5
Table 8 - Lot Configuration and Height Standards.....	9
Table 9 – Lot Setback Standards	10
Table 10 - Parking Standards	10

EXHIBITS

- Exhibit 1 - Vicinity Map
- Exhibit 2 - Aerial Map
- Exhibit 3 - Topographic Map
- Exhibit 4 - Selma Ranch Land Use Plan

Exhibit 5 - Eleven Mile Solar Center Landscape
Exhibit 6 - Floodplain Map
Exhibit 7 - General Plan Land Use
Exhibit 8 - General Plan Circulation Element
Exhibit 9 - Zoning Map
Exhibit 10 - Surrounding Development Map
Exhibit 11 - Preliminary Site Plan for Solar

APPENDIX

Appendix A - *Parcel Owners of Surrounding Land*
Appendix B - *Typical Street Cross Sections*
Appendix C - *Covenants, Conditions & Restrictions*
Appendix D - *Legal Description*
Appendix E - Community Outreach
Appendix F – Selma Ranch PAD (Annexed in 2007)

1.0 PURPOSE OF REQUEST

The purpose of this document is to establish, and request the approval of, a Planned Area Development Amendment (PADA) for the residential portions of Selma Ranch in order to accommodate a proposed Solar Generation Facility as a supplemental and interim land use. The two commercial corners within the overall boundary of Selma Ranch are not addressed in this PADA as they are now under separate ownership. There are no changes to the commercial zoning within this amendment. The original PAD can be found in Appendix G.

This PADA lays out the land use characteristics for the development. The overall plan calls for a variety of single-family residential parcels, two commercial corners, a reserved area for a K-8 school site, park sites and open space as well as a solar generation facility, which is intended to be implemented in the short term. Selma Ranch is comprised of privately owned land and is located in the City of Eloy, Arizona.

This project narrative is being submitted to the City of Eloy as an amendment to the planned area development that was approved by the Pinal County Board of Supervisors in 2005 and annexed into the City of Eloy in 2007. This amendment is intended to describe and allow for a solar generation project as an optional overlay to the existing PAD areas designated R1-6. Notably, this project narrative is separated into two separate discussions based on use: (1) residential (set forth in section 2.0), and (2) solar generation (set forth in section 3.0). The residential option set forth in section 2.0 remains unchanged from the previously approved PAD narrative with the exception of side setbacks as addressed in **Table 5**. Similarly, no changes are proposed to the commercially zoned properties.

The project narrative also addresses the density, circulation pattern, availability of public utilities, and amenities for the proposed community.

Table 1 - Assessor Parcel Number

Assessor Parcel Number	Township, Ranch, Section
402-03-008J	T 07s, R 07 E, S 02
402-03-008H	T 07s, R 07 E, S 02
402-03-008F	T 07s, R 07 E, S 02
402-03-008D	T 07s, R 07 E, S 02
402-03-019A	T 07s, R 07 E, S 02
402-03-019C	T 07s, R 07 E, S 02
402-03-019D	T 07s, R 07 E, S 02
402-03-018B	T 07s, R 07 E, S 02
402-03-018A	T 07s, R 07 E, S 02
402-02-004	T 07s, R 07 E, S 01
402-02-005	T 07s, R 07 E, S 01
402-02-006	T 07s, R 07 E, S 01
402-02-007B	T 07s, R 07 E, S 01
402-02-007A	T 07s, R 07 E, S 01

2.0 DESCRIPTION OF PROPOSAL (RESIDENTIAL OPTION)

Should the property be ultimately developed as a residential community, the following section shall lay out the details in which the project shall adhere to.

Selma Ranch consists of approximately 590.47 gross acres. The site is located at the northwest corner of Eleven Mile Corner Road and Cornman Road. The site is described as the south half of Section 1, and the east half of Section 2, Township 7 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, with two parcels excepted out of the property. **Refer to Exhibit 1: Vicinity Map, Exhibit 2: Aerial Map, and Exhibit 3: Topographic Map**

2.1 Nature of the Project

The ultimate intent of the project is to provide single family residential housing opportunities in a range of home types and sizes, within one development. There are three community park sites that are positioned to provide easy access to homeowners and promote maximum use by the residents of the community. No Changes to the commercial parcels P & Q are proposed in this amendment.

2.2 Proposed Land Uses

Ultimately, the community will be composed of single family residential housing. Three large community park sites will also be provided, having approximately 17 acres combined. Additional open space tracts will be included within each residential parcel. **Refer to Table 1 – Site Data, Table 2 - Land Use Summary, and Table 3 - Open Space Calculations.**

Table 2 - Site Data (PADA Area)

Data	Acres
Gross Acreage	593
Arterial Road Dedication	31
Single Family Residential	562
Minimum Open Space (For Single Family Residential)	89.0 (15%)
Commercial (Separate Owners)	50
School	24

Table 3 - Land Use Summary

Parcel	Proposed Zoning	Land Use	Gross Acres
A-0	R1-6 PAD	Single Family Residential	593
P & Q*	CB-2 PAD	Commercial	50
Total Site			643

Total SFR Units: 593 ac x 3.5 DU/ac = 2,076 units**

*No Changes to Parcel P & Q are proposed in this amendment

**Based off original Pinal County approval.

Table 4 - Open Space Calculations

Total Required		
	= 15% of total Residential Area	
	= (0.15)(593) ac	
	= 88.95 ac	
Total Open Space – Community Parks:		17 ac
Additional Open Space Tracts Provided		
Within the Development Parcels:		72 ac
Total Open Space Provided:		89 ac

Land use intensity has been graduated to buffer lower intensity land uses from more intense uses. More specifically, single family homes will not directly back onto commercial development. Open space and landscaping is positioned to act as a buffer for the low intensity single family housing from the higher intensity commercial. Commercial development has been used as a buffer to the arterial intersections. The commercial parcels will be accessed directly from arterial roadways to minimize traffic within the residential neighborhoods. No changes are proposed to the commercial uses, parcels P & Q. For detail on the commercial uses not allowed within the C-2 Community Commercial Zoning, per the original PAD, refer to Appendix F for the Selma Ranch PAD, as annexed in 2007.

2.3 Development Standards and Densities

There will be various lot sizes that will offer a mixture of housing opportunities and price ranges to cover a wide range of buyer profiles. At this time specific details, such as lot sizes, have not been determined due to market fluctuations. Additionally, the homebuilder(s) have not yet been identified and each builder will have their own set of product types and sizes. However, **Table 5 – Lot Size Mixture** outlines the proposed mixture of lot sizes. The result of this mixture will be a diverse development that will achieve a maximum single family residential density of 3.5 DU/acre, which equates to 2,076 units on 577 acres. In addition, a minimum of 15% open space (87 acres) will be provided for the development. Lot sizes will be determined and reviewed at the time of preliminary plat submittal. **Table 5 – Proposed Development Standards** shows the proposed development standards for this PAD. Refer to Exhibit D: *Selma Ranch Land Use Plan*.

Table 5 - Lot Size Mixture

Minimum Lot Size	Percent of Total Lots
4,950 sq.ft.	40%
6,000 sq.ft	35%
7,000 sq.ft	25%

Table 6 - Proposed Development Standards – R1-6 PAD

Development Standards	Proposed Standards (R1-6 PAD)	City Standards (R1-6)
Maximum Building Height	30'	30'
Minimum Lot Size	4,950 sq.ft.	6,000 sq.ft.
Minimum Lot Width	45'	60'
Minimum Front Setback	20'*/10'	20'
Minimum Side Setback**	5'/10'	5'
Minimum Rear Setback	15'	20'
Minimum Dist. Between Units	10'/15'	15'
Maximum Lot Coverage	60%	40%

* Indicates minimum front setback to garage. Front setback to porch, living area, or side-loaded garage shall be ten feet.

** Side setbacks:

1. All two-story homes provided 5' and 10' side setbacks
2. All 6,000 & 7,000 sq.ft. lots provide 5' and 10' side setbacks
3. A minimum of 50% of the 4,950 sq.ft. lots provide 5' and 10' side setbacks

2.4 Conformance to Adopted Land Use Plans

Selma Ranch is located within the Medium Density Residential (**MDR**) land use designation within the City of Eloy 2020 General Plan. The allowed density within the designation is between 3-6 du/ac. Our proposal is in conformance with these densities at 3.5 du/ac, and thus, the General Plan.

The *Selma Ranch* Planned Area Development conforms to the objective of the 2020 General Plan. The PAD assures that the development will exceed the minimum quality standards set forth by the City, creating a beneficial community within the City while guaranteeing economic viability.

2.5 Circulation and Recreation Systems

Ultimately, collector streets have been designed as the backbone circulation elements within the project, with access points off of Selma Highway, Eleven Mile Corner Road, Tweedy Road and Cornman Road.

Open space and non-vehicular connectivity will be emphasized to provide amenities to members of the community. Open space will coincide with residential areas and include parks that will serve as an area for local gatherings, tot-lots and playgrounds. Three large community parks will provide additional amenities and community-wide recreation. These areas will be tied into a trail system and open space corridors that will effectively connect neighborhoods within *Selma Ranch*.

3.0 DESCRIPTION OF PROPOSAL (SOLAR GENERATION FACILITY OPTION)

Should the property be developed as a solar generation facility, the following section shall lay out the details in which the project shall adhere to.

3.1 Overall Site Plan and Layout

The Eleven Mile Solar Center will consist of 593 acres at build-out. **Refer to Exhibit E – Eleven Mile Solar Center Site Plan** for the layout and configuration of the proposed solar generating facility. As typical of solar generating facilities of this magnitude, the exact array configuration, location of access roads, staging areas, and fence alignment are subject to change based on solar panel technologies chosen for the facility and final design.

3.2 Access

The subject property has direct physical access to Cornman Road, Eleven Mile Corner, Tweedy Road, and Selma Highway, being improved and open public rights-of-way. Two of the roads are paved which the exception of Cornman and Tweedy Road being dirt roads. In addition, the perimeter roads surrounding the site have been identified by Pinal County and City of Eloy to be future regional roadways in the area. Future right-of-way widths of 130' have been identified for Eleven Mile Corner Road and Selma Highway, and 110' for Tweedy Road, and Cornman Road. Refer to **Table 6** below for more detail.

Table 7 – Solar Generation Facility Roadway Improvements.

Adjacent/Internal Segment	Roadway	Irrevocable Dedication of Right of Way (adjacent to project site)	Developed Condition
Selma Highway		65' South of Centerline	Crack Sealing where appropriate, with a single lift of chip seal on existing pavement and re-striping
Eleven Mile Corner Road		65' West of Centerline	Crack Sealing where appropriate, with a single lift of chip seal on existing pavement and re-striping
Cornman Road		55' North of Centerline	Double Chip Seal with 6" ABC and Striping (28' pavement width)
Tweedy Road		55' West of Centerline north of Red Bronc Road; 55' West & East of Centerline south of Red Bronc Road	Double Chip Seal with 6" ABC and Striping (28' pavement width)
Red Bronc Road		None (provide access easement for residents)	Maintain existing conditions

Primary access for the Solar Project will be off of Tweedy Rd. A Traffic Impact Study (TIA) will not be required for the project, but a Traffic Control Plan for construction will need to be submitted and approved by the City of Eloy prior to permit approval. Traffic during normal operation of the facility will be negligible.

Vehicular access points to the site will be gated and secured. The gates will contain a knox box so that emergency vehicles can access the site. Access gates at this facility shall comply with all of the following:

- **Minimum unobstructed width shall be not less than 20 feet.**
- **Gates shall be of the swinging or sliding type.**
- **Manual opening gates shall be capable of being opened by means of a knox box containing the key to the lock and installed at the gate location.**

Selected interior roads within the subject site with access to interior pads will include an all-weather fire access surface for onsite access and circulation per Eloy Fire District requirements. All roads will be constructed to a width of 12' in straight sections, and 20' at turns, hammerheads, intersections, and passing areas. Access roads must be stabilized to control dirt and dust.

3.3 Landscape & Entry Sign

The solar generation facility project for Selma Ranch will be developed in accordance with the stipulations associated with the Solar Generation Facility Site Plan.

The landscape palette is to utilize varieties from City Zoning Ordinance Section 4.2.2, with permanent irrigation along Selma Hwy, Tweedy Rd, Red Bronc Road, Eleven Mile Rd and Cornman Rd. 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 the project is providing a 20' setback from the right-of-way to the fence line for landscaping.

Fencing for the Selma Ranch (Eleven Mile Solar Center) 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 5 – Eleven Mile Solar Center Conceptual Landscape Plan** for details on the landscaping design.

3.4 Project Facilities

The solar generation facility will utilize photovoltaic (PV) technology on tracker mounting supports. The major components of the proposed project are described as follows.

3.4.1 Solar Array

The facility will be designed for optimum performance and ease of maintenance with a series of photovoltaic (PV) module arrays to be mounted on racking systems typically supported by a pile driven foundation design approximately 6-8 feet high. The foundation design will be determined based on a full geotechnical study. The module mounting system or racking system will be a tracker PV array in a row by row configuration and will be oriented north-south to maximize the amount of incident solar radiation absorbed on a daily basis.

A series of PV arrays will be connected via cable wiring schemes and combined prior to feeding the inverters. The solar field will be laid out in PV block design allowing adequate access for maintenance in the way of clearances or access roads ensuring access to inverters.

3.4.2 Photovoltaic Modules

The facility will require installation of PV modules. The actual total number of PV modules will ultimately depend on the technology selected, optimization evaluation, and detailed design. The modules are configured on north-south trending rows to track the sun from east to west over the course of the day. The face would be non-reflective and highly absorptive.

The module supporting system provides the structure which supports the PV module arrays. The foundations are typically cylindrical steel pipes/piles, which would be driven into the soil using pneumatic techniques, similar to hydraulic pile driving. The final foundation design will be determined by the geotechnical survey for the project location. Once the foundation has been installed, the module racking system is installed which will ultimately support the PV modules.

Ongoing maintenance will include monitoring to ensure functioning units, periodic cleaning to ensure maximized solar collection, and periodic equipment maintenance as required.

3.4.3 Solar Generation Facility Substation

The overall Project will require a new collection substation. Current design has designated an area outside of the Selma Ranch property for the transformer equipment and control building foundation.

3.4.4 Inverter Container Units

Each inverter is fully enclosed, pad-or skid-mounted, and stands approximately 90 inches (7.5 ft) in height. The AC output of two inverters is fed via underground cable into the low-voltage side of the inverter step-up transformer, generally within 20 feet of the inverters.

3.4.5 Data Collection System

The facility will be designed with a comprehensive Supervisory Control and Data Acquisition (SCADA) system to allow remote monitoring of facility operation and/or remote control of critical components. Within the site, the fiber optic or other cabling required for the monitoring system will be installed throughout the solar field leading to a centrally located (or series of appropriately located) SCADA system cabinets. The external communication / telecommunications connections to the SCADA system cabinets may be accommodated through either wireless or hard-wired telecommunications to centralized data collection center.

3.4.6 Other Permanent Structures

No other permanent structures are anticipated at the site. A regional O&M facility to serve the solar generation facility may be located in an existing office and/or warehouse space within Eloy, Pinal County, or the surrounding area.

3.4.7 Temporary Facilities

The facility may include an area for temporary construction offices, restrooms, parking and staging. This proposed construction area would accommodate sufficient off-street parking for temporary construction crews as well a staging area for construction trailers, equipment and supplies. During construction temporary facilities may be used to store construction materials. The project will ensure proper storage, disposal, or recycling of construction materials, including but not limited to wood pallets.

3.5 Development Standards

It is proposed that the subject area of this PAD be known as the Solar Generation Facility (SGF). The following sections describe the intent, permitted uses, and proposed development standards for the SGF option within this PAD.

3.5.1 Intent of SGF Zoning District

The purpose of this SGF option is to establish a set of standards that will allow solar photovoltaic facilities and related structures and equipment to operate without undue disruption to adjacent community uses.

3.5.2 Range of Permitted Uses

- 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. Wireless communication facilities up to 30 feet in height – A CUP is required
- G. Transmission and interconnection facilities related to the energy facility

Other minor uses related to solar generating facilities not mentioned above will be considered and potentially approved by the zoning administrator on a case by case basis. Major uses not mentioned above may require staff consideration and review and consideration by the Zoning Commission and City Council.

3.5.3 General Lot and Height Standards

Table 8 - Lot Configuration and Height Standards*

Minimum Site Area	160 Ac
Minimum Lot Area	N/A
Minimum Lot Width	N/A
Minimum Lot Depth	N/A
Maximum Height (for solar panels)	10'
Maximum Height (for buildings)	30'

**Heights for transmission and distribution lines are exempt from these guidelines, and subject to the design standards of the local utility. Telecommunication towers will require a CUP.*

3.5.4 Property and Development Standards

Table 9 – Lot Setback Standards*

Minimum Front Yard	40'
Minimum Corner Yard	40'
Minimum Interior Side Yard	40'
Minimum Rear Yard	40'

**Setbacks are measured from the property lines and ultimate right of way after roadway dedications. Any landscaped area, circulation routes or gates/fences may occur within the setback areas defined above. Setbacks may be increased under consideration of a CUP. Additional buffering requirements may apply, at the discretion of the zoning administrator.*

3.5.5 Minimum Parking Requirements

Table 10 - Parking Standards*

Temporary Construction Parking	As required to ensure adequate on-site parking
Permanent Parking	Per the City approved Site Plan

**Parking to be provided for the operations and maintenance staff / building visitors. Parking will comply with ADA and City of Eloy requirements.*

3.5.5.1 Parking Lot Pavement

Temporary Parking during the construction of the SFG is permitted on unpaved, graveled parking surfaces, subject to review and approval of the City of Eloy Zoning Administrator. Permanent parking and access to parking spaces must be concrete, asphalt or other materials approved by the Eloy Public Works Director / City Engineer. Other circulation areas will be improved subject to the requirements of the Eloy Fire District and Eloy Public Works Department.

3.5.5.2 Parking Stall Dimensions

Parking stalls shall be 90 degree 10' width x 20' depth, with the exception of ADA compliant parking.

3.5.6 Site and Building Lighting

All lighting used for the external illumination of buildings, parking and outdoor uses shall be directed down and away from adjacent properties and shall be designed to minimize glare. Outdoor lighting fixtures shall be arranged and shielded so that lighting shall not shine or reflect directly onto adjacent residential property. Compliance with Chapter 21-4-5 and 21-4-1.14 is required.

3.5.7 Code Compliance

All development within the SGF will be subject to complying with all applicable codes and ordinances, including applicable City Building, and Engineering codes and ordinances as well as Fire District codes.

3.6 Generation-Tie Line

The power generated by the Project will be interconnected to existing transmission infrastructure, with the voltage transformation equipment and system safety equipment constructed on the site. Interconnection is expected to occur at the Pinal Central Substation, 2 miles northeast of the subject site. The interconnection process has been initiated and the route for the generation-tie line is being evaluated.

3.7 Project Construction

Project construction will consist of three major phases: (1) site preparation, (2) PV system installation testing and startup, and (3) site clean-up/restoration. Orsted is committed to implementing best practices during all construction phases of the Project. A Storm Water Pollution Prevention Plan incorporating best management practices for erosion control will be prepared and approved before the start of construction.

3.7.1 Site Preparation

Construction of the PV facility will begin with initial clearing and grading, as required, of the staging areas. Access to the project site from public roads will be improved to appropriate City of Eloy and Pinal County Air Quality Department standards (i.e. track out improvements, etc.) standards. The staging areas will typically include construction offices, a first aid station and other temporary buildings, worker parking, truck loading and unloading facilities, and an area for assembling. Road corridors will then be surveyed, cleared, and graded to bring equipment, materials, and workers to the areas under construction. Buried electrical lines, PV array locations, and the locations of other facilities may be flagged and staked in order to guide construction activities. The Project site will be fenced with a 6 ft. security fence. The fenced area will include at least two gates. A secured controlled main access gate will be located at the entrance.

Utilizing best management practices for erosion control during site preparation, initial erosion and sedimentation controls will be installed. In addition, water truck reloading stations (as required) will be established for dust control.

3.7.2 PV System Installation

PV system installation will include earthwork, grading, and erosion control, as well as construction of the plant substation and erection of the PV modules, supports, and associated electrical equipment.

The PV modules require a moderately flat surface for installation. Some earthwork, including grading, fill, compaction, and erosion control cultivation may be required to accommodate the placement of PV arrays, foundations or footings, access roads, and drainage features. Control of erosion during construction may include the use of silt fencing, straw bale and temporary catch basins, inlet filters, and truck tire muck shakers, which may be installed to reduce the adverse effects of erosion and sedimentation during construction. Construction of the PV arrays will include the installation of support beams, module rail assemblies, PV modules, inverters, transformers, and buried electrical cables.

Construction water needs will be limited to soil conditioning and dust suppression and will be obtained via onsite wells. Potable water will be brought to the project site for drinking and domestic needs.

3.7.3 Construction Workers, Hours, and Equipment

The onsite workforce will consist of laborers, electricians, supervisory personnel, support personnel, and construction management personnel. Construction will generally occur during daylight hours, Monday through Friday. Weekend and non-daylight work hours may be necessary to make up schedule deficiencies, or to complete critical construction activities.

3.8 Project Operation and Maintenance

Upon commissioning, the Project will enter the operational phase. For the duration of the operational phase, the Project will be monitored remotely 24 hours a day and 7 days a week, with regular onsite personnel visitations for maintenance and system monitoring.

Other operational details are summarized in the following sections.

3.8.1 Operations

The operator will ensure consistent and effective facility operations by:

- Responding to automated alarms based on monitored data, including actual versus expected tolerances for system output and other key performance metrics.
- Communicating with customers, transmission system operators, and other entities involved in facility operations

3.8.2 Maintenance

Project maintenance performed on the site will consist of equipment inspection and replacement if necessary. Routine landscape maintenance will be performed in and around the facility to remove trash or debris that may blow onto the site and ensure that landscaping is presentable and maintained.

3.8.3 Security

To ensure the safety of the public and the facility, the property will include perimeter security fencing. Security measures, such as posting of signs, will be installed as necessary to mitigate and/or deter unauthorized access. Access to the site will be controlled and gates will be installed at the roads entering the property.

3.8.4 Fire Control

The PV modules and ancillary equipment represent a negligible risk due to fire. However, the operator will have a fire prevention plan approved per applicable regulations. The prevention plan shall include the annual mitigation plan of vegetation over growth.

3.9 Project Decommissioning

Upon decommissioning of the solar generation facility, the site could then be converted to other uses in accordance with the Selma Ranch PAD amendment or other applicable land use regulations in effect at that time. All decommissioning and restoration activities will adhere to the requirements of the appropriate governing authorities and in accordance with all applicable federal, state, county and city regulations. A collection and recycling program solar photovoltaic panels, steel racking structures, and electrical equipment will be executed in the removal of the site materials.

3.10 Perimeter Fencing

Fencing for the Selma Ranch (Eleven Mile Solar Center) 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.

Security measures will be installed as necessary to mitigate and/or deter unauthorized access. Access to the site will be controlled and gates will be installed at the Tweedy Road entrances to the property.

3.11 Water and Sewer

The proposed SGF does not require water to help generate power. Water use at the proposed site would be limited to periodic cleaning of the solar panels, water needed for construction including dust control measures, and ongoing irrigation of perimeter landscaping. Solar PV plants require minimal water use. Water may be provided by the City of Eloy depending on the available infrastructure in the area at the time of development.

Sewer service is not anticipated for the subject site, but if needed would be provided by a septic system as approved by Pinal County Aquifer Protection Division.

3.12 Site and Building Lighting

Lighting at the site is minimal and is generally limited to a substation, access gate or inverter pads. All lighting fixtures shall be arranged and shielded so that lighting shall not shine or reflect directly onto adjacent residential property. Lighting will only be used if personnel are accessing a portion of the site and are generally motion sensor controlled. Compliance with chapter 21-4-5, and 21-4-1.14 is required.

3.13 Code Compliance

All development within the SGF will be subject to complying with all applicable codes and ordinances, including applicable City of Eloy Building and Engineering codes and ordinances, as well as Fire District rules and regulations.

4.0 RELATIONSHIP TO SURROUNDING PROPERTIES

The site is currently under the jurisdiction of the City of Eloy. The primary character of the surrounding land is undeveloped/vacant desert and agricultural land, with some residential areas southwest of the site. The site consists of vacated farmland. To the north, east and west is agricultural land and vacant desert with a few scattered single-family residences. There are larger residential subdivision to the north, though not adjacent. Tierra Grande, North Toltec, and Robson Ranch are near the subject site. To the south is agricultural land, and further south is the Eloy Municipal Airport. **Refer to Exhibit B** for an aerial view of the site and **Appendix A** for the surrounding parcel owners. Refer to Exhibit 9 for a map depicting the adjoining zoning districts.

5.0 LOCATION AND ACCESSIBILITY

The site is located on the northwest corner of Eleven Mile Corner Road and Cornman Road. Refer to **Exhibits A and B** for detail. Location and accessibility will differ depending on whether the project utilizes the residential option or the solar generation facility option.

5.1 Residential Option

Vehicular access will be provided to the site from the section line roadways, Selma Highway, Eleven Mile Corner Road (Major Arterial 130' R/W), and minor arterials Tweedy Road and Cornman Road (110' R/W). Access will also be provided from the mid-section line major collector roadways (80' R/W), Grogan Avenue and Red Bronc Road. Interior spine roads will be provided as minor collector streets to route traffic to major collector and arterial roadways. Additional local roads will provide access to the arrays/residential lots within the property.

Sidewalks will be provided street-side. Additional trails will be provided in park and retention areas as deemed appropriate by the final landscape plan.

5.2 Solar Generation Facility Option

The Property Owner/Developer is responsible for constructing two lanes of Cornman Rd and Tweedy Rd, adjacent to the parcel frontage. Also, maintain the existing access along Grogan Ave.

Grogan Ave (west of Tweedy Rd) will not be required to be constructed or dedicated.

6.0 TIMING OF DEVELOPMENT

Development timing will differ depending on whether the project utilizes the residential option or the solar generation facility option.

6.1 Residential Option

Development of *Selma Ranch* is dependent on the timing and availability of infrastructure and will be phased based on the availability and on market demand. It is anticipated that a homebuilder will purchase the site when the engineering and final plat are prepared and approved by City of Eloy. At this time, a phasing schedule has not been determined. A schedule and phasing plan will presumably be determined by the homebuilder, or homebuilders, and will be based on market demand.

6.2 Solar Generation Facility Option

The project is estimated to begin site grading Q2 - 2022. This timeframe is an estimation only and alterations may occur due to, among other conditions, changing property owner objectives, varied City of Eloy processing, and permitting timelines and changes in market conditions.

7.0 PUBLIC UTILITIES AND SERVICES

Operation and maintenance of all utilities and facilities will rest with the appropriate operating agency upon approval and completion of construction. Sewer facilities, water facilities, streetlights, and fire hydrants will be provided according to City of Eloy guidelines and per the recommendations of the Eloy Fire District.

7.1 Sewer and Potable Water

For the residential option, water, and sewer service will be provided by the City of Eloy.

For the solar generation facility option, the proposed SGF would not require water to help generate power. Solar PV plants require minimal water use. Water use at the proposed site would be limited to periodic cleaning of the solar panels, water needed for construction including dust control measures, and for irrigation of the perimeter landscaping. Water will be obtained via onsite wells only if the site has grandfathered water rights. Water may also be provided by the City of Eloy depending on the available infrastructure in the area at the time of development. There are existing water lines at the southwest corner of the subject site that may provide connection and extension opportunity. Sewer service is not anticipated to be required, but if needed would be provided by a septic system as approved by the City of Eloy and ADEQ.

Sewer service is not anticipated for the subject site, but if needed would be provide by a septic system as approved by Pinal County Aquifer Protection Division, or by temporary facilities.

7.2 Electricity

Both APS and Electrical District #2 (ED2) have facilities located in the vicinity. It will be up to the developer to determine who will provide electrical service.

7.3 Natural Gas

Southwest Gas Corporation will provide natural gas service at the option of the developer and Southwest Gas.

7.4 Communications

CenturyLink service is currently available in the vicinity.

CenturyLink and other local providers may also offer telephone, cable and internet services to the area at their discretion.

7.5 Sanitation

Solid waste sanitation services will be provided by a private contractor.

7.6 Police,

Police services will be provided by the City of Eloy Police Department.

7.7 Fire

Fire and ambulance services will be provided by City of Eloy Fire District.

7.8 Schools

The initial proposed uses of the Solar Generation Facility will require no school support. However, if the site develops a residential, or upon decommissioning of the facility, the site is located within the Casa Grande Elementary School District #4 and the Casa Grande Union High School District #82. A 24-acre parcel has been identified on the Conceptual Land Use Plan to reserve a location for a future K-8 school site. Until that site is controlled by the school district, the elementary school that will provide service to this site is listed below. Additionally, the following middle school and high school will provide educational services.

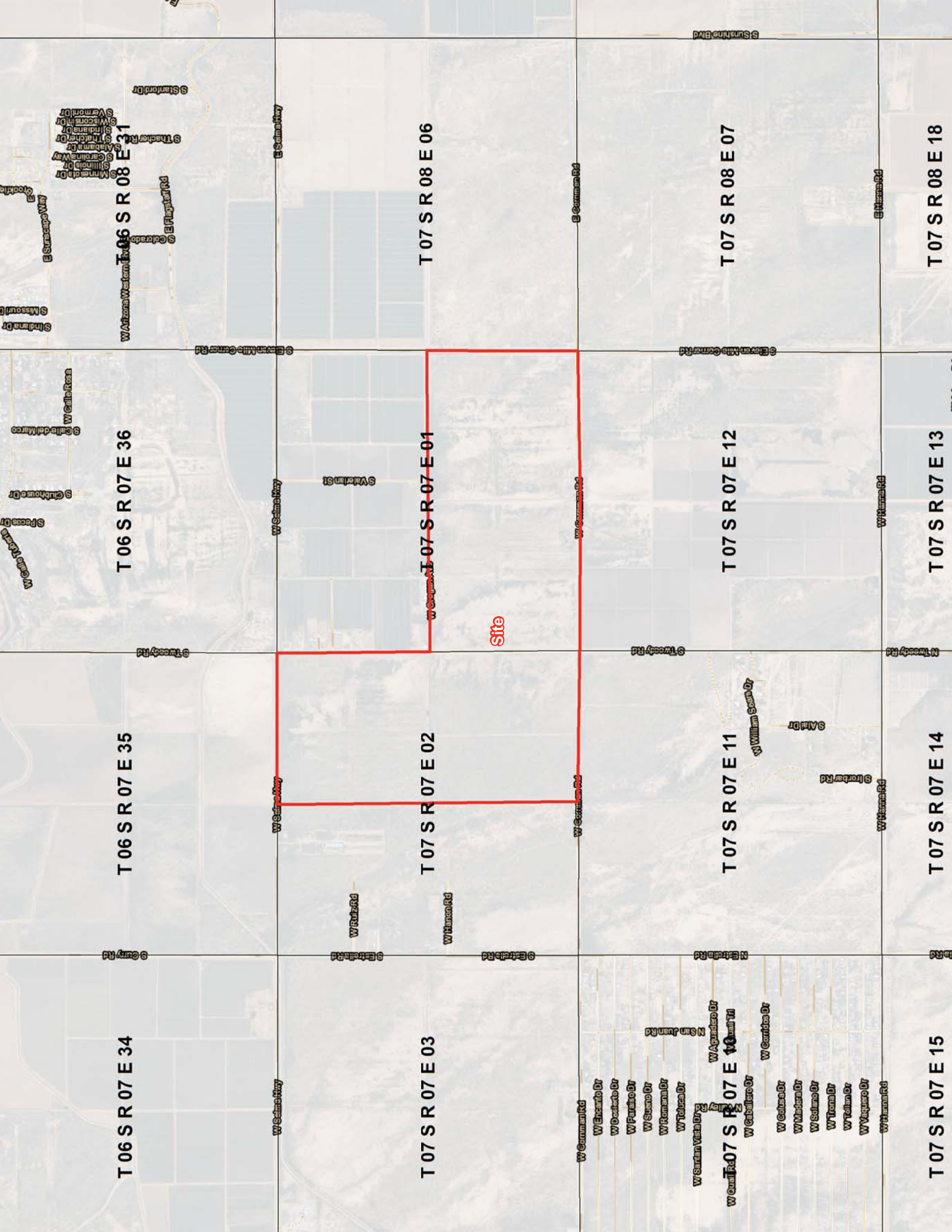
- Mesquite Elementary School (K-5th) – 129 N. Arizola Rd.
- Casa Grande Middle School (6th-8th) – 300 W. McMurray
- Casa Grande Union High School (9th-12th) – 2730 N. Trekeil Rd.

8.0 MAINTENANCE OF STREETS AND COMMON AREAS

For the residential option, a Homeowners Association will be formed to ensure maintenance of common areas. Street right-of-ways will be relinquished to the City as a public entity. Development and construction of common areas and streets will be the responsibility of the developer. Streets will be constructed in accordance with City standards.

For the Solar Generation Facility, the plant and all facilities will be maintained and operated by the owner operator.

Exhibits





Site

W Salina Hwy

W Salina Hwy

W Salina Hwy

S Eleven Mile Corner Rd

S Valerian St

W Mary K Dr

S Tweedy Rd

W Grogan Ave

S Eleven Mile Corner Rd

S Tweedy Rd

W Corman Rd

W Corman Rd

W Corman Rd

VICTORIA HIGHWAY

1478

1480

1480

Well

1481

Well

1

Site

1485

TWEEDY

ROAD

Well

1489

1489

1486

1485

1490

ELEVEN MILE CORNER

Conceptual Land Use Plan:

Parcel:	Proposed Zoning:	Land Use:	Gross Acres:
A	CR-3 PAD	Single Family Residential	45.0
B	CR-3 PAD	Single Family Residential	36.2
C	CR-3 PAD	Single Family Residential	48.5
D	CR-3 PAD	Single Family Residential	37.1
E	CR-3 PAD	Single Family Residential	39.7
F	CR-3 PAD	Single Family Residential	36.9
G	CR-3 PAD	Single Family Residential	40.4
H	CR-3 PAD	Single Family Residential	41.5
I	CR-3 PAD	Single Family Residential	37.6
J	CR-3 PAD	Single Family Residential	58.7
K	CR-3 PAD	Single Family Residential	28.7
L	CR-3 PAD	Single Family Residential	43.5
M	CR-3 PAD	Single Family Residential	39.4
N	CR-3 PAD	Single Family Residential	35.8
O	CR-3 PAD	School Site	24.0
P	CB-2 PAD	Commercial	15.0
Q	CB-2 PAD	Commercial	35.0

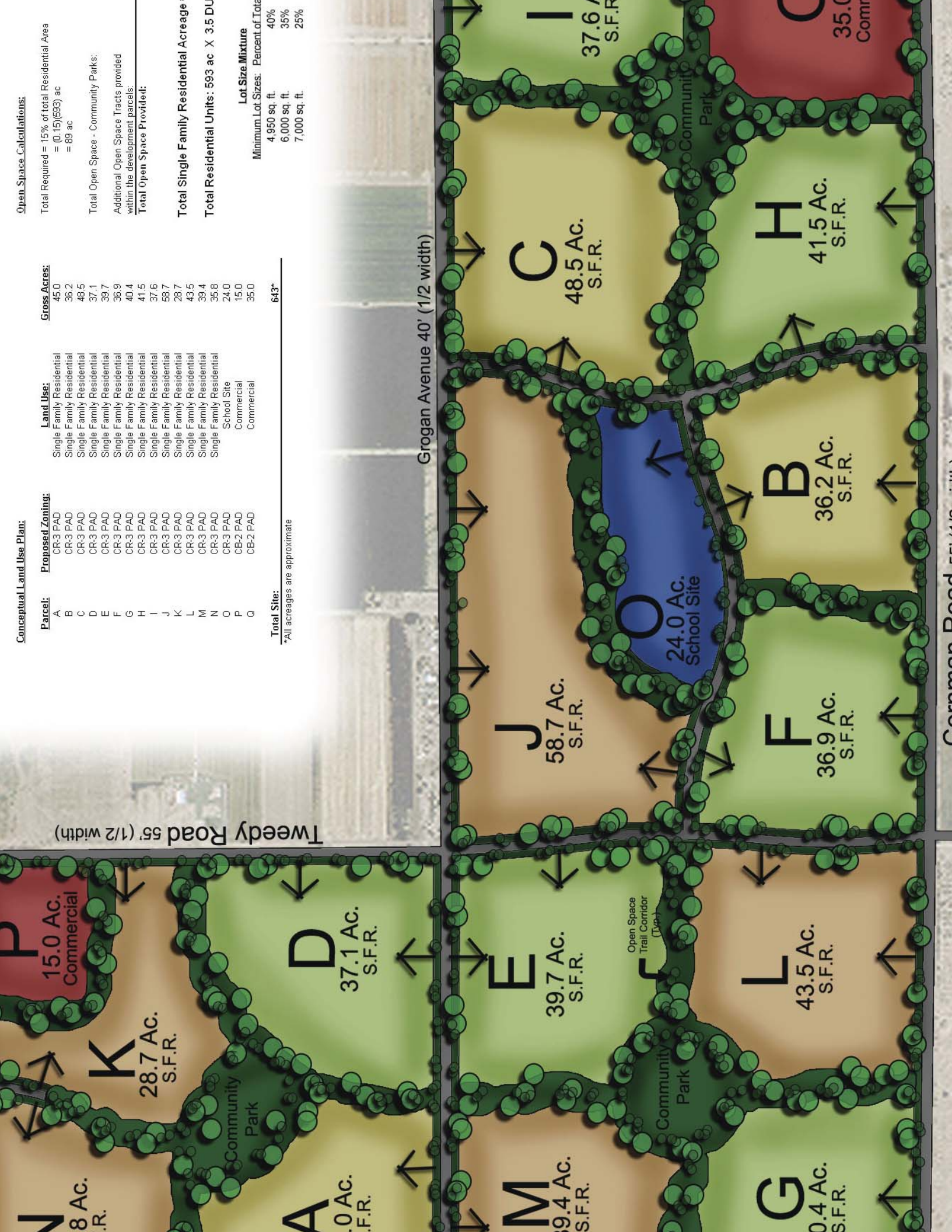
Total Site:

643*

*All acreages are approximate

Open Space Calculations:
Total Required = 15% of total Residential Area
= (0.15/593) ac
= 89 ac
Total Open Space - Community Parks:
Additional Open Space Tracts provided
within the development parcels:
Total Open Space Provided:
Total Single Family Residential Acreage
Total Residential Units: 593 ac X 3.5 DU

Lot Size Mixture	Minimum Lot Sizes:	Percent of Total
	4,950 sq. ft.	40%
	6,000 sq. ft.	35%
	7,000 sq. ft.	25%





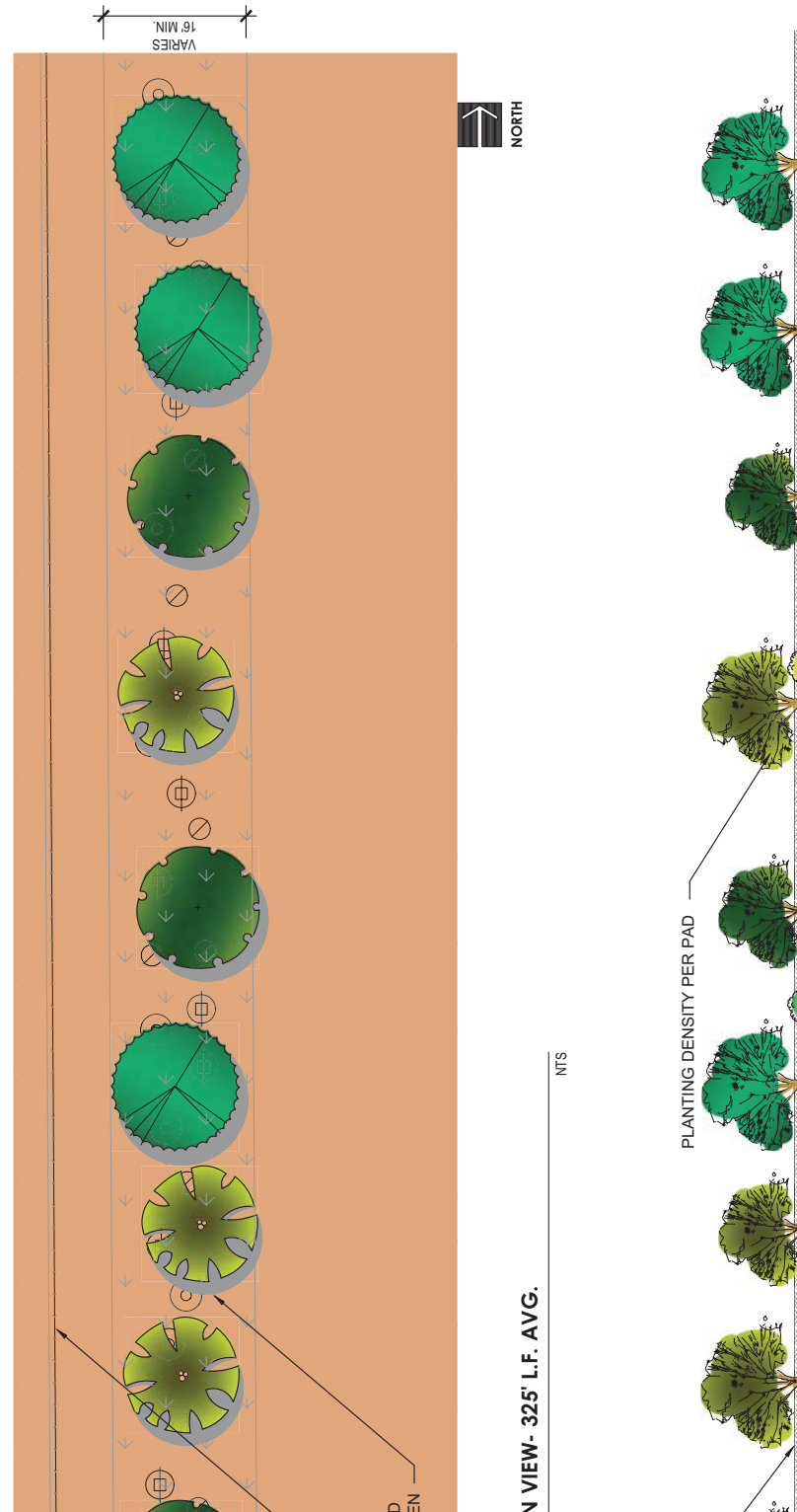
COOLIDGE SOLAR CENTER (CITY OF ELOY)

1B

COOLIDGE SOLAR CENTER OVERALL KEY MAP

NTS

NTS

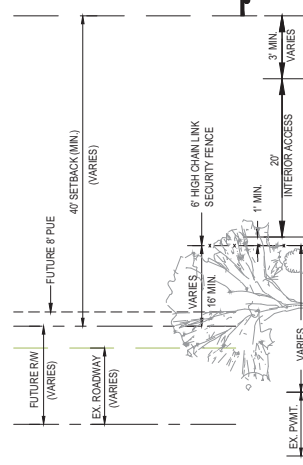


PLANT LEGEND

SYMBOL	BOTANICAL NAME	COMMON NAME	SIZE
	TREES		
	PARKINSONIA FLORIDUM	BLUE PALM VERDE	TE
	PARKINSONIA MICROPHYLLUM	FOOTHILL PALM VERDE	TE
	PROSOPIS VELUTINA	NATIVE MESQUITE	TE
	SHRUBS		
	ENCELIA FARINOSA	BRITTLERUSH	10
	LARREA TRIDENTATA	CREOSOTE	10
	NERIUM OLEANDER	OLEANDER	10
	SHIMONDISIA CHINENSIS	JOJOBA	10

N VIEW- 325' L.F. AVG.

NTS

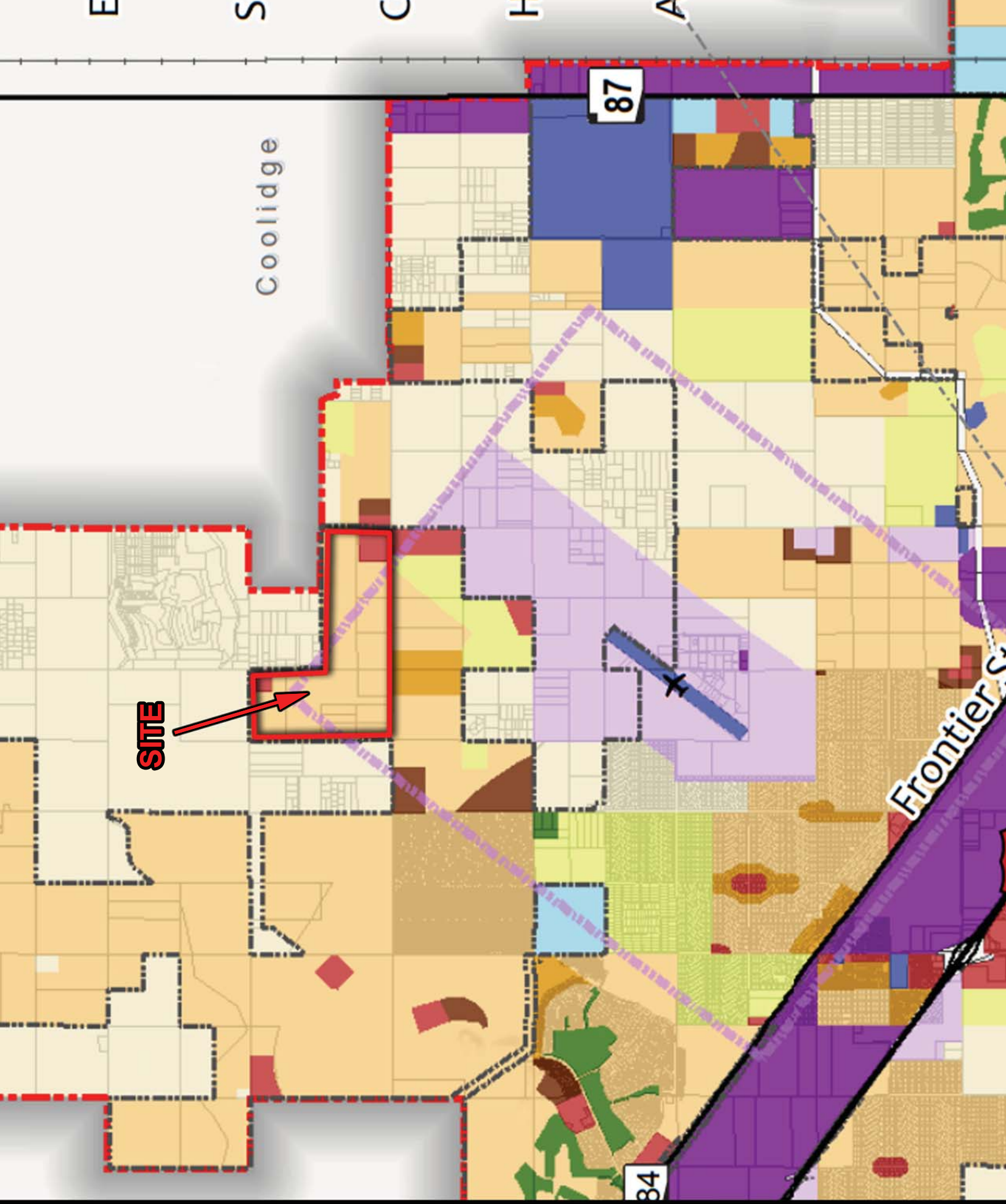


PANEL
04021C1600E
eff. 12/4/2007

Site

FEMA Map Not Printed

PANEL
04021C1600E
eff. 12/4/2007



SITE

Coolidge

Frontier S

87

84

up
an

du/ac)
(ac)
o du/ac)
o du/ac)
(ac)

Map

Plan

(shown)

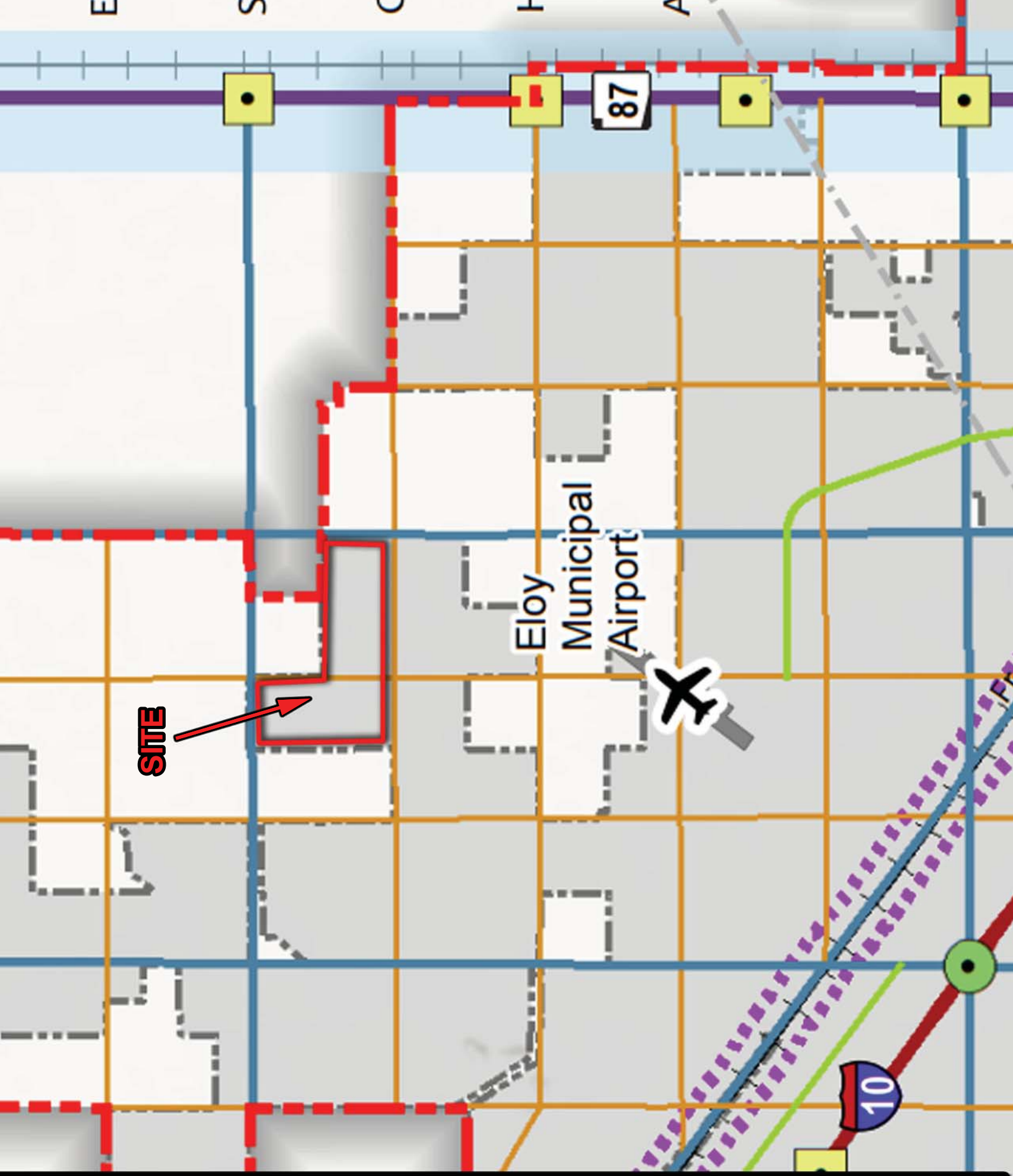
Corridors

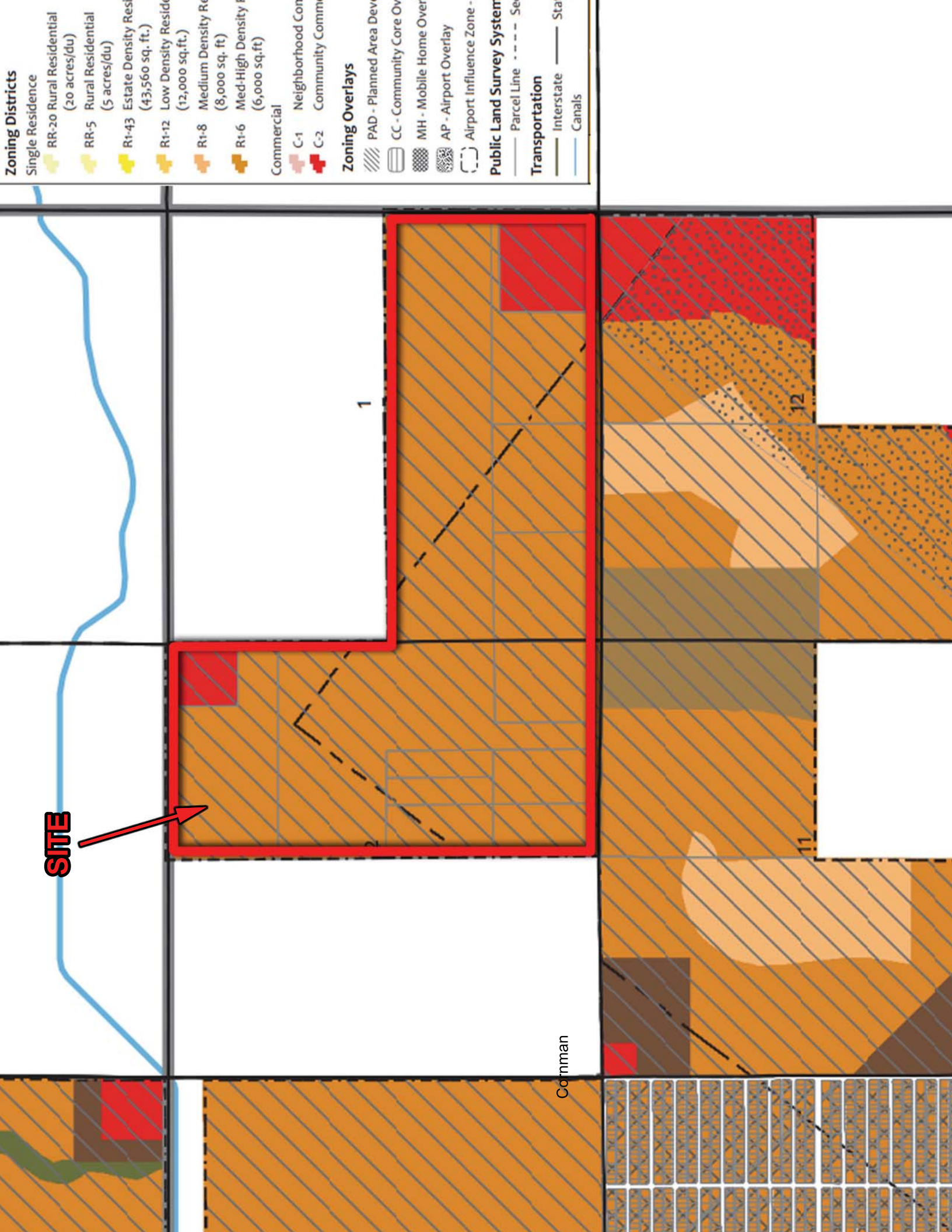
Corridor

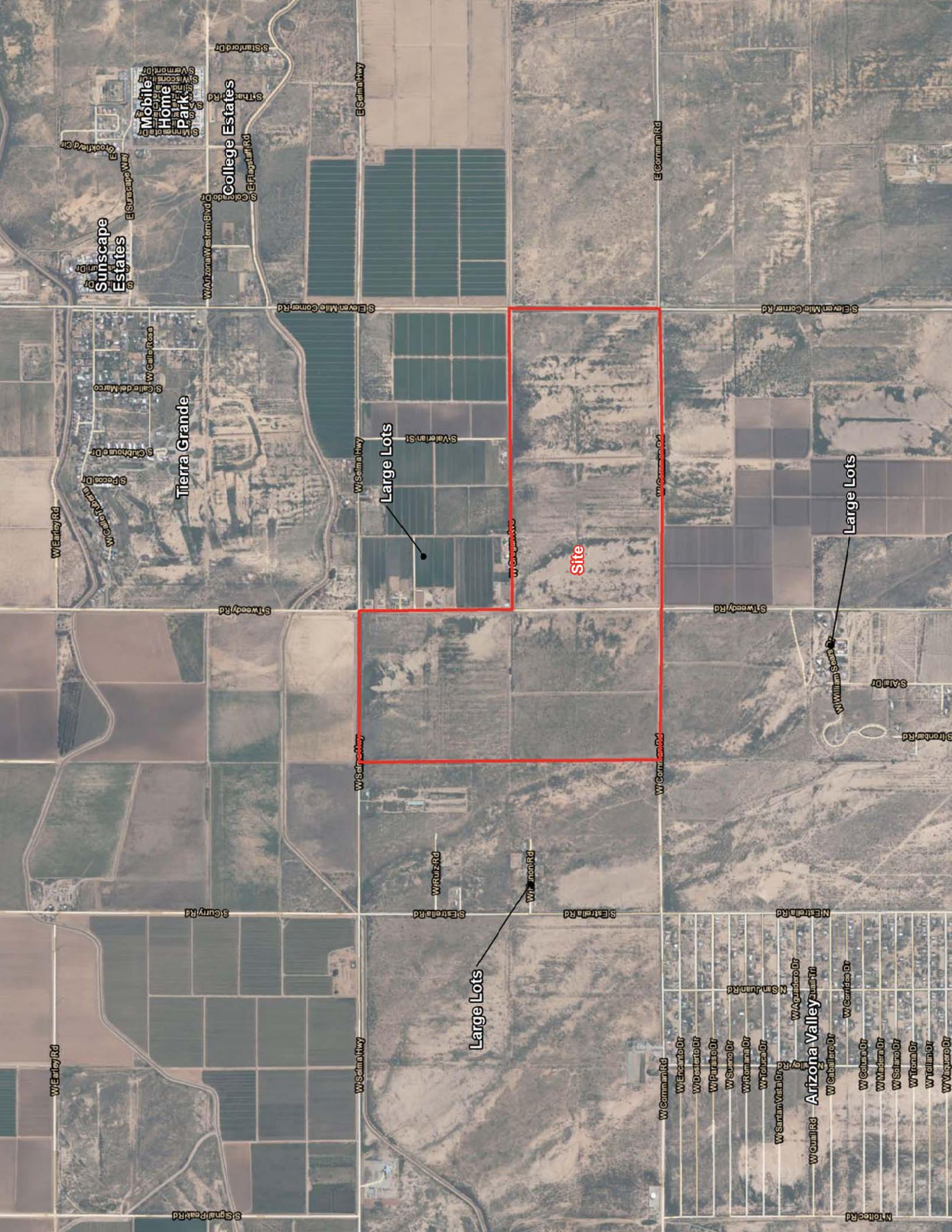
Corridor

Route

Route







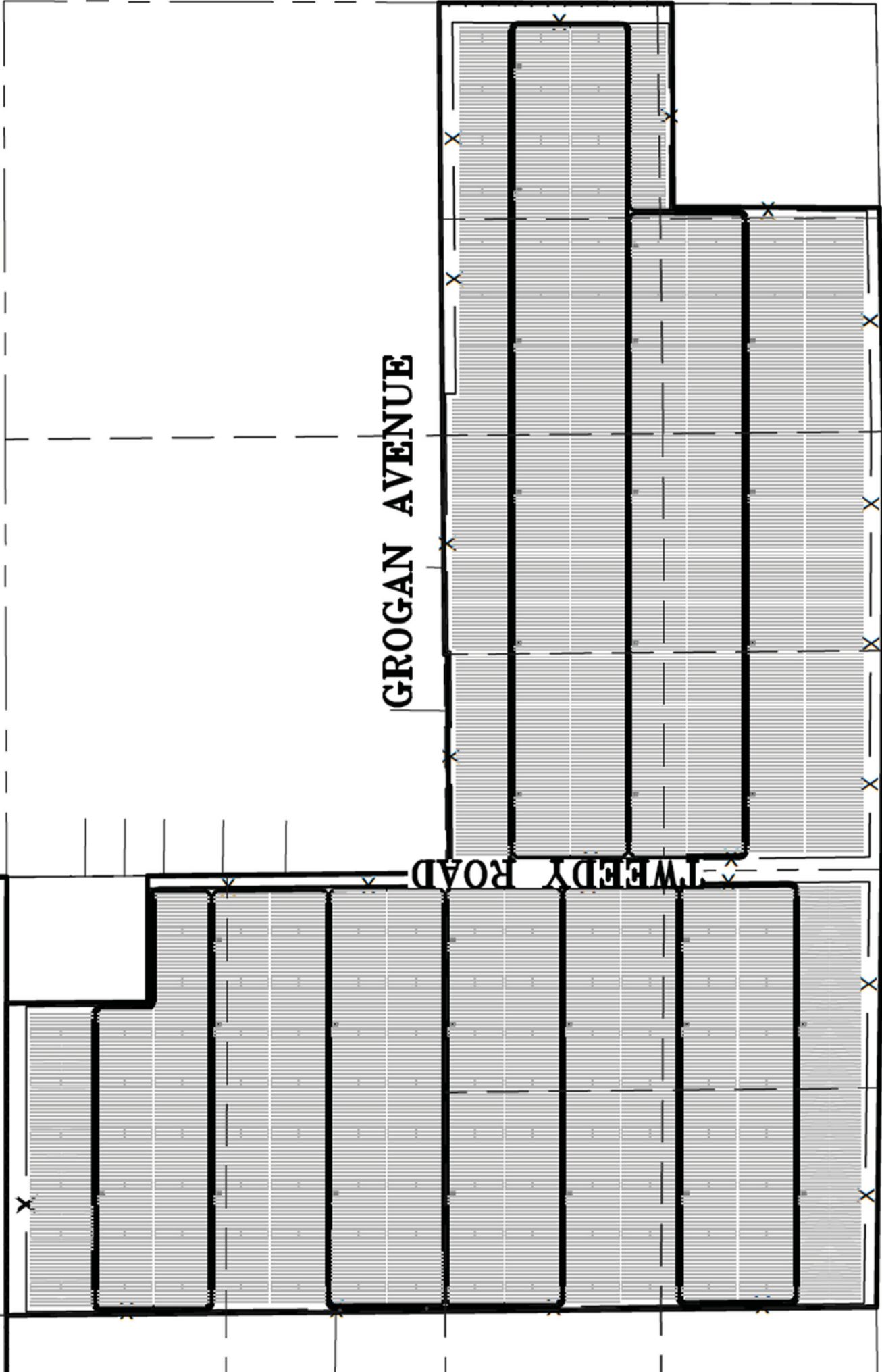
SELMA HWY

GROGAN AVENUE

TWEEDY ROAD

CORMAN AVENUE

11 MILE CORNER RD.



Appendix A

Parcels Owners of Surrounding Land



APN:40202022A

APN:402020210

APN:40202002R

W Hwy Rd

APN:40202011B

APN:40202002S

APN:40202002T

APN:40202002Y

APN:402020130

APN:40202017C

APN:402020140 APN:40202017B

W Gorman Rd

Site

S Twedy Rd

W Gorman Rd

APN:402120020

APN:402250020

APN:402250010

W Selma Hwy

W Selma Hwy

S Vethan St

APN:40202001B

APN:40202002W

APN:40202002P

S Elwyn Mills Corp Rd

S Elwyn Mills Corp Rd

W Gorman Rd

W Gorman Rd

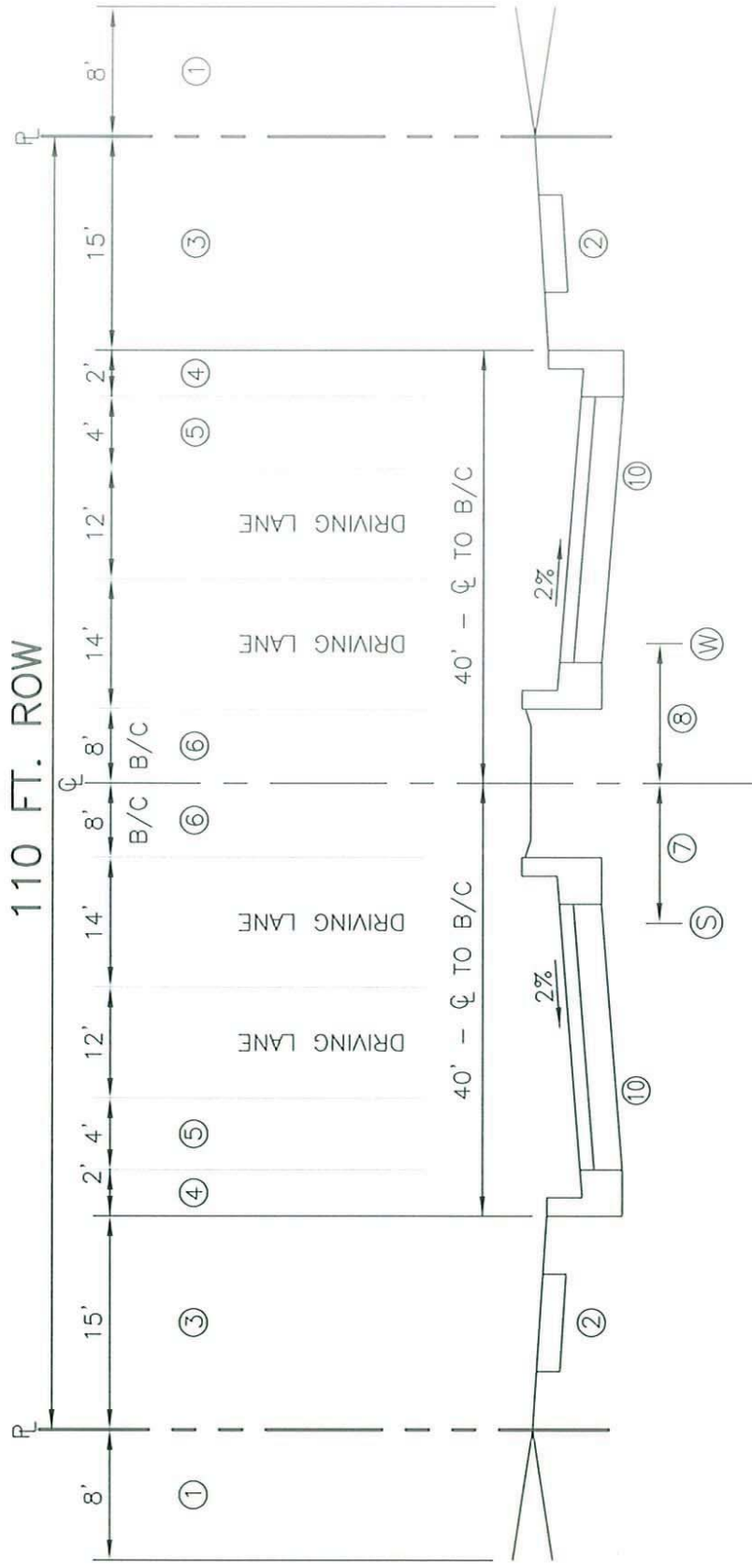
APN

2030090

APN:	First Owner Name
40202017C	SCOTT BENJAMIN RAYMOND & TRACEY L
40202017B	SCOTT WYATT
40202002P	THE ALLRED METAL PRODUCTS INC PROFIT SHARING PLAN
402020130	WENGERT EMILY J PARSONS SOLE & SEPARATE PROP REV LIV TRUST
402020140	PARSON EMILY J
40202002Y	LOPEZ RAY L & HELEN SOTO
40202002W	ROMERO JOSE & ANNETTE
40202002T	MORALES MICHAEL & PAULINE
40202002S	DONALDSON CARLA MARION & SEAN
40202011B	RANGEL-GETHNER SHERYL L
40202002R	SKINNER KODY & MARIKA
40203008J	VEST TROY & LIANE R
40202001E	HA GOLDEN COMPASS EAST LLC
40202007A	HA GOLDEN COMPASS CENTRAL LLC
40225002A	SUSTAINABLE PROPERTY HOLDINGS LLC
40225002B	HA GOLDEN COMPASS CENTRAL LLC
402030090	WHITWORTH HOLDINGS
402030170	IM HOLDINGS LLC
402120020	SUSTAINABLE PROPERTY HOLDINGS LLC
401010880	ALLIGATOR FARMS PROPERTIES LP
402250010	HA GOLDEN COMPASS CENTRAL LLC
40185003Z	HA GOLDEN COMPASS CENTRAL LLC
40185003Y	HA GOLDEN COMPASS EAST LLC
401010870	ALLIGATOR FARMS PROPERTIES LP
402120010	SUSTAINABLE PROPERTY HOLDINGS LLC
40120002A	BARNES FRANKLIN L III & DIANNE C
40202022A	MARIUSZ HOLDA
40202021	BENNY GOODMAN
40202002R	KODY & MARIKA SKINNER
40202011B	SHERYL RANGEL-GETHNER
40187002	ELOY PARTNERSHIP

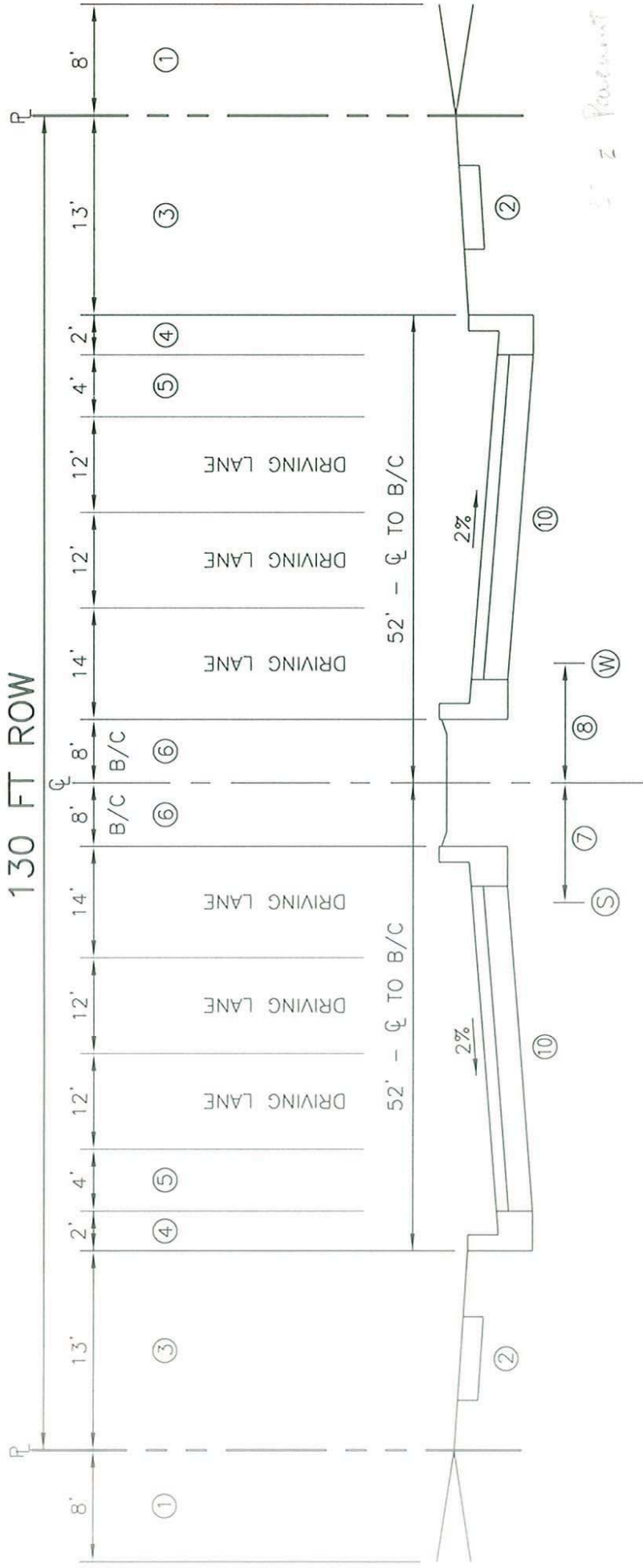
Appendix B

Typical Street Cross Sections



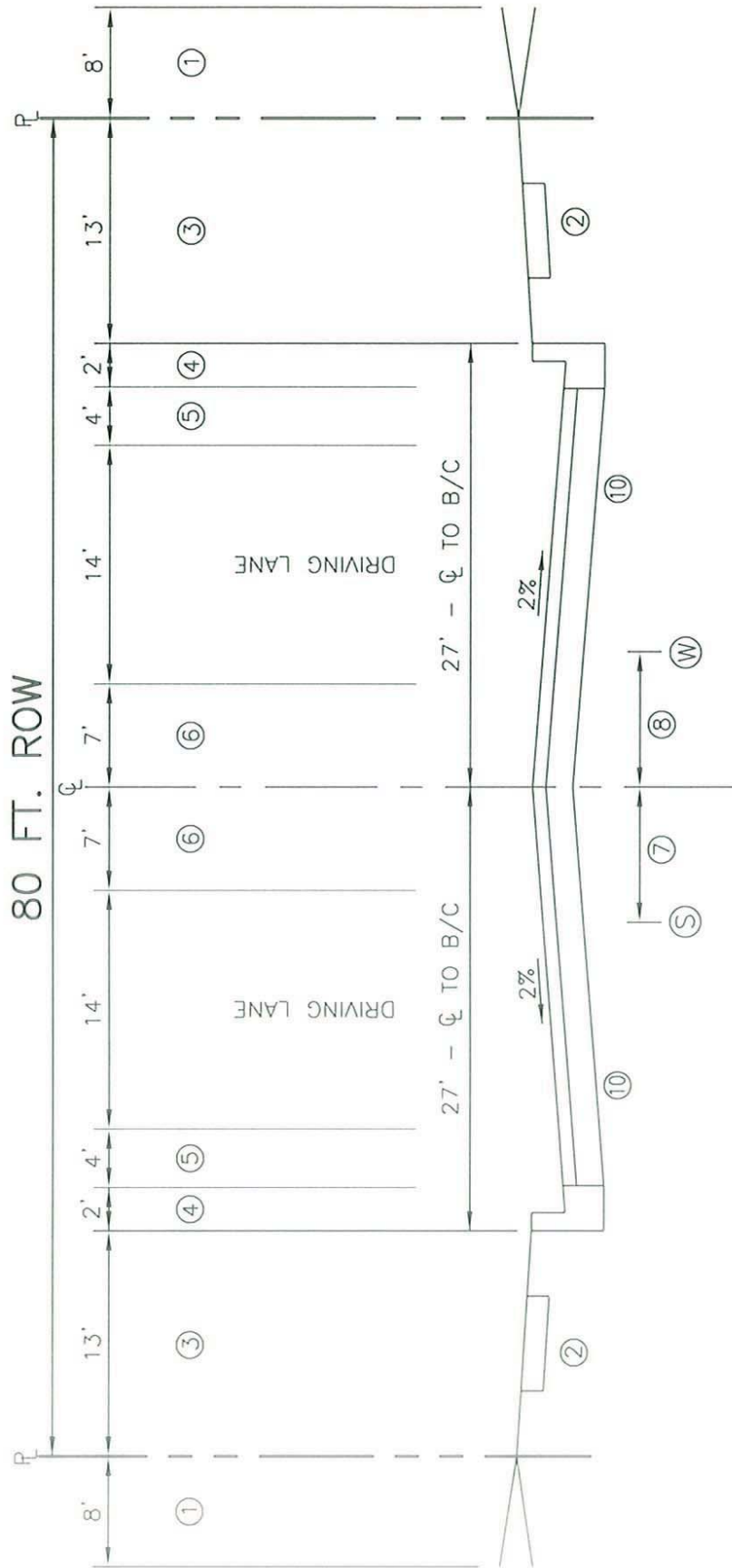
NOTES:

- 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.
- ⑦ SANITARY SEWER MAINS SHALL BE PLACED SOUTH OR WEST OF CL, STANDARD OFFSETS SHALL BE: 16', 22', 28' AND 34'.
- ⑧ WATER MAINS SHALL BE PLACED NORTH OR EAST OF CL, STANDARD OFFSETS SHALL BE: 16', 22', 28' AND 34'.
- ⑨ NO PARKING/BIKE LANE SHALL BE SIGNED ON BOTH SIDES OF THE STREET.
- ⑩ PAVEMENT BASE REQUIREMENTS:
AC - 2" of A12.5mm Arterial Superpave.
AC - 3" of A19.0mm Arterial Superpave.
Base - 12" of ABC.
Sub-base - 12" of 95% compaction.



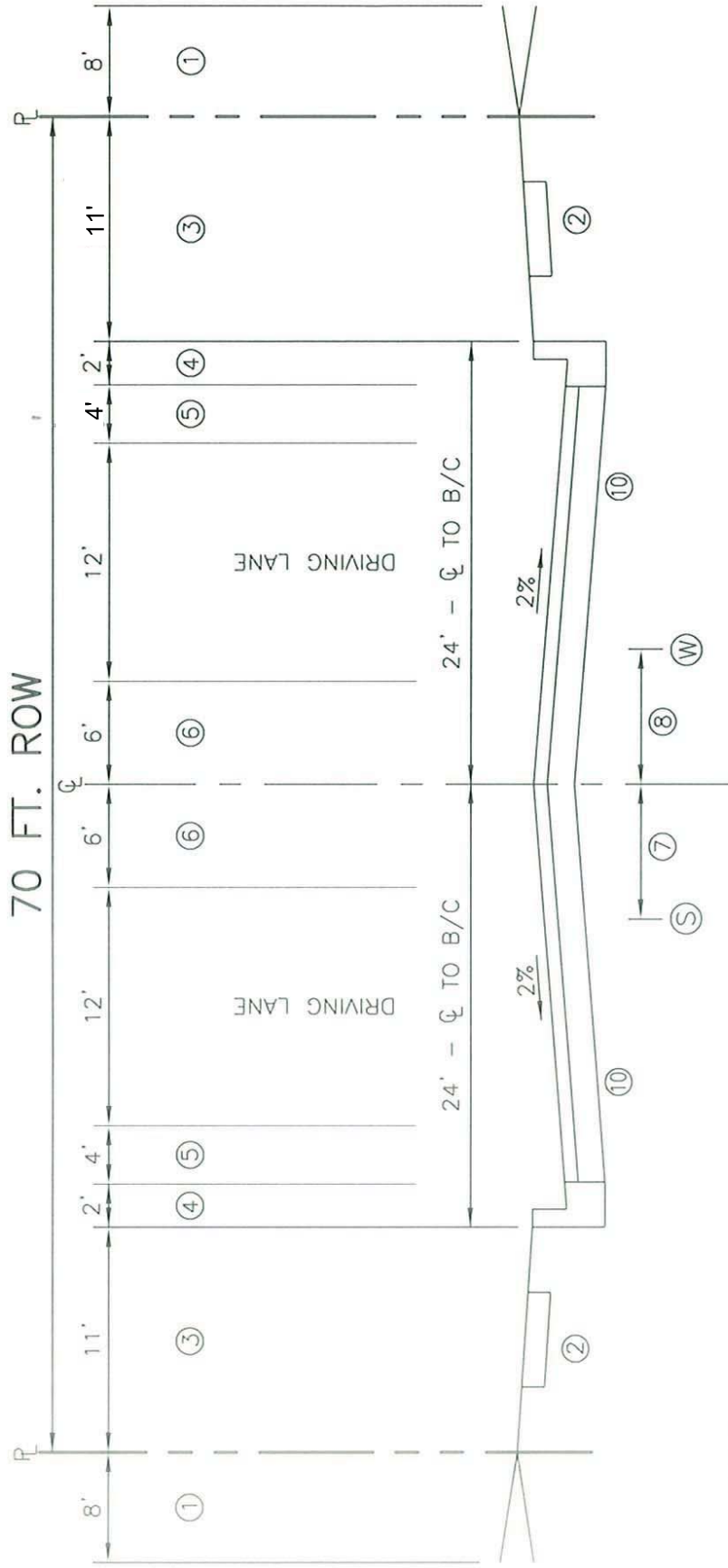
NOTES:

- 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.
- ⑦ SANITARY SEWER MAINS SHALL BE PLACED SOUTH OR WEST OF $\bar{C}$, STANDARD OFFSETS SHALL BE: 16', 22', 28', 34', 40' AND 46'.
- ⑧ WATER MAINS SHALL BE PLACED NORTH OR EAST OF $\bar{C}$, STANDARD OFFSETS SHALL BE: 16', 22', 28', 34', 40' AND 46'.
- ⑨ NO PARKING/BIKE LANE SHALL BE SIGNED ON BOTH SIDES OF THE STREET.
- ⑩ PAVEMENT BASE REQUIREMENTS:
 - AC - 2" of A12.5mm Arterial Superpave.
 - AC - 3" of A19.0mm Arterial Superpave.
 - Base - 12" of ABC.
 - Sub-base - 12" of 95% compaction.



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. STREET LIGHTS & FIRE HYDRANTS LOCATED 6' B/C.
- ④ CURB & GUTTER PER MAG STD DET 220 TYPE 'A'.
- ⑤ BICYCLE LANE.
- ⑥ CENTER TURN LANE. OPTIONAL RAISED MEDIAN, MEDIAN INCREASES CENTER LANE TO 16'.
- ⑦ SANITARY SEWER MAINS SHALL BE PLACED SOUTH OR WEST OF $\mathcal{C}$, CENTERED IN DRIVING LANE.
- ⑧ WATER MAINS SHALL BE PLACED NORTH OR EAST OF $\mathcal{C}$, CENTERED IN DRIVING LANE.
- ⑨ NO PARKING/BIKE LANE SHALL BE SIGNED ON BOTH SIDES OF THE STREET.
- ⑩ PAVEMENT BASE REQUIREMENTS:
AC - 2" of A12.5mm Arterial Superpave.
AC - 3" of A19.0mm Arterial Superpave.
Base - 12" of ABC.
Sub-base - 12" of 95% compaction.



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. STREET LIGHTS & FIRE HYDRANTS LOCATED 6' B/C.
- ④ CURB & GUTTER PER MAG STD DET 220 TYPE 'A'.
- ⑤ BICYCLE LANE.
- ⑥ CENTER TURN LANE. OPTIONAL RAISED MEDIAN, MEDIAN INCREASES CENTER LANE TO 16'.
- ⑦ SANITARY SEWER MAINS SHALL BE PLACED SOUTH OR WEST OF ϕ , CENTERED IN DRIVING LANE.
- ⑧ WATER MAINS SHALL BE PLACED NORTH OR EAST OF ϕ , CENTERED IN DRIVING LANE.
- ⑨ NO PARKING/BIKE LANE SHALL BE SIGNED ON BOTH SIDES OF THE STREET.
- ⑩ PAVEMENT BASE REQUIREMENTS:
 AC - $1\frac{1}{2}$ " of R12.5mm Residential Mix.
 AC - 3" of A19.0mm Arterial Superpave.
 Base - 10" of ABC.
 Sub-base - 10" of 95% compaction.

Appendix C

Covenants, Conditions & Restrictions

Appendix D

Legal Description

LEGAL DESCRIPTION:

PARCEL NO. 1:

THE SOUTH HALF OF SECTION 1, TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPT THE NORTH 16 1/2 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 1; AND

ALSO EXCEPT THAT PART OF THE SOUTHEAST QUARTER OF SAID SECTION 1, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHEAST CORNER OF SAID SECTION 1;

THENCE NORTH 00 DEGREES 22 MINUTES 22 SECONDS EAST (NORTH 00 DEGREES 22 MINUTES 19 SECONDS EAST MEASURED) ALONG THE EAST LINE OF SAID SECTION 1, A DISTANCE OF 1234.78 FEET;

THENCE SOUTH 89 DEGREES 46 MINUTES 48 SECONDS WEST, A DISTANCE OF 1234.78 FEET;

THENCE SOUTH 00 DEGREES 22 MINUTES 22 SECONDS WEST (SOUTH 00 DEGREES 22 MINUTES 19 SECONDS WEST MEASURED), A DISTANCE OF 1234.78 FEET TO A POINT ON THE SOUTH LINE OF SAID SECTION 1;

THENCE NORTH 89 DEGREES 46 MINUTES 48 SECONDS EAST ALONG THE SOUTH LINE, A DISTANCE OF 1234.78 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

GOVERNMENT LOTS 1 AND 2; THE SOUTH HALF OF THE NORTHEAST QUARTER AND THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPT THAT PART OF GOVERNMENT LOT 1 OF SAID SECTION 2, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SECTION 2;

THENCE SOUTH 00 DEGREES 19 MINUTES 44 SECONDS EAST (SOUTH 00 DEGREES 19 MINUTES 42 SECONDS EAST MEASURED) ALONG THE EAST LINE OF SAID SECTION 2, A DISTANCE OF 854.16 FEET;

THENCE NORTH 89 DEGREES 47 MINUTES 34 SECONDS WEST (NORTH 89 DEGREES 47 MINUTES 37 SECONDS WEST MEASURED), A DISTANCE OF 765.00 FEET;

THENCE NORTH 00 DEGREES 19 MINUTES 44 SECONDS WEST (NORTH 00 DEGREES 19 MINUTES 42 SECONDS WEST MEASURED), A DISTANCE OF 854.16 FEET TO A POINT ON THE NORTH LINE OF SAID SECTION 2;

THENCE SOUTH 89 DEGREES 47 MINUTES 34 SECONDS EAST (SOUTH 89 DEGREES 47 MINUTES 37 SECONDS EAST MEASURED) ALONG SAID NORTH LINE, A DISTANCE OF 765.00 FEET TO THE POINT OF BEGINNING.

EXCEPT ALL OIL AND GAS RIGHTS WITHIN THE EAST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 2, AS RESERVED IN INSTRUMENT RECORDED IN BOOK 53, PAGE 186 OF DEEDS, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 3:

THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 4:

THE WEST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 5:

THE WEST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

PARCEL NO. 6:

THE EAST HALF OF THE EAST HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 7 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA.

Appendix E

Community Outreach

The Eleven Mile Solar Center has been and is actively contacting and receiving feedback from project neighbors and members of the Eloy Community. A public outreach summary is estimated to be provided 4 weeks before and 1 week before the scheduled Eloy Planning and Zoning meeting.

Appendix F

Selma Ranch PAD as Annexed by City of Eloy in 2007

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

PZ Case#: PZ-022-05

PZ-PD Case#: PZ-PD-022-05

PAD Name: Selma Ranch
(Example: Name of Development - Dugan Fields PAD)

APPLICANT INFORMATION

PZ-PD #: _____

First Name: _____

Last Name: _____

Middle Initial: _____

Business Name: _____
(Example: Rose Law Group, United Engineering Group)

CASE STATUS (Circle One)

OPEN

COMPLETED

PENDING

WITHDRAWN

SUPERSEDES Case#: _____ SUPERSEDED BY Case#: _____

PZ Case #: _____

File Prepped by: D.F

Files Prepped Date: 1/24/07

Scanned Date: 1/24/07



Planned Area Development for Selma Ranch

Pinal County, Arizona

June 22, 2005
Revised: August 8, 2005

united engineering group
4505 E. Chandler Blvd., Suite 170
Phoenix, AZ 85048
Phone: 480.705.5372
Fax: 480.705.5376

Planned Area Development
Narrative

For

Selma Ranch

Pinal County, Arizona

June 22, 2005
Revised: August 8, 2005

Prepared For:

All State Associates of Selma 560, L.L.C.
All State Associates of Pinal X, L.L.C.

Kevin Newell Realty, L.L.C.
660 S. Mill Ave.
Suite 315
Tempe, AZ 85281
Tel: (480) 314-2010
Fax: (480) 314-2002

Prepared By:

United Engineering Group
4505 E. Chandler Blvd.
Suite 170
Phoenix, AZ 85048
Tel: (480) 705-5372
Fax: (480) 705-5376

Written By: Matthew G. Coffelt, E.I.T.
Checked By: Christopher F. Lenz, P.E.

Project # 15205

Table of Contents

<u>Subject</u>	<u>Page</u>
1. Purpose of Request	1
2. Description of Proposal	1
2.1. Nature of the Project	1
2.2. Proposed Land Uses	2
2.3. Building Types and Densities	4
2.4. Conformance to Adopted Land Use Plans	5
2.5. Circulation and Recreation Systems	5
3. Relationship to Surrounding Properties	6
4. Location and Accessibility	6
5. Timing of Development	6
6. Public Utilities and Services	7
6.1. Sewer and Potable Water	7
6.2. Electricity	7
6.3. Natural Gas	7
6.4. Communications	7
6.5. Sanitation	8
6.6. Police, Fire & Medical	8
6.7. Schools	8
7. Maintenance of Streets and Common Areas	8

List of Exhibits

- Exhibit 1 – Vicinity Map
- Exhibit 2 – Aerial Vicinity Map
- Exhibit 3 – Topographic Map
- Exhibit 4 – Selma Ranch Land Use Plan

List of Appendices

- Appendix A – Parcel Owners for Surrounding Land
- Appendix B – Typical Street Cross Sections
- Appendix C – Commercial Uses Not Allowed
- Appendix D – Covenants, Conditions & Restrictions
- Appendix E – Legal Description

1. Purpose of Request

The purpose of this report is to establish, and request the approval of, a Planned Area Development (PAD) plan for *Selma Ranch*. This PAD lays out the land use characteristics for the development. The plan calls for a variety of single family residential parcels, two commercial corners, a reserved area for a K-8 school site, park sites and open space. *Selma Ranch* is comprised of privately owned land and is located in Pinal County.

This project narrative is being submitted to Pinal County as an addendum to the planned area development application and is intended to demonstrate the high-quality community proposed for this site. Applications have been submitted to request a zone change for the *Selma Ranch* site. The existing zoning for the property is General Rural (GR) and it is requested that the zoning for the property be changed to a Planned Area Development (PAD) community.

Also addressed is the density, circulation pattern, availability of public utilities, and amenities for the proposed community.

2. Description of Proposal

Selma Ranch consists of approximately 643 gross acres. The site is located at the northwest corner of Eleven Mile Corner Road and Cornman Road. The site is described as the south half of Section 1, and the east half of Section 2, Township 7 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona. Refer to Exhibit 1: Vicinity Map.

2.1. Nature of the Project

The *Selma Ranch* PAD designates a conceptual layout for the property and addresses the initial critical design issues, while leaving the layout and design details open. Final engineered plans will be required to be in general conformance with this land use concept. The land use plan will enforce the requirements of Pinal County to create a unique development community and enhance the overall community.

The intent of the project is to provide single family residential housing opportunities in a range of home types and sizes, within one development. There are three community park sites that are positioned to provide easy access to homeowners and promote maximum use by the residents of the community. Two commercial sites are envisioned to provide local retail stores and other neighborhood services.

2.2. Proposed Land Uses

This PAD proposes a variety of land uses. The majority of the community will be composed of single family residential housing. In addition to housing, approximately 35 acres will be designated for a commercial site at the corner of Eleven Mile Corner Road and Cornman Road, and approximately 15 acres will be designated for a commercial site at the corner of Selma Highway and Tweedy Road. Three large community park sites will also be provided, having approximately 17 acres combined. Additional open space tracts will be included within each residential parcel. Site data is shown in Table 1. Table 2 identifies the proposed land uses, proposed zoning, and the corresponding acreages. Table 3 shows open space calculations.

Table 1: Site Data

Data:	Acres*:
Gross Acreage	643
Arterial Road Dedications	+ 31
Single Family Residential	593
Minimum Open Space (For Single Family Residential)	89 (15%)
Commercial	50

Table 2: Land Use Summary

Parcel:	Proposed Zoning:	Land Use:	Gross Acres*:
A	CR-3 PAD	Single Family Residential	45.0
B	CR-3 PAD	Single Family Residential	36.2
C	CR-3 PAD	Single Family Residential	48.5
D	CR-3 PAD	Single Family Residential	37.1
E	CR-3 PAD	Single Family Residential	39.7
F	CR-3 PAD	Single Family Residential	36.9
G	CR-3 PAD	Single Family Residential	40.4
H	CR-3 PAD	Single Family Residential	41.5
I	CR-3 PAD	Single Family Residential	37.6
J	CR-3 PAD	Single Family Residential	58.7
K	CR-3 PAD	Single Family Residential	28.7
L	CR-3 PAD	Single Family Residential	43.5
M	CR-3 PAD	Single Family Residential	39.4
N	CR-3 PAD	Single Family Residential	35.8
O	CR-3 PAD	School Site	24.0
P	CB-2 PAD	Commercial	15.0
Q	CB-2 PAD	Commercial	35.0
Total Site:			643

* All acreages are approximate.

Total SFR Units: 593 ac X 3.5 DU/ac = 2076 Units

Table 3: Open Space Calculations

Total Required = 15% of total Residential Area
 = (0.15)(593) ac
 = 89 ac

Total Open Space – Community Parks: 17 ac

Additional Open Space Tracts Provided
 within the Development Parcels:

72 ac

Total Open Space Provided:

89 ac

Table 4: Commercial Uses NOT ALLOWED – Zone CB-2 PAD

Zoning Ordinance Section 1601	Uses Not Allowed
a. Zoning Ordinance Section 1401-b thru 1401-j	Guest Ranch; dispensary or sanitarium
a. Zoning Ordinance Section 1501-b thru 1501-g	Theater; water, telephone or telegraph distribution installation or electrical receiving or distribution station; All of section (1501-e).
b.	Billboards; Amusement or recreational enterprise; Auction; Auditorium or assembly hall; Auto rental garage; Boats, storage or rental; Carpenter shop; Fortune telling; Garage for commercial use; Juke box or coin machine business (limited to assembly, repair and servicing); Lumber yard, retail; Mattress shop for repairing only; Mortuary or embalming establishment or school; Sheet metal or tinsmith shop; Trade show, industrial show or exhibition.
c.	Sale, rental or display of: Airplanes or parts; Automobiles or trailers; Butcher's supplies; Clothing or accessories (wholesale); Contractor's equipment or supplies; Drugs or medical, dental, or veterinary supplies (wholesale); Farm equipment or machinery; Feed (wholesale); Garage equipment; Hardware(wholesale); Hotel equipment & supplies; Household appliances (wholesale); Machinery, commercial & industrial; Monuments or tombstones; Office equipment (wholesale); Orthopedic appliances; Plastic or plastic products (wholesale); Restaurant equipment or supplies; Trunks or luggage (wholesale).
d., e., f., g., h., i., j.	All of these Sections.

Land use intensity has been graduated to buffer lower intensity land uses from more intense uses. More specifically, single family homes will not directly back onto commercial development. Open space and landscaping is positioned to act as a buffer for the low intensity single family housing from the higher intensity commercial. Commercial development has been used as a buffer to the arterial roadways and intersections. The commercial parcels will be accessed directly from arterial roadways to minimize traffic within the residential neighborhoods.

The commercial uses outlined in Table 4 (shown above) are **NOT ALLOWED**. Appendix C shows in further detail what commercial uses in the Pinal County Zoning Ordinance will not be allowed per the *Selma Ranch* PAD application.

2.3. Building Types and Densities

There will be various lot sizes that will offer a mixture of housing opportunities and price ranges to cover a wide range of buyer profiles. At this time specific details, such as lot sizes, have not been determined due to market fluctuations. Additionally, the homebuilder(s) have not yet been identified and each builder will have their own set of product types and sizes. However, Table 5 outlines the proposed mixture of lot sizes. The result of this mixture will be a diverse development that will achieve a maximum single family residential density of 3.5 DU/acre, which equates to 2076 units on 593 acres. In addition, a minimum of 15% open space (89 acres) will be provided for the development. Lot sizes will be determined and reviewed at the time of preliminary plat submittal. Table 6 shows the proposed development standards for this PAD. Refer to Exhibit 4: *Selma Ranch* Land Use Plan.

Table 5: Lot Size Mixture

Minimum Lot Size	Percent of Total Lots
4,950 sq. ft.	40%
6,000 sq. ft.	35%
7,000 sq. ft.	25%

Table 6: Proposed Development Standards - Zone CR-3 PAD

Development Standard	Proposed Standards (CR-3 PAD)	County Standards (CR-3)
Maximum Building Height	30'	30'
Minimum Lot Size	4,950 sq. ft.	7,000 sq. ft.
Minimum Lot Width	45'	60'
Minimum Front Setback	20'*/10'	20'
Minimum Side Setback	5'	8'
Minimum Rear Setback	15'	25'
Minimum Between Units	10'	16'
Maximum Lot Coverage	60%	40%

* Indicates minimum front setback to garage. Front setback to porch, living area, or side-loaded garage shall be ten feet.

2.4. Conformance to Adopted Land Use Plans

Selma Ranch is located within Planning Area 3 on the Pinal County Comprehensive Plan. Within the Comprehensive Plan, the site is indicated as Transitional. The Transitional Area is intended to provide a transition between the expanding higher densities of the suburban communities to the west and the more rural lower densities existing to the east. The County has capped the single family residential density in this area to a maximum of 3.5 DU/acre. Our proposal is in conformance with these densities, and thus, the Comprehensive Land Use Plan.

The *Selma Ranch* Planned Area Development conforms to the objective of the Pinal County Comprehensive Plan. The PAD assures that the development will exceed the minimum quality standards set forth by the County, creating a beneficial community within the County while guaranteeing economic viability.

2.5. Circulation and Recreation Systems

The vehicular circulation system is still being designed as part of the future Preliminary Plat that will follow the rezoning process. However, collector streets have been designed as the backbone circulation elements within the project, with access points off of Selma Highway, Eleven Mile Corner Road, Tweedy Road and Cornman Road.

Open space and connectivity will be emphasized to provide amenities to members of the community. Open space will coincide with residential areas and include parks that will serve as an area for local gatherings, tot-lots and playgrounds. Three large community parks will provide additional amenities and community-wide recreation. These areas will be tied into a trail system and open space corridors that will effectively connect neighborhoods within *Selma Ranch*. The intent to use open space as a community connector and gathering places will be illustrated more clearly as the Preliminary Plat for the project is developed and submitted to the County for review and approval.

3. Relationship to Surrounding Properties

The site is currently under the jurisdiction of Pinal County. The primary character of the surrounding land is undeveloped/vacant desert and agricultural land, with some residential areas southwest of the site. The site consists of vacated farmland with a few irrigation canals remaining. To the north, east and west is agricultural land and vacant desert with a few scattered single family residences. To the south is agricultural land located in the City of Eloy. Refer to Exhibit 2 for an aerial view of the site and Appendix A for the surrounding parcel owners.

4. Location and Accessibility

The site is located on the northwest corner of Eleven Mile Corner Road and Commman Road. Refer to Exhibits 1 and 2 for detail.

Vehicular access will be provided to the site from the section line minor arterial roadways, Selma Highway, Eleven Mile Corner Road, Tweedy Road and Commman Road. Access will also be provided from the mid-section line major collector roadways, Grogan Avenue and Red Bronc Road. Interior spine roads will be provided as minor collector streets to route traffic to major collector and arterial roadways. Additional local roads will provide access to properties within the subdivision.

Sidewalks will be provided street-side. Additional trails will be provided in park and retention areas as deemed appropriate by the final landscape plan.

5. Timing of Development

Development of *Selma Ranch* is dependant on the timing and availability of infrastructure and will be phased based on that availability and on market demand. It is anticipated that a homebuilder will purchase the site when the engineering and final plat are completed and approved by Pinal County. At this time, a phasing schedule has not been determined. A schedule and phasing plan will presumably not be determined until a homebuilder is identified.

6. Public Utilities and Services

Operation and maintenance of all utilities and facilities will rest with the appropriate operating agency upon approval and completion of construction. Sewer facilities, water facilities, street lights, and fire hydrants will be provided according to Pinal County guidelines and per the recommendations of the County's Engineering Department and Rural Metro.

6.1. Sewer and Potable Water

Water and sewer service will be provided by Picacho Water Company and Picacho Utilities, respectively. B&R Engineering is representing the Picacho Companies and all coordination and approvals are through B&R. The subject property is currently not within the certificated service areas of the Picacho Companies. However, there is a pending application to extend their service areas to include *Selma Ranch*. Initial discussions with B&R indicate that they are in agreement with preliminary demand calculations that have been completed for *Selma Ranch*. The Robson Ranch Community, that is ½ mile west of the subject site, will provide the locations for the WWTP and water storage facilities that will serve *Selma Ranch*. B&R indicated that 1-2 well sites will be required within the *Selma Ranch* development. In coordinating with B&R a service agreement will be developed.

6.2. Electricity

Both APS and Electrical District #2 (ED2) have facilities located in the vicinity. It will be up to the developer to determine who will provide electrical service.

6.3. Natural Gas

Southwest Gas Corporation will provide natural gas service at the option of the developer and Southwest Gas.

6.4. Communications

Qwest Communications service is currently available in the vicinity.

Qwest Communications and other local providers may also offer telephone, cable and internet services to the area at their discretion.

6.5. Sanitation

Solid waste sanitation services will be provided by a private contractor.

6.6. Police, Fire & Medical

Police services will be provided by the Pinal County Sheriff's Department.

Fire and ambulance services will be provided by Rural Metro.

Medical services are available in Coolidge through Sun Life and Coolidge Family Health Center. Emergency care is available through the Casa Grande Regional Medical Center and in Phoenix-metro-area hospitals.

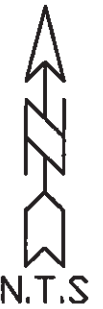
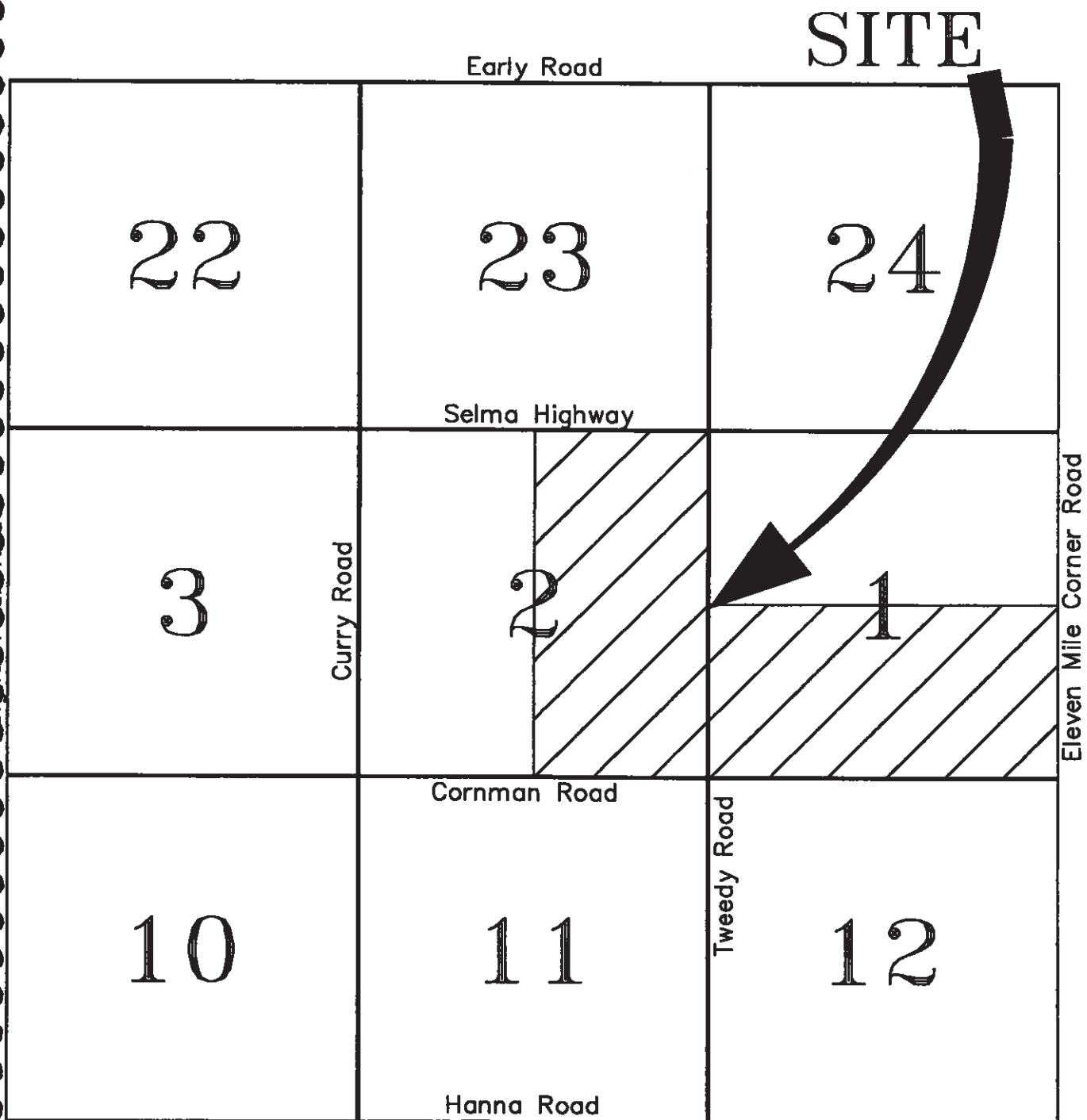
6.7. Schools

The site is located within the Casa Grande Elementary School District #4 and the Casa Grande Union High School District #82. A 24-acre parcel has been identified on the Conceptual Land Use Plan to reserve a location for a future K-8 school site. Until that site is controlled by the school district, the elementary school that will provide service to this site is listed below. Additionally, the following middle school and high school will provide educational services.

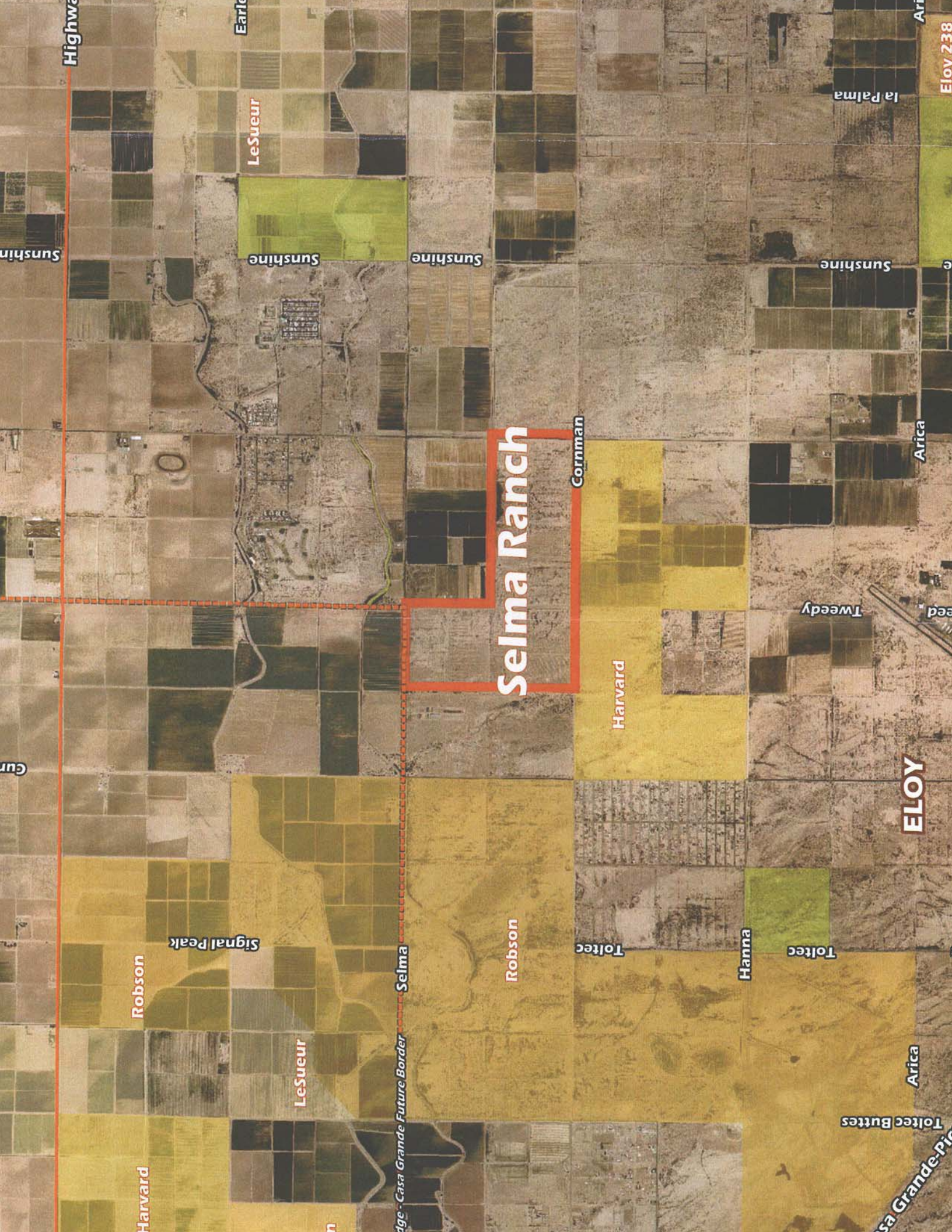
- Mesquite Elementary School (K-5th) – 129 N. Arizola Rd.
- Casa Grande Middle School (6th-8th) – 300 W. McMurray
- Casa Grande Union High School (9th-12th) – 2730 N. Trekell Rd.

7. Maintenance of Streets and Common Areas

A Homeowners Association will be formed to ensure maintenance of common areas. Street right-of-ways will be relinquished to the County as a public entity. Development and construction of common areas and streets will be the responsibility of the developer. Streets will be constructed in accordance with county standards.



VICINITY MAP



Conceptual Land Use Plan:

Parcel:	Proposed Zoning:	Land Use:	Gross Acres:
A	CR-3 PAD	Single Family Residential	45.0
B	CR-3 PAD	Single Family Residential	36.2
C	CR-3 PAD	Single Family Residential	48.5
D	CR-3 PAD	Single Family Residential	37.1
E	CR-3 PAD	Single Family Residential	33.7
F	CR-3 PAD	Single Family Residential	36.9
G	CR-3 PAD	Single Family Residential	40.4
H	CR-3 PAD	Single Family Residential	41.5
I	CR-3 PAD	Single Family Residential	37.6
J	CR-3 PAD	Single Family Residential	58.7
K	CR-3 PAD	Single Family Residential	28.7
L	CR-3 PAD	Single Family Residential	43.5
M	CR-3 PAD	Single Family Residential	39.4
N	CR-3 PAD	Single Family Residential	35.8
O	CR-3 PAD	School Site	24.0
P	CR-2 PAD	Commercial	15.0
Q	CB-2 PAD	Commercial	35.0

Total Site: 543*
*All acreages are approximate

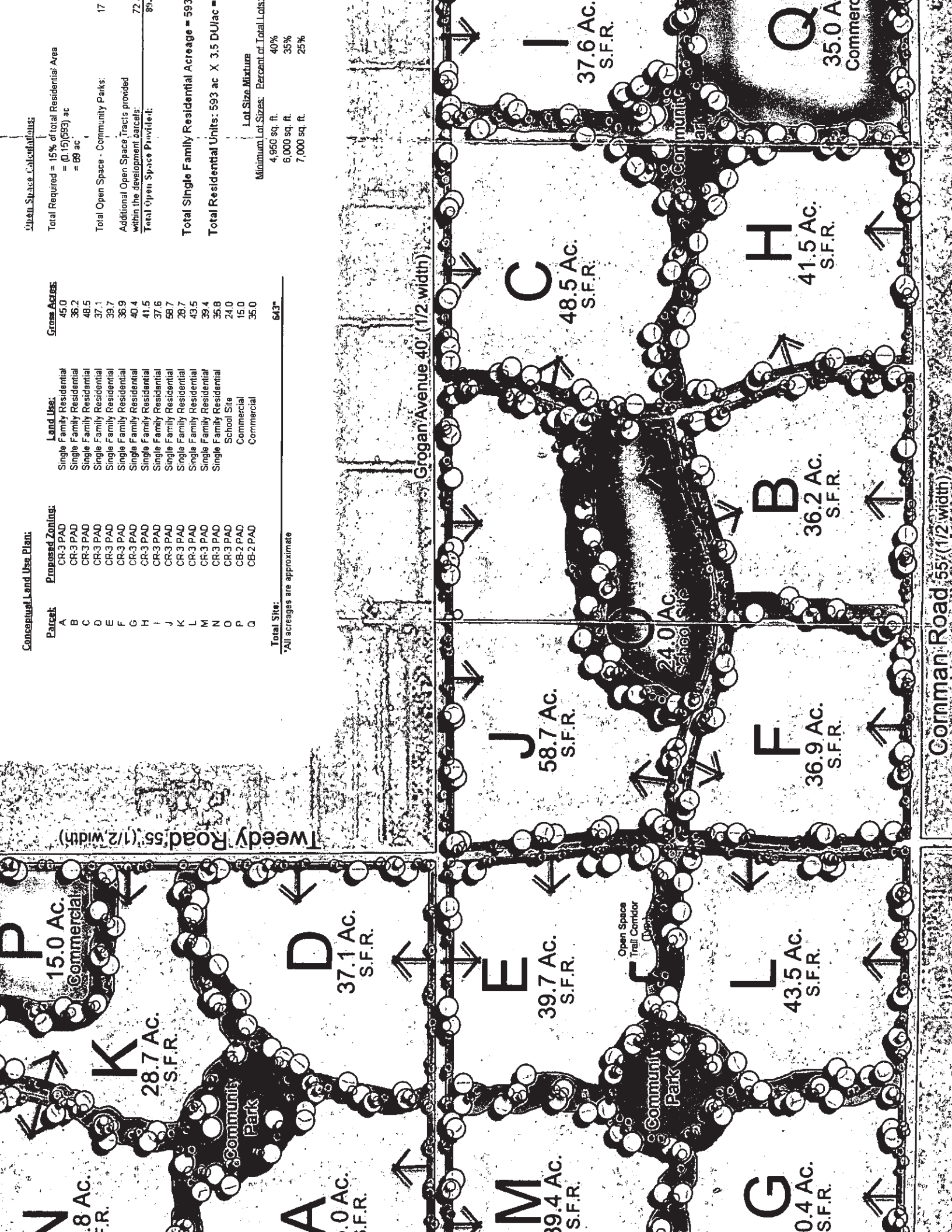
Open Space Calculations:

Total Required = 15% of total Residential Area
= (0.15)(593) ac
= 89 ac

Total Open Space - Community Parks:
Additional Open Space Tracts provided
within the development parcels:
Total Open Space Provided:

Total Single Family Residential Acreage = 593
Total Residential Units: 593 ac X 3.5 DU/ac =

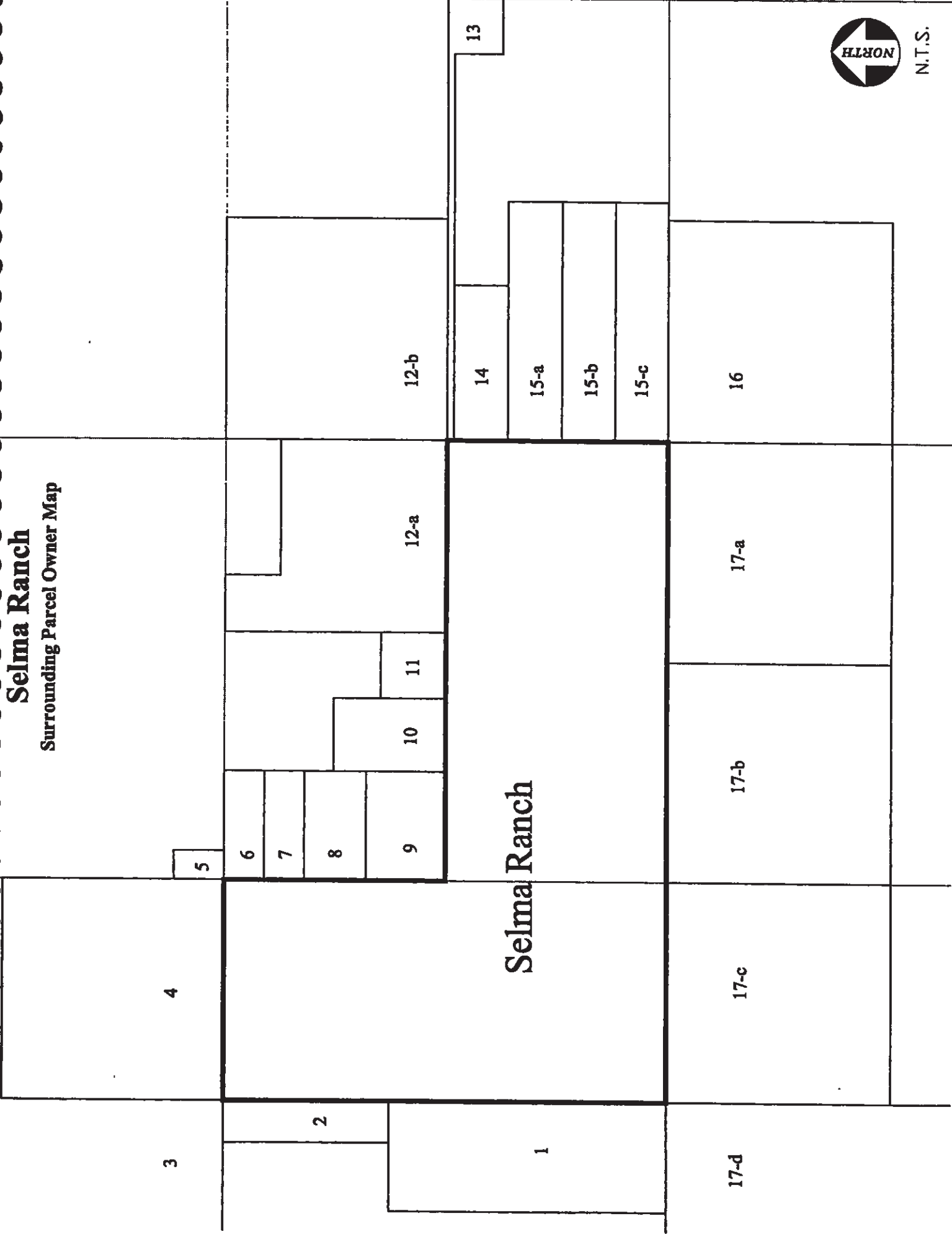
Lot Size Mixture	Minimum Lot Sizes:	Percent of Total Lots
	4,950 sq. ft.	40%
	6,000 sq. ft.	35%
	7,000 sq. ft.	25%



Appendix A:

*Parcel Owners
of
Surrounding Land*

Selma Ranch
Surrounding Parcel Owner Map



N.T.S.

Selma Ranch: Parcel Owners for Surrounding Land

(see corresponding map for parcel locations)

Prepared: 6/3/05

(1) **APN # 402-03-01703**
Arizona Land Title & Trust Co Tr
PO Box 12646
Tucson, AZ 85732

(2) **APN # 402-03-00903**
Michael & Julie Nebi
470 N. Arizona Ave.
Chandler, AZ 85225

(3) **APN # 401-01-08704**
John A. Roberts
PO Box 68
Coolidge, AZ 85228

(4) **APN # 401-01-08803**
Patricia Jo Robertson TR
PO Box 68
Coolidge, AZ 85228

(5) **APN # 401-20-002A4**
Marilyn M. Green
PO Box 921
Freedom, CA 95019

(6) **APN # 402-02-002G7**
Kenneth A. Wright
PO Box 2360
Gilbert, AZ 85299

(7) **APN # 402-02-002F9**
Lannie M. Foshee
PO Box 2108
Arizona City, AZ 85223

- (8) **APN # 402-02-002E1**
Michael & Pauline Morales
3653 S. Tweedy Rd.
Casa Grande, AZ 85222
- (9) **APN # 402-02-002D4**
Johnny M. Lopez
PO Box 685
Arizona City, AZ 85223
- (10) **APN # 402-02-002P6**
Kevin W. & Robin L. Allred
11281 W. Waverly Dr.
Casa Grande, AZ 85222
- (11) **APN # 402-02-002M0**
Bonnie Figueroa
21419 S. 154th St.
Chandler, AZ 85249
- (12-a) **APN # 402-02-001B9**
(12-b) **APN # 401-85-00209**
City of Mesa
PO Box 1466
Mesa, AZ 85211
- (13) **APN # 401-85-003A**
Ironwood Development Co. Inc.
2029 S. Sixshooter
Apache Junction, AZ 85219
- (14) **APN # 401-85-003Q8**
GW Management Services, Inc.
PO Box 883
Chandler, AZ 85244
- (15-a) **APN # 401-85-003M6**
(15-b) **APN # 401-85-003N8**
(15-c) **APN # 401-85-003P2**
Commman 237, L.L.C.
5106 N. 40th St. Suite 3
Phoenix, AZ 85018

(16) APN # 401-87-00205

John H. Harnish

PO Box 3562

Seattle, WA 98124

(17-a) APN # 402-25-00104

(17-b) APN # 402-25-00203

(17-c) APN # 402-12-00201

(17-d) APN # 402-12-00102

Owner 1: Mt Baldy LTD PSHIP

Owner 2: BWZ3 Pinal Investments LLC

Owner 3: CFG Gittlin 960 LLC

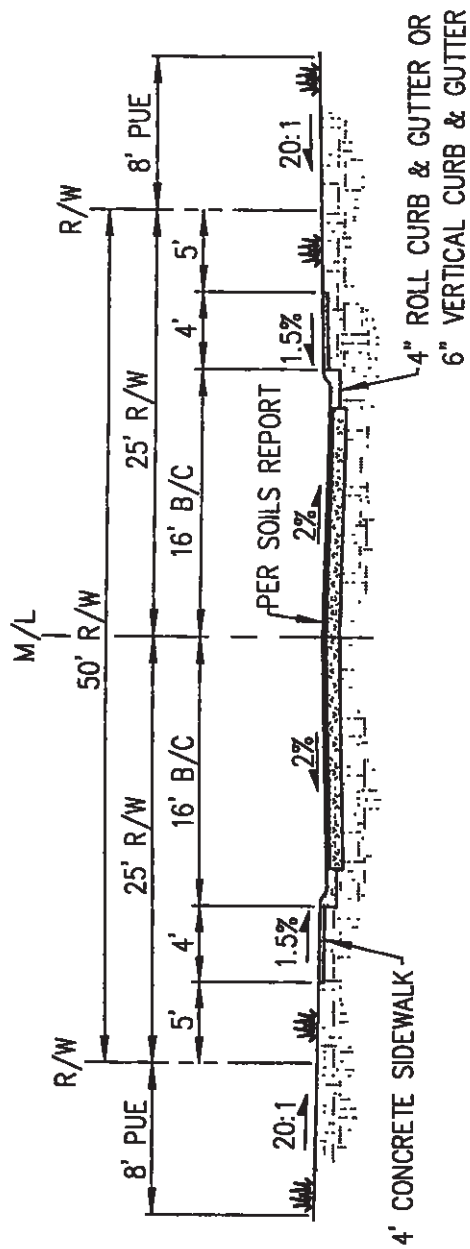
In C/O: Harvard CG Properties II LLC

625 S. 5th St. Suite E2

Phoenix, AZ 85004

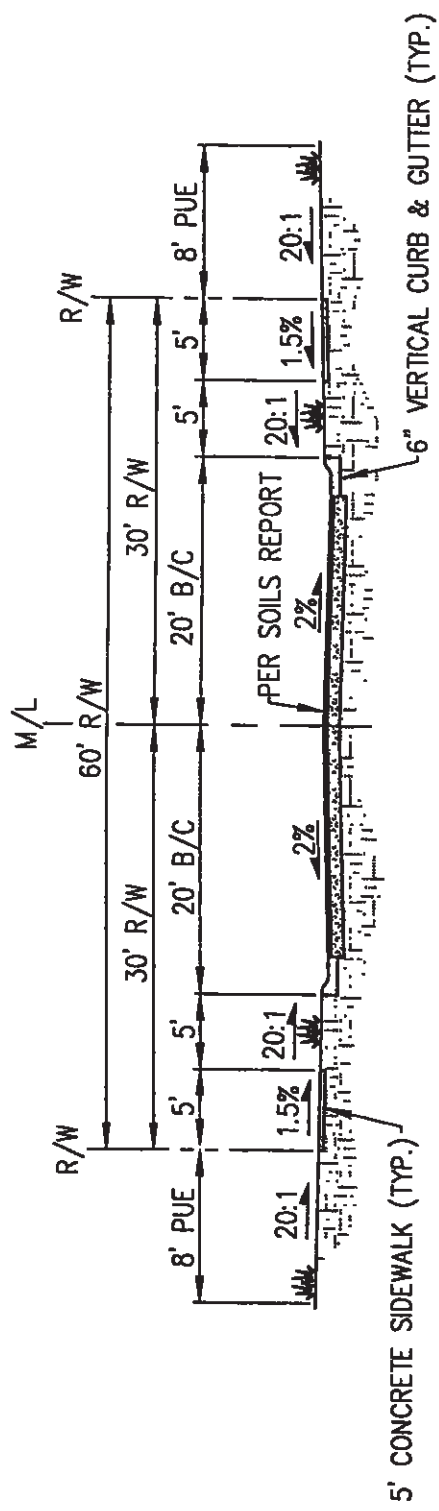
Appendix B:

*Typical Street
Cross Sections*



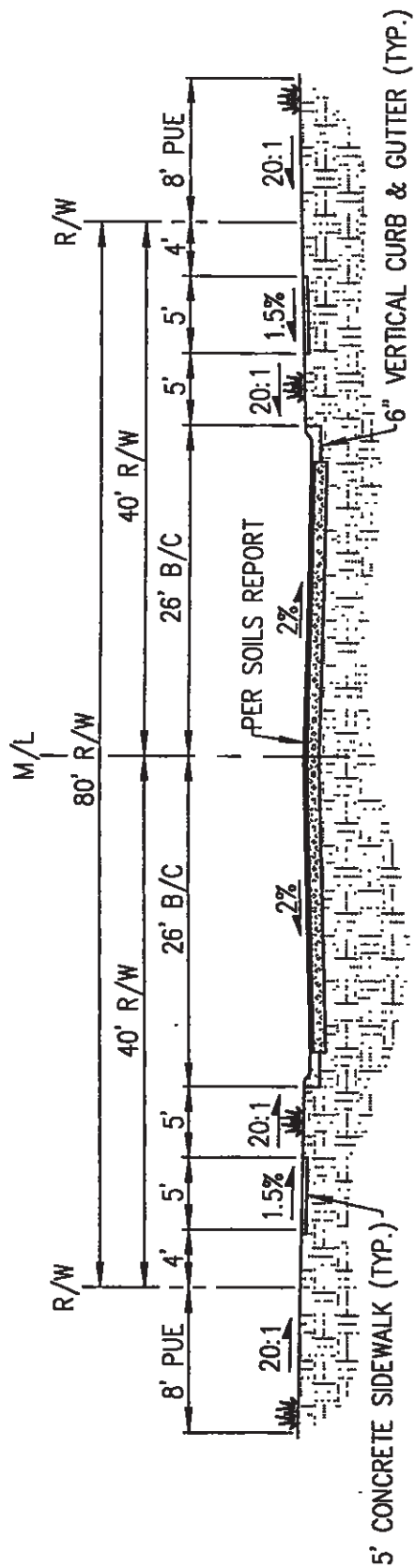
50' LOCAL STREET SECTION

N.T.S.



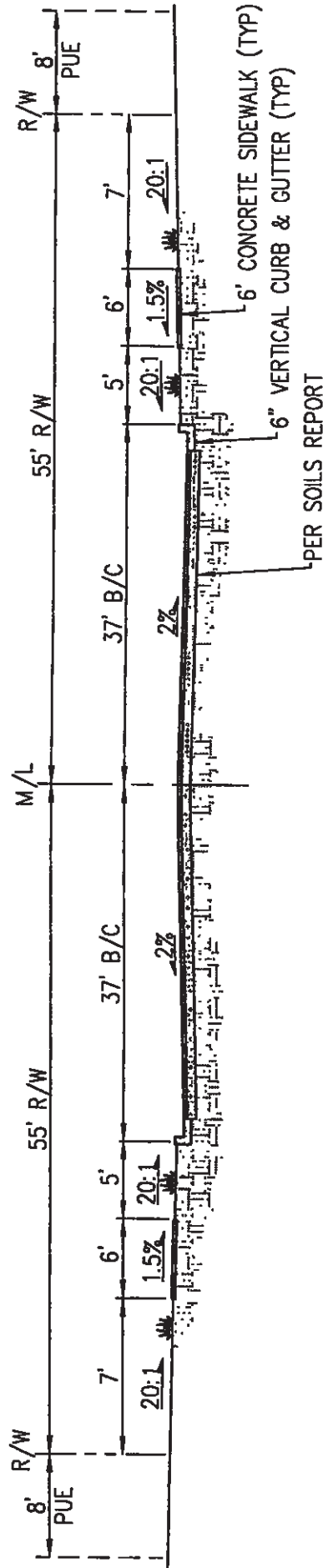
60' MINOR COLLECTOR STREET SECTION

N.T.S.



80' MAJOR COLLECTOR STREET SECTION

N.T.S.



110' ARTERIAL STREET SECTION

N.T.S.

Appendix C:

Commercial Uses
Not Allowed

ARTICLE 16

CB-2 GENERAL BUSINESS ZONE

Sec. 1601

USES PERMITTED:

- a. Any use permitted in the Section 1401-b thru Section 1401-j (TR Transitional zone) and in Section 1501 (CB-1 Local Business Zone).
- b. ~~Advertising sign, structure or billboard, subject to Article 22:~~
~~Amusement or recreational enterprise (within a completely enclosed structure) including billiard or pool hall, bowling alley, dance hall, gymnasium, penny arcade, shooting gallery, skating rink, sports arena~~
~~Amusement or recreational enterprise (outdoor) including archery range, miniature golf or practice driving or putting range, games of skill or science, pony riding ring without stables, swimming pool or commercial beach or bathhouse, tennis court~~
~~Auction, public (no animals)~~
~~Auditorium or assembly hall~~
~~Auto rental garage~~
Auto repair, mechanical or steam washracks, battery service (no body or fender work, painting or upholstery, except as incidental)
Bar, cocktail lounge, night club, tavern
Baths (Turkish, Swedish, steam, etc.)
Blueprinting, photostating
~~Boats, storage or rental~~
Burglar alarm service
~~Carpenter shop~~
Cigar manufacturing (custom hand-rolled)
Cleaning establishment, if only 2 clothes cleaning units of not more than 40 pounds rated capacity, and using cleaning fluid which is non-flammable, and non-explosive at temperatures below 138.5 degrees Fahrenheit
Club: Athletic, private, social, sport or recreational (operated for profit) except sports stadium or field
Engraving, photo-engraving, lithographing
~~Fortune telling~~
~~Garage, public (for commercial use)~~
~~Juke box or coin machine business (limited to assembly, repair and servicing)~~
Laundry, steam or wet-wash
~~Lumber yard, retail (provided no machinery is used other than a rip saw and cut-off saw)~~
Locksmith, tool or cutlery sharpening, lawnmower repairing, fix-it or handyman shop
Massage establishment, reducing salon or gymnasium
~~Mattress shop for repairing only (no renovating)~~
Merchandise broker's display, wholesale
Motorcycle or motor scooter repair or storage
~~Mortuary or embalming establishment or school~~
Newspaper office
Oxygen equipment, rental or distribution
Pawn shop
Piano repairing
Plumbing, retail custom
Printing or publishing
Record recording studio or sound score production (no manufacturing or treatment

- of records)
- Refrigeration installation or service
- School or college (operated as a commercial enterprise for dancing or musical instruction; industrial or trade school teaching operations or occupation permitted in this zone)
- ~~Sheet metal or tinsmith shop~~
- Sign painting shop
- Storage building
- ~~Trade show, industrial show or exhibition~~
- Transfer or express service
- Upholstery shop
- Wallpaper sales, paper hanging
- c. Sale, rental or display of:
 - ~~Airplanes or parts~~
 - ~~Automobiles, recreational vehicles, travel trailers, motorhomes, and trailers~~
 - Barber's supplies or beauty shop equipment
 - ~~Butcher's supplies~~
 - ~~Clothing or accessories (wholesale)~~
 - ~~Contractor's equipment or supplies~~
 - ~~Drugs or medical, dental, or veterinary supplies (wholesale)~~
 - ~~Farm equipment or machinery~~
 - ~~Feed (wholesale)~~
 - ~~Garage equipment~~
 - ~~Hardware (retail or wholesale)~~ Hardware Retail Store will be allowed.
 - ~~Hotel equipment or supplies~~
 - ~~Household appliances, sewing machines, etc. (wholesale)~~
 - ~~Machinery, commercial and industrial~~
 - ~~Monuments or tombstones (no wholesale)~~
 - ~~Office equipment (safes, business machines, etc.) (wholesale)~~
 - ~~Orthopedic appliances (trusses, wheelchairs, etc.)~~
 - Painting equipment or supplies (paint, varnish, etc.)
 - Pet (no boarding or hospital)
 - ~~Plastic or plastic products (wholesale)~~
 - Plumbing, heating and ventilating fixtures or supplies
 - ~~Restaurant or soda fountain equipment or supplies~~
 - Second-hand goods: Personal, furniture, books, magazines, automobiles, but not second-hand auto parts
 - Tents or awnings
 - ~~Trunks or luggage (wholesale)~~
 - Upholsterer's supplies
 - Venetian blinds
 - Window shades
 - X. ~~Light manufacturing or assembling incidental to retail sales from the premises, provided that not more than 25% of the floor is occupied by businesses engaged in manufacturing, processing, assembling, treatment, installation and repair of products.~~
 - X. ~~Wholesaling of products permitted in Section 1601 unless specifically prohibited, with storage space not exceeding 1,500 square feet of floor area.~~
 - X. ~~Cemetery or crematory, provided that cemeteries for human remains shall be located on a site of not less than 5 acres and for animal pets not less than one acre, and that no crematory be erected closer than 500 feet from any boundary of said site adjoining property in a rural or residential zone.~~
 - X. ~~Drive-in theater, provided that the face of any projection screen be not visible from any county road or any street or route shown on the adopted Map of Major Thoroughfares and Proposed Routes (Map G, Section 502), which is within 500 feet of said screen; provided further that the site for said theater shall consist of not less than 10 acres of land and be a single tract or parcel not intersected or divided by any street, alley or by property belonging to any other owners; that any lights used to illuminate the theater site shall be so arranged as to reflect the light away~~

~~from adjoining property and streets; that the plans for said theater shall have been approved by the County Engineer, indicating no undue traffic congestion, due to the location and arrangement of the theater, including the car rows and aisles and minimizing the danger of fire and panic; that acceleration and deceleration lanes shall be provided along the public thoroughfare adjacent to the entrance and exit of the theater, that parking space or storage lanes for patrons awaiting admission shall be provided on the site in an amount equal to not less than 30% of the vehicular capacity of the theater, that vehicular circulation shall be so designed and constructed as to permit only one-way traffic within the boundaries of the tract on which the theater is located; that emergency exits shall be provided; that sanitary facilities and the method of food handling shall be approved by the County Health Department; that definite plans for shrubbery and landscaping shall be presented to the Zoning Inspector and made a part of the permit; that the nearest point of the theater property, including driveways and parking areas shall be a least 750 feet from the boundary of a district zoned for residential use; and, provided further, that all other conditions of the zone are fully observed.~~

~~(DELETED 3-30-87)~~

~~Racetrack or sports stadium, subject to the conditions set forth in Subsection 601.0 of this Ordinance, except the requirements for the filing of the consent of owners of adjacent property.~~

~~Radio or television tower or booster station, provided such tower is no closer to any boundary of said site than the height thereof.~~

- k. Veterinary hospital or kennels, provided no such building or structure be within 100 feet of any boundary of said site abutting property in a rural or residential zone.
- l. One family dwelling unit, conventional construction, mobile home, or manufactured home in conjunction with an established, permitted use.

- Sec. 1602 BUILDING HEIGHT:** Maximum height of any structure shall be 35 feet.
- Sec. 1603 MINIMUM LOT AREA:** None except for uses listed in Section 1601-f and 1601-g.
- Sec. 1604 MINIMUM LOT WIDTH:** None.
- Sec. 1605 MINIMUM AREA FOR DETACHED DWELLING UNIT:** 3,500 square feet for residential uses.
- Sec. 1606 MINIMUM FRONT YARD:** 15 feet.
- Sec. 1607 MINIMUM SIDE YARDS:** None for uses listed in Section 1601-a thru 1601-j; 7 feet each for residential uses.
- Sec. 1608 MINIMUM REAR YARD:** 10 feet for uses permitted in Section 1601-a thru 1601-j; 25 feet for residential use.
- Sec. 1609 MINIMUM DISTANCE BETWEEN MAIN BUILDINGS:** None for uses listed in Section 1601-a thru 1601-k; 14 feet between residence and business.
- Sec. 1610 DETACHED ACCESSORY BUILDINGS:**
 - a. Permitted coverage: 40% of the minimum rear yard and any additional space within the buildable area.
 - b. Maximum height: 20 feet within the required rear yard; 35 feet within the buildable area.
 - c. Minimum distance to main building: 7 feet.
 - d. Minimum distance to front lot line: 15 feet.
 - e. Minimum distance to side lot lines: None.
 - f. Minimum distance to rear lot line: 4 feet.

Jewelry store or jewelry and watch repair
 Laundry and dry cleaning units provided the same occupy no more than 3,000 square feet of gross floor area
 Leather goods store

Library, rental or public
 Liquor store for packaged sales only
 Meat, fish or dressed poultry market, provided no live poultry are kept on premises
 Messenger service
 Multigraphing, mimeographing, duplicating, addressographing
 Museum
 Music, phonograph or radio store
 Nursery, flower, plant or tree (within a building or enclosure)
 Office: business, professional or semi-professional)
 Photograph studio or photographic supply store
 Postal stations
 Pressing establishment
 Refreshment stand
 Religious rescue mission (Amended 3-30-87)
 School, barber or beauty culture
 School, business
 School, dramatic
 School, handicraft, painting or sculpture
 Shoe store or shoe repair shop
 Sporting goods, hunting and fishing equipment store
 Station, bus or stage
 Tailor shop
 Taxi cab stand
 Taxidermist

~~Theater, except drive-in or outdoor theater~~
~~Water, telephone or telegraph distribution installation or electrical receiving or distribution station (within or without a building) subject to the provisions of Section 2303~~

Other similar enterprise or business of the same class, which in the opinion of the Board of Supervisors, as evidenced by resolution or record, is not more obnoxious or detrimental to the welfare of the particular community than the enterprises or businesses above enumerated.

c. Accessory building or use (not involving open storage), when located on the same building site.

d. **(DELETED 5-18-81)**

~~x. Administrative, engineer, scientific research, design or experimentation facility, and such processing and fabrication as may be necessary thereto, provided that all such operations be completely housed within buildings located on a site of not less than 10,000 square feet; that all such buildings shall be set back not less than 25 feet from any property line abutting a residential zone; that an off-street parking area be provided for all such vehicles incidental to said operation; and that one additional such parking space be provided for each 3 persons regularly employed on said premises; that a masonry wall or screened planting shall be erected and maintained on any property line directly abutting any residential zones; that there is no manufacturing or warehousing of goods for sale at wholesale or retail; and that any activity conducted on said premises shall be free of dust, noxious smoke, fumes, odors, or unusual vibrations or noise.~~

f. Restaurant or tea room, including a cocktail lounge or bar in connection therewith, upon condition that no outside door opens into the cocktail lounge or bar, and, provided further, that the applicant for a permit shall provide the Zoning Inspector with written consent of 75% of the owners, by number and area, of property within 300 feet of the site for which the permit is sought.

g. One-family dwelling unit, conventional construction, or mobile home or

manufactured home in conjunction with an established, permitted use. (Amended 3-25-91)

- Sec. 1502 BUILDING HEIGHT:** Maximum height of any structure shall be 30 feet.
- Sec. 1503 MINIMUM LOT AREA:** None for uses listed in Section 1501-b and 1501-f.
- Sec. 1504 MINIMUM LOT WIDTH:** None for uses listed in Section 1501-b and 1501-f.
- Sec. 1505 MINIMUM AREA FOR DETACHED DWELLING UNIT:** 3,500 square feet for residential uses.
- Sec. 1506 MINIMUM FRONT YARD:** 20 feet, which may be used to meet off-street parking requirements, or as part of off-street parking lot.
- Sec. 1507 MINIMUM SIDE YARDS:** None for uses listed in Section 1501-b and 1501-f; 7 feet each for residential uses.
- Sec. 1508 MINIMUM REAR YARD:** 25 feet, except as provided in Section 2316 for corner lot, which may be used to meet off-street parking requirements, or as a part of off-street parking lot.
- Sec. 1509 MINIMUM DISTANCE BETWEEN MAIN BUILDINGS:** None for uses listed in Section 1501-b thru 1501-f; 14 feet between residence and business.
- Sec. 1510 DETACHED ACCESSORY BUILDINGS:**
- a. Permitted coverage: 40% of the minimum rear yard area and any additional space within the buildable area.
 - b. Maximum height: 20 feet within the required rear yard; 2 stories or 30 feet within the buildable area.
 - c. Minimum distance to main building: 7 feet.
 - d. Minimum distance to front lot line: 20 feet.
 - e. Minimum distance to side lot lines: None.
 - f. Minimum distance to rear lot line: 4 feet.

ARTICLE 14

TR TRANSITIONAL ZONE

Sec. 1401 USES PERMITTED:

- a. Any use permitted in the CR-3, CR-4, and CR-5 zone.
- b. Tourist court or hotel, together with the following accessory uses located on the premises and having no exterior entrance closer than 100 feet to a public street:
 - Retail Shops
 - Personal Services
 - Recreational Facilities
 - Restaurant
 - Beverage Service
- c. Professional or semi-professional office.
- d. Private club or lodge (non-profit).
- e. (DELETED)
- f. Club, college, community service agency, governmental structure, library, museum, playground or athletic field, private school.
- g. Community storage garage.
- ~~X~~ ~~Guest ranch in accordance with Article 19, Guest Ranch Regulations.~~
- i. ~~Hospital, clinic, dispensary, or sanitarium.~~
- j. Office, real estate.

Sec. 1402 **BUILDING HEIGHT:** Maximum height of any structure shall be 30 feet.

Sec. 1403 **MINIMUM LOT AREA:** 10,000 square feet for residential uses.

Sec. 1404 **MINIMUM LOT WIDTH:** 60 feet.

Sec. 1405 **MINIMUM AREA PER DWELLING UNIT:** 1,000 square feet.

Sec. 1406 **MINIMUM FRONT YARD:** 20 feet.

Sec. 1407 **MINIMUM SIDE YARDS:** 7 feet each.

Sec. 1408 **MINIMUM REAR YARD:** 25 feet.

Sec. 1409 **MINIMUM DISTANCE BETWEEN MAIN BUILDINGS:** 14 feet.

Sec. 1410 DETACHED ACCESSORY BUILDINGS:

- a. Permitted coverage: 40% of the minimum rear yard area plus 50% of any additional space in the rear of the principal building.
- b. Maximum height: 20 feet.
- c. Minimum distance to main building: 7 feet.
- d. Minimum distance to front lot line: 60 feet.
- e. Minimum distance to side lot lines: 4 feet.
- f. Minimum distance to rear lot line: 4 feet if building is not used for poultry or animals; 15 feet if building is used for poultry or animals.

Appendix D:

*Covenants, Conditions
& Restrictions*

DRAFT

**DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS FOR
SELMA RANCH**

KNOW ALL MEN BY THESE PRESENTS:

That Selma 560, L.L.C. & Pinal X, L.L.C., an Arizona limited liability company ("Declarant") being the Owner of all of that property described on Exhibit "A" attached hereto and by this reference incorporated herein (the "Property"), and desiring to establish the nature of the use and enjoyment thereof, does hereby declare the Property subject to the following express covenants, conditions, stipulations and restrictions as to the use and enjoyment thereof, all of which are to be construed as restrictive covenants running with the title to the Property and with each and every part thereof.

ARTICLE I

Definitions

Section 1. "Developer" shall mean _____, an Arizona limited liability company, and its successors and assigns, if such successors or assigns should acquire more than two (2) undeveloped Lots from the Declarant or the Developer for the purpose of development. "Original Developer" shall mean _____, an Arizona limited liability company.

Section 2. "Lot" shall mean the separately designated Lots numbered One (1) through _____ (____), inclusive, as shown on the Plat.

Section 3. "Owner" shall mean the record Owner, whether one or more persons, or entities, of equitable title (or legal title if equitable title has merged) in any Lot which is part of the Property. An Owner does not include a person or entity who holds an interest in a Lot merely as security for the performance of an obligation.

Section 4. "Plat" shall mean that certain plat of _____ recorded by the Declarant in _____, in the Office of the County Recorder, Arizona.

Section 5. "Project" or "Development" or "Subdivision" shall mean only that certain real property subject to the Plat.

Section 6. "Unit" shall mean and refer to a separately designated Lot at such time as a residential living unit has been constructed thereon, without limiting or restricting the definition of Lot referred to in Section 2 above which also may include any improvements erected on a Lot.

ARTICLE II

Use Restrictions

Section 1. All Lots within the Subdivision shall be known and described as residential Lots and shall be used for residential purposes only, and construction thereon shall be restricted to single-family dwellings which may include patios, swimming pools, customary outbuildings, garages, carports, servants' quarters and guest houses. No business uses or activities of any kind whatsoever shall be permitted on the Premises, except as set forth in Section 6 below.

Section 2. None of the Lots shall be re-subdivided into smaller lots nor conveyed or encumbered in less than the full original recorded dimensions of such Lot, except that nothing herein contained shall prevent the dedication or conveyance of portions of any Lot for public utility easements, or rights-of-ways.

Section 3. No building shall be erected on any area which is reserved for roadway purposes, or is now dedicated for streets or easements, nor upon any area subsequently granted for utilities or drainage purposes.

Section 4. No buildings or structures shall be moved from other locations onto any Lot, and all improvements erected on a Lot shall be of new construction. No structure of a temporary character, basement, shack, garage, barn, or other outbuilding shall be used on any Lot at any time as a residence, either temporarily or permanently.

Section 5. No animals, livestock, or poultry shall be kept on any Lot, other than household pets which must be reasonable in number and not create a nuisance, and such Owner shall keep same in accordance with and subject to all governmental rules, laws, and regulations.

Section 6. (a) No sign of a commercial nature, except for one "For Rent" or one "For Sale" sign per Lot of no more than five (5) square feet shall be allowed and no billboards, stores, offices or other places of business of any character, or any institution or other place for the care or treatment of the sick or disabled shall be placed or permitted to remain on any of said Lots, nor shall any unsightly objects or nuisances be erected or permitted on any Lot. No use or thing shall be permitted on any Lot that will endanger the health of, or unreasonably disturb the Owner, or occupant, of any Lot in the Project. In any and all cases, all uses shall conform to governmental rules, regulations, ordinances, and laws. Notwithstanding any provision contained herein to the contrary, it shall be expressly permissible for the Developer of the Subdivision to

maintain, during the period of construction and sale of the those units; upon the Lots, such facilities as in the sole option of the Developer shall be reasonably required, convenient, or incidental to the construction and sale of units or Lots, including, but without limitation; business offices, storage areas, construction yards, signs, model units, and sales offices.

(b) Developer may, at his sole option, grant Owners of Lots the privilege of erecting, maintaining, and utilizing on a temporary basis, such structures, offices, facilities, signs, etc. that Owner may deem necessary to promote, sell, or construct dwellings upon said Lots provided that such facilities, or structures be removed within one (1) month of completion of such construction, or, in the case of signs, be removed within one (1) month of date of completion of sale.

Section 7. Fences which may be constructed upon the dividing line between Lots (or near or adjacent to said dividing line because existing easements prevent a fence from being located on the dividing line) by the Developer (without obligation on Developer to so install such fences) shall be maintained and repaired at the joint cost and expense of the adjoining Lot Owners, and fences constructed upon the back of any Lot by the Developer shall be maintained and repaired at the cost and expense of the Lot Owner on whose Lot the fence is installed.

Section 8. Wherever a fence is constructed upon a Lot within the Subdivision, immediately adjacent to the property line separating that Lot from another Lot, than the builder of that fence, if the original Developer, or if the fence is not built by the Original Developer, than the Owner of the Lot upon which the fence is built shall be entitled to reimbursement for one-half (1/2) of the cost of the fence attributable to the length of that fence immediately adjacent to the average cost for a residential fence then prevailing. Reimbursement and collection of costs is entirely the responsibility of the Owner(s) of the respective Lot(s) and the Original Developer has no responsibility or interest in the collection of said costs and, therefore, is not liable for same.

Section 9. No fence, wall, hedge, or shrub planting which obstructs sight lines at elevations above two (2) feet above the roadways shall be placed or permitted to remain on any corner Lot within the triangular area formed by the street property lines and a line connecting them at points 25 feet from the intersection of the street lines, or in the case of a rounded property corner, from the intersection of the street property lines extended. The same sight line limitations shall apply on any Lot within ten (10) feet from the intersection of the street property line with the edge of a driveway. No trees shall be permitted to remain within the above distances of such intersections unless the foliage line is maintained at a height which will prevent obstruction of sight lines.

Section 10. (a) Easements for installation and maintenance of utilities and for drainage facilities have been created as shown on the Plat. Within these easements, except as may be installed by the Original Developer, or permitted in writing by the applicable utility company or governmental authority, no structure, planting, or other materials shall be placed or permitted to remain which may interfere with the installation, access, or maintenance of utilities, or which may change the flow or direction of any drainage, or any channel in the drainage easements, or which may obstruct or retard the flow of water through the channels in the

drainage easements. Any easement area upon a Lot and all improvements located thereon shall be maintained continuously by the Owner of that Lot, excluding the property, materials, and equipment owned and maintained by the utility company or public authority.

(b) For the purpose of repairing and maintaining any fence or wall located near, or adjacent to the dividing line between Lots, a blanket easement not to exceed five (5) feet in width in hereby created over that portion of every Lot immediately adjacent to any fence or wall to allow the adjoining Owners access for these purposes and no other.

Section 11. Each Lot shall be maintained free of rubbish, trash, garbage or other unsightly items or equipment, and the same shall be removed from each Lot on the Premises and not allowed to accumulate thereon, and no garbage, trash or other waste materials shall be burned on any of said Lots. Garbage cans, construction materials, woodpiles, clotheslines and other areas for the storage of equipment shall be kept screened by adequate means so as to conceal same from the view of adjacent Lots or streets. Debris, rubbish, trash and other refuse resulting from the construction of the dwelling, or structure on a Lot shall not be permitted to accumulate on the Lot, or any other Lots in the Subdivision, or in any street or right-of-way, or utility easement and shall be removed entirely from same, as required, on a regular basis, or as determined by local code, regulations, or ordinance. No nuisance shall be permitted to exist or operate upon any such property so as to be offensive or detrimental to any other property in the vicinity thereof or to its occupants. without limiting the generality of any of the foregoing provisions, no exterior speakers, horns, whistles, bells, or other sound devices, except security devices used exclusively for security purposes, shall be located, used, or placed on any such property.

Section 12. No vehicle, machinery, or equipment of any type which is abandoned, or inoperative shall be stored or kept on any Lot within this Subdivision in such a manner as to be seen from any other Lot or street within this Subdivision, and no vehicles, machinery, or equipment may be dismantled or allowed to accumulate on any of said Lots.

Section 13. None of the Lots shall be used for residential purposes until a certificate of occupancy shall have been issued by the appropriate governmental agency.

Section 14. All bathrooms, toilets, or other sanitary facilities shall be located within dwellings or structures permitted herein as allowed by the appropriate governmental agencies, excluding such temporary facilities provided for under Section 6.

Section 15. (a) All construction activity on each Lot shall be continuous and shall not be permitted to exceed nine (9) consecutive calendar months from commencement until occupancy, if to be immediately occupied, or if not sold and held for sale the construction shall be completed up to a minimum of all exterior construction including doors, windows, exterior finishes and security devices; unless, Owner, or designated contractor, is prevented from completing said construction due to acts of God, force majeure, circumstances beyond his control, or acts of governmental agencies that are not a result of Owner's or contractor's negligence.

(b) All construction debris shall be continuously and thoroughly removed in accordance with Section 11.

(c) Any dwelling, outbuilding, or structure to be constructed upon a Lot shall have had the plans approved by the Architectural Committee prior to application for permit, or permits to construct with the appropriate governmental agency.

Section 16. No oil drilling, oil, gas, or other mineral exploration, drilling, or refining shall be permitted on any Lot, nor shall structures for the storage of same be permitted, erected or maintained.

Section 17. Declarant, board members, officers, committee members, employees or representatives of the Declarant shall not be personally liable to any Member, or to any other person or entity, for any damage, loss, costs, fees, including reasonable attorney's fees, or prejudice suffered or claimed on account of any of their acts, omissions, or errors.

Section 18. An Owner of a Lot shall not at any time hereafter, fill, block, or obstruct any drainage easements and drainage structures on the Project, nor shall any Owner cause or suffer to be erected on any Lot, any building or obstruction for the purpose, directly or indirectly, or obstructing, blocking or filling any such drainage.

Section 19. The covenants, conditions and restrictions contained herein shall run with the land and shall be binding on all persons of record purchasing any Lot, and all persons occupying a Lot in the Subdivision after the date on which this instrument is recorded. In the event of any violation or attempted violation of these covenants, conditions, or restrictions, they may be enforced and/or an Action may be brought by the Owner, or Owners of any Lot or Lots in the Subdivision at law or in equity to recover damages, to obtain an injunction or to have granted any other right or remedy; provided, however, that any right or re-entry by reason thereof, shall not defeat nor affect the lien of any mortgage or deed of trust made in good faith and for value restrictions shall be binding upon and effective against any Owner of a Lot whose title thereto is acquired by foreclosure, trustee's sale or otherwise; and provided, also, that the breach of any said covenants conditions, and restrictions may be enjoined, abated or remedied by appropriate proceedings, notwithstanding the lien or existence or any such mortgage or deed of trust. If any such action is instituted, the prevailing party shall be entitled to recover all costs thereof including reasonable attorney's fees and court costs. All instruments of conveyance of any interest in all or any part of the Premises shall contain reference to this instrument and shall be subject to covenants, conditions, and restrictions herein as fully as though the terms and conditions of this instrument were therein set forth in full; provided, however that the terms and conditions of this instrument shall be binding upon all persons affected by its terms, whether express reference is made to this instrument or not. No private agreement of any adjoining property owners shall modify or abrogate any of the restrictive covenants, conditions, and restrictions.

Section 20. In the event any home or structure is destroyed, or partially destroyed, by fire, Acts of God, or as a result of any other act or thing, said damage must be repaired and the improvement reconstructed within nine (9) months after such damage or destruction.

Section 21. Wherever the words "Owner" or "Owners" or "Owners of record" are used herein, such words, in addition to their recognized legal meaning, shall include a purchaser, or purchasers under an agreement of sale or contract of purchase, and a beneficiary or beneficiaries of any trust owning or purchasing a Lot.

Section 22. Invalidity of anyone or more of the covenants, conditions, and restrictions or any portion thereof of judgment or court order shall in no way affect the validity of any of the other provisions and the same shall remain in full force and effect.

Section 23. These covenants, conditions and restrictions shall remain and be in full force and effect for an initial term of thirty-five (35) years from the date this instrument is recorded. Thereafter, they shall be deemed to be renewed for successive terms of ten (10) years, unless revoked by an instrument in writing, executed and acknowledged by the Owners of not less than seventy-five (75) percent of the Lots in the Subdivision, which said instrument shall be recorded in the office of the County Recorder of Pinal County, Arizona, within ninety (90) days prior to the expiration of the initial effective period hereof, or any ten (10) year extension. During the initial thirty-five (35) year period, and any extended period, these restrictions may be amended by an instrument in writing, executed and acknowledged by the then Owners of not less than seventy-five (75) percent of the Lots in the Subdivision.

IN WITNESS WHEREOF, _____, an Arizona limited liability company, has caused its corporate name to be signed by the undersigned officer thereunto duly authorized this ____ day of _____, 200__.

_____, an Arizona limited liability company

By: _____
Its: _____

STATE OF ARIZONA)
 : ss.
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, 200__, by _____, the _____ of _____, an Arizona limited liability company, on behalf of the company.

Notary Public

My commission expires:

Appendix E:
Legal Description

Legal Description

Selma Ranch

June 2, 2005

Assessor Parcel Numbers: 402-02-00400, 402-02-00509, 402-02-00608, 402-02-00707, 402-03-008C8, 402-03-008D6, 402-03-008F1, 402-03-018A0, 402-03-018B8, 402-03-019A9, 402-03-019C5, 402-03-019D3

Legally, described as the south half of Section 1, and the east half of Section 2, Township 7 South, Range 7 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.