



PLANNING & DEVELOPMENT SERVICES

PLANNING-ZONING-ADDRESSING-ENFORCEMENT

DENNIS L. CADY, A.I.C.P.

Director

November 6, 2000

HARLYN GRIFFITHS, SR
TIERRA RICA DEVELOPMENT, INC.
PO BOX 11313
CASA GRANDE, AZ 85230

Dear Mr. Griffiths:

Planning Case: S-050-00 (Tierra Rica Estates)

On October 26, 2000, the Pinal County Planning & Zoning Commission granted tentative approval to the above referenced Tentative Plat, with the following changes, additions and document submittals to be provided to the Planning Director before final plat acceptance, for approval, by Pinal County:

1. All interior streets are to be public streets with a minimum right of way width of 50 feet constructed with 6 inches of Class 1 aggregate base and 2 inches of asphalt concrete.
2. Prior to recordation of the final plat, the developer shall name in a letter to the Department of Public Works, a civil engineer licensed in the State of Arizona who will assume the responsibilities of Engineer of Record as provided for in the Subdivision Regulations.
3. The final plat shall include a statement to the effect that the stormwater retention volumes required by the Drainage Ordinance are not to be reduced without prior County approval. Retention facilities are to be maintained in perpetuity by a homeowner's association acceptable to the Department of Public Works. On-lot retention is not acceptable due to adverse topography.
4. Prior to final subdivision development approval (initial plat) the applicant/owner shall provide a geological report, acceptable to the Department of Public Works, addressing the issue of ground subsidence and the potential for earth fissuring. This report to be submitted for approval prior to the submission of improvement plans.
5. Prior to final subdivision approval (initial plat), the applicant/owner shall provide a Final Master Drainage Study, completed by an Arizona Registered Professional Engineer, to the Department of Public Works for review and

- approval to ensure compliance with the Pinal County Drainage Regulations.
6. Prior to final plat approval by the Board of Supervisors the applicant/owner shall provide written verification from the Coolidge Unified School District #21, that applicable school concerns/issues have been resolved to the satisfaction of the school district.
7. Prior to final plat approval by the Board of Supervisors the applicant/owner shall provide written verification from the Regional Fire and Rescue Department, that applicable fire service concerns/issues have been resolved to the satisfaction of the fire department.
8. Prior to final subdivision development approval (initial plat) the applicant/owner shall conduct required (ADEQ) soil percolation tests to assure an approved septic site for each proposed residential lot.
9. Prior to final plat approval by the Board of Supervisors the applicant/owner shall provide the Assessor's Office with a digital drawing (disk) of the Plat in one of the following formats: A) AutoCAD R14 DWG or B) DXF file format, with the following layers required: Lot Lines, Lot Numbers, Right-of-Ways, Dimensions, Road Names, Section Lines, and Subdivision Boundary Perimeter.
10. The applicant/owner shall develop the subject property in accordance with the submittal documents for Tierra Rica Estates, and in accordance with all applicable criteria of Article 7 (SH Zone) and Article 8 (GR Zone) of the Zoning Ordinance, or secure any Waivers/Variations requested/required prior to signing the final subdivision plat by the Board of Supervisors.
11. Development of the 305 lot Subdivision (Tierra Rica Estates) shall be in conformance with the Pinal County Subdivision Ordinance and final platting must be in conformance with Sections 312 and 406 of the Subdivision Ordinance of Pinal County.
12. Development of the proposed Subdivision (Tierra Rica Estates) shall be in conformance with the applicable goals, policies and residential densities of the adopted Pinal County Comprehensive Plan for Area 2.
13. Provide street and road names to the Addressing Section of the Planning Department for approval as acceptable names.
14. The addresses for each lot will be provided by the Addressing Section of the Planning Department upon submittal of the Final Plat for review.
15. Place the following items on the face of the Final Plat:
 - a. Typical Public Utility Easements and Building Setback Lines.
 - b. Vicinity and Location Map.
 - c. Table of Requirements (Base Zoning) including the yard requirements and setbacks.
 - d. Pertinent notes from the "Notes" section as required for Final Plat approval in the Pinal County Subdivision Ordinance **INCLUDING A NOTE REGARDING A MODEL COMPLEX AND ACCESSORY USES, AS APPLICABLE.**
 - e. Basis of Bearings, Land Use Table & Tract Summary Table
16. Prior to final plat approval by the Board of Supervisors, the applicant/owner/

developer shall provide a Traffic Impact Analysis satisfactory to the requirements of the Department of Public Works, and provide off-site road improvements as may be required by the Department of Public Works.

17. Applicant/owner shall provide perimeter wall for Tierra Rica Estates adjacent to Woodruff Road and shall provide exterior landscaping adjacent to the wall.
18. Place the following note on the face of the final plat :

ALL RESIDENTIAL DEVELOPMENT SHALL BE CONVENTIONAL CONSTRUCTION.

- * 19. Show with a dashed line on the face of the final plat the 15% slope line, above which no structural development is allowed.
20. Prior to final plat approval by the Board of Supervisors, the applicant/owner/developer shall provide a Hydrology Study completed by an Arizona Registered Professional Engineer/Geologist to the Arizona Department of Water Resources for review and approval to ensure compliance with the assured water supply regulations.
21. Provide three (3) sets of the Final Engineering Plans (Grading, Drainage, and Road) together with the **ESTIMATED CONSTRUCTION COSTS** to complete the above referenced subdivision, for review and approval by the Pinal County Department of Public Works.
22. Provide four (4) sets of the Final Plat for review and approval by the Pinal County Public Works Department, Legal Counsel, and the Planning Department.
23. Provide one (1) copy of Protective Covenants, in final form, if applicable.
24. Note the 100 year certificate of assured water supply on the face of the final plat and **PROVIDE A COPY OF THAT 100 YEAR CERTIFICATE TO THE PLANNING DEPARTMENT.**
25. Place the following statement on the face of the final plat: **"Assurances"**
Assurance in the form of (Bond or letter of credit with appropriate amount) has been submitted to guarantee installation of required infrastructure.
26. The applicant/owner agrees to ensure that the CC&R's for the subdivision will include the following:
 - notice that the subject property is adjacent to the Gila River Indian Community.
27. Approval of the Tentative Plat shall be effective for one year, but may be extended upon reapplication and review by the Commission.

Please submit the Final Plat and associated documents as specified above. Upon receipt of the Final Plat, with review and approval of the specific documents requested by the appropriate agencies, the Planning Director shall secure Final Plat approval as set forth in Section 308 of the Pinal County Subdivision Ordinance.

Included is a **CHECKSHEET SAMPLE FOR STANDARD WORDING** that must appear on the face of the final plat, as applicable.

**PLEASE MARK THE CHECKSHEET, AS APPLICABLE, AND RETURN WITH
THE FINAL PLAT FOR REVIEW AND APPROVAL.**

Thank you for your consideration and cooperation in this land use matter.

Sincerely,


D. R. Rittenback, Senior Planner

attachment:

xc: Gary Jagers
Coen Engineering
T. Martin
File: S-050-00