



CITY OF ELOY

THE CITY OF ELOY
PLANNING & ZONING COMMISSION MEETING
Wednesday, January 19, 2022, 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 December 15, 2021 meeting minutes of the Planning and Zoning Commission**
 - A. December 15, 2021 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. Commission to nominate and elect a Chairperson for calendar year 2022
 - B. Commission to nominate and elect a Vice Chairperson for calendar year 2022
 - C. Consideration, discussion, and recommendation to the Eloy City Council for approval, approval with conditions, or disapproval or other action on Case No.: PP2021-039. Preliminary Plat for Robson Ranch Unit Twenty "E" (20E) subdividing 28.34 acres into 150 lots
- VIII. Informational Item:**
- IX. Communications:**
- X. Motion to Adjourn**

POSTED BY FRIDAY, JANUARY 14, 2022 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 cursive script, reading "Mary Myers", followed by a horizontal line.

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, December 15, 2021
6:00 p.m.**

I. CALL TO ORDER

Chairperson Brown called the meeting to order at 6:02 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
- Commissioner Steven Paulson
- Commissioner Conrad Tolson
- Alternate-Commissioner Edward Saucedo
- Ex-Officio Sara Curtis

Members Absent:

- None.

Staff present:

- Jon Vlaming, Community Development Director
- Belinda Lopez, Planner
- Daniel Snyder, Vice-Mayor

Others present:

- Nate Bailey, Eloy Fire District
- Donnie Joe (DJ) Worth, Orsted
- Jonathan Vasdekis, Orsted
- Chris Morgan, United Engineering Group
- Sean Donaldson, property owner

III. INVOCATION

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

IV. PLEDGE OF ALLEGIANCE

Chairperson Larry Brown led the recitation of the Pledge of Allegiance.

V. MOTION TO APPROVE THE OCTOBER 20, 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 Allen Crawford made a motion to approve the October 20, 2021 meeting minutes as presented. Commissioner Conrad Tolson 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 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 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 CORMAN ROAD. THE SUBJECT PAD CONSISTS OF APPROXIMATELY 590.47 GROSS ACRES, ON ASSESSOR'S PARCEL NUMBERS: 402-03-008H, -008F, -008J, -019D, -019C, -018A, -018B, -008D, 402-02-004, -005, -006, -007 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)

Chairperson Brown opened the Public Hearing. Mr. Vlaming gave a short introduction of the Selma Ranch Project requesting to amend a formerly approved Planned Area Development (PAD) in 2007, which was annexed into Eloy in 2007 with a Planned Area Development. At that time, the PAD document did not identify solar uses as a permitted use, which is why the applicant is coming forward with this proposal in order to allow for solar generation facilities. This request is not unlike what you see currently being constructed on the south side of Cornman Road (west of Eleven Mile Corner Road) by Spower Solar (now called AES Clean Energy) on Cornman Road. This project includes almost a full section of land with approximately 590 acres. In the

General Plan Land Use Map the subject property is designated as Medium Density Residential and it had two Community Commercial corners associated with it. The residential component translates as a baseline zoning of R1-6, Single Family Residential with a minimum of 6,000 square foot lots. Mr. Vlaming also mentioned that the Commissioners had a lot of supportive information in their meeting packet that was part of the PAD and also included a detailed conceptual Site Plan. From a residential perspective, which was the initial approach, Staff understands that housing would be the final use of the property, but the solar is intended to be an interim use. However, the timing of it would depend on the market at hand and the viability of solar on this particular property and infrastructure improvements in the area for the underlying housing. Without any further comment, he indicated that the applicant is present tonight and he turned the meeting back to Chairman Brown.

Donnie Joe (DJ) Worth (representing Orsted) introduced himself and presented a PowerPoint presentation. He started by thanking all of the Commissioners for taking the time out of their night as it is a busy time of the year. He additionally thanked everyone in attendance and acknowledged that there was a handful of neighbors, and teammates that worked on this project and he was happy to share their project with everyone. He started by introducing Orsted as one of the world's largest renewable energy companies and having a great reputation. He added that Orsted has been ranked as one of the most sustainable renewable energy companies in the world for the past three years. He continued that a lot of their success comes from the engagement they have with the community, neighbors, and making sure they go about their developments, the construction and the operations of the sites in a responsible way and making sure they go above and beyond with what they are doing. He expressed that he hoped everyone would be able to see the efforts he put forth for this meeting.

He also indicated the presentation he has discussed included an outline and also appreciated seeing that from Mr. Vlaming and his teammates. He commented that Orsted is one of the largest renewable energy companies in the world; and they are the largest offshore wind energy producer. He pointed to the PowerPoint presentation depicting a map of their global operations with some in Texas and central U.S. where they have had several expansions. He also indicated there are news articles about their offshore winds on the east coast as well as Eleven Mile Solar Center on the map exhibit. He expressed how excited they are to be expanding to the west and partnering with the City of Eloy for this project. Mr. Worth also talked about the subject project. He gave an overview with a high level information: The solar technology to be used would be the photovoltaic panels. These would be the same technology one would see on rooftops and another project currently under construction nearby the project site., He noted that the size of the project would be 300 Megawatts, and the total acreage would be approximately over 2,000 acres including the portion within Eloy which is a little less than 600 acres (Eloy acreage is approximately 593 acres). He noted that translates to be able to power approximately 64,000 Arizona homes. Orsted is very excited to produce solar generated electricity in Eloy. He indicated that the timeline for construction will begin next year and final operations will start in the year 2024.

The community benefits that this project brings will increase local tax revenue (per estimates provided by his tax team in property taxes that would generate \$80.6 million dollars over the 30-year life span of the project). Additionally, for sales tax, when the project gets constructed, he indicated that a rough estimate of \$5 million dollars in construction sales tax. He mentioned that it is exciting that these tax dollars are to be going to local governments like Eloy, Pinal County and local schools (such as Casa Grande Elementary, High School and Central Arizona College). This project is estimated to generate 300 local jobs during construction. During the maintenance and operation period, Orsted would have five full-time employees in their operations building in Pinal County. In addition, Orsted has been handing out a form trying to meet with local companies, local individuals, and local suppliers to be able to help Orsted with this project, as it is very important to Orsted to utilize community labor and businesses for this project. He noted that this information is available at the Eloy Chamber of Commerce and mentioned that Orsted is excited to partner with folks in addition to providing jobs for those employed by Orsted. In addition, he acknowledged that the City of Eloy is growing and noticed that when he talks to people locally, they appear to be excited that a responsible developer will use the subject land. When the 30-year timeline of the solar use comes to an end, they will be able to learn what the City's needs are and have a good use of the land. He pointed on a map the location of the project, which is located south of Selma Highway and west of Eleven Mile Corner Road and to the south, is Cornman Road. He noted that the area that would be developed within the residentially zoned portions (R1-6, Single Family Residential) Mr. Worth noted that the two commercially zoned properties are not a part of the Solar Generating project. Mr. Worth also presented a draft Site Plan for the Commissioners' review. He indicated that this is something he has been able to show to the neighbors and community members. H He explained there will be solar panels with access roads going throughout the project area. He also said that Orsted would work with the Eloy Fire District to address their issues related to site egress and access. Mr. Worth then pointed on the map where the inverters would be located, and noted where the setbacks would be set. He continued that there would be 20 feet of landscape within the perimeter of the project and would be planted based on the ADWR Low Water Use Plant List that the City of Eloy provided. He also indicated that he received feedback from neighbors and local folks that it will be approximately 55 feet away from the centerline of the main roads and the panels will be set at 95 feet from the road.

In addition to the setback distances of the City requirements, he also mentioned the community outreach is important to Orsted as a company. He noted that the outreach is also important to him, as he grew up in a small town in eastern Oklahoma and knows that a project like this is important. He also mentioned that notification letters were sent twice (August 17 and November 2) to their neighbors (property owners within 300 feet) letting them know about wanting to get their feedback and to answer any questions. He also provided an example of those letters within the Commission packet. He commented that he believed that the outreach is good because it enabled his team to have conversations with people. Additionally, they received emails and phone calls and had meetings where he was able to meet with individuals on a one on one basis. He also pointed out to a Community Outreach slide on his PowerPoint that summarized

such as emails, meetings, phone calls, office hours, sponsorships, letters and events and adding it all up indicated it was about 229 touch points across the Eloy community. He added that the Christmas in Eloy event was awesome and he is looking to having future information booths which shows the kind of outreach that his company is doing. He showed examples of the letters.

They also learned that there are many horse owners and this is something that they are exploring with the City of Eloy on how to help. He indicated that vegetation preservation is important and they are not planning to remove it as they align with their proposed landscaping. In addition, he noted that one question that was posed by the community was the ground treatment. He explained what they are doing to prepare the site before construction as they might know the site has different trees and mentioned they are learning from the University of Arizona Agricultural extension on what treatments and processes make sense. They also met with Arizona Game and Fish Department and have learned about the local species in the area. They have been introduced by their director to a group called Wild At Heart and are actively speaking on a collaborated resource opportunity with the Arizona State University (ASU) for environmental research. He also mentioned whenever the time comes to remove the panels and remove the steel supports, that there will be a financial bond in place. Additionally he indicated, Orsted is a very financially strong company that will be able to afford to do that as well. He also mentioned that those materials such as the panels and the steel would be recycled. He spoke about solar panel composition (glass, aluminum copper, silver, semiconductor materials) that are made to withstand hurricane and harsh conditions. Additionally, there is a 30-year plan for the solar panels and after that, they will make a decision to extend the use or transition to the Selma Ranch Planned Area Development (PAD) for the proposed residential use. He mentioned that there was a question about glare, he explained that what is good about solar panels systems is that they are made to absorb light- to reflect it. Lastly, there was a question about the heat generated with these types of projects. He indicated that there is some heat generated, however it dissipates within 100 feet of the sites. In addition, with the 20 feet of landscape, he indicated that it would dissipate pretty easily.

Chairperson Brown asked if Orsted would have an office in the area. Mr. Worth responded they would have a full on site staff during the operation and maintenance. Chairperson Brown asked where it would be located. Mr. Worth responded it would be located on the project site but does not specifically know the location. Commissioner Crawford asked about landscaping maintenance plan and commented he has driven by a couple of sites in the area that currently have solar panels and they have tumbleweeds. Mr. Worth responded that Orsted is budgeting for it, they have a line item called vegetation management, and added they will be working with local companies and mentioned he has spoken with an individual at the University of Arizona to learn creative ways to address vegetation management.

Vice-Chair Peterson asked if there would be any improvements to the adjacent roads. Mr. Worth responded it is spelled out on the PAD (page 5) which specifies the treatments on the road that they would be doing with the surrounding roads: Tweedy,

Cornman, Eleven Mile Corner Road, and Selma Highway). He wanted to take the opportunity to recognize Chris Morgan with United Engineering Group who has been very helpful in assisting with this PAD application. Mr. Peterson asked if the panels were water-cooled or not. Mr. Worth responded they are not and occasionally they will use water to clean them up.

Property owner Sean Donaldson at 3581 S Tweedy Road, Casa Grande, AZ (located east of the project) was in support of the project. He stated he has met with Mr. Worth and his team on several occasions and stated he has followed up with some things that he committed he would followed through. He added everything he addressed has been spot on what they said they were going to do, and the follow through is impeccable. He had some conversations with his neighbors and thinks that they have done a phenomenal job with their outreach such as mailing, emails.

Mr. Vlaming mentioned that the City of Eloy has been working with the Eloy Fire District as well as the applicant and that Mr. Bailey was present if anyone had any questions.

Ex-Officio Curtis made a comment that she had been asked the question on behalf of the public, and sky divers if the proposed project would affect anything such as the takeoff patterns, aircraft, or the landing patterns and taking off. Their responses are that the solar panels are totally fine. There is not going to be any reflection, everything has been approved by the FAA (Federal Aviation Administration) for the airport and she mentioned that she had also spoken to the pilots at the drop zone and they concur with that. In fact, she noted it could be a plus to have this land use converted from medium density residential to solar generating as solar panels are never going to complain on takeoffs and landings and they would not complain about skydivers being in the air. She added it is a bonus as long as they keep the panels north of Hanna Road. She added she and Mayor Powell have had a big discussion early on the issues Mr. Worth brought up on his presentation where they had questions and he seem to have resolved them. She also put Mr. Worth in touch with some environmental people in the area that are in contact with ASU and some of the environmental concerns seems like he managed all that and wanted to say good job on that.

Hearing no other comments, Chairperson Brown closed the Public Hearing.

B. COMMISSION TO MAKE A RECOMMENDATION FOR APPROVAL, APPROVAL WITH CONDITIONS, OR DENIAL FOR CASE NO.: PADA2021-032. (PROJECT NAME: SELMA RANCH PAD AMENDMENT).

Chairperson Brown asked for a recommendation for approval, approval with conditions, or denial for Case No.: PADA2021-032. Commissioner Tolson made a motion to approve with recommendation and note the updated narrative date from October 21 to state December 8, 2021. Commissioner Paulson second the motion. The motion passed with a vote of 5-0.

VIII. INFORMATIONAL ITEMS:

A. EX-OFFICIO MEMBER ANNOUNCEMENTS

Ex-officio Curtis communicated the following:

- City Council approved the 2021 Major General Plan by adding aggregates (sand and gravel resources) sources, and policies to the Land Use Element of the Eloy General Plan.
- City Council approved to contract Michael Baker International to update the General Plan for 2022
- Ex-Officio Curtis attended the 2021 Boards & Commissions Training Workshop, on December 10, 2021 in Phoenix, AZ.

B. COMMUNITY DEVELOPMENT DIRECTOR ANNOUNCEMENTS

Mr. Vlaming communicated the following:

- The Shedd Road and Frontier Street Median Landscape Construction Project Bid is open and closes on Friday, December 17, 2021 at 3 p.m.
- The Economic Development Brochure 2022 has been produced and published with collaboration of Jeff Fairman, Economic Development Specialist and in conjunction with ROXX Media.

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. Commissioner Crawford made a motion to adjourn and was seconded by Vice-Chairperson Peterson. The adjournment passed 5-0 and the meeting adjourned at approximately 7:03 p.m.

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: VII.A.

Date: 1/19/2022

Date submitted:

01/03/2022

Action: Formal

Subject: Commission to nominate and elect a Chairperson for calendar year 2022

Date requested:

1/19/2022

TO: Planning and Zoning Commission

FROM: Jon Vlaming

RECOMMENDATION:

Commission to nominate and elect a Chairperson for calendar year 2022

DISCUSSION:

The members of the Planning & Zoning Commission nominate and select a chairperson at the first regularly scheduled meeting at the beginning of each calendar year. The Chairperson presides at all Planning & Zoning Commission meetings held during the calendar year. If the Chairperson cannot preside, the Chairpersons' duties then would be administered by the Vice Chairperson.

FISCAL IMPACT:

There is not a direct fiscal impact associated with this action.

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: VII.B.

Date: 1/19/2022

Date submitted:
01/03/2022

Action: Formal

Subject: Commission to nominate and elect a Vice Chairperson for calendar year 2022

Date requested:
1/19/2022

TO: Planning and Zoning Commission

FROM: Jon Vlaming

RECOMMENDATION:

Commission to nominate and elect a Vice Chairperson for calendar year 2022

DISCUSSION:

The members of the Planning & Zoning Commission nominate and select a Vice Chairperson at the first regularly scheduled meeting at the beginning of each calendar year. While the Chairperson presides at all Planning & Zoning Commission meetings, the Vice Chairperson would preside if the Chairperson could not preside.

FISCAL IMPACT:

There is not a direct fiscal impact associated with this action.

CITY OF ELOY

REQUEST FOR COMMISSION ACTION

Agenda Item: VII.C.

Date: 1/19/2022

Date submitted:
01/04/2022

Action: Other

Subject: Consideration, discussion, and recommendation to the Eloy City Council for approval, approval with conditions, or disapproval or other action on Case No.: PP2021-039. Preliminary Plat for Robson Ranch Unit Twenty "E" (20E) subdividing 28.34 acres into 150 lots

Date requested:
1/19/2022

TO: Planning and Zoning Commission

FROM: Jon Vlaming, Belinda Cota

RECOMMENDATION:

That the Planning & Zoning Commission recommend approval of the Preliminary Plat for Unit Twenty E ("20 E") of Robson Ranch subdividing 28.34 acres into 150 residential lots, subject to the following stipulations:

1. That all development of the property shall comply with the approved pre-annexation and development agreement and any amendments between Sun Lakes-Casa Grande Development, LLC and the City of Eloy; and,
2. That the Drainage Report and the Grading and Drainage Plans be reviewed and approved by the City of Eloy.

DISCUSSION:

This is a request for preliminary plat approval from B & R Engineering, Inc. on behalf of Sun Lakes-Casa Grande, LLC proposing a Preliminary Plat for Robson Ranch Unit Twenty E ("20 E"), Case No.: PP2021-039. The subject property is located within the age-restricted master-planned community of Robson Ranch. Robson Ranch is located on the north side of Highway 84, west of Toltec Road, east of the Overfield Road alignment. More precisely, this project is located at the northeast corner of Harris Hawk Lane/Wagon Trail Drive, being in the northeast quarter of Section 16, Township 7 South, and Range 7 East. The proposed subdivision has a gross area of 28.34 acres. The Eloy General Plan Land Use Plan identifies the subject property as Medium Density

Residential (3.0-6.0 dwelling units per acre). This property is zoned R1-6 (Medium Density Residential) with a PAD (Planned Area Development) Overlay. Therefore, this request is in conformance with the Eloy General Plan and the Eloy Zoning Ordinance. The minimum lot size is 4,800 square feet and the average lot size is 5,090 square feet. Primary vehicular ingress/egress to this subdivision will be from two access points that intersect with Kohokam Way and White Horse Boulevard. A gate was previously secured across Chippewa Drive that would allow more proximate emergency access from the Eloy Fire District Station (#522) located at 4015 N. Toltec Road, approximately 1.5 miles to the south. The infrastructure for this subdivision, including the streets, water, sewer and open space tracts, will be privately owned and maintained. The proposed development of Unit "20 E" will exhibit a density of 5.29 dwelling units per gross acre.

FISCAL IMPACT:

The City of Eloy entered into a pre-annexation and development agreement with the developer that will provide its own utility services for the residents. Since Robson Ranch is an age-restricted and gated community, the streets will be privately owned and maintained, as well as all drainage, open space and landscape tracts and community amenities. The City will provide solid waste collection services contracted through Right Away Disposal (RAD) and police protection for the future residents in this community, as well as the entire area of Robson Ranch.

GENERAL NOTES

1. EXISTING ZONING: R-4 P.A.D.
- TOTAL MILES OF PRIVATE STREETS IN THIS SUBMITTAL = 1.09.
TOTAL MILES OF PUBLIC STREETS IN THIS SUBMITTAL = 0
2. ALL-WEATHER ACCESS WILL BE PROVIDED TO ALL LOTS WITHIN THIS DEVELOPMENT.
3. SUN LAKES-CASA GRANDE DEVELOPMENT L.L.C. WILL ACCEPT RESPONSIBILITY AND LIABILITY FOR MAINTENANCE, CONTROL AND SAFETY, OF ALL PRIVATE COMMONLY OWNED ELEMENTS, INCLUDING LANDSCAPING, OPEN SPACE AREAS AND STREETS, UNTIL SUCH TIME AS THE RESPONSIBILITY AND LIABILITY IS FORMALLY TURNED OVER TO THE HOMEOWNERS ASSOCIATION.
4. ANY RELOCATION, MODIFICATION, ETC., OF EXISTING UTILITIES AND/OR PUBLIC IMPROVEMENTS NECESSITATED BY THIS DEVELOPMENT WILL BE AT THE DEVELOPER'S EXPENSE.
5. PRIVATE WATER:
ONSITE WATER WILL BE CONSTRUCTED BY DEVELOPER AND OWNED/MAINTAINED BY PICACHO WATER COMPANY. DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED APPROVALS FOR WATER LINE CONSTRUCTION.
6. PRIVATE SEWERS:
ONSITE SANITARY SEWERS WILL BE CONSTRUCTED BY DEVELOPER AND OWNED/MAINTAINED BY PICACHO SEWER COMPANY. DEVELOPER SHALL BE RESPONSIBLE FOR OBTAINING ALL REQUIRED APPROVALS FOR SANITARY SEWER MAINS.
7. DROUGHT-TOLERANT, DESERT VEGETATION SHALL BE UTILIZED FOR LANDSCAPING IN MEDIANS, OPEN SPACES, AND IN PRIVATE STREET RIGHTS-OF-WAY.
8. "PRIVATE STREETS (SHOWN AS COMMON AREA "A") ARE RESERVED FOR THE USE, BENEFIT AND CONVENIENCE OF ALL OWNERS OF PROPERTY WITHIN THIS DEVELOPMENT THEIR GUESTS AND INVITEES, AND FOR INGRESS AND EGRESS OF FIRE, EMERGENCY, REFUSE COLLECTION, AND GOVERNMENTAL VEHICLES".
9. "NON-EXCLUSIVE" EASEMENTS WILL BE GRANTED TO UTILITY COMPANIES, FOR INSTALLATION AND MAINTENANCE OF UNDERGROUND UTILITIES OVER ALL PRIVATE STREETS SHOWN AS COMMON AREA "A" AND FOUR (4) FEET ALONG ALL PRIVATE STREETS AS A CONDITION TO GRANTING SAID EASEMENTS, THE UTILITY COMPANIES SHALL INFORM THE GRANTOR, DEVELOPER AND/OR THE GOVERNING BODY THAT CONTROLS MAINTENANCE OF SAID COMMON AREAS BEFORE ANY NON-EMERGENCY REPAIRS ARE MADE".
10. THERE ARE NO EXISTING BUILDINGS, WALLS, TANKS, WATER WELLS, LAKES, IRRIGATION CANALS OR DITCHES, OR MAJOR WASHES WITHIN ROBSON RANCH-ARIZONA DEVELOPMENT UNLESS OTHERWISE INDICATED HEREON.
11. INGRESS AND EGRESS WILL BE GRANTED TO CITY OF ELOY FOR SOLID WASTE COLLECTION, POLICE SERVICES, AND OTHER CITY SERVICES.

BENCHMARK

FIRST ORDER N.G.S. MONUMENT (DESIGNATION Q-363, PID CZ 1648)
LOCATED IN THE SOUTHWEST QUARTER OF SECTION 9, T.7S., R.7E., OF THE GILA AND SALT RIVER BASE AND MERIDIAN, APPROXIMATELY 353' EAST OF THE SOUTHWEST CORNER OF SAID SECTION 9 AND APPROXIMATELY 51' NORTH OF THE SOUTH LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9.

ELEVATION=1500.16' (N.A.V.D. 88)

BASIS OF BEARING

BASIS OF BEARINGS: THE BEARING OF NORTH 00 DEGREES 54 MINUTES 46 SECONDS WEST ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 7 EAST, G&SRM AS SHOWN ON THE FINAL PLAT OF ROBSON RANCH UNIT 23 AS RECORDED IN CABINET F, SLIDE 126, P.C.R.

FLOOD ZONE INFORMATION

THE PINAL COUNTY, ARIZONA AND INCORPORATED AREAS FLOOD INSURANCE RATE MAP (FIRM) MAP NUMBER 04021C1560E, EFFECTIVE DATE DECEMBER 4, 2007 INDICATES THE SITE FALLS WITHIN ZONE "X". ZONE X IS DEFINED BY FEMA AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN". ACCORDING TO THE NATIONAL FLOOD INSURANCE POLICY, FLOOD INSURANCE IS NOT REQUIRED FOR PROPERTIES LOCATED IN ZONE X.

TRAFFIC IMPACT ANALYSIS (TIA)

THIS UNIT IS PART OF THE APPROVED SUN LAKES-CASA GRANDE TIA REPORT, DATED OCTOBER 13, 1999, AND UPDATED DECEMBER 2005, PREPARED BY CLARK CLATANOFF, P.E., PTOE. THE SUN LAKES-CASA GRANDE DEVELOPMENT HAS BEEN RENAMED TO ROBSON RANCH-ARIZONA.

ROBSON RANCH ARIZONA UNIT 20E

TRACT NAME	DESCRIPTION AND USE	OWNERSHIP AND MAINTAINANCE	BASE ZONING	NUMBER OF DWELLING UNITS	AREA IN ACRES
COMMON AREA TRACT "A"	PRIVATE LOCAL ROADWAY & UTILITIES	HOMEOWNERS ASSOCIATION	R-4 PAD		6.40
TRACT "B"	OPEN SPACE & DRAINAGE CHANNEL & UTILITIES	HOMEOWNERS ASSOCIATION	R-4 PAD		2.29
TRACT "C"	OPEN SPACE & DRAINAGE CHANNEL & UTILITIES	HOMEOWNERS ASSOCIATION	R-4 PAD		0.23
TRACT "D"	OPEN SPACE & DRAINAGE CHANNEL & UTILITIES	HOMEOWNERS ASSOCIATION	R-4 PAD		0.62
TRACT "E"	OPEN SPACE & DRAINAGE CHANNEL & UTILITIES	HOMEOWNERS ASSOCIATION	R-4 PAD		0.15
TRACT "F"	OPEN SPACE & DRAINAGE CHANNEL & UTILITIES	HOMEOWNERS ASSOCIATION	R-4 PAD		0.54
TRACT "G"	OPEN SPACE & DRAINAGE CHANNEL & UTILITIES	HOMEOWNERS ASSOCIATION	R-4 PAD		0.18
TRACT "H"	OPEN SPACE & DRAINAGE CHANNEL & UTILITIES	HOMEOWNERS ASSOCIATION	R-4 PAD		0.07
TRACT "I"	OPEN SPACE & DRAINAGE CHANNEL & UTILITIES	HOMEOWNERS ASSOCIATION	R-4 PAD		0.08
TRACT "J"	OPEN SPACE & DRAINAGE CHANNEL & UTILITIES	HOMEOWNERS ASSOCIATION	R-4 PAD		0.05
TRACT "K"	OPEN SPACE & DRAINAGE CHANNEL & UTILITIES	HOMEOWNERS ASSOCIATION	R-4 PAD		0.04
TRACT "L"	OPEN SPACE & DRAINAGE CHANNEL & UTILITIES	HOMEOWNERS ASSOCIATION	R-4 PAD		0.03
TRACT "M"	OPEN SPACE & DRAINAGE CHANNEL & UTILITIES	HOMEOWNERS ASSOCIATION	R-4 PAD		0.03
TRACT "N"	OPEN SPACE & DRAINAGE CHANNEL & UTILITIES	HOMEOWNERS ASSOCIATION	R-4 PAD		0.04
TRACT "O"	OPEN SPACE & DRAINAGE CHANNEL & UTILITIES	HOMEOWNERS ASSOCIATION	R-4 PAD		0.03
	RESIDENTIAL LOTS	INDIVIDUAL LOT OWNER	R-4 PAD	150	17.53
	TOTALS			150	28.34

ROBSON RANCH - ARIZONA

A PLANNED AREA DEVELOPMENT (P.A.D.)

CONSISTING OF FIVE SHEETS

PRELIMINARY PLAT OF UNIT TWENTY "E"

BEING IN A PORTION OF SECTION 16, TOWNSHIP 7 SOUTH, RANGE 7 EAST G&SRB&M, CITY OF ELOY, PINAL COUNTY, ARIZONA

OWNER/DEVELOPER

SUN LAKES-CASA GRANDE DEVELOPMENT, L.L.C A DELAWARE LIMITED LIABILITY COMPANY
9532 EAST RIGGS ROAD
SUN LAKES, ARIZONA 85248
PHONE (480) 895-9200

ENGINEER/AGENT

B&R ENGINEERING, INC.
9666 E. RIGGS ROAD, SUITE 118
SUN LAKES, ARIZONA 85248
PHONE (480) 895-0799

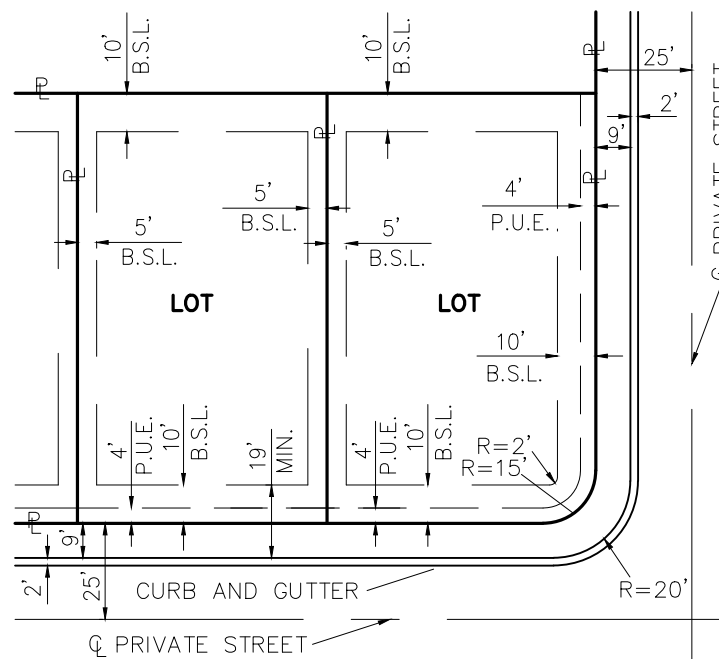
BASE ZONING & ZONING CASE #PZ-PD-030-99

BASE ZONING CR-4	R-4 VARIATIONS APPROVED (VILLA SERIES)	PER P.A.D. (FOR SINGLE UNIT)
MINIMUM LOT AREA	7,000 SQ. FT.	3,400 SQ. FT.
FRONT	25 FT	10 FT
REAR	25 FT	10 FT
SIDE	8 FT	5 FT
		(7 FT. BETWEEN EAVES)
STREET SIDE CORNER LOT	8 FT	10 FT
MINIMUM LOT WIDTH AT SETBACK	60 FT	35.3 FT
MAXIMUM BLDG. HEIGHT (2 STORY)	30 FT	30 FT
PARKING SPACE	1 PER UNIT	2 PER UNIT

NOTE:
BUILDING SETBACK LINES ARE MEASURED FROM THE BUILDING WALL.
BUILDING EAVES, FIRE PLACES, BAY WINDOWS, AND ARCHITECTURAL FEATURES MAY EXTEND UP TO 2 FEET INTO BUILDING SETBACK LINES.

PROPOSED ROADWAY WIDTHS

DESIGNATION	PROPOSED R.O.W. WIDTH	PROPOSED P.W.MT. WIDTH
LOCAL RESIDENTIAL	50'	32'



TYPICAL PUBLIC UTILITY EASEMENTS & MINIMUM BUILDING SETBACK LINES

TYPICAL LOTS SHOWING SETBACK LINES AND PUBLIC UTILITY EASEMENTS (UNLESS SHOWN OTHERWISE)
SCALE: 1"=40'

B.S.L. - INDICATES MIN. BUILDING SETBACK LINE
P.U.E. - INDICATES PUBLIC/PRIVATE UTILITY EASEMENT

RESIDENTIAL DEVELOPMENT DATA TABLE

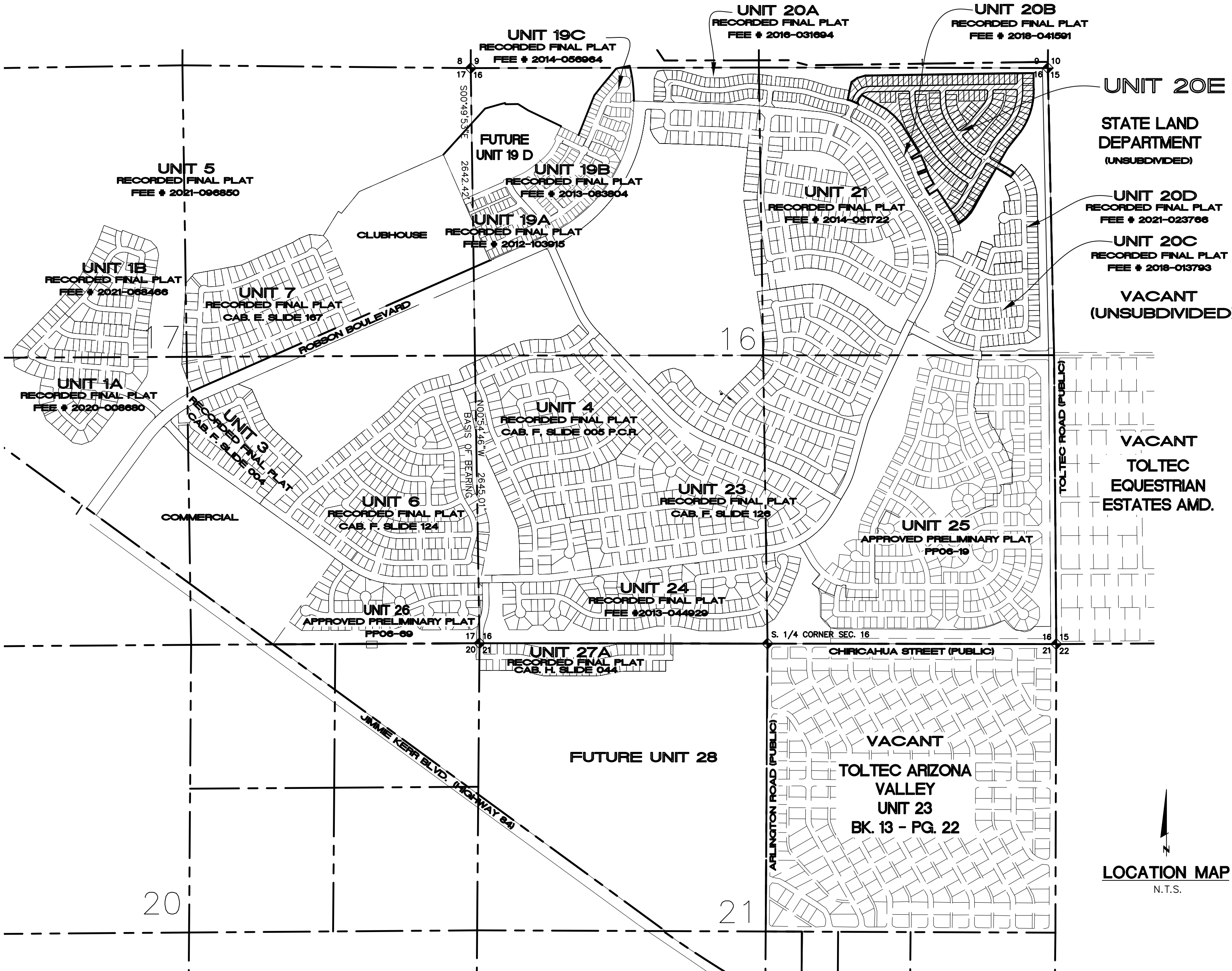
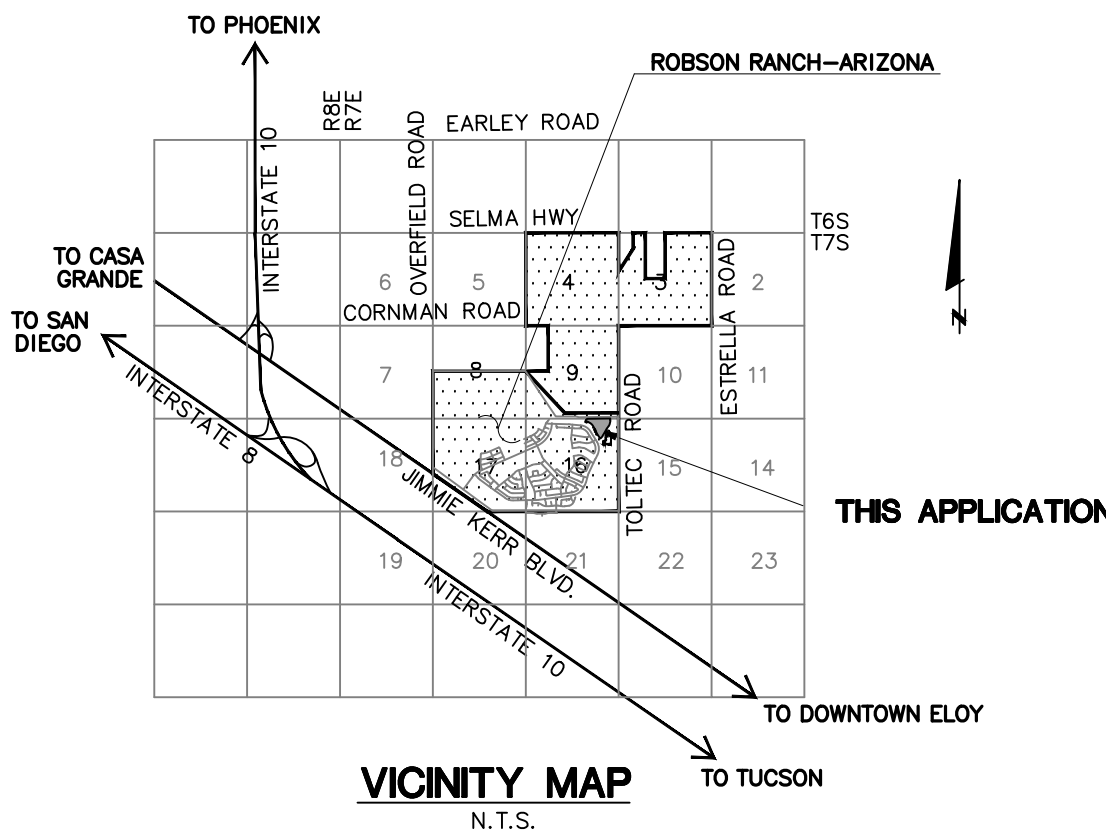
SUBDIVISION UNIT	GROSS AREA	LOTS	AREA (AC.) PRIVATE STREETS	AREA OF DRAINAGE OPEN SPACE, AND UTILITY EASEMENT
UNIT TWENTY "E"	28.34	150	6.40	4.41

LAND USE TABLE

DESCRIPTION	AREA
GROSS ACRES	28.34 ACRES
NET ACRES	23.93 ACRES
DWELLING UNITS PER GROSS ACRE	5.29 D.U.S /GROSS ACRE
TOTAL OPEN SPACE THIS UNIT (TRACTS "B - O")	4.41 ACRES
MINIMUM LOT AREA PROPOSED	4,800 SQ. FT.
MAXIMUM LOT AREA PROPOSED	6,935 SQ. FT.
AVERAGE LOT AREA PROPOSED	5,090 SQ. FT.

UTILITIES AND SERVICES

GAS	SOUTHWEST GAS COMPANY
ELECTRICITY	ELECTRICAL DISTRICT NO. 4
WATER	PICACHO WATER COMPANY
SEWER	PICACHO SEWER COMPANY
TELEPHONE	CENTURY LINK
POLICE	CITY OF ELOY
FIRE	ELOY FIRE DISTRICT
AMBULANCE	AMERICAN MEDICAL RESPONSE & ELOY FIRE DISTRICT
SCHOOLS	N/A. THIS IS AN ADULT COMMUNITY
SOLID WASTE	RIGHT AWAY DISPOSAL (RAD)(CONTRACT WITH CITY)
CABLE	ORBITEL COMMUNICATIONS



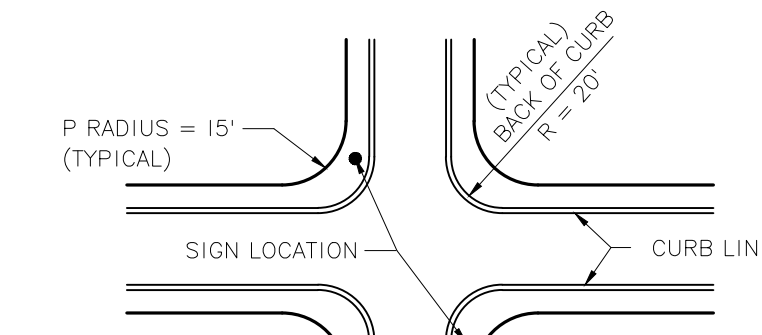
FUTURE TOLTEC ROAD IMPROVEMENTS & TIMING:

- PER THE APPROVED PAD FOR ROBSON RANCH, THE DEVELOPER SHALL CONSTRUCT, OR CAUSE TO BE CONSTRUCTED, THE ONE-HALF STREET IMPROVEMENTS (PAVING) ALONG THE WEST SIDE OF OF TOLTEC ROAD FROM HANNA ROAD TO CHIRICAHUA STREET (ARICA ROAD) (A DISTANCE OF APPROXIMATELY 5,300 LINEAL FEET, PER THE APPROVED CONSTRUCTION PLANS, WHEN THE FIRST OF ANY ONE OF THE FOLLOWING OCCURS:
 - ISSUANCE OF THE FIRST FINAL CERTIFICATE OF OCCUPANCY ON A SINGLE-FAMILY HOUSE OR TOWNHOUSE (EXCLUDES MODEL HOMES) FOR EITHER UNITS 20E OR UNIT 25 (PHASE 4) OF ROBSON RANCH; OR
 - NO LATER THAN JANUARY 1, 2024, WHICHEVER OCCURS FIRST.
- SUCH CONSTRUCTION AS REFERENCED ABOVE BE COMPLETED WITHIN 180 DAYS FROM THE DATE WHEN EITHER A. OR B. (STATED ABOVE) OCCURS; AND
- WITHIN 90 DAYS AFTER ISSUANCE OF THE FIRST FINAL CERTIFICATE OF OCCUPANCY ON A SINGLE-FAMILY HOUSE (EXCLUDES MODEL HOMES) ON ROBSON RANCH UNIT 20D, DEVELOPER AGREES TO APPLY A DUST PALLIATIVE ALONG THE FULL WIDTH OF TRAVEL LANES (APPROXIMATELY 28 FEET) ON TOLTEC ROAD FROM HANNA ROAD TO CHIRICAHUA STREET (ARICA ROAD), TO REDUCE FUGITIVE DUST PARTICLES. THE DUST PALLIATIVE SHALL BE MUTUALLY ACCEPTABLE TO THE PUBLIC WORKS DIRECTOR AND DEVELOPER.

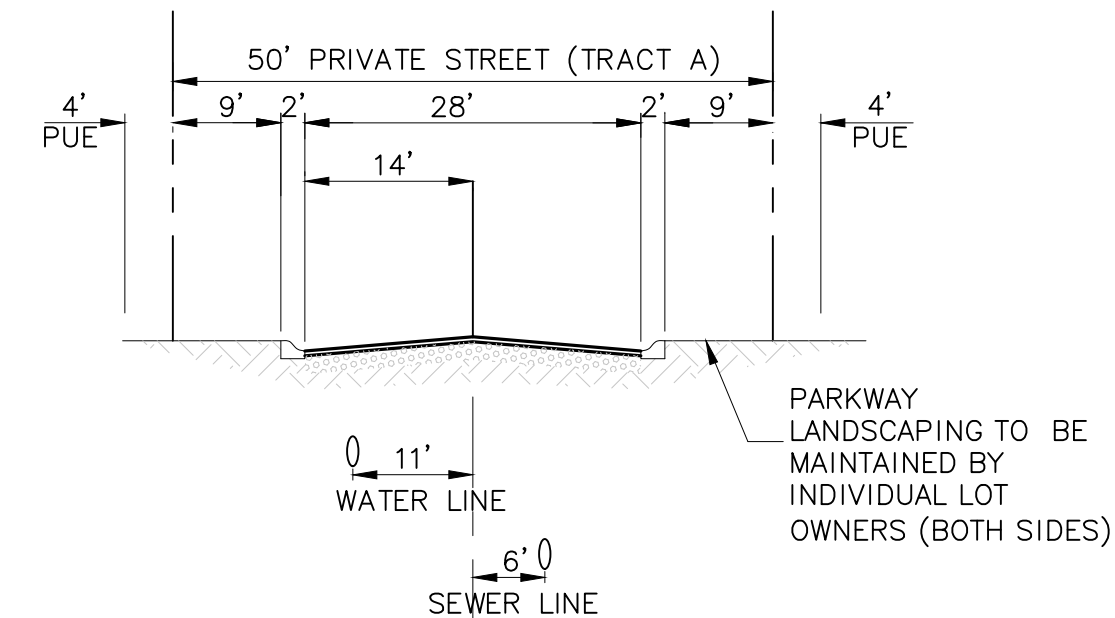
N ¼ CORNER SECTION 16
FND 2 1/2 BRASS CAP.

NE CORNER SECTION 16
FND 2 1/2 ALUM CAP STAMPED RLS 27744 AND
SECTION INFORMATION PER RECORD OF SURVEY FEE
NO. 2009-124032 P.C.R.

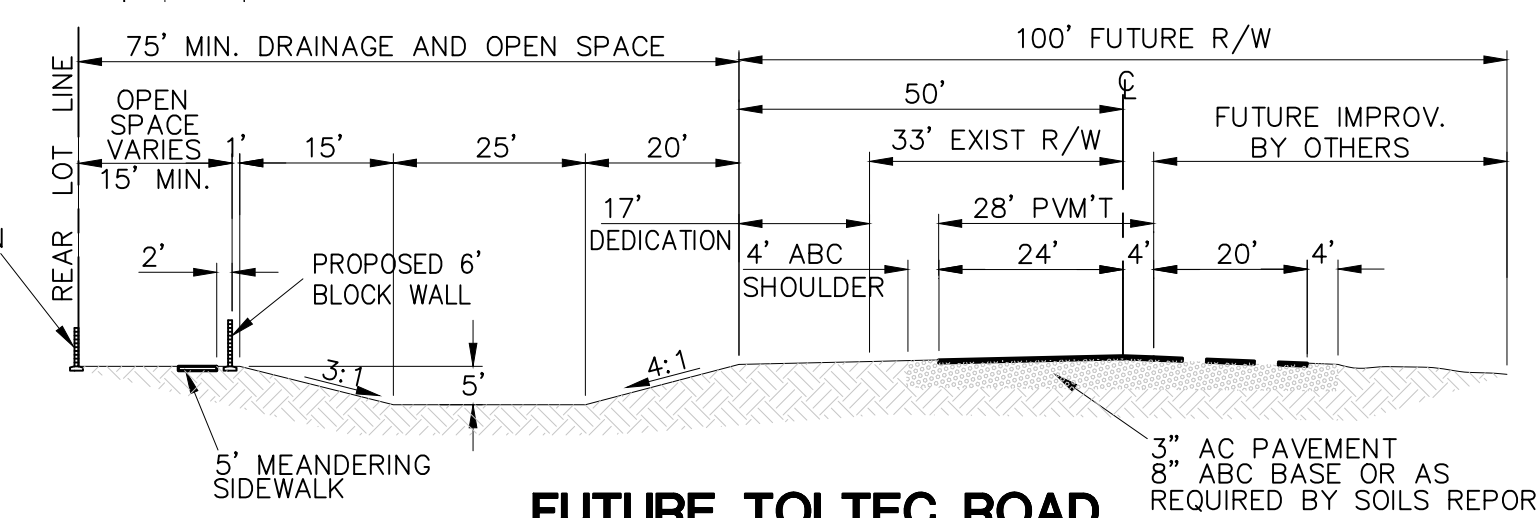
 FIRE HYDRANT AND ASSEMBLY (THIS UNIT)
 EXISTING FIRE HYDRANT AND ASSEMBLY
 UNIT BOUNDARY
 8" SEWER (SIZE AS NOTED)
 8" WATERLINE (SIZE AS NOTED)
 EXISTING 8" SEWER (SIZE AS NOTED)
 EXISTING 8" WATERLINE (SIZE AS NOTED)
 1' VEHICULAR NON-ACCESS EASEMENT (VNAE)
 CONTOURS (EXISTING)
 DIRECTION OF FLOW



TYPICAL DIMENSIONS



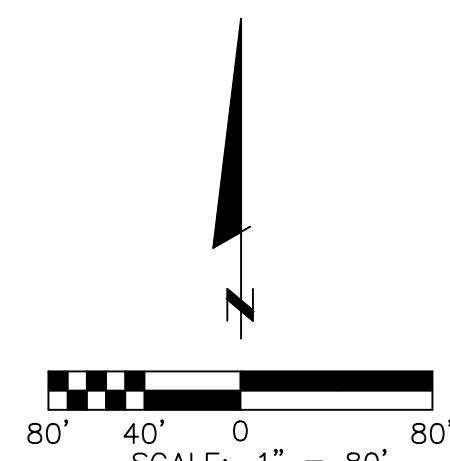
TYPICAL 50' PRIVATE LOCAL ROADWAY
(NO SIDEWALK)



FUTURE TOLTEC ROAD
PER P.A.D. AND D.A.
(LOOKING NORTH)

(FUTURE IMPROVEMENTS AND DEDICATION PER
SEPARATE PLAN, NOT A PART OF THIS PLAT)

E ¼ CORNER SECTION 16
FND 5" REBAR WITH TAG RLS 24530
0.5' BELOW ROAD GRADE

[illegible]

ROBSON RANCH - ARIZONA

PRELIMINARY PLAT FOR UNIT

TWENTY "E"

BR
ENGINEERING INC.

9666 E. RIGGS RD. SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0790

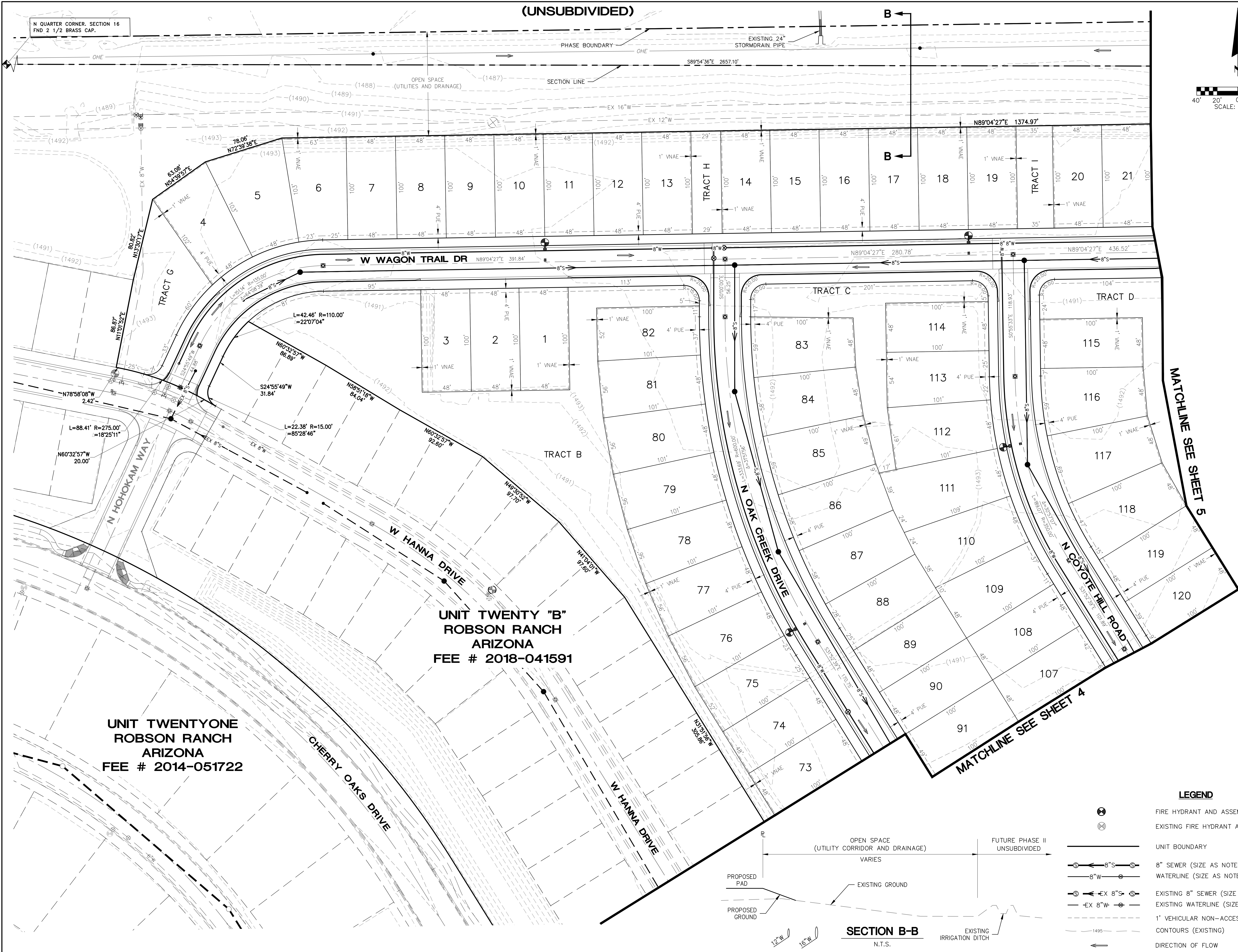
CIVIL ENGINEERING • LAND DEVELOPMENT

DESIGN	CHECKED
CG	JL
DRAWN	APPROVED
CV	JL

JOB NO. 000000

DATE JANUARY 2000

2 OF 5

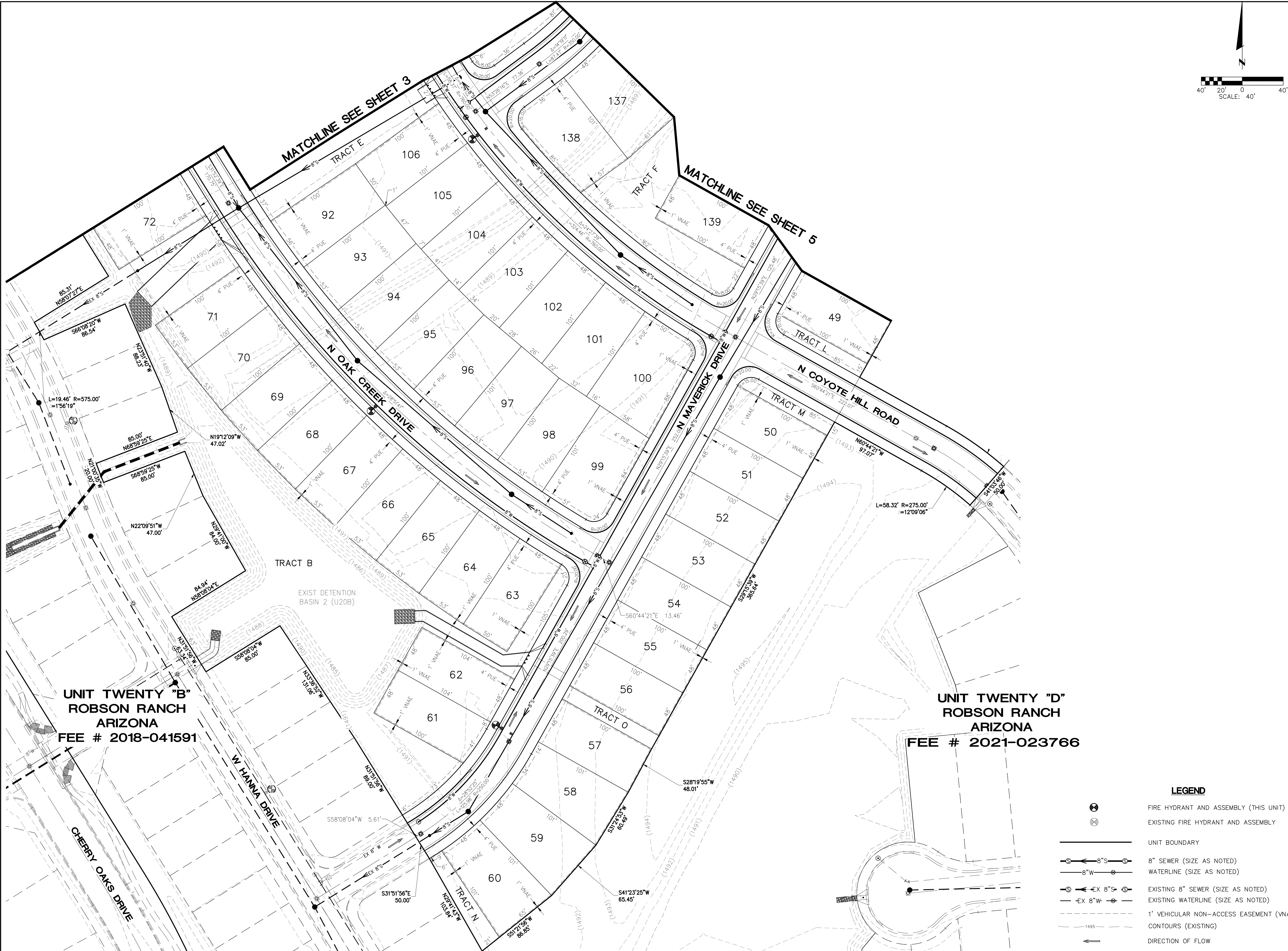


DRAWER #

ROBSON RANCH - ARIZONA	
PRELIMINARY PLAT FOR UNIT TWENTY "E"	
BR ENGINEERING INC.	9666 E. RIGGS RD. SUITE 118 SUN LAKES, ARIZONA 85248 PHONE: (480) 895-0799
DESIGN	CG
CHECKED	JLU
DRAWN	CV
APPROVED	JLU
CIVIL ENGINEERING • LAND DEVELOPMENT	
42720 MICHAEL J. ANDREWS 1/13/22 ARIZONA, U.S.A.	
JOB NO.	810420
DATE	JANUARY 2022
SHEET	3 OF 5

LEGEND

- FIRE HYDRANT AND ASSEMBLY (THIS UNIT)
- EXISTING FIRE HYDRANT AND ASSEMBLY
- UNIT BOUNDARY
- 8" SEWER (SIZE AS NOTED)
- WATERLINE (SIZE AS NOTED)
- EXISTING 8" SEWER (SIZE AS NOTED)
- EXISTING WATERLINE (SIZE AS NOTED)
- 1' VEHICULAR NON-ACCESS EASEMENT (VNAE)
- CONTOURS (EXISTING)
- DIRECTION OF FLOW



UNIT TWENTY "B"
ROBSON RANCH
ARIZONA
FEE # 2018-041591

UNIT TWENTY "D"
ROBSON RANCH
ARIZONA
FEE # 2021-023766

FIRE HYDRANT AND ASSEMBLY (THIS UNIT)

EXISTING FIRE HYDRANT AND ASSEMBLY

UNIT BOUNDARY

8" SEWER (SIZE AS NOTED)

WATERLINE (SIZE AS NOTED)

EXISTING 8" SEWER (SIZE AS NOTED)

EXISTING WATERLINE (SIZE AS NOTED)

1" VEHICULAR NON-ACCESS EASEMENT (VNAE)

CONTOURS (EXISTING)

DIRECTION OF FLOW

ROBSON RANCH - ARIZONA

PRELIMINARY PLAT FOR UNIT TWENTY "E"

BR ENGINEERING INC.
9666 E. RIGGS RD. SUITE 118
SUN LAKES, ARIZONA 85248
PHONE: (480) 895-0799

DESIGN	CHECKED
CG	JLU

DRAWN	APPROVED
CV	JLU

42720
MICHAEL J. ANDREWS
ARIZONA, U.S.A.

JOB NO.	810420
DATE	JANUARY 2022
SHEET	4 OF 5

DATE	DESCRIPTION	BY	APPROVED

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