

**TOWN OF FLORENCE
REGULAR MEETING
AGENDA**

PURSUANT TO A.R.S. § 38-431.02, NOTICE IS HEREBY GIVEN TO THE MEMBERS OF THE FLORENCE TOWN COUNCIL AND TO THE GENERAL PUBLIC THAT THE FLORENCE TOWN COUNCIL WILL HOLD A MEETING OPEN TO THE PUBLIC ON TUESDAY, JANUARY 20, 2015, AT 6:00 P.M., IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

1. CALL TO ORDER

2. ROLL CALL: Rankin __, Walter __, Woolridge __, Hawkins __, Montaña __, Guilin __, Anderson __.

3. INVOCATION

4. PLEDGE OF ALLEGIANCE

5. CALL TO THE PUBLIC

Call to the Public for public comment on issues within the jurisdiction of the Town Council. Council rules limit public comment to three minutes. Individual Councilmembers may respond to criticism made by those commenting, may ask staff to review a matter raised or may ask that a matter be put on a future agenda. However, members of the Council shall not discuss or take action on any matter during an open call to the public unless the matters are properly noticed for discussion and legal action.

6. PUBLIC HEARINGS

- a. **Application by the WLB** Group, Inc., on behalf of Johnson Ranch Estates, LLC. And Majestic Ranch, LLC for a Minor General Plan amendment to the Town's 2020 General Plan Future Land Use Map. And for Discussion/Approval Disapproval Resolution No. 1493-15: RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE JOHNSON RANCH ESTATES MINOR GENERAL PLAN AMENDMENT FOR (CASE PZC-01-15-GPA).
- b. **Public Hearing on** request for an amendment to the Florence Ranch Planned Unit Development to amend and replace with the Johnson Ranch Estates Planned Unit Development. First Reading of Ordinance No. 625-15: AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE JOHNSON RANCH ESTATES PLANNED UNIT DEVELOPMENT (PZC-02-15-PUD).
- c. **Public Hearing on** an application received from Roger Kenneth Burton for the Giant Store #647, located at 520 N. Pinal Parkway, Florence, Arizona, for a New Series 10 beer and wine license; and for Council recommendation for approval or disapproval of said license.

- d. **Public Hearing** on an application received from Roger Kenneth Burton for the Giant Store #650, located at 649 N. Pinal Parkway, Florence, Arizona, for a New Series 10 beer and wine license; and for Council recommendation for approval or disapproval of said license.
7. **CONSENT:** All items on the consent agenda will be handled by a single vote as part of the consent agenda, unless a Councilmember or a member of the public objects at the time the agenda item is called.
- a. **Resolution No. 1494-15:** Adoption of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ADOPTING A RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN FOR FY 2015, AS REQUIRED UNDER SECTION 104(d) OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 AS AMENDED.
 - b. **Accept a grant** of \$99,280 from the Arizona State Library, Archives and Public Record's State Grants-in-Aid Construction Program to offset the cost of constructing the Children's Collection Area of the new library facility.
 - c. **Favorable recommendation** to the Arizona Department of Liquor Licenses and Control on the Florence Gardens Home Owners Association's Special Event License to host a dance and appreciation dinner on February 7, 2015.
 - d. **Favorable recommendation** to the Arizona Department of Liquor Licenses and Control on the Coolidge-Florence Elks Lodge's application for a Special Event License for the annual Prison Run being held at the Charles Whitlow Rodeo Grounds on February 8, 2015.
 - e. **Favorable recommendation** to the Arizona Department of Liquor Licenses and Control on the Assumption of Blessed Virgin Mary Roman Catholic Church's application to host a fundraiser on February 14, 2015.
 - f. **Favorable recommendation** to the Arizona Department of Liquor Licenses and Control on the Greater Florence Chamber of Commerce's Special Event License to host a Casino Night on February 21, 2015 at Sun City Union Center Anthem Merrill Ranch.
 - g. **Favorable recommendation** to the Arizona Department of Liquor Licenses and Control on Caliente Casa de Sol's application to host a Spring Fling Fundraiser – Woodstock Bar on February 21, 2015.
 - h. **Favorable recommendation** to the Arizona Department of Liquor Licenses and Control on Caliente Casa de Sol's application to host a Spring Fling Fundraiser – Talent Show on February 24, 2015.
 - i. **Favorable recommendation** to the Arizona Department of Liquor Licenses and Control on Caliente Casa de Sol's application to host a Spring Fling Fundraiser – Chicken Challenge on February 25, 2015.

- j. **Favorable recommendation** to the Arizona Department of Liquor Licenses and Control on Caliente Casa de Sol's application to host a Spring Fling Fundraiser – Casino Night on February 27, 2015.
- k. **Favorable recommendation** to the Arizona Department of Liquor Licenses and Control on Caliente Casa de Sol's application to host a Spring Fling Fundraiser – Horse Races on March 1, 2015.
- l. Approval of the **December 15, 2014** Town Council minutes.
- m. Receive and file the following board and commission minutes:
 - i. **October 8, 2014** Historic District Advisory Board minutes.
 - ii. **October 15, 2014** Joint-Use Library Advisory Board minutes.

8. NEW BUSINESS

- a. Introduction of Town Lobbyist Mario E. Diaz & Associates.

9. **MANAGER'S REPORT**

10. CALL TO THE PUBLIC

11. CALL TO THE COUNCIL

12. ADJOURN TO EXECUTIVE SESSION

For the purpose of discussion or consultation for legal advice with the Town Attorneys regarding open meeting laws in accordance with A.R.S. 38-431.03 (A)(3).


13. ADJOURN FROM EXECUTIVE SESSION

14. ADJOURNMENT

Council may go into Executive Session at any time during the meeting for the purpose of obtaining legal advice from the Town's Attorney(s) on any of the agenda items pursuant to A.R.S. § 38-431.03(A)(3).

POSTED ON JANUARY 14, 2015, BY LISA GARCIA, TOWN CLERK, AT 775 NORTH MAIN STREET, 1000 SOUTH WILLOW STREET, FLORENCE, ARIZONA, AND AT WWW.FLORENCEAZ.GOV.

PURSUANT TO TITLE II OF THE AMERICANS WITH DISABILITIES ACT (ADA), THE TOWN OF FLORENCE DOES NOT DISCRIMINATE ON THE BASIS OF DISABILITY REGARDING ADMISSION TO PUBLIC MEETINGS. PERSONS WITH A DISABILITY MAY REQUEST REASONABLE ACCOMMODATIONS BY CONTACTING THE TOWN OF FLORENCE ADA COORDINATOR, AT (520) 868-7574 OR (520) 868-7502 TDD. REQUESTS SHOULD BE MADE AS EARLY AS POSSIBLE TO ALLOW TIME TO ARRANGE THE ACCOMMODATION.

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 6a.
MEETING DATE: January 20, 2015 DEPARTMENT: Community Development STAFF PRESENTER: Mark Eckhoff, AICP Community Development Director SUBJECT: Resolution No. 1493-15: Johnson Ranch Estates Minor General Plan Amendment (PZC-01-15-GPA)		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input checked="" type="checkbox"/> Public Hearing <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

Motion to adopt Resolution No. 1493-15 for the Johnson Ranch Estates Minor General Plan Amendment.

REQUEST:

An application by The WLB Group, Inc., on behalf of Johnson Ranch Estates, LLC and Florence Majestic Ranch, LLC, for a Minor General Plan Amendment to the Town's 2020 General Plan Future Land Use Map to change the land use designation on approximately 1,266 acres from Low-Density Residential (LDR), Medium Density Residential 1 (MDR1), High Density Residential 1 (HDR1) and Community Commercial (CC) to Master Planned Community (MPC). This change would facilitate a subsequent zoning amendment on the site, which is generally located adjacent to State Route 79 and north and south of Florence-Kelvin Highway.

BACKGROUND/DISCUSSION:

The proposed project known as Johnson Ranch Estates, encompasses 1,266 acres located near the intersection of State Highway 79 and Florence–Kelvin Highway in Florence, Arizona. The property was annexed into the Town in 2000 and 2008. The current Florence Ranch Planned Unit Development (PUD) zoning on the site was approved in 2008.

The intent of this General Plan Amendment is to amend the land use designation on the site to Master Planned Community (MPC). The minimum size for any property to apply for the MPC designation is 640 acres or greater. All properties within the MPC shall be under the control of one master developer, have a PUD zoning classification and be subject to a development agreement between the Town and the master developer.

Subject: Resolution No. 1493-15 Johnson Ranch Estates PZC-01-15-GPA

Meeting Date: January 20, 2015

Factors such as locations, uses, areas, intensities and densities within the MPC shall be flexible, providing land use decisions regarding said factors are guided by good planning principles, a PUD development guide and the governing development agreement. The applicant meets all the minimum requirements for the MPC designation.

This property is currently designated in the General Plan for a variety of land uses and densities. These land use designations match the land use districts that are currently established by the existing Florence Ranch Planned Unit Development. However, the applicant desires to amend the General Plan to reflect the diversity of uses within the proposed Johnson Ranch Estates PUD. The different land uses proposed by the PUD amendment are as follows: housing (with a variety of styles and lot sizes), commercial conveniences, open space and recreation amenities, an equestrian facility, senior and assisted living and a recreational vehicle resort.

ANALYSIS:

When the Planning and Zoning and Town Council are considering an amendment to the General Plan, the applicant must justify the need for Minor Amendment to the General Plan through a series of questions:

1. Why is the current land use/circulation classification not suitable?

The current land use designations for this property match the land use districts within the Florence Ranch PUD; however, these land use designations are not entirely consistent with the development vision of the current property owners. This new vision is as described in the proposed amendment to the Florence Ranch PUD. As is stated in the Florence 2020 General Plan, the Master Planned Community land use designation is intended to allow for innovation in design. This project provides for both, and as such, the MPC land use designation is appropriate for this property. Also, this property contains 1,266 acres, thereby meeting this minimum requirement for the MPC designation.

2. Does the proposal conform with land use goals?

A. Support the goals and policies of the General Plan; and

This proposed amendment would contribute to the future growth of the Town of Florence in a manner that provides balanced growth. It will provide for a healthy balance between residential, commercial, service, equestrian, recreational vehicle, open space, recreational and other land uses. It will also assist in providing for an orderly pattern of land use types and intensities. This will allow both the property owner and the Town of Florence to properly plan for the future infrastructure and services that would be required to serve this project.

This proposed amendment is consistent with the land use goals of the 2020 General Plan for the following reasons:

- Establishes an orderly pattern of land uses and intensities.
- Provides opportunity for new growth and development.
- The proposed land uses are compatible with the existing terrain.
- Provides a diversity of housing, services and activities to serve the everyday needs of future residents of the community, of Florence and of those visiting the area.
- Will create a logical arrangement of land uses to create harmony between different land uses.

The proposed amendment is also consistent with the circulation goals of the General Plan for the following reasons:

- Contributes to the development of a safe and efficient transportation system through the improvement, where and if necessary, of the Florence-Kelvin Highway (an arterial road within the property) and State Route 79 (an ADOT owned and maintained right-of-way).
- Constructs collector roads through the property to facilitate easy access to the arterial roadways and local streets.

This project will also conform to the parks, trails and open space goals by providing quality recreational spaces for its future residents. One of the primary open space features of this project will involve a wash enhancement project providing both active and passive recreational opportunities.

This proposed amendment would allow the property to assist the Town of Florence in reaching its economic development goals. The commercial portions of the property would provide sales tax generating uses and future jobs. Overall, development of the site should have a positive impact on the Town of Florence.

B. Conform to the proposed range of land uses, densities, and intensity of uses, hierarchy of transportation systems; and

This requested amendment proposes a wide range of land uses, including different densities of residential and commercial. This requested amendment also proposes an amended alignment for the Florence-Kelvin Highway. In the

future, the roadway would extend west of State Route 79 rather than turning to the southwest as shown on the current General Plan. Otherwise, the roads constructed within this property will be in conformance with the alignments shown in the 2020 General Plan.

C. Avoid creation of isolated uses that will cause incompatible community form and a burden on services and circulation systems?

This project is located immediately adjacent to State Route 79 in an area in close proximity to the downtown area of the Town of Florence. There are other projects planned for the area (Majestic Ranch, Sunaire Ranch and Red Stone Ranch) and planning is currently ongoing to provide for the necessary logical and cost efficient infrastructure in the area.

3. What unique physical characteristics of the site present opportunities or constraints for the development under the existing classification?

The property is currently vacant land and has never been developed. The property slopes generally from southeast to northwest at an approximate slope of 1%. There are three washes that traverse the site, some of which are considered to be under the jurisdiction of the U.S. Army Corps of Engineers. The vegetation on the site is sparse, with somewhat higher densities of vegetation occurring in the wash areas. There are few constraints to development offered by the property. The physical nature of this site makes it highly suitable for development as proposed.

4. What is the ability and capacity of the water and sewer system to accommodate development that may occur as a result of the General Plan Amendment without system extensions or improvements?

Johnson Utilities, LLC (JUC), or entity under common control with JUC, will provide wastewater services for the site. The Town of Florence is currently the Designated Management Agency and provider of wastewater for this area. JUC wishes to provide wastewater collection, conveyance and treatment for the Johnson Ranch Estates PUD and potentially certain properties around it. As such, the process of obtaining the necessary approvals and permits to accomplish this goal has begun.

Physical improvements would involve the infrastructure required for a wastewater system, including a wastewater treatment plant, a network of collection pipes and potentially a pipe system that would provide delivery of effluent to the project.

JUC, or entity under common control with JUC, will provide potable water to the project.

The Town of Florence is currently the water provider for this area. However, JUC wishes to provide potable water for the Johnson Ranch Estates PUD and potentially certain properties around it.

Physical improvements would involve the construction of a water system, which would include wells, booster stations, storage tanks and a network of distribution pipes.

5. What is the ability of existing police and fire department personnel to provide adequate emergency services according to acceptable response standards set by the community?

Police and fire protection for the property would be served by the Town of Florence. The existing fire station is located at 72 E. 1st Street in Florence and the existing police station is located at 425 N. Pinal Street in Florence. Both of these facilities are located within approximately 13 miles of the subject property and can provide service to the property.

The project will provide a 5-acre site for police, fire and municipal services at a location mutually agreed upon by the owner and the Town of Florence.

6. What is the ability of the proposed public and private open space, recreation, schools, and library facilities to meet the projected demand of future development without reducing services below community standards?

The future development of this property will provide open space consistent with the Parks, Trails and Open Space Element of the General Plan. The recreational facilities within the project will meet the recreational needs of future residents without reducing services below community standards.

The property would be served by the Florence Unified School District. The schools closest to the site are Florence K-8 and Florence High School.

7. What is the proposed fiscal impact of future development based on evaluation of projected revenues and the additional cost of providing public facilities and services to accommodate projected increases or decrease in population and development that could occur as a result of the General Plan amendment?

The proposed amendment includes approximately 29 acres of commercial land that is intended to provide retail goods needed by the community on a daily basis. The Town of Florence would capture a 2% sales tax on transactions that occurred within this future commercial area, providing additional operating revenue for the Town.

The Town of Florence also has a Transaction Privilege (Sales) Tax on construction contracting. The Town tax rate on construction contracting is 4% of taxable income and would apply to construction activities on this project.

Also, this project will generate revenues for the Town of Florence via plan review fees, building permit fees and utility franchise fees.

8. How will the proposed amendment affect the ability of the community to sustain the physical and cultural resources, including air quality, water quality, energy, natural and human-made resources necessary to meet the demands of present and future residents?

This project will meet all local, State and Federal regulations that are applicable to the future uses as proposed by this application. The property will connect to water and wastewater systems that are regulated by the Arizona Department of Environmental Quality. As such, the project will contribute to the protection of the water resources in the area.

The project also does not propose any uses that will emit extraordinary pollutants into the air. Energy needs, such as electric power and natural gas, will be provided by local utility providers. By planning the future land uses of the property today, these utility companies will also be able to plan and anticipate serving this property in the future. They will be able to estimate the number of future customers and develop preliminary strategies to provide service to this new area without sacrificing service to existing customers.

Also, as previously mentioned, the introduction of commercial uses will generate sales tax revenue that may provide additional financial resources required to meet the service and amenity demands of present and future residents of the Town of Florence.

9. What changes, if any, in Federal or State Laws or policies substantiate the proposed amendment?

This requested General Plan amendment is consistent with the statutes of the State of Arizona as well as with the amendment procedures established by the Town of Florence for amendments to the Town of Florence 2020 General Plan. This application is being submitted in conformance with the procedures of the Town of Florence for Minor General Plan Amendments that have been established in accordance with State statutes.

FINDINGS:

- The Master Planned Community (MPC) designation has been identified for suitable areas within the Town's Planning Area;

- The proposed designation will provide a mixture of uses that will provide diversity in housing, commercial conveniences and employment;
- The properties in the subject area should be affected in a positive way by this Minor General Plan Amendment as the amendment may encourage more diverse housing types and additional market base for employment and in retail goods and services; and
- The proposed Minor General Plan Amendment is in compliance with the goals, objectives and strategies of the Town's 2020 General Plan.

PUBLIC PARTICIPATION:

The Town has reached out to all Town residents and other property owners through a public participation process that includes:

- A notice for the Planning and Zoning Commission public hearings was mailed to all property owners within three hundred (300) feet of the site;
- Property Posting (Signs) - Notice of Public Hearing for a Minor General Plan Amendment was posted on the site in two locations;
- Advertisements in the local Town paper;
- One public hearing for the Planning and Zoning Commission; and
- Town Council public hearing.

Staff has received public inquiries on this case, though no direct support or opposition has been indicated.

FINANCIAL IMPACT:

None directly applicable to this request.

RECOMMENDATION:

In accordance with the findings presented on this request, staff recommends approval of this Minor General Plan Amendment, subject to the following conditions:

1. Any conditions deemed necessary by the Town Council.

ATTACHMENTS:

- Resolution No. 1493-15
- Johnson Ranch Estates Book
- Exhibit A

RESOLUTION NO. 1493-15

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE JOHNSON RANCH ESTATES MINOR GENERAL PLAN AMENDMENT FOR (CASE PZC-01-15-GPA).

WHEREAS, a Minor General Plan Amendment (Minor GPA) is requested for property located adjacent to State Route 79 and north and south of Florence-Kelvin Highway; and

WHEREAS, a significant public participation process, including the holding of a public hearing of the Town of Florence Planning and Zoning Commission, has been followed for the Minor GPA; and

WHEREAS, the Planning and Zoning Commission of the Town of Florence has considered all public comments made at the public hearing; and

WHEREAS, the Planning and Zoning Commission sent an unanimous favorable recommendation to the Town Council on the Johnson Ranch Estates Minor GPA; and

WHEREAS, said proposal has been considered by the Council and the Minor GPA has been found to: be appropriate; be consistent with the goals, objectives and strategies of the Town's General Plan; have a positive impact on the overall balance and mixture of land uses in the Town's General Plan; be consistent with good planning principles; be beneficial for the Town's orderly growth; and be favorable to the general welfare, health and safety of the public. Thus, a determination has been made that the Minor GPA should be approved.

THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Florence, Arizona as follows:

The Mayor and Council of the Town of Florence hereby approve the subject Minor General Plan Amendment as presented in Exhibit A.

PASSED AND ADOPTED by the Mayor and Council of the Town of Florence, Arizona, this 20th day of January, 2015.

Tom J. Rankin, Mayor

ATTEST:

APPROVED AS TO FORM:

Lisa Garcia, Town Clerk

Clifford L. Mattice, Town Attorney

Town of Florence

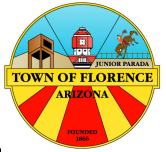
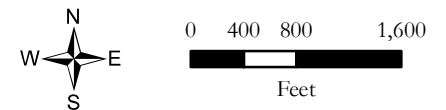


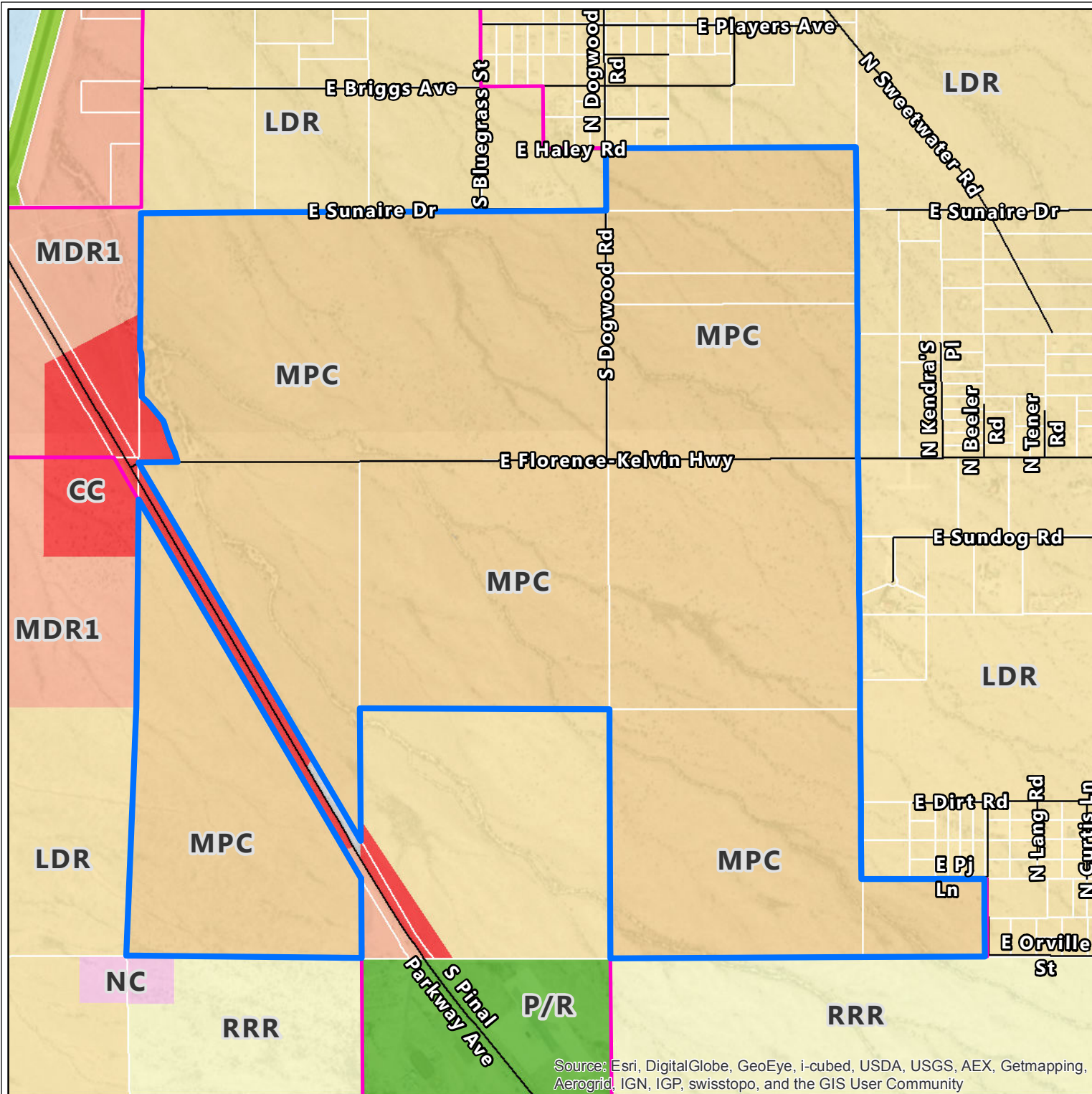
Exhibit A Proposed 2020 General Plan Designation

Johnson Ranch Estates

-  Site Location
-  Town Limits
-  Community Commercial
-  Low Density Residential
-  Master Planned Community
-  Medium Density Residential 1
-  Neighborhood Commercial
-  Open Space
-  Parks and Recreation
-  Public/Governmental
-  Rural Ranchette Residential



This map is created for reference purposes only and is to be used at your own risk. The Town of Florence makes no warranty as to the accuracy or completeness of the information contained in this map and assumes no liability for any errors or omissions contained therein, nor for any direct, indirect, or consequential damages which may be caused by its use. It is the user's responsibility to verify all information contained herein.



APPLICATION FOR GENERAL PLAN AMENDMENT

PROJECT NAME: Johnson Ranch Estates

APPLICATION TYPE: Major Minor Text (Major)

1. Property Owners: Name: George Johnson, Johnson Ranch Estates, LLC
Address: 5230 E. Shea Blvd., Ste. 200
Scottsdale, AZ 85254
Phone: (480) 998-3300 Fax: NA
Email: johnsoncompanies@azvision.net

Name: Ronald H. McRae, Florence Majestic Ranch, LLC
Address: 8800 N. Gainey Center Dr., #255
Scottsdale, AZ 85258
Phone: _____ Fax: _____
Email: _____

2. Applicant/Developer: Name: Rob Longaker, PLA
Address: 4444 E. Broadway, Tucson, AZ 85711
Phone: (520) 881-7480 Fax: (520) 881-7492
Email: rlongaker@wlbgroup.com

3. Address or Location of Property: Intersection of SR 79 and Florence-Kelvin Highway

4. Legal Description of Property: If applicable, include Lot(s), Block(s), and Subdivision Name:

See attached.

Tax Parcel Numbers: 206-01-012B, 206-01-011B, 206-01-011A, 206-01-003A,
206-07-005, 206-07-010, 206-03-006A, 206-03-006B, 206-03-006C, 206-03-007,
206-01-012A

Gross Acres: 1,266

5. Current Land Use Classification(s): Low Density Residential (LDR); Medium
Density Residential 1 (MDR1); High Density Residential 1 (HDR1); and Community
Commercial (CC)

6. Proposed Land Use Classification(s): Master Planned Community (MPC)


SIGNATURE OF PROPERTY OWNER or REPRESENTATIVE

9/1/2014
DATE

FOR STAFF USE ONLY:

CASE NO. P2C-01-15-GPA

APPLICATION DATE AND TIME Dec. 3

OWNER'S PERMISSION FORM

This sheet must be completed if the applicant for an Annexation, General Plan Amendment, Planned Unit Development, Zone Change, Conditional Use Permit, Design Review and/or Preliminary/Final Plat, is not the owner of the property.

I/we, the Undersigned, do hereby grant permission to: The WLB Group Inc.

to act on my/our behalf for the purpose of obtaining one or more of the following: Annexation, General Plan Amendment, Planned Unit Development, Zone Change, Conditional Use Permit, Design Review and/or Preliminary/Final Plat on the following described property:

Owner(s)

George H. Johnson
Signature

George H. Johnson

Print or Type Name

Address

5230 E. Shea Blvd, Ste 200
Scottsdale AZ 85254

Telephone

480-998-3300

STATE OF ARIZONA)

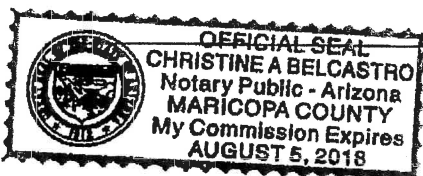
County of Maricopa)

ss

On this 8th day of December, 20 14, before me, the undersigned Notary Public, personally appeared George H. Johnson, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that George H. Johnson executed the same.

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

My commission expires: 8-5-2018



Christine A. Belcastro
Notary Public

OWNER'S AUTHORIZATION FORM

This sheet must be completed if the applicant for an Annexation, General Plan Amendment, Planned Unit Development, Zone Change, Conditional use Permit, Design Review and/or Preliminary/Final Plat, is not the owner of the property.

I/we, the Undersigned, do hereby grant permission to: The WLB Group, Inc. and Johnson Ranch Estates, LLC

To act on my/our behalf for the purpose of obtaining one or more of the following: Annexation, General Plan Amendment, Planned Unit Development, Zone Change, Conditional Use Permit, Design Review and/or Preliminary/Final Plat on the following described property:

See Exhibit A Attached hereto

Owner(s)

FLORENCE/MAJESTIC RANCH, L.L.C.

By: KT/RMG Manager, L.L.C.

By: [Signature]
Its: Authorized Officer

Print or Type Name

Address

8800 N. Gainey Center Drive, #255

Scottsdale, AZ 85258

Telephone: 480-609-1200

STATE OF ARIZONA)
 \
County of Maricopa)

On this 18 day of December, 2012, before me, the undersigned Notary Public, personally appeared Robert L. Shaw, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he executed the same.

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

My commission expires: 2/28/13

Mary E. Watkins
Notary Public

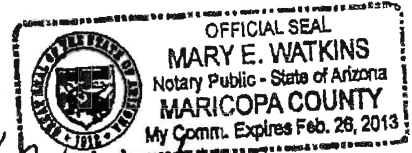


Exhibit A

Description of Property

ALL THAT PART OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 49 MINUTES 34 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2629.50 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 50 MINUTES 11 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2206.12 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 89;

THENCE SOUTH 31 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 89, A DISTANCE OF 4655.79 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 18;

THENCE SOUTH 01 DEGREES 47 MINUTES 36 SECONDS EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 849.82 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 18;

THENCE SOUTH 89 DEGREES 14 MINUTES 13 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 2492.72 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 18 AND THE POINT OF BEGINNING.

APN 206-01-012A5

NOTICE OF PUBLIC HEARINGS FLORENCE TOWN COUNCIL

Notice is hereby given that the Town Council of Florence, Arizona will hold Public Hearings on Tuesday, January 20, 2015 at 6:00 PM at Florence Town Hall located at 775 N. Main Street, Florence, Arizona, 85132 to discuss the following applications:

- 1. PZC-1-15-GPA. Public Hearing.** An application by The WLB Group, Inc. on behalf of Johnson Ranch Estates, LLC and Florence Majestic Ranch, LLC for a Minor General Plan Amendment to the Town's 2020 General Plan Future Land Use Map to change the land use designation on approximately 1,266 acres from Low-Density Residential (LDR), Medium Density Residential 1 (MDR1), High Density Residential 1(HDR1) and Community Commercial (CC) to Master Planned Community (MPC). This change would facilitate a subsequent zoning amendment on the site, which is generally located adjacent to State Route 79 and north and south of Florence-Kelvin Highway.

- 2. PZC-2-15-PUD. Public Hearing.** An application by The WLB Group, Inc. on behalf of Johnson Ranch Estates and Florence Majestic Ranch, LLC for an amendment to the Florence Ranch PUD to amend and replace the existing PUD with the Johnson Ranch Estates Planned Unit Development (PUD). The Johnson Ranch Estates PUD proposes a master planned community of approximately 1,266 acres generally located adjacent to State Route 79 and north and south of Florence-Kelvin Highway.

Detailed descriptions of these proposed applications are available for viewing at the Town of Florence Community Development building located at 600 N. Main Street, Florence, AZ, Monday through Friday from 8 a.m. to 5 p.m. The Department can be reached by phone at (520) 868-7542.

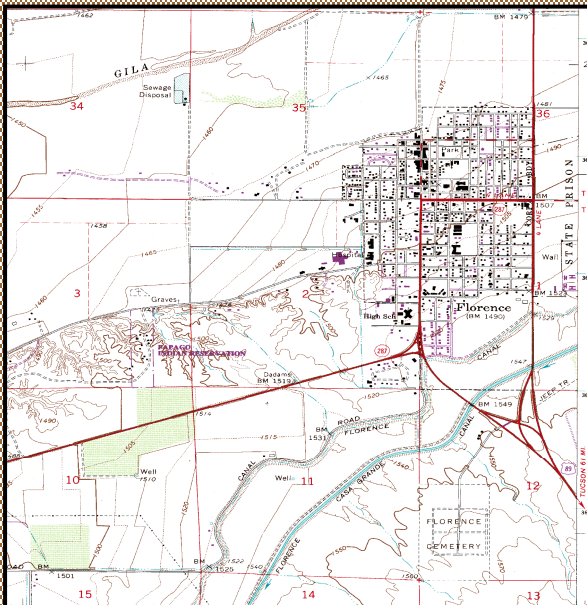
Pursuant to Title II of the Americans with Disabilities Act (ADA), the Town of Florence does not discriminate on the basis of disability regarding admission to public meetings. Persons with a disability may request reasonable accommodations by contacting the Town of Florence ADA Coordinator at (520) 868-7574 or (520) 868-7502 TDD. Requests should be made as early as possible to allow time to arrange the accommodation.

No. of publications: One; date of publication: January 1, 2015.

**Application for
Minor Amendment to the
Town of Florence
2020 General Plan Update**

1,266+/- Acres

**A PORTION OF SECTIONS 7, 8, 17 & 18
TOWNSHIP 5 SOUTH, RANGE 10 EAST
TOWN OF FLORENCE, ARIZONA**



Prepared for:

Johnson Ranch Estates, L.L.C.

5230 East Shea Boulevard

#200

Scottsdale, AZ 85254

and

Florence/Majestic Ranch, L.L.C.

8800 N. Gainey Center Drive

#255

Scottsdale, AZ 85258

Application Prepared By:

The WLB Group, Inc.

4444 East Broadway Boulevard

Tucson, Arizona 85711

(520) 881-7480

December 8, 2014

WLB Job No. 111057-A-003

Table of Contents

1. Application for General Plan Amendment
2. Project Narrative/Justification
3. Owner's Authorization Form
4. Legal Descriptions

Exhibits

Exhibit A: Vicinity Map

Exhibit B: Tax Assessor Parcel Maps

Exhibit C: Existing General Plan Land Use Designations

Exhibit D: Proposed Land Use and Circulation

Application for General Plan Amendment

APPLICATION FOR GENERAL PLAN AMENDMENT

PROJECT NAME: Johnson Ranch Estates

APPLICATION TYPE: Major Minor Text (Major)

1. Property Owners: Name: George Johnson, Johnson Ranch Estates, LLC
Address: 5230 E. Shea Blvd., Ste. 200
Scottsdale, AZ 85254
Phone: (480) 998-3300 Fax: NA
Email: johnsoncompanies@azvision.net

Name: Ronald H. McRae, Florence Majestic Ranch, LLC
Address: 8800 N. Gainey Center Dr., #255
Scottsdale, AZ 85258
Phone: _____ Fax: _____
Email: _____

2. Applicant/Developer: Name: Rob Longaker, PLA
Address: 4444 E. Broadway, Tucson, AZ 85711
Phone: (520) 881-7480 Fax: (520) 881-7492
Email: rlongaker@wlbgroup.com

3. Address or Location of Property: Intersection of SR 79 and Florence-Kelvin Highway

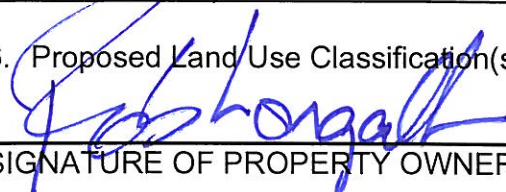
4. Legal Description of Property: If applicable, include Lot(s), Block(s), and Subdivision Name:
See attached.

Tax Parcel Numbers: 206-01-012B, 206-01-011B, 206-01-011A, 206-01-003A,
206-07-005, 206-07-010, 206-03-006A, 206-03-006B, 206-03-006C, 206-03-007,
206-01-012A

Gross Acres: 1,266

5. Current Land Use Classification(s): Low Density Residential (LDR); Medium Density Residential 1 (MDR1); High Density Residential 1 (HDR1); and Community Commercial (CC)

6. Proposed Land Use Classification(s): Master Planned Community (MPC)

 9/1/2014
SIGNATURE OF PROPERTY OWNER or REPRESENTATIVE DATE

FOR STAFF USE ONLY:

CASE NO. _____	APPLICATION DATE AND TIME _____
----------------	---------------------------------

PERMIT NO. _____	FEE \$ _____
PZ HEARING DATES _____	
TC HEARING DATE _____	REVIEWED BY: _____

Project Narrative/Justification

Project Narrative/Justification

Executive Summary

This project narrative/justification has been prepared in support of an application for a minor amendment to the Town of Florence 2020 General Plan. This application is specific to approximately 1,266 acres of land owned by two private entities, Johnson Ranch Estates, L.L.C. (1,112 acres) and Florence Majestic Ranch, L.L.C. (154 acres). Please refer to *Exhibit A* for the location of the property.

This land is located in the immediate vicinity of State Route 79 and Florence Kelvin Highway. The tax parcel numbers are 206-01-012B, 206-01-011B, 206-01-011A, 206-01-003A, 206-07-005, 206-07-010, 206-03-006A, 206-03-006B, 206-03-006C, 206-03-007 and 206-01-012A. Please refer to *Exhibit B* for the location of the tax assessor parcels on the site.

This property is already designated in the General Plan for a mixture of uses, thereby acknowledging that this area is appropriate for a variety of land use densities and intensities. The current land use designations on this property include: Low Density Residential (LDR); Medium Density Residential 1 (MDR1); High Density Residential 1 (HDR1); and Community Commercial (CC). Please refer to *Exhibit C*. These land use designations match the land use districts that are currently established by the existing Florence Ranch Planned Unit Development. The current property owners agree that this property is suitable for a mixture of uses and this amendment does not propose to change this fact. The reason for requesting this amendment is simply due to the fact that the owners' vision for the development of this property is somewhat different than the vision that is described in the Florence Ranch PUD.

As such, we propose and request your consideration and approval of designating this property as Master Planned Community (MPC). This designation is appropriate for the property today and in the future considering the amendment to the Florence Ranch PUD that is also being planned and processed with the Town. The MPC designation is appropriate for a property of this size and is also appropriate for the mixture of uses planned for this site. It also provides for flexibility in the potential instance of any future amendments to the PUD. Please refer to *Exhibit D* for an illustration of how this designation relates to surrounding land use designations and vehicular transportation corridors in the area.

In order to best plan for the future growth, it is logical to plan now and envision the types of land uses that are most appropriate for the property. The uses proposed by this application are the ones that we believe will best meet the demand of the market and those that will best serve to assist the Town of Florence in meeting its goals and objectives as outlined in the General Plan. We believe that the land uses proposed by this application are consistent with

the elements of the General Plan and will contribute to orderly and planned growth in the Town of Florence.

The overall motivating philosophy behind this requested land use designation is to provide a General Plan designation that matches and is consistent with the multiple land uses that are proposed by the amendment to the Florence Ranch PUD. The different land uses proposed by the PUD amendment are as follows: housing (with a variety of styles and lot sizes), commercial conveniences, open space, and some other unique land uses, such as the following: equestrian facility; senior and assisted living; and a recreational vehicle resort. The existing General Plan land use designations support this area for growth – this request involves redefining the land use designations to MPC to allow for this project to begin in the very near future.

As a means of assisting your consideration of this application, we offer the following responses to the questions listed in the General Plan Amendment Process application packet.

1. Why is the current land use/circulation classification not suitable?

The current land use designations for this property match the land use districts within the Florence Ranch PUD. However, these land use designations are not entirely consistent with the development vision of the current property owners. This new vision is as described in the proposed amendment to the Florence Ranch PUD. As is stated in the Florence General Plan, the Master Planned Community land use designation is intended to allow for flexible land use in activity centers and provide for innovation in design. This project provides for both, and as such, the MPC land use designation is appropriate for this property. Also, the MPC land use designation requires a property contain a minimum of 640 acres – this property contains 1,266 acres, thereby meeting this minimum requirement.

2. Does the proposal conform with land use goals? Will the proposed change in land use or circulation do the following:

a. Support the goals and policies of the General Plan;

This proposed amendment would contribute to the future growth of the Town of Florence in a manner that provides balanced growth. It will provide for a healthy balance between residential, commercial, service, equestrian, recreational vehicle, open space, recreational and other land uses. It will also assist in providing for an orderly pattern of land use types and intensities. This will allow both the property owner and the Town of Florence to properly plan for the future infrastructure and services that would be required to serve this project.

In short, this proposed amendment is consistent with the land use goals of the General Plan for the following reasons:

- It establishes an orderly pattern of land uses and intensities.
- It provides opportunity for new growth and development.
- The proposed land uses are compatible with the existing terrain.
- It would provide a diversity of housing, services and activities to serve the everyday needs of future residents of the community, of Florence and of those visiting the area.
- It provides a logical arrangement of land uses to create harmony between different land uses.

The proposed amendment is also consistent with the circulation goals of the General Plan for the following reasons:

- It will contribute to the development of a safe and efficient transportation system through the improvement, where and if necessary, of the Florence Kelvin Highway (an arterial road within the property) and State Route 79 (an ADOT owned and maintained facility).
- It will also construct collector roads through the property to facilitate easy access to the arterial roadways and local streets.

This project will also conform to the parks, trails and open space goals by providing quality recreational spaces for its future residents. One of the primary open space features of this project will involve a wash enhancement project providing both active and passive recreational opportunities.

And finally, this proposed amendment would allow the property to assist the Town of Florence in reaching its economic development goals. The commercial portions of the property would provide sales tax generating uses and future jobs.

The Town of Florence also has a Transaction Privilege (Sales) Tax on construction contracting. The Town tax rate on construction contracting is 4% of taxable income and would apply to construction activities on this project.

In addition, the Town will benefit from utility franchise fees from the utility provider.

- b. *Conform to the proposed range of land uses, densities, and intensity of uses, hierarchy of transportation systems; and*

This requested amendment proposes a wide range of land uses, including different densities of residential and commercial. This requested amendment also proposes an amended alignment for the Florence Kelvin Highway. We propose to retain the Florence Kelvin Highway in its current alignment. In the future, the roadway would extend west of State Route 79 rather than turning to the southwest as shown on the current General Plan. Refer to *Exhibit D: Proposed Land Use and Circulation* for the proposed alignment of the Florence Kelvin Highway. Otherwise, the roads constructed within this property will be in conformance with the alignments shown in the General Plan.

- c. *Avoid creation of isolated uses that will cause incompatible community form and a burden on services and circulation systems?*

This project is located immediately adjacent to State Route 79 in an area in close proximity to the downtown area of the Town of Florence. There are other projects planned for the area, and planning is currently ongoing to provide for the necessary logical and cost efficient infrastructure in the area.

3. *What unique physical characteristics of the site present opportunities or constraints for the development under the existing classification?*

The property is currently vacant land and has never been developed. The property slopes generally from southeast to northwest at an approximate slope of 1%. There are three washes that traverse the site, some of which are considered to be under the jurisdiction of the U.S. Army Corps of Engineers. The vegetation on the site is sparse, with somewhat higher densities of vegetation occurring in the wash areas. There are few constraints to development offered by the property. The physical nature of this site makes it highly suitable for development as proposed.

4. *What is the ability and capacity of the water and sewer system to accommodate development that may occur as a result of the General Plan Amendment without system extensions or improvements?*

Sewer

Johnson Utilities, L.L.C. (JUC), or entity under common control with JUC, will provide wastewater services for the site. The Town of Florence is currently the Designated Management Agency and provider of wastewater for this area. JUC wishes to provide wastewater collection, conveyance and treatment for the Johnson Ranch Estates PUD and potentially certain properties around it. As such, the process of obtaining the necessary approvals and permits to accomplish this goal has begun.

Physical improvements would involve the infrastructure required for a wastewater system, including a wastewater treatment plant, a network of collection pipes and potentially a pipe system that would provide delivery of effluent to the project.

Water

Johnson Utilities, L.L.C. (JUC), or entity under common control with JUC, will provide potable water to the project.

The Town of Florence is currently the water provider for this area. However, JUC wishes to provide potable water for the Johnson Ranch Estates PUD and potentially certain properties around it. As such, the process of obtaining the necessary approvals and permits to accomplish this goal has begun.

Physical improvements would involve the construction of a water system, which would include wells, booster stations, storage tanks and a network of distribution pipes.

5. *What is the ability of existing police and fire department personnel to provide adequate emergency services according to acceptable response standards set by the community?*

Police and fire protection for the property would be served by the Town of Florence. The existing fire station is located at 72 E. 1st Street in Florence and the existing police station is located at 425 N. Pinal Street in Florence. Both of these facilities are located within approximately 3 miles of the subject property and can provide service to the property.

The project will provide a 5-acre site for police, fire and municipal services at a location mutually agreed upon by the owner and the Town of Florence.

6. *What is the ability of the proposed public and private open space, recreation, schools, and library facilities to meet the projected demand of future development without reducing services below community standards?*

The future development of this property will provide open space consistent with the Parks, Trails and Open Space Element of the General Plan. The recreational facilities within the project will meet the recreational needs of future residents without reducing services below community standards.

The property would be served by the Florence Unified School District. The schools closest to the site are Florence K-8 and Florence High School. Both schools have an enrollment of approximately 800 students.

The future residents of this property would also enjoy the use of the public library system.

7. *What is the proposed fiscal impact of future development based on evaluation of projected revenues and the additional cost of providing public facilities and services to accommodate projected increases or decreases in population and development that could occur as a result of the General Plan amendment?*

The proposed amendment includes approximately 29 acres of commercial (shown in the proposed Johnson Ranch Estates PUD) that is intended to provide retail goods needed by the community on a daily basis. Based on this acreage, and based on an approximate floor area ratio (FAR) of .22 for commercial property, it may be reasonable to expect approximately 278,000 square feet of gross leasable area. This number of course is only a preliminary estimate and subject to prevailing market conditions. However, the Town of Florence would capture a 2% sales tax on transactions that occurred at this future commercial area, providing additional operating revenue for the Town.

As previously mentioned, the Town of Florence also has a Transaction Privilege (Sales) Tax on construction contracting. The Town tax rate on construction contracting is 4% of taxable income and would apply to construction activities on this project.

Also, this project will generate revenues for the Town of Florence via plan review fees, building permit fees and utility franchise fees.

8. *How will the proposed amendment affect the ability of the community to sustain the physical and cultural resources, including air quality, water quality, energy, natural and human-made resources necessary to meet the demands of present and future residents?*

This project will meet all local, State and Federal regulations that are applicable to the future uses as proposed by this application. The property will connect to water and wastewater systems that are regulated by the Arizona Department of Environmental Quality. As such, the project will contribute to the protection of the water resources in the area.

The project also does not propose any uses that will emit extraordinary pollutants into the air. Energy needs, such as electric power and natural gas, will be provided by local utility providers. By planning the future land uses of the property today, these utility companies will also be able to plan and anticipate serving this property in the future. They will be able to estimate the number of future customers and develop preliminary strategies to provide service to this new area without sacrificing service to existing customers.

Also, as previously mentioned, the introduction of commercial uses will generate sales tax revenue that may provide additional financial resources required to meet the service and amenity demands of present and future residents of the Town of Florence.

9. *What changes, if any, in Federal or State laws or policies substantiate the proposed amendment?*

This requested General Plan amendment is consistent with the statutes of the State of Arizona as well as with the amendment procedures established by the Town of Florence for amendments to the General Plan. This application is being submitted in conformance with the procedures of the Town of Florence for minor General Plan amendments that have been established in accordance with State statutes.

Owners' Authorization Forms



"The Power and Rewards of Vision"

December 18, 2013

Johnson Ranch Estates, LLC
Attn: Mr. Daniel Hodges
5230 East Shea Boulevard, Suite 200
Scottsdale, Arizona 85254

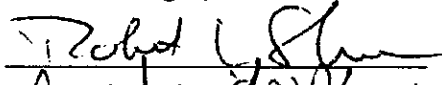
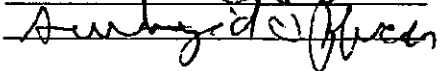
RE: Florence Gardens/Johnson Ranch Estates

Dear Daniel:

As requested, attached is Owner's Authorization to WLB/JUC for property owned by Florence/Majestic Ranch, L.L.C., which will be effective provided JUC confirms: (a) no change of existing entitlements for that property will be finalized without our approval; and (b) we will not incur any cost other than those, if any, we agree in writing to pay.

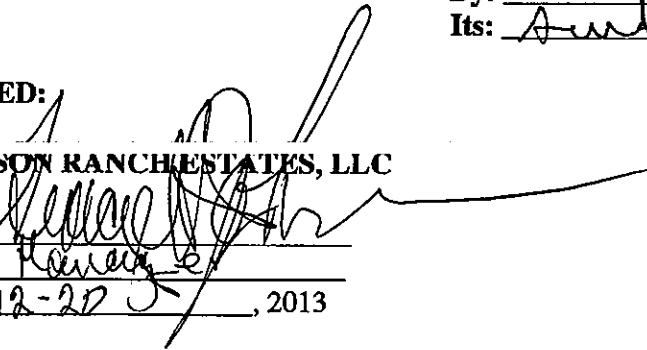

FLORENCE/MAJESTIC RANCH, L.L.C.

By: **KT/RMG Manager, L.L.C.**

By: 
Its: 

AGREED:

JOHNSON RANCH ESTATES, LLC

By: 
Its: 
Date: 12-20, 2013

OWNER'S AUTHORIZATION FORM

This sheet must be completed if the applicant for an Annexation, General Plan Amendment, Planned Unit Development, Zone Change, Conditional use Permit, Design Review and/or Preliminary/Final Plat, is not the owner of the property.

I/we, the Undersigned, do hereby grant permission to: The WLB Group, Inc. and Johnson Ranch Estates, LLC

To act on my/our behalf for the purpose of obtaining one or more of the following: Annexation, General Plan Amendment, Planned Unit Development, Zone Change, Conditional Use Permit, Design Review and/or Preliminary/Final Plat on the following described property:

See Exhibit A Attached hereto

Owner(s)

FLORENCE/MAJESTIC RANCH, L.L.C.

By: KT/RMG Manager, L.L.C.

By: [Signature]
Its: Authorized Officer

Print or Type Name

Address

8800 N. Gainey Center Drive, #255

Scottsdale, AZ 85258

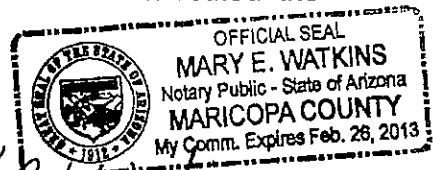
Telephone: 480-609-1200

STATE OF ARIZONA)
)
County of Maricopa)

On this 18 day of December, 2012, before me, the undersigned Notary Public, personally appeared Robert L. Shaw, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he executed the same.

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

My commission expires: 2/28/13



Mary E. Watkins
Notary Public

Legal Description

LEGAL DESCRIPTION

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Parcel No. 1:

The Northwest quarter of Section 17, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Northwest corner of said Section 17, which is a GLO brass cap, said Point being the POINT OF BEGINNING, from which the West quarter corner of said Section 17 bears South 00 degrees 02 minutes 58 seconds East a distance of 2644.13 feet (measured), which is a GLO brass cap;

Thence North 89 degrees 56 minutes 35 seconds East, along the North line of said Section 17, a distance of 2655.84 feet (measured), to the North quarter corner of said Section 17, which is a GLO brass cap;

Thence South 00 degrees 06 minutes 29 seconds East, along the North-South mid-section line, a distance of 2649.15 feet (measured) to the center quarter corner;

Thence North 89 degrees 56 minutes 55 seconds West, along the East-West mid-section line, a distance of 2658.56 feet (measured) to the West quarter corner of said Section 17;

Thence North 00 degrees 02 minutes 58 seconds West, along the West line of said Section 17, a distance of 2644.13 feet (measured) to the POINT OF BEGINNING.

Parcel No. 2:

The Northeast quarter of Section 18, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Northeast corner of said Section 18, which is a GLO brass cap, said point being the POINT OF BEGINNING, from which the East quarter corner of said Section 18 bears South 00 degrees 02 minutes 58 seconds East a distance of 2644.13 feet (measured), which is a GLO brass cap;

Thence South 00 degrees 02 minutes 58 seconds East, along the East line of said Section 18, a distance of 2644.13 feet (measured) to the East quarter corner of said Section 18;

Thence North 89 degrees 29 minutes 23 seconds West, along the East-West mid-section line, a distance of 2641.46 feet (measured);

Thence North 00 degrees 02 minutes 26 seconds West, along the North-South mid-section line a distance of 2619.92 feet (measured) to the North quarter corner of said Section 18, which is a GLO brass cap;

Thence North 89 degrees 59 minutes 06 seconds East, a distance of 2640.94 feet (measured) to the POINT OF BEGINNING;

EXCEPT all coal, oil, gas and other minerals as reserved in the patent to said land.

Parcel No. 3:

The Southwest quarter of Section 17, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the West quarter corner of said Section 17, which is a GLO brass cap, said point being the POINT OF BEGINNING, from which the Northwest corner of said Section 17, which is a GLO brass cap, bears North 00 degrees 02 minutes 58 seconds West, a distance of 2644.13 feet (measured);

Thence South 89 degrees 56 minutes 55 seconds East, along the East-West mid-section line, a distance of 2658.56 feet (measured) to the center quarter corner of said Section 17;

Thence South 00 degrees 06 minutes 58 seconds East, along the North-South mid-section line, a distance of 2638.21 feet (measured) to the South quarter corner of said Section 17, which is a GLO brass cap;

Thence South 89 degrees 57 minutes 55 seconds West, along the South line of said Section 17, a distance of 2664.91 feet (measured) to the Southwest corner of said section 17, which is a GLO brass cap;

Thence North 00 degrees 01 minutes 18 seconds East, along the West line of said Section 17, a distance of 2642.21 feet (measured) to the POINT OF BEGINNING.

Parcel No. 4:

Parcel C, Book 8 of Surveys, Page 255, being a portion of the Southeast quarter of Section 17, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the South quarter corner of Section 17, which is a General Land Office Brass cap, from which the Southwest corner of said Section 17, which is a GLO brass cap, bears South 89 degrees 57 minutes 55 seconds West a distance of 2,664.91 feet, said point being the POINT OF BEGINNING;

Thence North 00 degrees 06 minutes 58 seconds West along the North-South midsection line, a distance of 825.00 feet;

Thence South 89 degrees 51 minutes 20 seconds East parallel with the south line of said Section 17, a distance of 1,328.12 feet;

Thence South 00 degrees 04 minutes 22 seconds East a distance of 825.00 feet to the South line of said Section 17;

Thence North 89 degrees 51 minutes 20 seconds West along said South line a distance of 1,327.50 feet to the POINT OF BEGINNING;

EXCEPT all coal, oil, gas and other minerals as reserved in the patent to said land.

APN: 206-01-011A, 206-07-005, 206-01-011B, 206-07-010

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

A portion of Section 7 and Section 18, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at The Southwest corner of said Section 7;

thence North 00 degrees 54 minutes 24 seconds West along the West line of said Section 7 a distance of 2643.08 feet to the West quarter corner of said Section 7;

thence North 88 degrees 15 minutes 28 seconds East along the East/West mid-section line of said Section 7 a distance of 4927.22 feet to the East quarter corner of said Section 7;

thence South 01 degrees 48 minutes 57 seconds East along the East line of said Section 7 a distance of 2639.52 feet to the Southeast corner of said Section 7;

thence South 88 degrees 13 minutes 55 seconds West along the South line of said Section 7 a distance of 2640.42 feet to the quarter corner common to Section 7 and Section 18;

thence South 01 degrees 47 minutes 36 seconds East along the North/South mid-section line of said Section 18 a distance of 4020.78 feet to a point on the Northerly right of way line of State Highway 89;

thence North 31 degrees 53 minutes 55 seconds West along the Northerly right of way line of State Highway 89 a distance of 4642.87 feet to a point on the West line of said Section 18;

thence North 00 degrees 50 minutes 11 seconds West along the West line of said Section 18 a distance of 4.20 feet to the Northwest corner of said Section 18, also being the Southwest corner of said Section 7 and the point of beginning.

EXCEPT the following described property:

COMMENCING at a General Land Office brass cap marking the Southwest corner of Section 7 from which a General Land Office brass cap marking the South quarter corner of Section 7 bears North 89 degrees 17 minutes 08 seconds East, a distance of 2,328.82 feet, said Southwest corner being the **POINT OF BEGINNING**,

Thence North 00 degrees 13 minutes 35 seconds East along the West boundary of the Southwest quarter of Section 7, a distance of 51.74 feet to a General Land Office brass cap marking the Southeast corner of Section 12, Township 5 South Range 9 East;

Thence North 00 degrees 09 minutes 26 seconds East along the West boundary of the Southwest quarter of Section 7, a distance of 1,155.36 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 26 degrees 07 minutes 45 seconds East a distance of 56.82 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 03 degrees 18 minutes 32 seconds East, a distance of 172.05 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 06 degrees 04 minutes 06 seconds West, a distance of 109.93 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 01 degrees 29 minutes 30 seconds East, a distance of 181.67 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 50 degrees 03 minutes 31 seconds East, a distance of 84.44 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 39 degrees 18 minutes 23 seconds East, a distance of 257.76 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 18 degrees 00 minutes 04 seconds East, a distance of 237.67 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 24 degrees 28 minutes 37 seconds East, a distance of 115.00 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 15 degrees 34 minutes 40 seconds East, a distance of 107.89 feet to a set 5/8" rebar with cap RLS #37512;

Thence South 89 degrees 17 minutes 08 seconds West along the South boundary of the Southwest quarter of Section 7, a distance of 409.56 feet to a General Land Office brass cap marking the POINT OF BEGINNING

ASSESSOR'S PARCELS NO. 206-01-012B, 206-01-003

PARCEL NO. 2:

The South half of the South half of the Northwest quarter of Section 8, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

ASSESSOR'S PARCEL NO. 206-03-006B

PARCEL NO. 3:

The North half of the North half of the Southwest quarter of Section 8, Township 5 south, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona,

ASSESSOR'S PARCEL NO. 206-03-006C

PARCEL NO. 4:

The North half of The South half of the North half of the Southwest quarter of Section 8, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

ASSESSOR'S PARCEL NO. 206-03-006A

PARCEL NO. 5:

The South half of the South half of the North half of the Southwest quarter; and the South half of the Southwest quarter of Section 8, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

ASSESSOR'S PARCEL NO. 206-03-007

APN: 206-01-012B, 206-03-006A, 206-03-006B, 206-03-006C, 206-03-007, 206-01-003

ALL THAT PART OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 49 MINUTES 34 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2629.50 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 50 MINUTES 11 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2206.12 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 89;

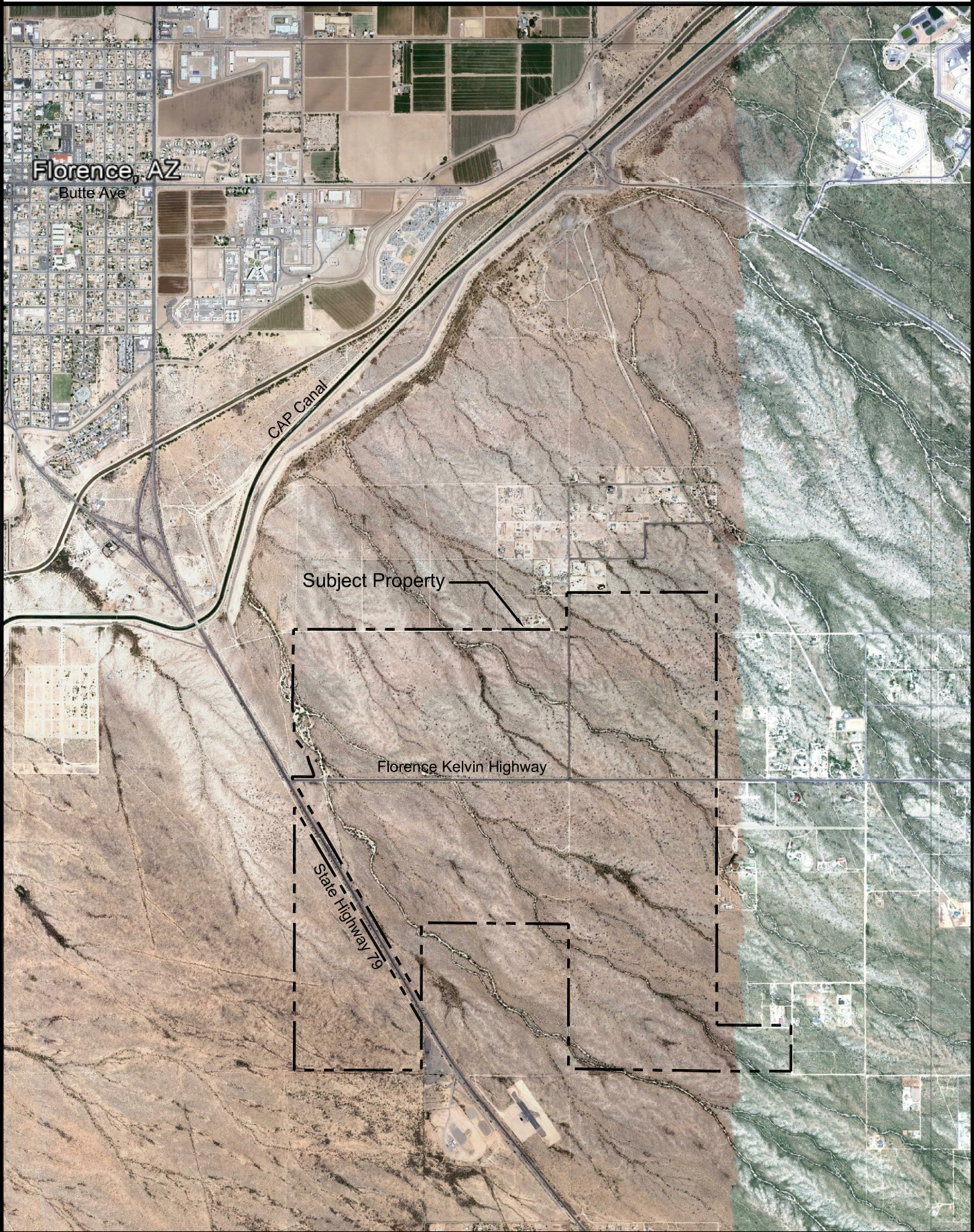
THENCE SOUTH 31 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 89, A DISTANCE OF 4655.79 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 18;

THENCE SOUTH 01 DEGREES 47 MINUTES 36 SECONDS EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 849.82 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 18;

THENCE SOUTH 89 DEGREES 14 MINUTES 13 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 2492.72 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 18 AND THE POINT OF BEGINNING.

APN 206-01-012A5

Exhibits



Florence, AZ

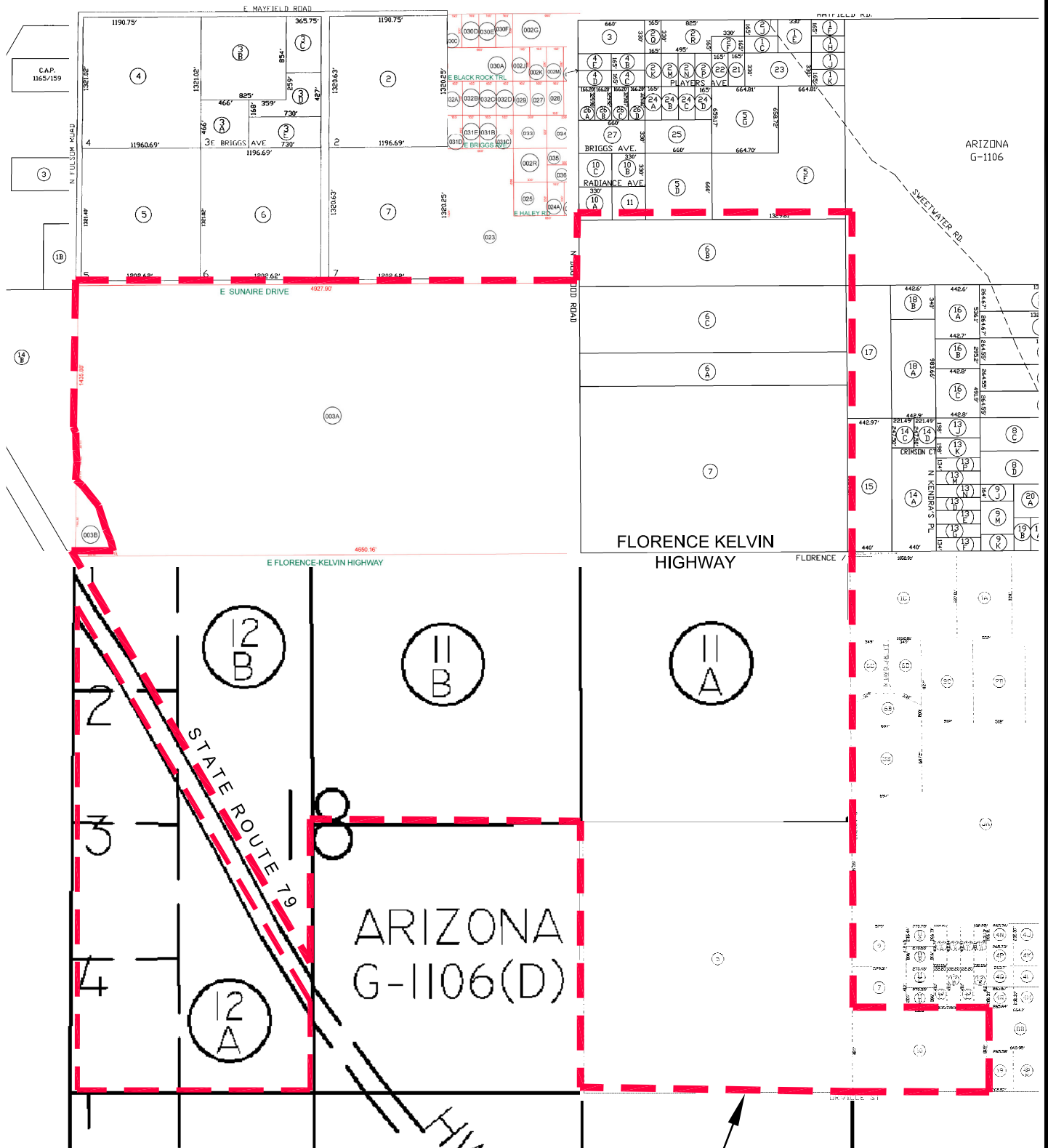
Butte Ave

CAP Canal

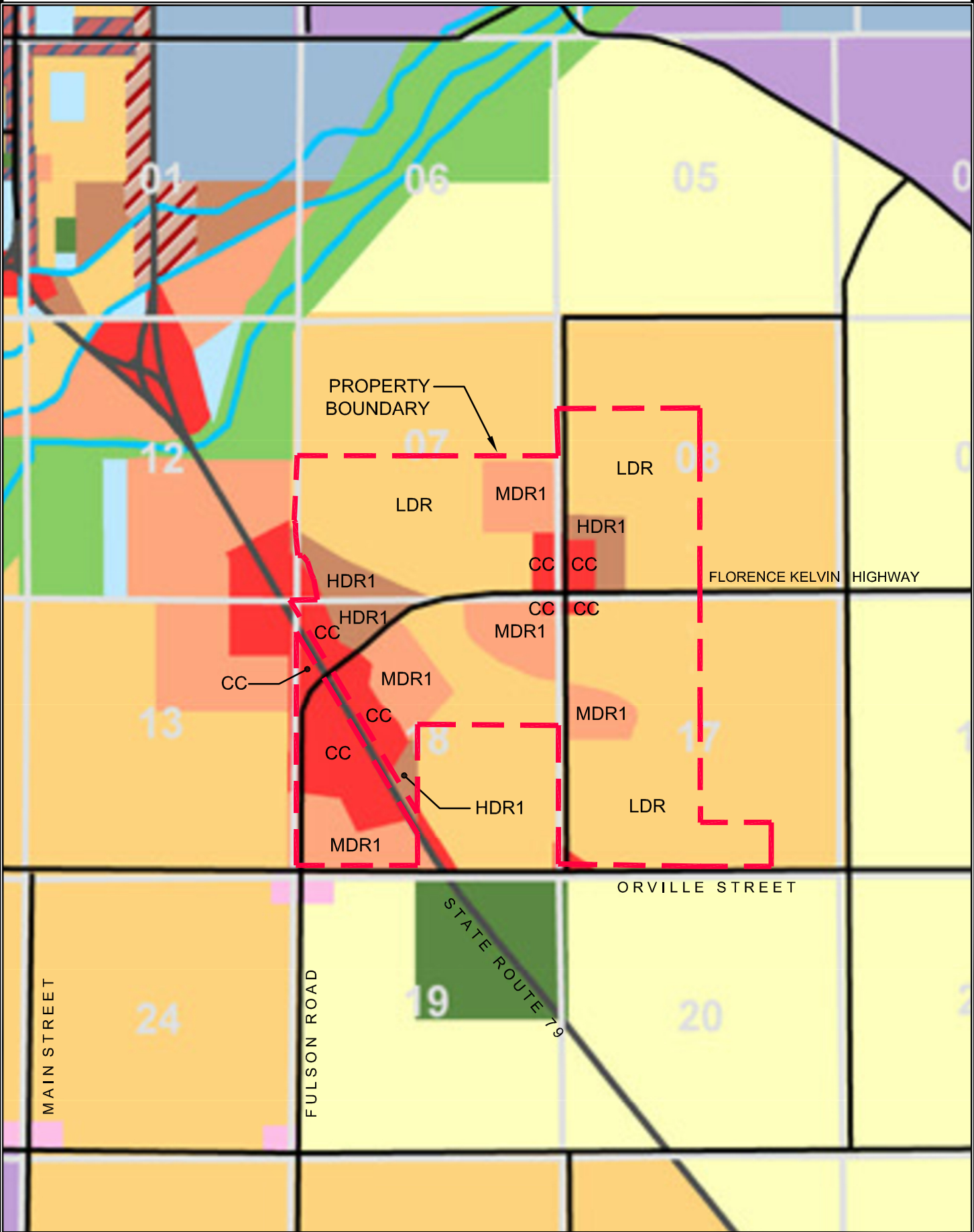
Subject Property

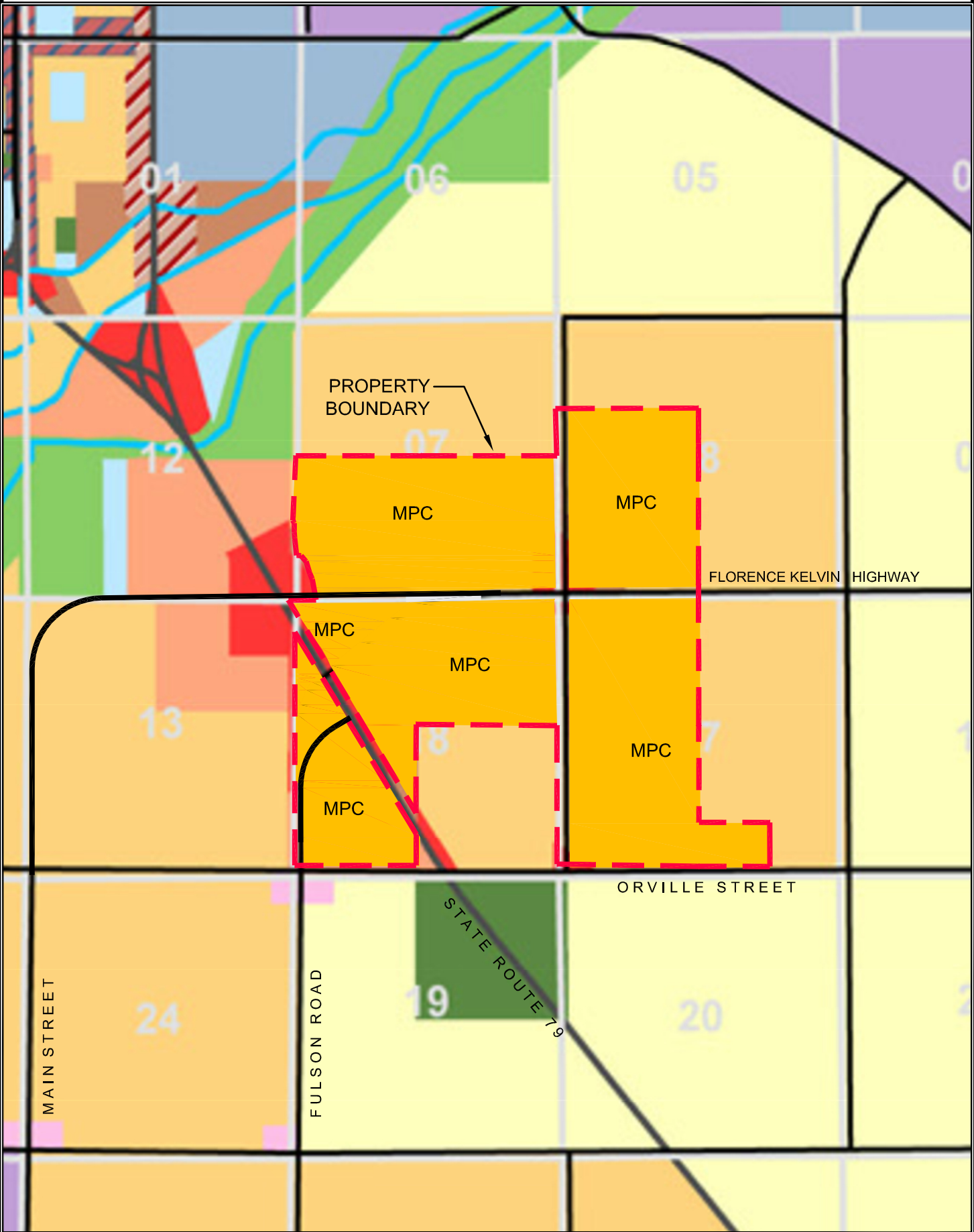
Florence Kelvin Highway


State Highway 79



PROPERTY BOUNDARY





	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 6b.
MEETING DATE: January 20, 2015 DEPARTMENT: Community Development STAFF PRESENTER: Mark Eckhoff, AICP Community Development Director SUBJECT: Ordinance No. 625-15: Johnson Ranch Estates PUD (PZC-02-15-PUD)		<input type="checkbox"/> Action <input type="checkbox"/> Information Only <input checked="" type="checkbox"/> Public Hearing <input type="checkbox"/> Resolution <input checked="" type="checkbox"/> Ordinance <input type="checkbox"/> Regulatory <input checked="" type="checkbox"/> 1 st Reading <input type="checkbox"/> 2 nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

Public hearing and first reading only on January 20, 2015.

On February 02, 2015, motion to adopt Ordinance No. 625-15 for the Johnson Ranch Estates Planned Unit D.

REQUEST:

This is a request by The WLB Group, Inc., on behalf of Johnson Ranch Estates, LLC, and Florence Majestic Ranch, LLC, for approval of the following:

A request for an amendment to the Florence Ranch PUD to amend and replace the existing PUD with the Johnson Ranch Estates PUD. The Johnson Ranch Estates PUD proposes a master planned community of approximately 1,266 acres generally located adjacent to State Route 79 and north and south of Florence-Kelvin Highway.

BACKGROUND/DISCUSSION:

The purpose of this report is to request an amendment to the existing Florence Ranch PUD zoning, which will result in a new PUD for Johnson Ranch Estates.

The proposed Johnson Ranch Estates PUD, covering approximately 1,266 acres in the southeast area of Florence, establishes a new land development vision for the subject land. The basic zoning rules and development standards for the proposed master planned community are established for this project via the PUD document. Additional layout studies and design details will be forthcoming at the time of future Design Review and Subdivision submittals. The proposed PUD strives to be consistent with the goals and objectives of the Town of Florence 2020 General Plan.

The PUD zoning mechanism adds flexibility, creativity and variety over conventional zoning applications to help create successful communities. This PUD proposes a significant variety of residential, commercial, mixed use and other land uses for a well-rounded master planned community. The primary land use category within this project will be detached single-family residential homes. Within this category, there are various types of lot sizes and housing projects envisioned to supply options for first time and move up homeowners. Single-family attached housing product will provide additional housing opportunities for future residents of the community. In addition to housing, approximately 324 acres has been designated as a mixed use development area. This mixed use area is intended to provide a flexible development zone that would include the following types of uses: residential, town center, a senior and assisted living facility, recreational vehicle resort and/or commercial components. Commercial focused parcels are located at the confluence of some major roadways. A proposed equestrian center hopes to capitalize on the project's location near the Town's rodeo grounds and surrounding horse properties.

Growth continues to come to the Florence market due to the Town's progressive character, proximity to the Phoenix and Tucson metropolitan areas, increasing economic opportunities and attractive rural quality of life. As growth occurs, it will be important to provide varied housing opportunities and new areas to support the increased demands for commercial uses.

The end result with this project is to take advantage of compact development design and to create a wide variety of housing opportunities; ultimately creating a walkable community with a strong sense of place, preserved open spaces and natural beauty.

ANALYSIS:

The Johnson Ranch Estates PUD will provide the following land uses:

- Single Family Residential District (SFR).
- Medium Density Residential District (MDR).
- Commercial and Mixed Use District (C/MU).
- Utility and Wastewater Reclamation Facility District (U/WRF).

All of these uses will be served by a hierarchy of roadways, consisting of arterial roads, collector roads and local streets.

The diverse housing opportunities in this project, which equate to an overall maximum gross density of 3.8 dwelling units per acre and surrounding areas will provide the population base to support the local commercial areas envisioned within this project.

The land use intensities within this project have been graduated to buffer lower intensity land uses from the higher intensity uses. Medium density residential and open space is positioned to act as a buffer between the low intensity single-family housing and the higher intensity commercial and mixed-use. Moreover, commercial and mixed-use have

been primarily located in the central portion of the site such that these areas are buffered by land uses that lie within the Johnson Ranch Estates PUD. Commercial parcels will be accessed directly from major roadways to minimize traffic within the residential neighborhoods.

In order to better familiarize the Planning and Zoning Commission and the Town Council with more details of the PUD document, the following site data contained within the PUD is highlighted.

Site Data

Proposed Land Use	Gross	Density	Units^B
Single Family Residential	476	4.0	1,904
Medium Density Residential	244	6.5	1,586
Mixed-Use	324	4.4	1,412
Open Space/Wash	135 ^C		
Arterial/Collector Road ROW	25		
<i>Residential Subtotal</i>	<i>1,204</i>	<i>4.1</i>	<i>4902</i>
Local Commercial	29		
Utility/Wastewater	18		
Equestrian Center	15		
<i>Non-Residential Subtotal:</i>	<i>62</i>		
Total	1,266	3.9	4,902*

- A. All acreage is approximate.
- B. All unit counts are shown as maximum units allowed.
- C. The 135 acres of open space represents 11% of the residential area of the PUD.

*Note that 4,264 dwelling units are permitted on the property on the east side of State Route 79 and 638 dwelling units are permitted on the property west of State Route 79.

RESIDENTIAL/COMMERCIAL

Single Family Residential District (SFR)

The single-family residential component of the project occupies approximately 476 gross acres. This residential area has been planned in a vibrant and sustainable manner to set forth a safe, effective and attractive pedestrian-friendly environment that encourages connectivity and interaction. The single-family residential component of this project is targeting a density of 4.0 dwelling units per acre. A maximum of 1,904 single family lots are proposed with an appropriately balanced mix of lots.

Lot Matrix

Lot Sizes	Minimum Lot Width	Target % of SFR Lots
4,500 sq. ft. - 5,499 sq.ft.	45'	45%
5,500 sq.ft. - 6,999 sq.ft.	55'	35%
7,000 sq. ft. - 9,999 sq. ft.	65'	15%
Over 10,000 sq. ft.*	75'	5%

Medium Density Residential District (MDR)

The medium density residential component of this project will have a maximum density of 6.5 dwelling units per acre and will occupy approximately 244 gross acres. A maximum of 1,586 lots/units are proposed, with a mixture of product types. The Johnson Ranch Estates PUD was planned for diversity with sensitivity to the planned land uses within the development and to the surrounding areas. Therefore, medium density residential areas are located to buffer higher intensity uses from the lower intensity single-family residential areas to the maximum extent possible. To achieve diversity, the design is proposed to include a mix of medium density residential parcels including traditional single-family residential housing, single-family detached cluster housing, and/or single-family attached.

Commercial and Mixed Use District (C/MU)

The combined acreage of the Commercial and Mixed Use areas shall equal 353 acres.

The strict commercial (LC) component of the project consists of 29 gross acres. The purpose of the local commercial areas in this PUD is to provide the future residents of this community with local shopping centers that can meet their daily commercial needs. Commercial parcels are located along main thoroughfares at major intersections.

Development on the commercial sites would occur based on the rate of surrounding growth and market demand. The types of end users may vary, but it is expected that the following types of community-oriented businesses could occupy the commercial sites: grocery store, department store, drug store, gas station, restaurants and other appropriate retail, office, health care and service uses and as supported by the size and scale of the subject parcels. Commercial areas are needed as the Town grows and as discussed in the Town's General Plan.

The Mixed Use (MU) component of the project totals approximately 324 gross acres. The mixed-use parcels are located in the central, interior portion of the property and are planned for flexibility and a variety of uses. Development of the MU parcels would occur based on the rate of surrounding growth and market demand. The MU areas have been planned for a variety of uses, and it is expected that the following primary uses would be located within these parcels: various residential development; town center; recreational vehicle resort; equestrian facility; senior and assisted living facility; and local commercial.

The town center component of the MU area is envisioned as a neighborhood scale commercial area focused around open space areas. The center might contain the following types of uses: grocery store, hardware store, coffee shop, and general smaller retail shops providing goods and service needed on a daily basis. The center is intended to serve the future residents of the PUD, but the design and types of facilities hope to encourage shoppers and visitors from outside of the project.

Utility/Wastewater Reclamation Facility District (U/WRF)

This district consists of 18 acres and the following uses are permitted:

- All utility infrastructure, including but not limited to wastewater reclamation facility and electrical substation.
- Recreational vehicle storage.
- Open space and recreational amenities.

TRANSPORTATION

The subject site is located adjacent to State Route 79 and both north and south of Florence-Kelvin Highway. State Route 79 is the primary north-south arterial corridor in this future growth area. State Route 287, which is approximately 1/2 mile northwest of the site, provides a major east-west arterial corridor that leads to adjacent communities and also ultimately provides access to Interstate 10. The Town of Florence downtown core is approximately two miles to the northwest of the Johnson Ranch Estates PUD.

The property owner proposes an amended alignment for the Florence-Kelvin Highway. In the future, the roadway would extend west of State Route 79 rather than turning to the southwest as shown on the current 2020 General Plan. Otherwise, the roads constructed within this property will be in conformance with the alignments shown in the 2020 General Plan. In addition, this project is located immediately adjacent to State Route 79 in an area in close proximity to the Downtown area of the Town of Florence.

A Traffic Impact Analysis (TIA) will be prepared in accordance with current Town of Florence guidelines and submitted at the time of preliminary plat or site plan review. This analysis will determine the nature and timing of arterial roadway improvements that are required for the development of this property.

OPEN SPACE

The single-family residential portion of the PUD will have at least 15% open space. Open space for the site will consist of a wash enhancement project, a network of pedestrian pathways, ramadas, sport courts, turf play areas, landscape buffers along the arterial and collector roadways and open space areas within individual subdivisions. Pathways are connected by sidewalks and streets so the recreation system is highly accessible.

The landscape design concept for the open space areas will include the use of shade trees, shrubs, ground cover, and areas of turf for passive and active recreation. Plant material selections will be adaptable to the desert low water environment. Open space tracts for the PUD shall be improved, i.e., landscaped, paths installed, etc. concurrent with the development phase in which the landscaping or amenities are located. All residential open space areas, including landscaping within adjacent rights-of-way, will be maintained by a Homeowner's Association in accordance with recorded Covenants, Conditions and Restrictions.

Park areas within residential parcels will contain multiple amenities to encourage both passive and active recreational usage. Amenities may include ramadas, picnic tables, tot lots, sport courts and walkways. Turf play areas may also be provided for additional activities. Final landscape and amenity plans are subject to review and approval by the Town's Community and Development Director upon the review and approval of final plats for the Johnson Ranch Estates PUD.

PUBLIC SERVICES

Police and fire protection will be provided by the Florence Police and Fire Departments. Medical services are available in Florence through the Florence Public Health Clinic. Emergency care is available at the Casa Grande Regional Medical Center, Banner Hospital in San Tan Valley and in Phoenix metro-area hospitals.

The property lies within the Florence Unified School District. The following schools will provide educational services:

- Florence K-8 – 1000 S. Main Street
- Florence High School (Grades 9-12) - 1000 S. Main Street

The project anticipates providing a maximum 14-acre elementary school site. The school site will be donated to the Florence Unified School District with a provision that if the school site is not developed within 5 years, ownership of the school site will revert back to the previous owners.

The project will provide a 5-acre site for police, fire and municipal services at a location mutually agreed upon by the owner and the Town of Florence. This site may be located in any zone within this PUD.

UTILITIES

Water will be provided by Johnson Utilities Company (JUC). The Town of Florence is currently the water provider for this area; however, JUC wishes to provide potable water for the Johnson Ranch Estates PUD and potentially certain properties around it. As such, the process of obtaining the necessary approvals and permits to accomplish this goal has begun.

Wastewater collection and treatment will be provided by Johnson Utilities Company (JUC). The Town of Florence is currently the Designated Management Agency and provider of wastewater for this area; however, JUC wishes to provide wastewater collection, conveyance and treatment for the Johnson Ranch Estates PUD and potentially certain properties around it. As such, the process of obtaining the necessary approvals and permits to accomplish this goal has begun.

GENERAL PLAN

Staff notes an amendment to the General Plan has been requested and is being processed concurrently with this PUD amendment. The request is for this property to be designated as Master Planned Community (MPC). The proposed zoning is consistent with the proposed MPC.

PUBLIC PARTICIPATION:

The Town has reached out to all Town residents and other property owners through a public participation process that includes:

- A notice for the Planning and Zoning Commission public hearing was mailed to all property owners within 300 feet of the site;
- Property Posting (Signs) - Notice of Public Hearing for a Planned Unit Development was posted on the site in two locations;
- Advertisements in the local Town paper;
- One public hearing for the Planning and Zoning Commission; and
- Town Council public hearing and action meetings.

Staff has received public inquiries on this case, though no direct support or opposition has been indicated.

HEARINGS:

December 18, 2014	Planning and Zoning Public Hearing
January 20, 2015	Town Council Public Hearing and 1 st Reading
February 02, 2015	Town Council and 2 nd Reading Action

All meetings will be held at Town Hall Council Chambers – 775 North Main Street, Florence, Arizona 85132.

FINDINGS:

Planning Staff offers the following findings for the consideration of the Planning and Zoning Commission and Town Council:

1. The proposed PUD zoning, as conditioned, will be consistent with the proposed General Plan land use designation of MPC;
2. The proposed PUD, as conditioned, is consistent with the Development Agreement applicable to the subject site and project; and
3. Utility infrastructure is being developed within this PUD to support growth and development within the PUD and surrounding areas.

FINANCIAL IMPACT:

This PUD will have no immediate financial impact; however, future residential and commercial development will have a positive fiscal impact for the Town in the southern portion of Florence.

RECOMMENDATION:

The Planning and Zoning Commission found the Johnson Ranch Estates PUD (PZC-02-15-PUD), as conditioned, will be in compliance with the Town's 2020 General Plan and is in the interest of general welfare, health and safety of the public. The Planning and Zoning Commission has forwarded an unanimous favorable recommendation on the Johnson Ranch Estates PUD, as described in Exhibit A-1 and A-2, to the Town Council, subject to the following conditions (all of which were agreed to and incorporated into the updated PUD books presented to Town Council):

1. The development of the subject site as described in Exhibit A, shall be in conformance with the Johnson Ranch Estates PUD development book dated December 8 (or as amended), as well as any applicable Development Agreements, Town ordinances and codes including all applicable planning, building, fire, engineering and Design Review requirements.
2. Property Owners agree to waive claims for diminution in value pursuant to Proposition 207 [A.R.S. § 12-1134] pursuant to the waivers attached hereto as Exhibit B.
3. The extent of all on-site and off-site improvements required by the Town, as well as the phasing of such, shall be subject to further Town Engineer and Community Development Department reviews and approvals of development/construction plans and engineering reports.
4. Final plans for grading, drainage, wash modifications, infrastructure phasing, right-of-way dedications, roadway improvements, roadway development

Subject: Ordinance No. 625-15 Johnson Ranch Estates PZC-02-15-PUD

Meeting Date: January 20, 2015

standards, intersection alignments, water systems and wastewater systems are subject to the review and approval of the Town Engineer, Utilities Director, and/or Community Development Director.

5. All design and construction aspects impacting State Route 79 shall be subject to ADOT's review and approval. Unless otherwise approved by ADOT, the Town requires that right-of-way be dedicated or reserved for the future widening of the highway to a major arterial roadway standard; highway improvements are provided per a Traffic Impact Analysis (TIA) approved by ADOT and the Town of Florence; and the intersection of Florence-Kelvin Highway and State Route 79 be in accordance with the TIA and the recommendations of ADOT and the Town of Florence.
6. Sidewalks shall be provided along both sides of all roadways, except where the Community Development Director and Town Engineer may waive or modify such requirement upon further review of any single-family residential subdivisions where there is a minimum required quarter acre lot size.
7. No structures shall be permitted within a regulatory floodplain and/or an erosion-prone or 404 wash area without the approval of the Floodplain Manager or their designee. No residential, commercial, or mixed use lots or parcels shall extend into a regulatory floodplain or 404 washes. FEMA floodplain and 404 washes shall be conveyed to and maintained by one or more Homeowner and/or Property Owner Associations established for Johnson Ranch Estates.
8. Agricultural uses permitted within this PUD prior to the development of parcels within the PUD shall be limited to those uses allowed within the Town's RA-10 Zoning District.
9. Limited barbed wire fencing may be utilized in accordance with applicable Town codes pertaining to fencing and safety on the U/WRF parcel or on any parcel that contains critical public infrastructure such as potable water wells, electrical substations, wastewater treatment plants and similar facilities. As residential development occurs within the PUD or earlier, all such facilities shall be surrounded by masonry walls and the barbed wire fencing installed in a manner to where it cannot be viewed by the general public.
10. Wireless communication facilities within the PUD shall only be permitted within the Local Commercial (LC) or U/WRF zones and shall only exceed a maximum height of 28 feet with an approved Conditional Use Permit.
11. Residential uses shall only be permitted within parcels designated SFR, MDR or MU, except that Parcel A may be developed with minimum quarter acre size lots for single-family residential development if this parcel is not used for commercial uses and providing that no individual residential driveways are located along State Route 79 or Florence-Kelvin Highway.

12. When residential uses are planned within the MU District, development proposals shall be subject to the review and approval of a Design Review application to present how the residential product is adequately vertically and/or horizontally integrated into the MU development areas. If the housing product is not adequately vertically and/or horizontally integrated into the MU development areas, free standing development parcels shall be established for the stand alone residential development areas in a manner compatible with the surrounding MU development.
13. Within single-family residential subdivisions where the minimum lot size is no less than one acre, the subdivision may allow up to two horses per acre on each lot within said subdivision.
14. Where precise development standards have not been established for a particular use within the PUD, the PUD may follow the development standards for the closest conventional zoning district, e.g., Recreational Vehicle Park/Subdivision for a planned RV Resort.
15. Parcel FF may be developed as a MU zone if the minimum fifteen acre equestrian center is relocated to parcels CC or Z as permitted by the PUD.
16. Prior to any non-utility or essential roadway development of Johnson Ranch Estates, a Design Review application shall be made to further establish and define the general character of the overall development in order to confirm the project's compliance with the Town's General Plan Community Character Element, which has established the initial Rural Southeast Florence character area guidelines for the subject area.
17. Any additional conditions deemed necessary by the Town Council.

ATTACHMENTS:

Ordinance No. 625-15
Application Materials
Exhibit A-1 and A-2
Johnson Ranch Estates Planned Unit Development Book

ORDINANCE NO. 625-15

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE JOHNSON RANCH ESTATES PLANNED UNIT DEVELOPMENT (PZC-02-15-PUD).

WHEREAS, a request to change the existing zoning on the subject properties from existing Florence Ranch Planned Unit Development (PUD) to the Johnson Ranch Estates Planned Unit Development (PUD) has been proposed and a public hearing has been held by the Planning and Zoning Commission; and

WHEREAS, the Planning and Zoning Commission has found the Johnson Ranch Estates PUD is in conformance with the Town's 2020 General Plan; and

WHEREAS, the Planning and Zoning Commission has forwarded the Mayor and Council of the Town of Florence an unanimous favorable recommendation for the Johnson Ranch Estates PUD, subject to certain conditions; and

WHEREAS, said proposal has been considered by the Mayor and Council of the Town of Florence and the Johnson Ranch Estates PUD has been found to be appropriate and further found to promote the health, safety and welfare of the residents of the Town and its orderly growth.

NOW, THEREFORE BE IT ORDAINED by the Mayor and Council of the Town of Florence, Arizona, as follows:

The Zoning Map of Florence, Arizona, is hereby amended by changing the zoning classification of the parcels of land depicted on EXHIBIT A-1 and EXHIBIT A-2 attached hereto, from existing Florence Ranch PUD to Johnson Ranch Estates PUD, subject to the following conditions:

1. The development of the subject site as described in Exhibit A, shall be in conformance with the Johnson Ranch Estates PUD development book dated December 8 (or as amended), as well as any applicable Development Agreements, Town ordinances and codes including all applicable planning, building, fire, engineering and Design Review requirements.
2. Property owners agree to waive claims for diminution in value pursuant to Proposition 207 [A.R.S. § 12-1134] pursuant to the waivers attached hereto as Exhibit B.
3. The extent of all on-site and off-site improvements required by the Town, as well as the phasing of such, shall be subject to further Town Engineer and Community Development Department reviews and approvals of development/construction plans and engineering reports.

4. Final plans for grading, drainage, wash modifications, infrastructure phasing, right-of-way dedications, roadway improvements, roadway development standards, intersection alignments, water systems and wastewater systems are subject to the review and approval of the Town Engineer, Utilities Director, and/or Community Development Director.
5. All design and construction aspects impacting State Route 79 shall be subject to ADOT's review and approval. Unless otherwise approved by ADOT, the Town requires that right-of-way be dedicated or reserved for the future widening of the highway to a major arterial roadway standard; highway improvements are provided per a Traffic Impact Analysis (TIA) approved by ADOT and the Town of Florence; and the intersection of Florence-Kelvin Highway and State Route 79 be in accordance with the TIA and the recommendations of ADOT and the Town of Florence.
6. Sidewalks shall be provided along both sides of all roadways, except where the Community Development Director and Town Engineer may waive or modify such requirement upon further review of any single-family residential subdivisions where there is a minimum required quarter acre lot size.
7. No structures shall be permitted within a regulatory floodplain and/or an erosion-prone or 404 wash area without the approval of the Floodplain Manager or their designee. No residential, commercial, or mixed use lots or parcels shall extend into a regulatory floodplain or 404 washes. FEMA floodplain and 404 washes shall be conveyed to and maintained by one or more Homeowner and/or Property Owner Associations established for Johnson Ranch Estates.
8. Agricultural uses permitted within this PUD prior to the development of parcels within the PUD shall be limited to those uses allowed within the Town's RA-10 Zoning District.
9. Limited barbed wire fencing may be utilized in accordance with applicable Town codes pertaining to fencing and safety on the U/WRF parcel or on any parcel that contains critical public infrastructure such as potable water wells, electrical substations, wastewater treatment plants and similar facilities. As residential development occurs within the PUD or earlier, all such facilities shall be surrounded by masonry walls and the barbed wire fencing installed in a manner to where it cannot be viewed by the general public.
10. Wireless communication facilities within the PUD shall only be permitted within the Local Commercial (LC) or U/WRF zones and shall only exceed a maximum height of 28 feet with an approved Conditional Use Permit.
11. Residential uses shall only be permitted within parcels designated SFR, MDR or MU, except that Parcel A may be developed with minimum quarter acre size lots for single-family residential development if this parcel is not used for commercial

uses and providing that no individual residential driveways are located along State Route 79 or Florence-Kelvin Highway.

12. When residential uses are planned within the MU District, development proposals shall be subject to the review and approval of a Design Review application to present how the residential product is adequately vertically and/or horizontally integrated into the MU development areas. If the housing product is not adequately vertically and/or horizontally integrated into the MU development areas, free standing development parcels shall be established for the stand alone residential development areas in a manner compatible with the surrounding MU development.
13. Within single-family residential subdivisions where the minimum lot size is no less than one acre, the subdivision may allow up to two horses per acre on each lot within said subdivision.
14. Where precise development standards have not been established for a particular use within the PUD, the PUD may follow the development standards for the closest conventional zoning district, e.g., Recreational Vehicle Park/Subdivision for a planned RV Resort.
15. Parcel FF may be developed as a MU zone if the minimum fifteen acre equestrian center is relocated to parcels CC or Z as permitted by the PUD.
16. Prior to any non-utility or essential roadway development of Johnson Ranch Estates, a Design Review application shall be made to further establish and define the general character of the overall development in order to confirm the project's compliance with the Town's General Plan Community Character Element, which has established the initial Rural Southeast Florence character area guidelines for the subject area.

PASSED AND ADOPTED by the Mayor and Council of the Town of Florence this day of _____, 2015.

Tom J. Rankin, Mayor

ATTEST:

APPROVED AS TO FORM:

Lisa Garcia, Town Clerk

Clifford L. Mattice, Town Attorney

JOHNSON RANCH ESTATES PLANNED UNIT DEVELOPMENT
LEGAL DESCRIPTION
EXHIBIT A -1

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Parcel No. 1:

The northwest quarter of Section 17, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Northwest corner of said Section 17, which is a GLO brass cap, said Point being the POINT OF BEGINNING, from which the West quarter corner of said Section 17 bears South 00 degrees 02 minutes 58 seconds East a distance of 2644.13 feet (measured), which is a GLO brass cap;

Thence North 89 degrees 56 minutes 35 seconds East, along the North line of said Section 17, a distance of 2655.84 feet (measured), to the North quarter corner of said Section 17, which is a GLO brass cap;

Thence South 00 degrees 06 minutes 29 seconds East, along the North-South mid-section line, a distance of 2649.15 feet (measured) to the center quarter corner;

Thence North 89 degrees 56 minutes 55 seconds West, along the East-West mid-section line, a distance of 2658.56 feet (measured) to the West quarter corner of said Section 17;

Thence North 00 degrees 02 minutes 58 seconds West, along the West line of said Section 17, a distance of 2644.13 feet (measured) to the POINT OF BEGINNING.

Parcel No. 2:

The Northeast quarter of Section 18, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Northeast corner of said Section 18, which is a GLO brass cap, said point being the POINT OF BEGINNING, from which the East quarter corner of said Section 18 bears South 00 degrees 02 minutes 58 seconds East a distance of 2644.13 feet (measured), which is a GLO brass cap;

Thence South 00 degrees 02 minutes 58 seconds East, along the East line of said Section 18, a distance of 2644.13 feet (measured) to the East quarter corner of said Section 18;

Thence North 89 degrees 29 minutes 23 seconds West, along the East-West mid-section line a distance of 2641.46 feet (measured);

Thence North 00 degrees 02 minutes 26 seconds West, along the North-South mid-section line a distance of 2619.92 feet (measured) to the North quarter corner of said Section 18, which is a GLO brass cap;

Thence North 89 degrees 59 minutes 06 seconds East, a distance of 2640.94 feet (measured) to the POINT OF BEGINNING;

EXCEPT all coal, oil, gas and other minerals as reserved in the patent to said land.

Parcel No. 3:

The Southwest quarter of Section 17, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the West quarter corner of said Section 17, which is a GLO brass cap, said point being the POINT OF BEGINNING, from which the Northwest corner of said Section 17, which is a GLO brass cap, bears North 00 degrees 02 minutes 58 seconds West, a distance of 2644.13 feet (measured);

Thence South 89 degrees 56 minutes 55 seconds East, along the East-West mid-section line, a distance of 2658.56 feet (measured) to the center quarter corner of said Section 17;

Thence South 00 degrees 06 minutes 58 seconds East, along the North-South mid-section line, a distance of 2638.21 feet (measured) to the South quarter corner of said Section 17, which is a GLO brass cap;

Thence South 89 degrees 57 minutes 55 seconds West, along the South line of said Section 17, a distance of 2664.91 feet (measured) to the Southwest corner of said Section 17, which is a GLO brass cap;

Thence North 00 degrees 01 minutes 18 seconds East, along the West line of said Section 17, a distance of 2642.21 feet (measured) to the POINT OF BEGINNING.

Parcel No. 4:

Parcel C, Book of 8 of Surveys, Page 255, being a portion of the Southeast quarter of Section 17, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the South quarter corner of Section 17, which is a General Land Office Brass cap, from which the Southwest corner of said Section 17, which is a GLO brass cap, bears South 89 degrees 57 minutes 55 seconds West a distance of 2664.91 feet, said point being the POINT OF BEGINNING:

Thence North 00 degrees 06 minutes 58 seconds West along the North-South mid-section line, a distance of 825.00 feet;

Thence South 89 degrees 51 minutes 20 seconds East parallel with the south line of said Section 17, a distance of 1328.12 feet;

Thence South 00 degrees 04 minutes 22 seconds East a distance of 825.00 feet to the South line of said Section 17;

Thence North 89 degrees 51 minutes 20 seconds West along said South line a distance of 1327.50 feet to the POINT OF BEGINNING:

EXCEPT all coal, oil, gas and other minerals as reserved in the patent to said land.

APN: 206-01-011A, 206-07-005, 206-01-011B, 206-07-010

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

A portion of Section 7 and Section 18, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at The Southwest corner of said Section 7;

Thence North 00 degrees 54 minutes 24 seconds West along the West line of said Section 7 a distance of 2643.08 feet to the West quarter of corner of said Section 7;

Thence North 88 degrees 15 minutes 28 seconds East along the East-West mid-section line of said Section 7 a distance of 4927.22 feet to the East quarter corner of said Section 7;

Thence South 01 degrees 48 minutes 57 seconds East along the East line of said Section 7 a distance of 2639.52 feet to the Southeast corner of said Section 7;

Thence South 88 degrees 13 minutes 55 seconds West along the South line of said Section 7 a distance of 2640.42 feet to the quarter corner common to Section 7 and Section 18;

Thence South 01 degrees 47 minutes 36 seconds East along the North-South mid-section line of said Section 18 a distance of 4020.78 feet to a point on the Northerly right of way line of State Highway 89.

Thence North 31 degrees 53 minutes 55 seconds West along the Northerly right of way line of State Highway 89 a distance of 4642.87 feet to a point on the West line of said Section 18;

Thence North 00 degrees 50 minutes 11 seconds West along the West line of said Section 18 a distance of 4.20 feet to the Northwest corner of said Section 18, also being the Southwest corner of said Section 7 and the point of beginning.

EXCEPT the following described property:

COMMENCING at a General Land Office brass cap marking the Southwest corner of Section 7 from which a General Land Office brass cap marking the South quarter corner of Section 7 bears North 89 degrees 17 minutes 08 seconds East, a distance of 2328.82 feet, said Southwest corner being the POINT OF BEGINNING,

Thence North 00 degrees 13 minutes 35 seconds East along the West boundary of the Southwest quarter of Section 7, a distance of 51.74 feet to a General Land Office brass cap marking the Southeast corner of Section 12, Township 5 South Range 9 East;

Thence North 00 degrees 09 minutes, 26 seconds East along the West boundary of the Southwest quarter of Section 7, a distance of 1155.36 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 26 degrees 07 minutes 45 seconds East a distance of 56.82 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 03 degrees 18 minutes 32 seconds East, a distance of 172.05 feet to a set 5/8" rebar with aluminum cap RLS #37512'

Thence South 06 degrees 04 minutes 06 seconds West, a distance of 109.93 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 01 degrees 29 minutes 30 seconds East, a distance of 181.67 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 50 degrees 03 minutes 31 seconds East, a distance of 84.44 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 39 degrees 18 minutes 23 seconds East, a distance of 257.76 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 18 degrees 00 minutes 04 seconds East, a distance of 237.67 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 24 degrees 28 minutes 37 seconds East, a distance of 115.00 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 15 degrees 34 minutes 40 seconds East, a distance of 107.89 feet to a set 5/8" rebar with cap RLS #37512;

Thence South 89 degrees 17 minutes 08 seconds West along the South boundary of the Southwest quarter of Section 7, a distance of 409.56 feet to a General Land Office brass cap marking the POINT OF BEGINNING

ASSESSOR'S PARCELS NO. 206-01-012B, 206-01-003

PARCEL NO. 2:

The South half of the South half of the Northwest quarter of Section 8, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

ASSESSOR'S PARCEL NO. 206-03-006B

PARCEL NO. 3:

The North half of the North half of the Southwest quarter of Section 8, Township 5 south, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona,

ASSESSOR'S PARCEL NO. 206-03-006C

PARCEL NO. 4:

The North half of The South half of the North half of the Southwest quarter of Section 8, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

ASSESSOR'S PARCEL NO. 206-03-006A

PARCEL NO. 5:

The South half of the South half of the North half of the Southwest quarter; and the South half of the Southwest quarter of Section 8, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

ASSESSOR'S PARCEL NO. 206-03-007

PARCEL NO. 5:

The South half of the South half of the North half of the Southwest quarter; and the South half of the Southwest quarter of Section 8, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

ASSESSOR'S PARCEL NO. 206-03-007

APN: 206-01-012B, 206-03-006A, 206-03-006B, 206-03-006C, 206-03-007, 206-01-003

ALL THAT PART OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 49 MINUTES 34 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2629.50 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 50 MINUTES 11 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2206.12 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 89;

THENCE SOUTH 31 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 89, A DISTANCE OF 4655.79 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 18;

THENCE SOUTH 01 DEGREES 47 MINUTES 36 SECONDS EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 849.82 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 18;

THENCE SOUTH 89 DEGREES 14 MINUTES 13 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 2492.72 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 18 AND THE POINT OF BEGINNING

APN 206-01-012A5

Exhibit A-2: Johnson Ranch Estates PUD Zone Change

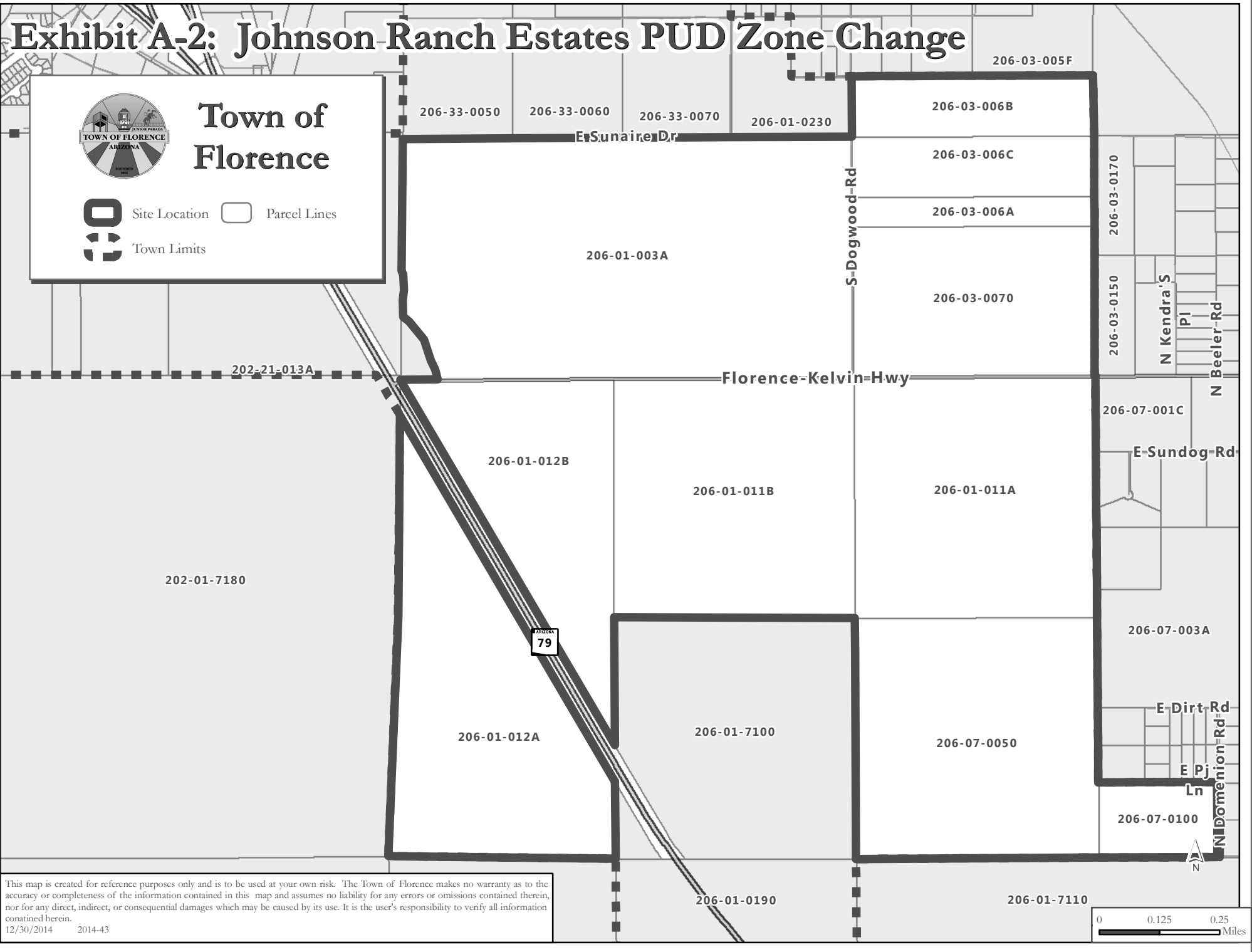


**Town of
Florence**



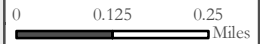
Site Location Parcel Lines

Town Limits



This map is created for reference purposes only and is to be used at your own risk. The Town of Florence makes no warranty as to the accuracy or completeness of the information contained in this map and assumes no liability for any errors or omissions contained therein, nor for any direct, indirect, or consequential damages which may be caused by its use. It is the user's responsibility to verify all information contained herein.

12/30/2014 2014-43



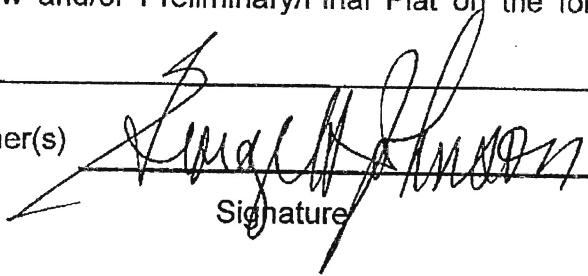
OWNER'S PERMISSION FORM

This sheet must be completed if the applicant for an Annexation, General Plan Amendment, Planned Unit Development, Zone Change, Conditional Use Permit, Design Review and/or Preliminary/Final Plat, is not the owner of the property.

I/we, the Undersigned, do hereby grant permission to: The WLB Group Inc.

to act on my/our behalf for the purpose of obtaining one or more of the following: Annexation, General Plan Amendment, Planned Unit Development, Zone Change, Conditional Use Permit, Design Review and/or Preliminary/Final Plat on the following described property:

Owner(s)



Signature

George H. Johnson

Print or Type Name

Address

5230 E. Shea Blvd, Ste 200
Scottsdale AZ 85254

Telephone

480-998.3300

STATE OF ARIZONA)

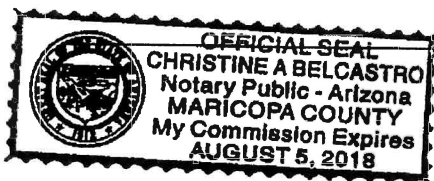
County of Maricopa)

ss

On this 8th day of December, 20 14, before me, the undersigned Notary Public, personally appeared George H. Johnson, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that George H. Johnson executed the same.

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

My commission expires: 8-5-2018



Christine A. Belcastro

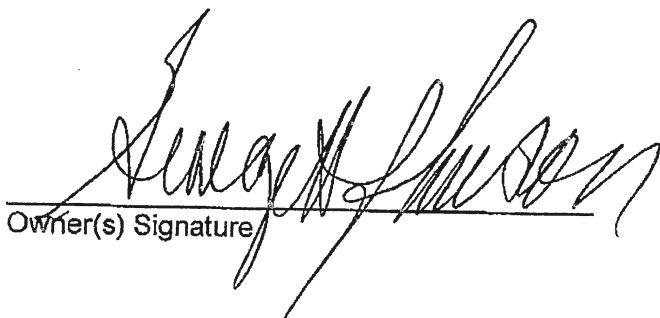
Notary Public

EXHIBIT B

CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE

The undersigned is/are the owner(s) of the subject land described in Exhibit A hereto that is the subject of a Zone Change/Planned Unit Development Application PZC-02-15-PUD. By signing this document, the undersigned agrees and consents to all the conditions imposed by the Florence Town Council in conjunction with the approval of the Zone Change/Planned Unit Development Application PZC-02-15-PUD ("Conditions of Approval") and waives any right to compensation for diminution in value pursuant to Arizona Revised Statutes § 12-1134 that may now or in the future exist as a result of the approval of the Zone Change/Planned Unit Development Application PZC-02-15-PUD. Except as expressly set forth in the Zone Change/Planned Unit Development Application PZC-02-15-PUD and its Conditions of Approval, nothing herein shall constitute a waiver of any other of the undersigned's rights pursuant to the above-referenced statutes.

206-01-012B, 206-01-011B, 206-01-011A, 206-01-003A, 206-07-005,
206-07-010, 206-03-006A, 206-03-006B, 206-03-006C, 206-03-007
Parcel(s) Numbers


Owner(s) Signature

George H. Johnson
Print or Type Name

STATE OF ARIZONA)
)
County of Maricopa) ss

On this 8th day of December, 20 14, before me, the undersigned Notary Public, personally appeared George H. Johnson, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument.

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

My commission expires: 8-5-18

Christine A. Belcastro

Notary Public

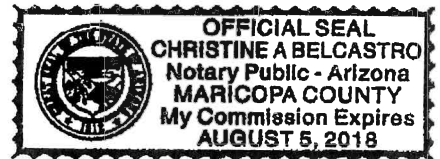


Exhibit B
Johnson Ranch Estates PUD
PZC-02-15-PUD

OWNER'S AUTHORIZATION FORM

This sheet must be completed if the applicant for an Annexation, General Plan Amendment, Planned Unit Development, Zone Change, Conditional use Permit, Design Review and/or Preliminary/Final Plat, is not the owner of the property.

I/we, the Undersigned, do hereby grant permission to: The WLB Group, Inc. and Johnson Ranch Estates, LLC

To act on my/our behalf for the purpose of obtaining one or more of the following: Annexation, General Plan Amendment, Planned Unit Development, Zone Change, Conditional Use Permit, Design Review and/or Preliminary/Final Plat on the following described property:
See Exhibit A Attached hereto

Owner(s)

FLORENCE/MAJESTIC RANCH, L.L.C.
By: KT/RMG Manager, L.L.C.

By: [Signature]
Its: Authorized Officer

Print or Type Name

Address

8800 N. Gainey Center Drive, #255
Scottsdale, AZ 85258

Telephone: 480-609-1200

STATE OF ARIZONA)
)
County of Maricopa)

On this 18 day of December, 2012, before me, the undersigned Notary Public, personally appeared Robert L. Shaw, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that he executed the same.

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

My commission expires: 2/28/13

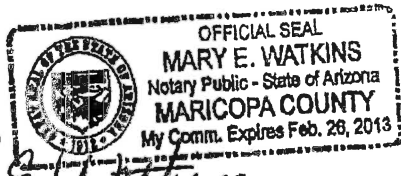

Notary Public

Exhibit A

Description of Property

ALL THAT PART OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 49 MINUTES 34 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2629.50 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 50 MINUTES 11 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2206.12 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 89;

THENCE SOUTH 31 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 89, A DISTANCE OF 4655.79 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 18;

THENCE SOUTH 01 DEGREES 47 MINUTES 36 SECONDS EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 849.82 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 18;

THENCE SOUTH 89 DEGREES 14 MINUTES 13 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 2492.72 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 18 AND THE POINT OF BEGINNING.

APN 206-01-012A5

CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE

The undersigned is/are the owner(s) of the subject land described in Exhibit A hereto that is the subject of a Zone Change/Planned Unit Development Application PZC-02-15-PUD. By signing this document, the undersigned agrees and consents to all the conditions imposed by the Florence Town Council in conjunction with the approval of the Zone Change/Planned Unit Development Application PZC-02-15-PUD ("Conditions of Approval") and waives any right to compensation for diminution in value pursuant to Arizona Revised Statutes § 12-1134 that may now or in the future exist as a result of the approval of the Zone Change/Planned Unit Development Application PZC-02-15-PUD. Except as expressly set forth in the Zone Change/Planned Unit Development Application PZC-02-15-PUD and its Conditions of Approval, nothing herein shall constitute a waiver of any other of the undersigned's rights pursuant to the above-referenced statutes.

206-01-012A
Parcel(s) Numbers

Owner Signature:
FLORENCE/MAJESTIC RANCH, L.L.C.
By: KT/RMG Manager, L.L.C.

By: *RH McRae*
Its: Authorized Officer

STATE OF ARIZONA)
)
County of Maricopa) ss

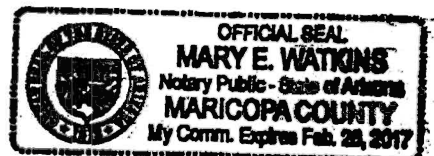
On this 18th day of December, 2014, before me, the undersigned Notary Public, personally appeared Ronald H. McRae, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument.

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

My commission expires:
2/26/2017

Mary E. Watkins
Notary Public

Exhibit B
Johnson Ranch Estates PUD
PZC-02-15-PUD



NOTICE OF PUBLIC HEARINGS FLORENCE TOWN COUNCIL

Notice is hereby given that the Town Council of Florence, Arizona will hold Public Hearings on Tuesday, January 20, 2015 at 6:00 PM at Florence Town Hall located at 775 N. Main Street, Florence, Arizona, 85132 to discuss the following applications:

1. **PZC-1-15-GPA. Public Hearing.** An application by The WLB Group, Inc. on behalf of Johnson Ranch Estates, LLC and Florence Majestic Ranch, LLC for a Minor General Plan Amendment to the Town's 2020 General Plan Future Land Use Map to change the land use designation on approximately 1,266 acres from Low-Density Residential (LDR), Medium Density Residential 1 (MDR1), High Density Residential 1(HDR1) and Community Commercial (CC) to Master Planned Community (MPC). This change would facilitate a subsequent zoning amendment on the site, which is generally located adjacent to State Route 79 and north and south of Florence-Kelvin Highway.

2. **PZC-2-15-PUD. Public Hearing.** An application by The WLB Group, Inc. on behalf of Johnson Ranch Estates and Florence Majestic Ranch, LLC for an amendment to the Florence Ranch PUD to amend and replace the existing PUD with the Johnson Ranch Estates Planned Unit Development (PUD). The Johnson Ranch Estates PUD proposes a master planned community of approximately 1,266 acres generally located adjacent to State Route 79 and north and south of Florence-Kelvin Highway.

Detailed descriptions of these proposed applications are available for viewing at the Town of Florence Community Development building located at 600 N. Main Street, Florence, AZ, Monday through Friday from 8 a.m. to 5 p.m. The Department can be reached by phone at (520) 868-7542.

Pursuant to Title II of the Americans with Disabilities Act (ADA), the Town of Florence does not discriminate on the basis of disability regarding admission to public meetings. Persons with a disability may request reasonable accommodations by contacting the Town of Florence ADA Coordinator at (520) 868-7574 or (520) 868-7502 TDD. Requests should be made as early as possible to allow time to arrange the accommodation.

No. of publications: One; date of publication: January 1, 2015.

**JOHNSON RANCH ESTATES
PLANNED UNIT DEVELOPMENT
(AN AMENDMENT TO THE FLORENCE RANCH PUD
APPROVED BY TOWN COUNCIL, JULY 2008)**

1,266+/- ACRES

**A PORTION OF SECTIONS 7, 8, 17 & 18
TOWNSHIP 5 SOUTH, RANGE 10 EAST
TOWN OF FLORENCE, ARIZONA**



Prepared for:

**Johnson Ranch Estates, L.L.C.
5230 East Shea Boulevard
#200
Scottsdale, AZ 85254**

and

**Florence/Majestic Ranch, L.L.C.
8800 N. Gainey Center Drive
#255
Scottsdale, AZ 85258**

Application Prepared by:

**The WLB Group, Inc.
4444 East Broadway Boulevard
Tucson, Arizona 85711
(520) 881-7480**

October 28, 2014

Rev. December 8, 2014

Rev. December 30, 2014

WLB No. 111057-A-003

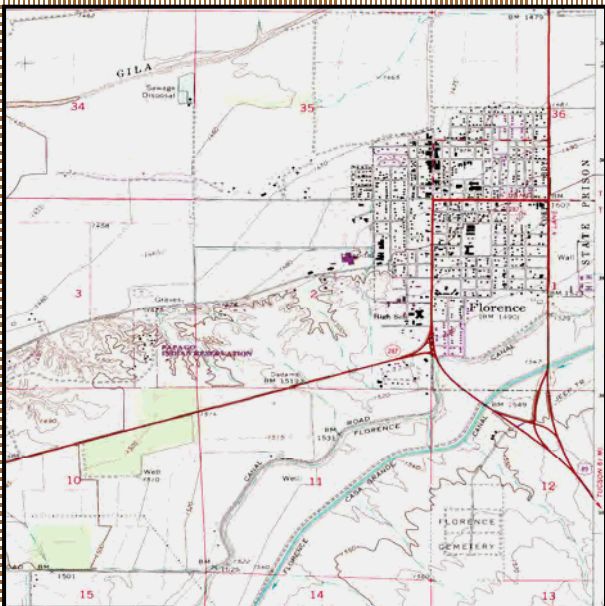


Table of Contents

<u>Subject</u>	<u>Page</u>
1. Purpose of Request	1
2. Relationship to Town of Florence General Plan Future Land Use Map	2
3. Preliminary Development Plan - Project Description	3
4. Development Requirements	5
4.1 Purpose and Intent	5
4.2 General Provisions	5
4.3 Single Family Residential District	10
4.4 Medium Density Residential District	12
4.5 Commercial & Mixed Use District	15
4.6 Utility/Wastewater Reclamation Facility District	23
4.7 Conditional and Accessory Uses-Additional Development Standards	23
5. Community Design Requirements and Guidelines	24
5.1 Residential Design Requirements and Guidelines	25
5.2 Commercial and Mixed-Use Requirements & Guidelines	30
5.3 Open Space	33
5.4 Front Yard Landscaping.....	35
6. Existing Site Conditions	35
7. Relationship to Surrounding Properties.....	35
8. Accessibility	36
9. Circulation System & Street Improvements	36
9.1 Arterial Roadways.....	37
9.2 Collector Roads	37
9.3 Local Streets.....	37
10. Public Facilities.....	38
11. Utilities.....	38
11.1 Wastewater	39
11.2 Potable Water.....	39
11.3 Electrical Power	40
11.4 Natural Gas	40
11.5 Communications.....	40
11.6 Sanitation.....	40
11.7 Cable Television	40
12. Grading & Drainage Concept	41
13. Phasing.....	42
14. PUD Amendments	42
15. Property Management	45
16. Development Team	46
17. Conclusion	47

List of Exhibits

Exhibit 1 – Vicinity Map

Exhibit 2 – Existing Conditions and Surrounding Proposed Projects

Exhibit 3 - Town of Florence General Plan Future Land Use Map

Exhibit 4 - Conceptual Land Use Plan

Exhibit 5 – Conceptual Open Space Plan

Exhibit 6 - Conceptual Wash Enhancement Plan

Exhibit 7 - Local Street Sections

Exhibit 8 – Low Density Residential Concept

List of Appendices

Appendix A – Project Character

Appendix B - Ownership Breakdown

Appendix C - Legal Description

Appendix D – Rezoning Conditions

1. Purpose of Request

The purpose of this report is to request an amendment to the existing Florence Ranch Planned Unit Development (PUD) and establish a new project named Johnson Ranch Estates Planned Unit Development. The ownership of the majority of land within the Florence Ranch PUD has changed and the current owners, Johnson Ranch Estates L.L.C. and Florence Majestic Ranch L.L.C., have a development vision for the property that is different than the vision described in the Florence Ranch PUD. The Johnson Ranch Estates PUD consists of an approximately 1,266-acre master planned community. This revised PUD describes the land use characteristics and development scheme for the development. The plan calls for a variety of residential types, including single-family detached and attached product; mixed-use areas (that may contain such uses as residential, an equestrian facility, a town center, a senior and assisted living facility, a recreational vehicle resort and neighborhood commercial), and open space, including a wash enhancement project in the central portion of the property.

The site, which is located adjacent to State Route 79 and both immediately north and south of Florence Kelvin Highway, is highly suitable for a multiple use development as it sits along the Town of Florence's State Route 79 Growth Area. State Route 79 is the primary north-south arterial corridor in this future growth area. State Route 287, which is approximately 1/2 mile northwest of the site, provides a major east-west arterial corridor that leads to adjacent communities and also ultimately provides access to Interstate 10. The Town of Florence downtown core is approximately 2 miles to the northwest of the Johnson Ranch Estates PUD. Please refer to *Exhibit 1: Vicinity Map* for the location of the property and *Exhibit 2: Existing Conditions and Surrounding Proposed Projects* for a description of the property surrounding the subject property.

Growth has and will continue to come to the Florence market due to the Town's small but progressive character, proximity to the Phoenix and Tucson metropolitan areas, increasing economic opportunities, and attractive quality of life. As growth occurs, it will be important to provide varied housing opportunities and new areas to support the increased demands for commercial uses.

The Johnson Ranch Estates PUD will advance the Town of Florence’s commitment to quality growth by subscribing to sound planning principles and integrating them into the subject area for improved compatibility. The remainder of this document will show, both in text and exhibits, how the Johnson Ranch Estates PUD will be designed and planned to be a quality master-planned community and a welcome home to future residents of the Town.

2. Relationship to Town of Florence General Plan Future Land Use Map

All rezoning requests must be consistent with the land use designations in the Town of Florence General Plan Future Land Use Map. The current land use designations match the land use categories and arrangement of land uses in the existing Florence Ranch PUD document. While the land use districts in the Johnson Ranch Estates PUD are the same as the Florence Ranch PUD, their arrangement and acreage differ, as do some of the specific allowable uses. As such, the proposed development scheme is not consistent with the land use designations in the Florence General Plan.

In order to bring the Johnson Ranch Estates PUD into conformance with the Florence General Plan, an amendment to the General Plan has been requested and is being processed concurrently with this PUD amendment. The request is for this property to be designated as Master Planned Community (MPC). MPC is an appropriate designation for this property and provides flexibility in the case where future amendments to the PUD might be required.

The Town’s General Plan makes several assumptions and statements that support the proposed land uses in the Johnson Ranch Estates PUD due to the positive impact the project would have on the diversification of housing product, provision of open space, buffering and transitioning land uses to ensure appropriate compatibility, creating new opportunities for commercial areas and infrastructure planning. In general, master planned communities such as the Johnson Ranch Estates PUD encourage orderly planned growth over smaller piecemeal land development.

Please refer to *Exhibit 3: Town of Florence General Plan Future Land Use Map* for an illustration of the subject property and its Master Planned Community land use designation and its context within the Town of Florence General Plan.

3. Preliminary Development Plan - Project Description

The Johnson Ranch Estates PUD designates zoning districts for the property and attempts to address the initial critical land use, zoning and service issues. Additional layout studies, and design details will be forthcoming at the time of plat submission. The land use plan will support the objective of the Town of Florence to create a viable and sustainable development community which will enhance the overall community.

This PUD proposes a significant variety of land uses. The community will primarily be composed of various lot sizes for detached single-family residential homes. Single-family attached product will provide additional housing opportunities to future residents of the community. In addition to housing, approximately 324 acres has been designated as a mixed-use development area. This area is intended to provide essentially a flexible development zone that would include the following primary uses: town center; a senior and assisted living facility; recreational vehicle resort; local commercial; and residential. Please refer to *Exhibit 4: Conceptual Land Use Plan* for proposed land use locations, acreages and dwelling unit tabulations. Site data is shown below in Table 1.

Table 1: Site Data

Proposed Land Use	Gross Acres^A	Density	Units^B
Single Family Residential	476	4.0	1,904
Medium Density Residential	244	6.5	1,586
Mixed-Use	324	4.4	1,412
Open Space/Wash	135 ^C		
Arterial/Collector Road ROW	25		
<i>Residential Subtotal</i>	<i>1,204</i>	<i>4.1</i>	<i>4902</i>
Local Commercial	29		
Utility/Wastewater Reclamation	18		
Equestrian Center	15		
<i>Non-Residential Subtotal:</i>	<i>62</i>		
Total	1,266	3.9	4,902*

A: All acreage is approximate.

B: All unit counts are shown as maximum units allowed.

C: The 135 acres of open space represents 11% of the residential area of the PUD. The balance of the required open space will be provided within each of the residential development parcels.

*Note that 4,264 dwelling units are permitted on the property on the east side of State Route 79 and 638 dwelling units are permitted on the property west of State Route 79.

The diverse housing opportunities in this project, which equate to an over-all maximum gross density of 3.9 dwelling units per acre, and surrounding areas, provide the population base to support the local commercial market. The increased residential growth creates demand for new commercial opportunities and the need to maintain a viable tax base in order to provide Town services to all the new residents.

Land use intensity has been graduated to buffer lower intensity land uses from the higher intensity uses. Medium density residential and open space is positioned to act as a buffer between the low intensity single-family housing and the higher intensity commercial and mixed-use. Furthermore, commercial and mixed-use have been primarily located in the central portion of the site such that these areas are buffered by land uses that lie within the Johnson Ranch Estates PUD. Commercial parcels will be accessed directly from arterial or collector roadways to minimize traffic within the residential neighborhoods.

It is noted that the project is utilizing PUD zoning to increase the project's diversity and sustainability as compared to conventional zoning. Open spaces will be a critical element of the project's master plan. The open space within the Johnson Ranch Estates PUD will consist of various uses including active and passive parks, ramadas, sport courts and a wash enhancement project that will provide a multi-use path and active and passive recreational facilities.

Subsequent subdivision plat requests for the site will demonstrate how open space will be located throughout the community to provide for active and passive recreational opportunities. Approximately 135 gross acres of open space/wash area is provided to implement a unique trail system that will be a major pedestrian corridor and focal point within the Johnson Ranch Estates PUD. This notable open space corridor provides an important linkage with the proposed Town of Florence Regional Park located south of the subject property. This significant open

space corridor, which is only a portion of the proposed open space for the Johnson Ranch Estates PUD, also serves as a link between all components of the development. Please refer to *Exhibit 5: Conceptual Open Space Plan*. Supplementary open space areas will be used for pedestrian corridors, additional amenities and for buffering land uses from each other and from adjacent roadways. Buffering and transitioning of land uses improves the livability and sustainability of the community as encouraged by the Town's General Plan.

4. Development Requirements

4.1 Purpose and Intent

The development requirements established herein serve as the primary mechanism for implementation of the land uses for the Johnson Ranch Estates Planned Unit Development.

These development requirements provide an appropriate amount of flexibility to anticipate future needs and compatibility between land uses. The Johnson Ranch Estates PUD promotes quality design and diversity of uses and thereby ensures a high quality of development within the Town of Florence.

This section outlines the land use districts that are part of this PUD and which have been specifically designed for this PUD. These districts supersede the zoning districts and associated standards defined within the Town of Florence Zoning Code.

For the purpose of this PUD, the following land use districts are hereby established:

- Single Family Residential District (SFR).
- Medium Density Residential District (MDR).
- Commercial and Mixed Use District (C/MU).
- Utility and Wastewater Reclamation Facility District (U/WRF).

4.2 General Provisions

1. All construction and development within the PUD area shall be in conformance with this PUD and shall comply with applicable provisions of the Development Code of the Town of Florence and the various related mechanical, electrical, plumbing codes, fire code, grading and excavation code and the subdivision codes as adopted by the Town of Florence and the State of Arizona.
2. CC&Rs for this PUD, to be administered and regulated by the developer, will be created prior to the issuance of a building permit.
3. This PUD shall fully comply with the site/design plan review process of the Town of Florence for commercial and multi-family developments. At the time of site/design plan review, all commercial and office developments shall submit a plan detailing fencing, walls, landscaping, building placement and other details. All residential products will also be subject to the design review process of the Town of Florence.
4. Although there are no agricultural operations on the site currently, traditional farming and grazing shall be permitted on the property until such time that a specific site plan and associated improvement plans are approved. Agricultural uses may occur on areas that are located outside of a specific site plan area.
5. Utility uses, including but not limited to, sewer lift stations, water booster pumps, water storage tanks, wells, recharge facilities, utility lines, electric substations and renewable energy/solar facilities are permitted in all zones as established by this PUD.
6. Parks and public, private and charter schools are permitted uses in all zoning districts established herein. These uses may be relocated anywhere within the property via a Minor Amendment to the PUD, subject to the review and

approval of the Planning Director and applicable public disclosure. A high school (grades 9-12) is not permitted in this PUD.

7. Municipal uses, including police and fire stations, are permitted in all zoning districts established herein.
8. Prior to approval of any site plan, comprehensive sign guidelines must be submitted for individual commercial or office parcels. The guidelines will include requirements for sign heights, areas, size, color, logos, lighting, materials, and other significant elements.
9. Open spaces within each parcel will be constructed and completed prior to issuance of occupancy permits unless the parcel is phased. The respective HOA will maintain such areas as regulated through the CC&Rs for each parcel.
10. A Master HOA will be established and will be responsible for maintaining the open space facilities unless deeded to and maintained by the Town of Florence.
11. Public Utility Easements (PUE) shall be per the determination of the Town Engineer.
12. Improvements within a Public Utility Easement (PUE) shall be limited and subject to applicable codes and ordinances.
13. Development standards not stated herein for the land use districts in this PUD will be as per the nearest comparable zoning districts and per Town Code.
14. Wireless communication facilities are permitted in the Local Commercial (LC) and Mixed Use (MU) zones established by this PUD and the maximum height is 28 feet. The 28 foot maximum may be exceeded in the Commercial (C) zone with the approval of a Conditional Use Permit as per Town Code.

15. Property owners agree to waive claims for diminution in value pursuant to Proposition 207 [A.R.S. 12-1134].
16. Property owners/developer/builder shall be responsible for all required on-site and off-site improvements related to this project, to include, but not be limited to, half street improvements adjacent to their project boundaries and full roadway improvements within the project. The extent of all on-site and off-site improvements, as well as the phasing of such, to be subject to further Town Engineer and Planning Department review and approval of development plans, engineering reports, traffic impact reports and subdivisions.
17. Right-of-way dedications and roadway development standards subject to final review and approval of the Town Engineer.
18. Final plans for grading, drainage, infrastructure phasing, right-of-way dedications, roadway improvements, signalization, water plans and sewer plans are subject to the review and approval of the Town Engineer.
19. Developer to provide a master grading report, drainage report, water report, sewer report, traffic impact analysis (TIA) and any other associated development reports to the Town Engineer for review and approval upon the submittal of the first Preliminary Plat.
20. If a portion of the project is gated, internal roadways shall be considered private and will be owned and maintained to Town standards by the development's homeowner's association. The Town shall be granted an easement over any and all private roadways for the purpose of providing Town services.
21. Additional collector roadways and/or roadway connectivity to adjacent properties may be required upon review of future development plans and plats for the subject site.

22. All future development of the site shall be subject to the Town's Design Review process, which shall consider, amongst other things, site design, architectural designs, public art, building materials, lighting, parking, landscaping, site furniture, bicycle racks, parking, grading, drainage, and access, circulation, building colors, signage, building locations, buffering, sanitation, walls, fire protection and compatibility with surrounding properties. The project development theme shall be in keeping with the Community Character Element of the Town of Florence 2020 General Plan. It is noted that the preliminary development standards provided in this PUD book are minimum standards and the theme and character of the development will be more accurately portrayed in subsequent Design Review submittals.
23. It is the intent of this PUD to maintain this existing alignment of Florence Kelvin Highway. Please refer to *Exhibit 4: Conceptual Land Use Plan* for an illustration of the above-discussed road alignments. This alignment is subject to the approval of the Town of Florence and the Arizona Department of Transportation and should be addressed in a future Traffic Impact Analysis (TIA).
24. Model homes or sales offices are permitted in any zoning district defined herein.
25. The size of Parcel E (U/WRF) may be increased by 20% in order to accommodate additional or expansion of required utilities to serve the project or surrounding area.
26. Development Parcel Q is planned for Local Commercial (LC) uses as defined herein. This commercial parcel may be relocated to any corner of the Dogwood Road and Florence Kelvin Highway intersection provided that the total acreage of commercial at any corner of this intersection does not exceed 8 acres.

- 27. Single Family Residential uses are permitted as an alternate use in Development Parcel A provided that it meets the standards of the Single Family Residential (SFR) District as defined herein and that lots measure a minimum of ¼ acre.
- 28. The equestrian center is permitted in Development Parcels FF, CC and Z as shown on *Exhibit 4: Conceptual Land Use Plan*.

4.3 Single Family Residential District (SFR)

The single-family residential component of the project occupies approximately 476 gross acres. This residential area has been planned in a vibrant and sustainable manner to set forth a safe, effective, and attractive pedestrian-friendly environment that encourages connectivity and interaction. The single-family residential component of this project is targeting a density of 4.0 dwelling units per acre. A maximum of 1,904 single family lots are proposed with an appropriately balanced mix of lots.

The Johnson Ranch Estates PUD was planned for diversity with sensitivity to the planned land uses within the development and to the surrounding areas. To achieve diversity, the design features a mix of single-family residential areas with lots ranging from 4,500 square feet to over 10,000 square feet for the neighborhoods that will make up the single-family component of the Johnson Ranch Estates PUD. Table 2 identifies the proposed lot sizes and widths.

Table 2: Lot Matrix

Lot Sizes	Minimum Lot Width	Target % of SFR Lots
4,500 sq. ft. - 5,499 sq.ft.	45'	45%
5,500 sq.ft. - 6,999 sq.ft.	55'	35%
7,000 sq. ft. - 9,999 sq. ft.	65'	15%
Over 10,000 sq. ft.*	75'	5%

*Development Parcels EE, T, W and X shall have a minimum lot size of ¼ acre.

The exact acreages of each neighborhood parcel and the number of units per parcel will be determined as the project moves into the preliminary plat stage of development.

Principally permitted uses within this portion of the PUD will be as allowed in the Town's conventional R1-6 (Single-Family Residential) zoning district. Minimum Development Standards for the R1-6 single-family residential areas are shown in Table 3. Primary uses include, but are not limited to, the following:

- a. Single-family detached dwelling unit.
- b. Accessory uses and buildings, including, but not limited to, private swimming pools, home occupations, and model homes; subject to Town codes.
- c. Park, playground and community owned buildings.
- d. Conditionally permitted uses shall be per Town of Florence codes.

Table 3: Proposed Single Family Residential (SFR) Development Standards

Development Standard	Town Standards R1-6	Proposed Standards SFR PUD	Proposed Standards SFR PUD
Minimum Lot Depth	100'	100'	120'
Minimum Lot Width	45'	45'	65'
Minimum Lot Area	6,000 s.f.	4,500 s.f.	7,800 s.f.
Front Setback	20 ^{1A}	15'-23 ^{1A}	15'-23 ^{1A}
Interior Side Setback	10'	5/5 ^{1B}	5/10 ^{1B}
Street Side Setback	12 ^{1C}	15 ^{1C}	20 ^{1C}
Rear Setback	12'	15'	20'
Maximum Height	30'	30'/2 stories	30'/ 2 stories

- A: The front setback will vary from 20' to 23' for every 3rd or 4th front-loaded garage-forward home. A minimum 15' front setback to front porches, livable area and/or side-loaded garages is allowed.
- B: Minimum 5' setback an each side yard. Bay windows, pop outs, etc. will be allowed to encroach a maximum of 2 feet into one side of the minimum side yard setback.
- C: Can include an adjacent 10' wide landscape tract.

The following is hereby noted: No walls or other structures are allowed within the public utility easement (PUE). Rear setbacks shall not be impacted by staggered front yard setbacks (minimum rear yard setbacks will be maintained); all setbacks shall be measured from the property line: front porches, livable area of the houses, and side-loaded garages (minimum 15' setback) may encroach a maximum of 5 feet into the minimum front yard setback.

Other development standards, including those for accessory buildings and rear yard patio setback encroachments, will be per any applicable sections of the Town of Florence Zoning Ordinance. All Single Family Residential development will be subject to the Town's Design Review process.

4.4 Medium Density Residential District (MDR)

The medium density residential component of the project occupies approximately 244 gross acres. This residential area has been planned in a vibrant and sustainable manner to set forth a safe, effective, and attractive pedestrian-friendly environment that encourages connectivity and interaction. The medium density residential component of this project will have a maximum density of 6.5 dwelling units per acre. A maximum of 1,586 lots/units are proposed, with a mixture of product types. The Johnson Ranch Estates PUD was planned for diversity with sensitivity to the planned land uses within the development and to the surrounding areas. Therefore, medium density residential areas are located to buffer higher intensity uses from the lower intensity single-family residential areas to the maximum extent possible. To achieve diversity, the design is proposed to include a mix of medium density residential parcels including traditional single-family residential housing, single-family detached cluster housing, and/or single-family attached (i.e. townhomes, duplexes, etc.). Refer to *Appendix A: Project Character* for examples of residential housing types.

Principally permitted uses within this portion of the PUD will be as allowed in the Town's conventional R-2 (Neighborhood Multi-Family) zoning district. Primary uses include, but are not limited to, the following:

- a. Single-family detached dwelling unit.
- b. Single-family attached dwelling unit, Duplex, Triplex, Condominium (side by side, detached, or other similar product type; no stacked condos allowed), Cluster (Zero lot line, Z lot, auto-court, or other similar product type) and Townhomes.
- c. Accessory uses and buildings, including, but not limited to, private swimming pools, home occupation and model homes; subject to Town of Florence codes.
- d. Park, playground and community owned buildings.
- e. Conditionally permitted uses shall be per Town of Florence codes.

Minimum Development Standards for the R-2 Medium Density Residential (MDR) areas are shown in Table 4.

The following is hereby noted: No walls or other structures are allowed within the public utility easement (PUE). Rear setbacks shall not be impacted by staggered front yard setbacks (minimum rear yard setbacks will be maintained); all setbacks shall be measured from the property line (unless specified otherwise above); front porches, livable area of the houses, and side-loaded garages (minimum 15' setback) may encroach a maximum of five (5) feet into the minimum front yard setback.

Other development standards, including those for accessory buildings and rear yard patio setback encroachments, will be per any applicable sections of the Town of Florence Zoning Ordinance.

Table 4: Proposed Medium Density Residential (MDR) Development Standards

Development Standard	Town Standards R-2	Proposed Single Family Residential	Proposed Zero Lot Line Home	Proposed Cluster Housing ^A	Proposed Single Family Attached, Duplexes, Triplexes
Minimum Lot Depth	120'	90'	75'	None	None
Minimum Lot Width	75'	40'	30'	None	None
Minimum Lot Area	4,500 s.f./unit	3,600 s.f.	2,250 s.f./unit	2,250 s.f./unit	1,500 s.f./unit
Front Setback	20'	15'-23' ^{1B}	10'-15' ^{1C}	10'-15' ^{1C}	10'-15' ^{1C}
Interior Side Setback	12' ^{1D}	5/5' ^{1E}	0/5' ^{1F}	5/5' ^{1E}	Zero
Street Side Setback	15' ^{1G}	15' ^{1G}	15' ^{1G}	15' ^{1G}	15' ^{1G}
Rear Setback	10'	15'	10'	10'	10'
Maximum Height	30'	40' / 3 stories	40' / 3 stories	40' / 3 stories	40' / 3 stories

A: Cluster Housing product includes z-lots, auto-court, or other similar product types.

B: The front setback will vary from 20' to 23' for every 3rd or 4th front-loaded garage-forward home. A minimum 15' front setback to front porches, livable area and/or side-loaded garages is allowed.

C: Minimum 15' front setback from property line to face of garage. Minimum 10' front setback to front porches, livable area and/or side-loaded garages. Minimum 20' driveway, measured from back of sidewalk to face of garage; typical for all front-loaded garages.

D: Between structures.

E: Minimum 5' setback on each side yard; 10' separation between structures. Bay windows, pop outs, etc, will be allowed to encroach a maximum of 2 feet into one side of the minimum side yard setback.

F: Side setbacks shall be a minimum of 5 feet on one side yard with remaining side yard having zero setbacks or shared lot line. Joint use and benefit easements shall apply as necessary.

G: Can include an adjacent 10' wide landscape tract.

The following is hereby noted: No walls or other structures are allowed within the public utility easement (PUE). Rear setbacks shall not be impacted by staggered front yard setbacks (minimum rear yard setbacks will be maintained); all setbacks shall be measured from the property line (unless specified otherwise above); front porches, livable area of the houses, and side-loaded garages (minimum 15' setback) may encroach a maximum of five (5) feet into the minimum front yard setback.

Other development standards, including those for accessory buildings and rear yard patio setback encroachments, will be per any applicable sections of the Town of Florence Zoning Ordinance.

4.5 Commercial and Mixed Use District (C/MU)

The combined acreage of the Commercial and Mixed Use areas is 353 acres.

The commercial component of the project consists of 29 gross acres. The purpose of the local commercial areas in this PUD is to provide the future residents of this community with their daily commercial needs. Commercial is located at the following intersections: State Route 79 and the Florence Kelvin Highway; Fulson Road and State Route 79; and Florence Kelvin Highway and Dogwood Road. Refer to *Exhibit 4: Conceptual Land Use Plan* for the location of commercial parcels.

Development on the commercial sites would occur based on the rate of surrounding growth and market demand. The types of end users may vary, but it is expected that the following types of community-oriented businesses could occupy the commercial sites: grocery store, department store, drug store, gas station, restaurants, and other appropriate retail, office, health care and service uses allowable in a commercial zoning district and as supported by the size and scale of the subject parcels. Commercial areas are needed as the Town grows and as discussed in the Town's General Plan. The project's proposed commercial component is an important part of the plan that provides for future employment and shopping opportunities. As mentioned earlier, commercial areas are also vital to the Town's tax base. All development of the commercial sites will be subject to the Town's Design Review process to ensure high quality site planning and architectural standards.

The mixed-use component of the project totals approximately 324 gross acres. The mixed-use parcels are located in the central, interior portion of the property and are planned for flexibility and a variety of uses. Development of the mixed-use parcels would occur based on the rate of surrounding growth and market demand. The Mixed-Use areas have been planned for a variety of uses, and it is expected that the following

primary uses would be located within these parcels: town center; recreational vehicle resort; equestrian facility; senior and assisted living facility; local commercial; medium density residential; and multi-family residential. It should be noted that *Exhibit 4: Conceptual Land Use Plan* identifies the location of the Mixed Use development parcels. The primary use intended for each of these parcels is shown on the plan; however, it should be noted that the Mixed Use district has been planned in a flexible manner, allowing the proposed uses to move to other Mixed Use parcels as the project develops. Each of the Mixed Use development parcels is permitted the uses as described herein.

All development of the mixed-use site would undergo subsequent Town reviews to ensure high quality site planning and architectural standards.

The commercial and mixed-use categories listed here respond to the opportunities and constraints of the project, as well as the projected demographics for the planned community at build-out. There is one commercial and one mixed-use category within the project, they are as follows:

- LC : Local Commercial.
- MU: Mixed-Use.

The Mixed Use (MU) zone also contains an area proposed as a Town Center in Development Parcels MM and NN. The Town Center is envisioned as a neighborhood scale commercial area focused around a “green square” or open space area. The Town Center might contain the following uses (or similar uses): grocery store, hardware store, coffee shop, general retail shops providing goods and service needed on a daily basis. The Town Center is intended to serve the future residents of the PUD as well as the overall community.

Minimum Development Standards for the commercial and mixed-use parcels are shown in Table 5.

Table 5: Proposed Commercial & Mixed Use Development Standards

Development Standard	Proposed Local Commercial (LC) Standards	Proposed Mixed Use (MU) Standards
<i>Perimeter Building Setbacks</i>		
Min, Front, Arterial	20'	25'
Min, Front, Collector	15'	20'
Min, Front, Local	15'	15'
Min Street Side	Noted Above	Noted Above
Min Interior Side	15'/30' ^{BE}	20'/50' ^{CE}
Min. Rear	15'/30' ^B	20'/50' ^C
<i>Area and Bulk Requirements</i>		
Min. Lot Area	3,750 sq. ft.	
Min. Lot Width	50'	
Min. Lot Depth	75'	
Max. Building Height	2 stories/36'	3 stories/42' ^D
<i>Equestrian Center Setback</i>		
Minimum Setback from Residential Parcel		100'
<i>RV Storage</i>		
Minimum Setback from Residential Parcel	50'	50'

- A: The front 10 feet of which shall be maintained as open space, except at access drives.
- B: 15 feet adjacent to multi-family districts; 30 feet adjacent to single-family districts.
- C: 20 feet adjacent to non-residential and multi-family districts; 50 feet adjacent to single-family districts.
- D: 3 stories or 42 feet within 50 feet of a perimeter property line; a 1-foot increase for each 1-foot of setback from perimeter property line up to a maximum of 4 stories or 56 feet.
- E: In a multi-tenant center, 0' side setbacks are possible with in-line shops on separate parcels.

Residential development within this portion of the PUD will be as allowed in the MDR district as defined in this PUD.

Primary uses include, but are not limited to, the following;

- a. Townhomes, Duplexes, Triplexes, Fourplexes, Condominiums and Apartments.
- b. Accessory uses and buildings, including, but not limited to, private swimming pools, home occupations, garages, and covered parking structures.
- c. Park, playground and community owned buildings.

- d. Daycare Center/Nursery and home for the aged/nursing home all are subject to approval of conditional use permit.
- e. Additional conditionally permitted uses shall be per Town of Florence codes.
- f. Any use permitted in Medium Density Residential (MDR) as defined herein.

Table 6: Proposed Multi-Family Residential (MDR) Development Standards

Development Standard	Town Stds MFR	Proposed Multi-Family Residential ^B (Apartments)	Proposed Zero Lot Line Home ^B	Proposed Cluster Housing ^{AB}	Proposed Single Family Attached, Duplexes, Triplexes ^B
Minimum Depth	120'	90'	75'	75'	75'
Minimum Width	90'	25'	30'	30'	20'
Minimum Area	3,000 s.f./unit	2,250 s.f./unit	2,250 s.f./unit	2,250 s.f./unit	1,500 s.f./unit
Front Setback	40'	20'	10'-15' ^C	10'-15' ^C	10'-15' ^C
Interior Side Setback	20' ^D	20' ^D	0/5 ^F	5/5 ^E	Zero
Street Side Setback	25' ^G	20' ^G	15' ^G	15' ^G	15' ^G
Rear Setback	10'	20'	10'	10'	10'
Maximum Height	35'	40'/ 3 stories	40'/3 stories	40'/3 stories	40'/3 stories

A: Cluster housing product includes z-lots, auto-court, or other similar product types.

B: A minimum 30' building setback from single-family detached parcels is required.

C: Minimum 15' front setback from property line to face of garage. Minimum 10' front setback to front porches, livable area and/or side-loaded garages. Minimum 20' driveway, measured from back of sidewalk to face of garage; typical for all front-loaded garages.

D: Minimum distance between structures.

E: Minimum 5' setback on each side yard; 50' separation between structures. Bay windows, pop outs, etc. will be allowed to encroach a maximum of 2 feet into one side of the minimum side yard setback.

F: Side setbacks shall be a minimum of 5 feet on one side yard with remaining side yard having zero setbacks or shared lot line. Joint use and benefit easements shall apply as necessary.

G: Can include an adjacent 10' wide landscape tract.

Table 7: Allowed Uses within Local Commercial & Mixed Use Parcels

Land Use	LC	MU
Accessory Buildings	A	A
Adult Use (Sexually Oriented Businesses)	N	N
Ambulance Service Facility (1)	N	N
Amusement facilities including arcade, miniature golf, batting cages, go-cart tracks and similar uses.	N	C
Animal Hospital/Clinic within an enclosed building	C	C
Animal Hospital/Clinic with outdoor kennels/boarding	N	N
Appliance, Furniture, & Household Equipment Sales and Rentals	P	P
Appliance Repair	A	A
Art Gallery	P	P
Assembly within an enclosed building	N	C
Assisted and Senior Living	P	P
Auto Auction	N	N
Auto Parts & Accessory Store	C	C
Auto Sound System Installation, Glass Tinting & similar uses	N	C
Automatic Teller Machine (ATM)	P	P
Automobile, Boat, R.V, or Motorcycle, Outdoor Sales & Rental	N	N
Automobile & Boat & Trailer Storage Facility	P	C
Automobile, Sale of New or Used	N	N
Automobile Rental Facility	N	N
Automobile Service Station including repairs, paint and body shops	C	N
Bakery & Baked Goods, Retail Sales	P	P
Banks, Financial Institutions and Lending Institutions	P	P
Bar, Tavern, Lounge or Establishment that sells alcoholic beverages	P	P
Barber Shop, Beauty Parlor, Nail Salon, Tanning Salon	P	P
Bed & Breakfast (1)	C	C
Billiards Parlor < 5,000 square feet	N	C
Blacksmith Shops	N	N
Boat & RV Repair	N	N
Book, Stationery & Greeting Card Store	P	P
Bulk Fuel Sales and Storage	N	N
Bus Terminals	A	C
Business, Technical or Vocational Schools or Colleges	P	P
Cabinet & Carpentry Shop	C	C
Car Wash, Automated or Self-Service	C	N
Carpet and Floor Covering Store	P	N
Check Cashing/Deferred Presentment Facilities (6)	N	N
Child Care Centers or Pre-School Centers	C	C
Coffee Shop	P	P
College or University, Public/Private Schools, Educational Institutions	N	C
Commercial Kennels, Indoor Only	A	N
Commercial Kennels, Outdoor	N	N
Community Center	C	C
Continuing Care Retirement Community	P	P
Contractors Office Equipment Yard, including outdoor storage of construction equipment and materials (3)	A	N

Land Use	LC	MU
Custom Dressmaking, Furrier, Millinery or Tailor Shop	P	N
Daycare Center, Nursery	P	P
Delicatessen and Catering Establishment	P	P
Department Store and Specialty Retail	P	P
Drive-thru Facilities	C	C
Dry Cleaning with Processing	C	C
Dry Cleaning without Processing	P	P
Dwelling (residential) for sale or lease	P	P
Emergency Medical Care/Response Facility (1)	N	C
Employment Agencies, not including Day Labor Hiring Centers	P	N
Emissions Testing Facility	N	N
Environmental Remediation Facility	C	C
Equestrian Facility (private or commercial) (7)	P	P
Equipment Sales, Rental and Storage Yard (3,4)	N	N
Farmers Market	C	P
Florist	P	P
Freeway Service Facility	N	N
Gas Service Station	P	C
Golf Courses, incl. golf clubs and maintenance facilities	N	N
Grocery Store, Supermarket	P	P
Group Care Facility or Community Residential Facility (1)	C	C
Hardware Store	C	C
Hardware Store with outdoor storage	C	N
Health & Exercise Club	P	P
Health Care Facilities	P	P
Heavy Manufacturing	N	N
Hobby, Stamp and Coin Shop	P	P
Home Improvement Store (not of big box variety)	P	N
Home Improvement Store with outdoor storage	C	N
Hospital - Heliport (1)	C	C
Hospitals and Outpatient Clinics (1)	P	C
Hotel or Motel	C	C
Household, sickroom or office equipment rental and sales	C	C
Indoor Commercial Recreation/Entertainment incl. Bowling Alleys. Ice & Roller Skating Rinks, Pool &. Dance Halls & similar uses, excluding Adult Uses, Taverns, Bars and Lounges	P	P
Laundry, max 25 machines	P	P
Laundry, more than 25 machines	C	C
Libraries, Museums and Cultural Centers	P	P
Locksmith	P	N
Machine Shops	N	N
Manufactured Home Sales, New	N	N
Manufacturing, Light	N	N
Manufacturing within an enclosed building	N	N
Medical, Dental, Optician or Health, Clinics or Laboratories	P	P
Mini-storage warehouses, RV, Boat and Trailer Storage	P	C
Mobile Homes Sales	N	N
Monument Sales and Engraving Shop	N	N
Motion Picture Production	P	N
Movie Theatres, excluding drive-in theaters	N	C

Land Use	LC	MU
Moving Company Storage & Transfer Facility	N	N
Multi-Family Residential	P	P
Night Watchman Quarters	A	A
Nursery, Retail (4)	P	P
Nursery, Wholesale	C	N
Office, Business, Professional, Semi-Professional and Governmental	P	P
Office Supply & Machine Sales & Service	P	N
Optician, limited to prescription work only	P	C
Outdoor Recreation Facility/Entertainment incl. Miniature Golf Courses, Paintball, Go-Cart track and similar uses	N	N
Outdoor Sales and Display Area (2,4)	A	A
Outdoor Storage Yard (4)	N	N
Parcel Delivery Service	A	C
Park, Playground and Community Buildings	P	P
Parking Structure	N	N
Pest Control Service	N	N
Pawn Shop	N	N
Pet Grooming Shop	C	C
Pet Shop	P	N
Pharmacy < 10,000 SF	P	P
Pharmacy >10,000 SF	C	C
Photographic Developing and Printing	P	P
Photographic Studio	P	P
Plumbing, Heating & Air Conditioning Sales & Service	C	N
Printing & Publishing Facilities and Blueprint Shop	N	C
Printing Shop and Copy Center	C	C
Private Club or Lodge < 5,000 SF	P	P
Professional, administrative office	P	P
Public, Private or Parochial Schools	P	C
Public or Institutional Buildings and Facilities	P	P
Public Service or Utility Installation (2)	C	C
Radio and Television Sales and Service	P	N
Rail and Motor Freight Terminals & Facilities	N	N
Railroad shops & similar heavy service facilities	N	N
Recycling Collection Point	N	N
Recreational vehicle park/resort & storage	P	P
Renewable energy/solar facilities	P	P
Resort/Spa	P	P
Restaurant	P	P
Restaurant, with drive-thru or drive-in (1)	P	C
Restaurant, without entertainment, without serving alcohol or drive thru	P	P
Retail	P	P
Retail, Big Box	N	N

Land Use	LC	MU
Retail, decorative rock sales	N	N
Retail, Liquor Store	C	C
Retail Sales (General) and Direct Sales of Merchandise, Indoor with drive-thru (1)	C	P
Retail Sales (General) and Direct Sales of Merchandise, Indoor without drive-thru (1)	C	P
Retail Sales of Lumber &, Building Materials	A	N
Sales & Storage of grain, feed, seed, fertilizer, farm & garden supplies (3)	C	N
School Bus Parking and Maintenance	N	N
Senior and Assisted Living Facility	P	P
Service Bays Loading Docks	A	A
Single-Family Residential	P	P
Social Service Facilities	N	N
Studio	A	C
Surface Parking Lots	A	A
Tattoo & Body Piercing Studio	C	N
Telephone Answering Service	P	N
Temporary Sales and Displays	C	C
Theater, Indoor	P	C
Thrift Store, Second Hand Store	P	P
Tire Sales, Repair and Mounting	C	C
Transformer Stations & sub-stations, gas pumping plants	P	P
Truck Stop, incl. wash	N	N
Upholstery Shop	P	N
Utilities, including solar	P	P
Vehicular Motor Sports Facilities	N	N
Video Rental Store	P	P
Watch & Clock Repair Shop	P	P
Water & Ice Store	P	P
Water Production, Storage and Treatment, Public	P	P
Water Reclamation Facility	P	P
Welding Shop	N	N
Wholesale Produce Storage or Market	C	C
Wholesale Sales of Finished Goods	C	C
Wholesaling/distribution within an enclosed building	N	N
Wholesaling, warehousing, distributing, repair, rental & servicing of any commodity excluding live animals, explosives & storage of flammable liquids & gases (1)	N	N
Wireless Communication Facilities under 28' (1)	P	C
Wireless Communication Facilities over 28' (1)	C	C

P = Permitted Use.

C = Permitted Conditional Use. Conditional Use Permit Required.

A = Permitted as an Accessory Use only; not permitted as a Primary Use.

N = Non-Permitted Use.

(1) Subject to special limitations per Town of Florence Development Code.

(2) No industrial or manufacturing uses will be allowed except as indicated in the above table.

(3) Outdoor sales on nursery stock, lawn furniture and home garden supplies when developed in integral relation to the planned complex and screened from view from any street.

(4) High lift jacks, scissor lifts shall not be stored in the upright position.

(5) Sales are restricted to a maximum number of consecutive days, to be determined by the Town Planning Director, for a maximum four (4) times a year.

(6) Check cashing/deferred presentment facilities shall be limited to one per commercial site.

(7) Equestrian Center is restricted to Development Parcels FF, CC and Z as shown on *Exhibit 4: Conceptual Land Use Plan*.

4.6 Utility/Wastewater Reclamation Facility District (U/WRF)

This district consists of 18 acres and the following uses are permitted:

- All utility infrastructure, including but not limited to wastewater reclamation facility and electrical substation.
- Recreational vehicle storage.
- Open space and recreational amenities.

Required setbacks will be per the Arizona Department of Environmental Quality.

4.7 Conditional and Accessory Uses – Additional Development Standards

Several potential uses within the PUD will require specific, customized development standards. The Johnson Ranch Estates PUD Additional Development Standards are to be implemented with each proposed Site Plan, Design Review Plan and/or Subdivision Plat as the community is developed. Each proposed subdivision plat or site plan must demonstrate compliance and the implementation of the use performance standards. The standards below supplement the special use provisions provided by the Town Code.

1. Accessory Buildings/Outdoor Storage

Buildings, in addition to the primary use, that exceed two hundred twenty (200) square feet in area or eight (8) feet in height are accessory buildings (e.g., freestanding garage, large sheds, workshops, etc.). Such buildings shall not be used for sleeping or living purposes, shall not have cooking facilities, are limited to the height of the existing residence, and must meet the setbacks for the zoning district.

2. Home Occupations

Home occupations shall be in accordance with applicable Town codes and regulations.

3. Residential Sales Offices

Temporary residential sales offices are permitted for the sale of homes being constructed on the premises for a period of time no longer than thirty-six (36) months in any one location. The Applicant must prove a hardship exists warranting the extension of the sales office.

The sales office must obtain a temporary Certificate of Occupancy from the Florence Building Official. Prior to the sale of any dwelling unit that has been used as a sales office; the dwelling unit shall be restored to comply with all applicable codes and ordinances.

5. Community Design Requirements and Guidelines

The project design relies on solid planning principles that are critical to the success of a sustainable, attractive, and pedestrian-friendly community. The Johnson Ranch Estates PUD has been designed to provide connectivity throughout the community and to adjacent areas with internal open space paths and parks strategically located for easy access and high visibility.

Appendix A: Project Character includes a conceptual look at the primary community entrance that will provide welcoming access into the community from the adjacent arterial roadways.

Entrances will include enhanced landscaping and attractive entry signage consistent with the rural theme of the Johnson Ranch Estates PUD. Perimeter and other wall materials, designs, and colors will carry on the project's rural theme established by the project's monument signage and landscaping.

All signage for the Johnson Ranch Estates PUD development will be per a Comprehensive Sign Plan to be reviewed and approved by the Town Planning and Zoning Commission.

All residential development, including residential development within the mixed-use parcel, shall follow the design principles of the Single-Family Residential parcels.

5.1 Residential Design Requirements and Guidelines

The purpose of the design requirements and guidelines is to provide residential development standards applicable to all residential uses within the development. The standards are designed to promote creative design and land use solutions to enhance aesthetic qualities, promote the preservation of property values, limit land use incompatibilities, and promote the general public health, safety, and general welfare. The residential site development and architectural standards provided below shall apply to all proposed residential site plans and/or subdivision plats within the Johnson Ranch Estates PUD. All residential development is subject to the Town's Design Review process. The design requirements and guidelines are intended to:

- Promote housing diversity within the development;
- Promote housing choices for all age groups at all stages of life;
- Promote innovative and quality residential neighborhoods;
- Promote architectural enhancements that match the rural theme of the area;
- Promote stable and sustainable neighborhoods; and
- Protect property values for residents within the development.

1. Residential Requirements

The following are mandatory requirements. The residential homebuilder shall demonstrate compliance with each home floor plan and elevations, which are to be

submitted to the Town for Design Review approval prior to the issuance of home building permits.

A. Site Design

1. Perimeter subdivision walls adjacent to roadways must be developed in accordance with the development theme character.
2. A fifteen (15) foot landscape tract shall be provided adjacent to lots backing to an arterial or collector roadway. Retention areas landscaped to the appropriate standard may provide a portion of this requirement but may not exceed 80% of the total frontage of the adjacent streets.
3. The main entrances into neighborhoods shall be designed to create a sense of arrival through the provision of monument signs, increased density and size of plant vegetation, the use of landscape medians and/or the use of open space.
4. Front yard landscaping shall be provided by the homebuilder and must be installed within 30 days of the closing of the residential property.
5. Walls exposed to the public view (e.g. streets and open space) shall be improved with the overall project theme wall/view wall standard.
6. Street lights and street signs shall incorporate the standards outlined in the Town of Florence Street Lighting Policy.
7. Public multi-use trails shall be located outside the high water line of retention areas and wash bottoms, except at wash crossings.

B. Architectural Design

1. A minimum of four (4) home floor plans shall be offered, each with three (3) distinct elevations.

2. A minimum of four (4) distinct home color schemes shall be offered.
3. There shall not be any more than three (3) consecutive identical rear elevations for homes backing onto a collector or arterial street.
4. Front porch or front entry coach lights shall be standard for each home.
5. Emphasis must be placed on the front elevations. This may be achieved by providing covered front entries, covered front porches, courtyards, entry portals, entry gates, contrasting paint colors, alternate accent materials (stone, brick, etc.) or other similar features. Main entries must face or be easily distinguished from the street.
6. Window pop-outs, windowsills, recessed windows and/or similar architectural embellishments are required on all windows facing a collector, arterial street or public open space area.
7. The building's exterior material selection shall be compatible with other buildings and structures in adjoining developments.
8. A variety of home roofing colors, shapes, and/or textures shall be used where appropriate.
9. Variation in roof ridgelines and designs is required.
10. Roof colors shall be matched to each home color scheme.
11. On lots where side-entry garages can be accommodated, at least one floor plan shall be designed with a standard side entrance garage.

12. No front-loaded garage shall extend forward of a home's livable area or covered front porch by more than 10 feet.
13. All additions to the primary structure shall be constructed of the same building materials as the principal residence and painted to complement the residence.
14. Accessory buildings shall only be located within walled rear and/or side yards. Accessory buildings over 200 square feet in area shall be constructed to match or complement the building materials and color used on the principal residences and constructed within the main building setbacks.
15. For traditional single-family residences, side yard fence returns for all interior lot walls shall extend to within twenty (20) feet of the front corner of the home. Exception: fence returns may be farther from the front corner of the home if necessary to allow for proper installation and clearance for any utilities connected to the home.
16. Provide standard stucco parapets on every home where the covered patio is not incorporated under the main roof structure of the home.

2. Residential Guidelines

In addition to the previously stated mandatory requirements, a minimum of five standards must be selected, four from the Site Design list and one from the Architectural Design list. The residential homebuilder shall demonstrate compliance with each home floor plan and elevations, which are to be presented to the Town for Design Review approval prior to the issuance of building permits.

A. Site Design

1. Provide a mix of cul-de-sac designs (where cul-de-sacs are provided), including eyebrows, short courts, cul-de-sacs with open space ends, and landscaped circles.

2. Provide separation of at least two feet wide between sidewalks and back of curb along local roadways. It must be demonstrated that this buffer area will be maintained by a HOA or by another approved method.
3. Stagger front setbacks by at least three feet for a minimum of every fourth lot. Setback must be predetermined by the homebuilder.
4. Increase the width of the required landscape tract provided within the residential parcel along the adjacent arterial right-of-way to a minimum of twenty (20) feet with an average of ten (10) feet.
5. Incorporate traffic calming measures such as chokers, center island narrowing, textured pavement, and traffic circles to all local streets exceeding 800 feet without intersecting roads.
6. Where a trail exists parallel to a subdivision perimeter, pedestrian access to the trail should be provided at a maximum distance of 800 feet by either streets, cul-de-sacs, landscaped tracts, sidewalks/trails or other viable means.
7. Incorporate view walls to fifty (50) percent of the lots backing or siding to dedicated public or private open areas, community parks, natural and/or improved drainage ways or recreational areas.
8. At installation provide a mix of mature trees consisting of eighty (80) percent with a minimum 15 gallon and twenty (20) percent with a minimum 24" box to the landscape palette.

B. Architectural Design

1. Incorporate a variety of durable exterior materials and finishes, such as brick and stone veneers and masonry, as standard features on at least one front elevation per floor plan.

2. Provide unique architectural styles for all residential products such as, but not limited to: Craftsman, Prairie, Territorial, Ranch, Mission, and Pueblo.
3. Provide architectural features, such as covered front entries, covered front porches, bay windows, and/or dormers as standard features on a minimum of 20% of homes.

5.2 Commercial & Mixed-Use Requirements & Guidelines

The purpose of establishing architectural design guidelines within the commercial and mixed-use land uses is to ensure quality that reinforces a consistency throughout the development. All architecture is intended to integrate with the overall theme of rural site design. Through design elements, the character of the development will be integrated with the characteristics of the area, while providing appropriate architectural design that will be distinct and desirable. As each parcel develops, building design will be reviewed as part of the Design Review process.

The Commercial and Mixed-Use Site Development and Architectural Standards provided below shall apply to all proposed site plans. The application of these standards will be incorporated into proposed plans for development within the Johnson Ranch Estates PUD and will be evaluated by the Town for conformity.

1. Requirements & Guidelines

A. Site Design

1. Each parcel will be developed to ensure adequate vehicular movement. In addition, building layout, entrances, parking, open space, and retention areas will be compatible with adjacent development.
2. Locate and arrange deliveries to have minimal impact on adjoining land uses to reduce noise, traffic, odors, and lights.

3. Locate gated trash enclosures to less visible places.
4. Ground-mount mechanical equipment and similar items must be screened to reduce public visibility.
5. Where practical, utility boxes must be screened to reduce public visibility.
6. Locate commercial parking areas behind landscaping and parking lot screen walls to reduce the view of cars and parking areas.
7. Building heights, building locations, access points, and parking areas will be designed to lessen negative impacts to the adjacent properties and surrounding neighborhood.
8. Ingress, egress, internal and external traffic circulation, off-street parking facilities, loading and service areas, and pedestrian ways will be designed to promote safety and convenience.

B. Architectural Guidelines

The following architecture guidelines are set forth to assist in designing and constructing buildings within the project that are appropriate to the size and rural nature of the overall development. Design guidelines include:

1. Each building will include discernible articulation on all sides viewable from public rights-of-way using methods such as windows, accent features, use of varying materials or other similar architectural elements.
2. Architectural features to enhance energy conservation will be encouraged and should be incorporated where feasible.

3. Building details such as trimming of all windows and doors shall be finished using a variety of methods such as painting or anodizing of all exposed metal. Screening of mechanical elements will be integrated with the building's architecture.
4. Parking canopies, freestanding and accessory structures, or other similar features will utilize architectural treatment consistent with the primary structure.

C. Materials and Colors

A palette of proposed materials and colors will be provided with each Design Review application. Selected materials and color should be durable and appropriate for their intended use.

1. Allowable Building Materials:

- a. ACM (Architectural Composite Metal) Panels.
- b. Architectural steel.
- c. Aluminum.
- d. Brick.
- e. Wood frame
- f. Cast-in-place, tilt-up or pre-cast concrete with a finished exterior surface.
- g. Tilt-up concrete walls shall use reveal joints to break up massing of walls.
- h. Ceramic tile.
- i. Concrete masonry units with architectural features, such as split face block.
- j. Non-reflective glass.
- k. Granite, marble or other natural stone.
- l. Stucco.
- m. Other similar materials approved through the Design Review process.

2. Approved Color Palette:

- a. Desert hues and other earth tones.
- b. Colors appearing in natural stone.
- c. Accent color may utilize brighter colors such as red, orange, blue, green and similar colors in limited applications.

3. Prohibited Design Materials and Color Palette:

- a. Polished metal surfaces, such as those utilized for sun protection. Fabric and other non-reflective material may be utilized in outdoor patio, eating areas or other appropriate locations.
- b. Large expanses of reflective glass, blank walls, or concrete panels.

D. Landscape Architecture

The landscape palette is anticipated to unify development by articulating side entries, creating pedestrian refuge locations, along with providing entry monumentation and signs to match the balance of the project. The following landscape architectural expectations include:

1. Provide for water conservation in the landscape design by utilizing a drought tolerate plant palette and locating or limiting water intensive landscaping to pedestrian areas, where appropriate.
2. Emphasize project entries with landscape, landscape treatments, or other similar special treatments.
3. Provide outdoor seating areas with shade, trash receptacles, and other features to encourage pedestrian use within commercial areas.
4. Provide pedestrian access through large parking areas and between commercial sites.

5.3 Open Space

The single-family residential portion of the PUD will have at least 15% open space. Open space for the site will consist of a wash enhancement project, a network of pedestrian pathways, ramadas, sport courts, turf play areas, landscape buffers along the arterial and collector roadways and open space areas within individual subdivisions. Pathways are connected by sidewalks and streets so the recreation system is highly accessible.

The landscape design concept for the open space areas will include the use of shade trees, shrubs, ground cover, and areas of turf for passive and active recreation. Plant material selections will be adaptable to the desert low water environment. Open space tracts for the PUD shall be improved, i.e., landscaped, paths installed, etc. concurrent with the development phase in which the landscaping or amenities are located. All residential open space areas, including landscaping within adjacent rights-of-way, will be maintained by a Homeowner's Association.

Park areas within residential parcels will contain multiple amenities to encourage both passive and active recreational usage. Amenities may include ramadas, picnic tables, tot lots, sport courts and walkways. Turf play areas may also be provided for additional activities. Final landscape and amenity plans are subject to review and approval by the Town's Planning and Development Director upon the review and approval of Final Plats for the Johnson Ranch Estates PUD.

The entry landscaping features and decorative primary monument signs will be designed to reflect the rural heritage of the area. Secondary entrances will also be enhanced to provide additional community character. Materials, colors, and construction methods for entry monuments are subject to some variation, so long as the proposed character and rural theme of the monuments is preserved and per the approval of the Planning and Development Director.

Perimeter and other wall materials, designs, and colors, will carry on the project's rural theme established by the project's monument signage and landscaping. View walls will be used at the discretion of individual builders and per association guidelines. Wall and fence heights will be limited to a maximum height of six (6) feet, except for commercial bordering properties. The walls between the single-family homes and future commercial properties will be permitted to have fence/walls up to eight (8) feet in height. Materials, colors, and construction methods for theme, view and accent walls are subject to some variation, provided the proposed character and rural theme of the walls is preserved and per the approval of the Planning and Development Director.

5.4 Front Yard Landscaping

Front yard landscaping is required for all homes and unless approved by the Planning Director, will be provided by the developer/home builder. Front yard landscaping provided by the developer/builder or their representative must be installed within one month of closing. The Planning Director may extend installation times for homeowner installed or custom landscaping improvements for individual lots. Front yard landscape packages offered by developers/builders shall be subject to the review and approval of the Planning Director and must meet the following requirements: a variety of standard and upgraded front yard landscape packages with automatic irrigation systems shall be provided; front yard landscaping designs with berming, river run features, courtyards, lighting, or other creative features shall be offered for standard landscape designs.

6. Existing Site Conditions

The site currently consists of undeveloped desert. There are several washes that transect the subject property from the southeast to northwest. The site, which slopes approximately 1% from southeast to northwest, is located within Zones C and A on the applicable FEMA FIRM for the area. Direct legal access into the property currently exists from Florence Kelvin Highway and State Route 79. Refer to *Appendix C* for a full legal description of the Johnson Ranch Estates PUD. (Please note that there are three separate legal descriptions in the appendix, which in total, describe the entirety of the PUD property.)

7. Relationship to Surrounding Properties

The site is located entirely within the incorporated boundaries of the Town of Florence. The following is a description of the existing conditions of the surrounding property:

North: Vacant land and low density residential.

East: Vacant land and low density residential.

South: Florence rodeo grounds, vacant land and low density residential.

West: Vacant land.

There are also several proposed projects in the immediate vicinity of the subject property. They are as described below:

- Sunaire Ranch, consisting of 108 acres, is located north of and adjacent to the site. It is currently planned for 428 residential units.
- Majestic Ranch, consisting of 134 acres, is located west of the site, across State Route 79. It is planned for 648 residential units and 11 acres of commercial.
- Florence Crossing PUD, consisting of 45 acres, is located west of and adjacent to the site. It is planned for 250 residential units and 9 acres of commercial.

Exhibit 2: Existing Conditions and Surrounding Proposed Projects provides a look at the immediate area surrounding the Johnson Ranch Estates PUD.

The northeast corner of the site borders Arizona State Trust Land. The south portion of the site borders Arizona State Trust Land to the west and south. Privately owned land borders to the east of the site. State Highway 79 runs diagonally across the southern portion of the property.

8. Accessibility

The Johnson Ranch Estates PUD is accessible from State Route 79 and the Florence Kelvin Highway.

9. Circulation System & Street Improvements

The Johnson Ranch Estates PUD site occupies land that is adjacent to State Route 79 and to the section line roadway, Florence Kelvin Highway. The site will also be developed with internal collector roadways. All roadways will be built per the standards in this PUD and as identified by Town of Florence Development Codes, Traffic Impact Analysis recommendations, Town of Florence Engineer, and the Coolidge-Florence Regional Transportation Plan. Refer to *Exhibit 4: Conceptual Land Use Plan* for the planned circulation for the Johnson Ranch Estates PUD.

9.1 Arterial Roadways

Florence Kelvin Highway and State Route 79 are currently 2-lane paved roadways. Currently, Florence Kelvin Highway intersects with State Route 79 on the northern line of Section 18. It is the intent of this PUD to maintain this existing alignment of Florence Kelvin Highway subject to continued conversations with Town of Florence staff. Please refer to *Exhibit 4: Conceptual Land Use Plan* for an illustration of the above-discussed road alignments.

All remaining roads on the site and in the immediate vicinity are currently dirt roads, except that Dogwood Road is chip sealed. Upon development of the site, the developer/builder will dedicate the required half-street or full-street arterial rights-of-way and improve the roadways (applicable half-or full sections) per Town of Florence standards. Any required State Route 79 improvements and potential access points will require ADOT review and approval.

9.2 Collector Roads

The project will have a collector road system that is fed by internal local streets. The actual location and design of the collectors will be determined in greater detail as the site progresses to the Preliminary Plat stage. The developer/builder will be responsible for the engineering and construction of the proposed collector streets within the Johnson Ranch Estates PUD. Upon development of the site, the developer/builder will dedicate the required collector rights-of-way and improve the project's collector roadways (applicable half-or full sections) to Town of Florence standards. Efforts will be made to include landscaping within portions of all major collector roadways. Center turn lanes will be provided for where necessary.

9.3 Local Streets

There are several local street sections proposed for this development, depending on the particular density and type of development. The developer will be responsible for the engineering and construction of local streets within the Johnson Ranch Estates PUD. The developer will dedicate the required right-of-way for all local streets. Private and gated local streets shall be allowed within the residential neighborhoods, subject to compliance with fire requirements for gate access and turnarounds. Any private or public roads shall be built to either Town standards or standards established in this PUD. Private roads will be owned and maintained by the property's Homeowner's Association.

Refer to *Exhibit 7: Local Street Sections* for the local street options for this project.

10. Public Facilities

Police and fire protection will be provided by the Florence Police and Fire Departments. Medical services are available in Florence through the Florence Public Health Clinic. Emergency care is available at the Casa Grande Regional Medical Center, Banner Hospital in San Tan Valley and in Phoenix metro-area hospitals.

The property lies within the Florence Unified School District. The following schools will provide educational services:

- Florence K-8 – 1000 S. Main Street
- Florence High School (Grades 9-12) - 1000 S. Main Street

The project anticipates providing a maximum 14-acre elementary school site. The school site will be donated to the Florence Unified School District with a provision that if the school site is not developed within 5 years, ownership of the school site will revert back to the previous owners.

The project will provide a 5-acre site for police, fire and municipal services at a location mutually agreed upon by the owner and the Town of Florence. This site may be located in any zone within this PUD.

11. Utilities

Currently the site is undeveloped and with the exception of some perimeter overhead electrical lines, there are minimal existing onsite facilities. Operation and maintenance of all utilities and facilities will be managed by the appropriate operating entity upon approval and completion of construction. Sewer facilities, water facilities, street lights, and fire hydrants will be provided according to the appropriate agency's guidelines, per the recommendations of the Town's

Engineering and Fire Departments and other governmental regulations applicable to the construction of various facilities.

11.1 Wastewater

Johnson Utilities, L.L.C. (JUC), or entity under common control with JUC, will provide wastewater services for the site. The Town of Florence is currently the Designated Management Agency and provider of wastewater for this area. However, JUC wishes to provide wastewater collection, conveyance and treatment for the Johnson Ranch Estates PUD and potentially certain properties around it. As such, the process of obtaining the necessary approvals and permits to accomplish this goal has begun.

A Preliminary Sewer Report will be submitted to the Town Engineer along with the Preliminary Plat (or initial Preliminary Plat) for the site. Recommendations for improvements will be consistent with the current sewer master planning efforts. Final sewer reports and plans, meeting the approval of the Town Engineer, are required prior to the approval of Final Plats for this project. The project's zoning shall permit the placement of the necessary sewer infrastructure in any zoning district established by this PUD, including, but not limited to sewer mains, recharge areas and lift stations within the project.

11.2 Potable Water

Johnson Utilities, L.L.C. (JUC), or entity under common control with JUC, will provide potable water to the project.

The Town of Florence is currently the water provider for this area. However, JUC wishes to provide potable water for the Johnson Ranch Estates PUD and potentially certain properties around it. As such, the process of obtaining the necessary approvals and permits to accomplish this goal has begun.

Twelve-inch, eight-inch and six-inch mains are the typical minimum requirements within arterial, collector and local streets, respectively, for projects of this size and scale. Water mains may need to be larger depending upon fire flow requirements and per Town requirements.

A Preliminary Water Report will be submitted to the Town Engineer along with the Preliminary Plat (or initial Preliminary Plat) for the site. Recommendations for improvements will be consistent with the current water master planning efforts. Final water reports and plans, meeting the approval of the Town Engineer, are required prior to the approval of Final Plats for this project. It is noted that land may be required for a potable well and storage tank to serve this development. The project's zoning shall permit the placement of the necessary water infrastructure in any zoning district established by this PUD, including, but not limited to water mains, wells and water storage facilities within the project.

11.3 Electrical Power

Electrical service will be provided by Arizona Public Service (APS) or another service provider selected by the owner.

11.4 Natural Gas

Southwest Gas Corporation may provide natural gas service to the property.

11.5 Communications

Telephone and internet service will be provided by CenturyLink Communications, the property owner or another service provider selected by the owner.

11.6 Sanitation

The Town of Florence, or entity designated by the town, shall provide residential trash collection services to the property.

11.7 Cable Television

The property owner, or entity under common control with the property owner, shall provide cable television services to the property.

12. Grading & Drainage Concept

The subject site consists of undeveloped desert with natural washes which traverse the site from southwest to northeast, with flows ultimately headed toward the Gila River. The site generally slopes from southeast to northwest at an average slope of 1% and currently receives off-site flows from the southern and southeastern areas of the property.

The Pinal County, Arizona and Incorporated Areas Flood Insurance Rate Map (FIRM) panel number 040077 0750C, dated August 15, 1983, indicates that the project site falls within Zones A and C. Zone A is defined by FEMA as "Areas of 100-year flood; base and flood elevations and flood hazard factors not determined". Zone C is defined by FEMA as "Areas of minimal flooding."

A preliminary drainage analysis of the upstream off-site drainage areas affecting the Johnson Ranch Estates PUD suggests that site development will require a combination of drainage alternatives. Perimeter collector drainage channels, channelization of washes through the property, and existing washes (some of which fall under the jurisdiction of the USACOE) will all be utilized to route and convey the off-site drainage through the property.

The Florence Flood Retarding Structure (FRS) is located to the north of the Johnson Ranch Estates PUD. The National Resource Conservation Service (NRCS), along with the Florence Area Watershed Flood Control District (FAWFCD) completed a Supplemental Watershed Plan and Environmental Assessment (EA) for the FRS. The EA identified alternatives for rehabilitating the FRS and alternatives are still under consideration. The selected alternative would impact approximately 16 acres of the northwest corner of the Johnson Ranch Estates PUD. The ultimate impacts and potential mitigation options will be further explored prior to plat submission.

If required by the Town of Florence, this project will retain 100 percent of all on-site runoff volume generated by the 100-year, 2-hr storm event. In general, the property will be graded to drain toward retention basins in accordance with generally accepted engineering practices and in compliance with the Town of Florence requirements. Landscaped retention basins designed to a maximum ponding depth of 3 feet with a maximum side slope of 3:1 will be proposed to retain the on-site runoff generated by the design storm as stated above. Offsite storm drainage

will be accommodated through adequately designed water conveyance systems, which may include landscaped drainage channels.

Final drainage and retention reports and plans, meeting the approval of the Town Engineer, are required prior to the approval of Final Plats for this project.

Any development in floodplains will be subject to the regulations of the Town of Florence and the Federal Emergency Management Agency (FEMA).

13. Phasing

It is anticipated that the development of the Johnson Ranch Estates PUD will occur in phases. Phasing of the project will occur based on the timing of infrastructure extensions and market factors. A preliminary phasing plan for the project will be provided in conjunction with the Preliminary Plat for the project and shall be subject to the review and approval of the Planning Director and the Town Engineer.

14. PUD Amendments

The following provisions are intended to provide criteria for the determination of major and minor amendments to this PUD. Amendments to the PUD or the supportive narrative and graphics to the PUD, may become necessary from time to time. Amendments to the approved PUD may be requested by the applicant or its successors in interest.

Amendments may be limited to one or more development parcels as depicted on *Exhibit 4: Conceptual Land Use Plan*. Unless otherwise requested in the application, any proposed change will not affect development units or development parcels not included in the proposed amendment. Only the contents of the specific amendment request may be considered and acted upon by the Planning Director, the Planning and Zoning Commission and Town Council.

When changes or modifications to the PUD are necessary or appropriate, proposed amendments or modifications shall conform to the following procedures:

1. The applicant(s) shall submit an amendment application to the Town Planning Director

outlining the proposed changes.

2. Upon receipt of the proposed amendment application, the Planning Director shall determine if the proposed amendment constitutes a major or minor amendment.
3. Major Amendments. If the Planning Director determines the proposed amendment to be a major amendment, as described below, the amendment request shall be processed in the manner set forth by the Town of Florence Development Code.
4. An amendment will be deemed as Major if it involves any of the following:
 - Any substantial alteration to the list of permitted uses of the property set forth in the PUD, as deemed to be substantial by the Planning Director;
 - An overall increase in residential units for the property; except as otherwise allowed by the PUD;
 - The reallocation of residential dwelling units within development parcels from one development parcel to another in a manner that results in any of the following, as measured against the original land use density set forth in the PUD: an increase in the number of residential dwelling units for any one particular development parcel of greater than twenty-five percent (25%) of the total number allocated to such development parcel in the PUD, provided such increase does not constitute a change in the residential zoning designation.
 - Movement or change of zones from one area of the PUD to another area, except for changes necessitated by engineering, roadway design or other similar infrastructure requirements.
5. Minor Amendments. If the proposed amendment does not meet the requirements outlined above for a major amendment, then it shall be considered a minor amendment and shall be acted upon administratively by the Planning Director within a reasonable timeframe

without prior notice and hearing. Unless otherwise required by law, those changes determined to be minor amendments shall not require public notice or public hearings.

6. A Minor amendment will be defined by, but not be limited to, any of the following:

- Any reallocation of residential dwelling units that does not meet the parameters set forth immediately above;
- An adjustment to the alignment of any defined arterial or collector roadway as defined by *Exhibit 4: Conceptual Land Use Plan*.
- The relocation of the 5-acre municipal services site.
- A relocation of any open space element is permitted provided that the amount and type of open space provided remains consistent with the provisions and intent of this document.
- The placing of a school site on the property.
- The dimensions and locations of the commercial parcels, as shown on *Exhibit 4: Conceptual Land Use Plan* may change provided that the total acreage of the development parcels as shown does not increase.
- Additions to the permitted uses in any district are allowable provided that the proposed uses remain in harmony with the overall intent of this PUD and the herein established uses, meets applicable regulations of the Town Code, and meets the approval of the Planning Director. Any appeal of the Planning Director's approvals or disapprovals of land uses will be made to the Planning and Zoning Commission and Town Council.
- To ensure the orderly growth of the community, it is understood that minor modifications to the boundaries and acreage of development parcels (as shown on *Exhibit 4: Conceptual Land Use Plan*) or adjustments because of final road alignments or

grading/hydrology hazards specified by the Town of Florence will occur during technical refinements in the preliminary plat process and shall not require an amendment to the PUD.

- The boundaries of the development parcels shown on *Exhibit 4: Conceptual Land Use Plan* are subject to change based on more detailed property analysis that will occur in later phases of this project. This is particularly the case in areas adjacent to the washes on site. More detailed analysis of the washes will more exactly determine the boundary of development in relation to the washes.
7. Upon the approval of any proposed amendment to the PUD, the amendment shall be attached to the PUD as an addendum and shall become a part thereof. Applicable sections of the PUD may need to be updated per the determination of the Planning Director.
 8. Administrative Amendments and Interpretations. On occasion, it may be necessary to request formal or informal interpretation from the Town Planning Director related to the implementation and/or interpretation of the PUD. These circumstances may relate to interpretation of project intent, use, development standards related to provisions of the Town Code and/or to interpretation of intent of the narrative contained within this PUD. Interpretation to these provisions shall be made in written form upon the request of the developer and/or its assigns.
 9. Appeals of decisions made by the Town Planning Director shall be considered by and acted upon by the Town Council.

15. Property Management

In order to assure the surrounding residents that their investment in the community will endure and the development on the subject property will remain of high quality, the Johnson Ranch Estates PUD will be controlled by a set of Covenants, Conditions, and Restrictions (CC&Rs) or similar documents. A Homeowner's Association will be established to control the residential

component of the site. The multi-family and commercial sites, where not covered under the community's master association, will be under the control of property management companies.

16. Development Team

The Owner has assembled a development team to appropriately integrate the Johnson Ranch Estates PUD into the community in a manner that encourages accessibility, sustainability, and compatibility.

Owner/Developer:

Johnson Companies (affiliated with Johnson Ranch Estates, L.L.C.)

5230 East Shea Boulevard

Scottsdale, AZ 85254

(480) 998-3300

Contact: George Johnson

Florence/Majestic Ranch, L.L.C.

8800 N. Gainey Center Dr. #255

Scottsdale, AZ 85258

Contacts: Ronald H. McRae and Robert Shaw

Land Planner and Engineer:

The WLB Group, Inc.

4444 East Broadway Boulevard

Tucson, AZ 85711

(520) 881-7480

Contacts: Bill Walker and Rob Longaker

Attorney:

Sallquist & Drummond

1430 E. Missouri Ave., Ste. B-125

Phoenix, AZ 85014

(602) 224-9222

Contact: Gary Drummond

17. Conclusion

The Johnson Ranch Estates PUD provides the foundation for the development of a well conceived and balanced master planned community. The Johnson Ranch Estates PUD conforms to the objective of the Town of Florence General Plan. The PUD shall provide for a viable and sustainable development that is anticipated to be an important center of activity for the area. This project will enhance the area with a quality multiple use development and supply multiple benefits to the Town of Florence. Development of the Johnson Ranch Estates PUD will be in accordance with applicable code requirements of the Town of Florence and any other conditions deemed necessary by the Florence Town Council.

EXHIBITS



Florence, AZ

Butte Ave

CAP Canal

Johnson Ranch Estates PUD

Sunalre Drive

Dogwood Road

Florence Kelvin Highway

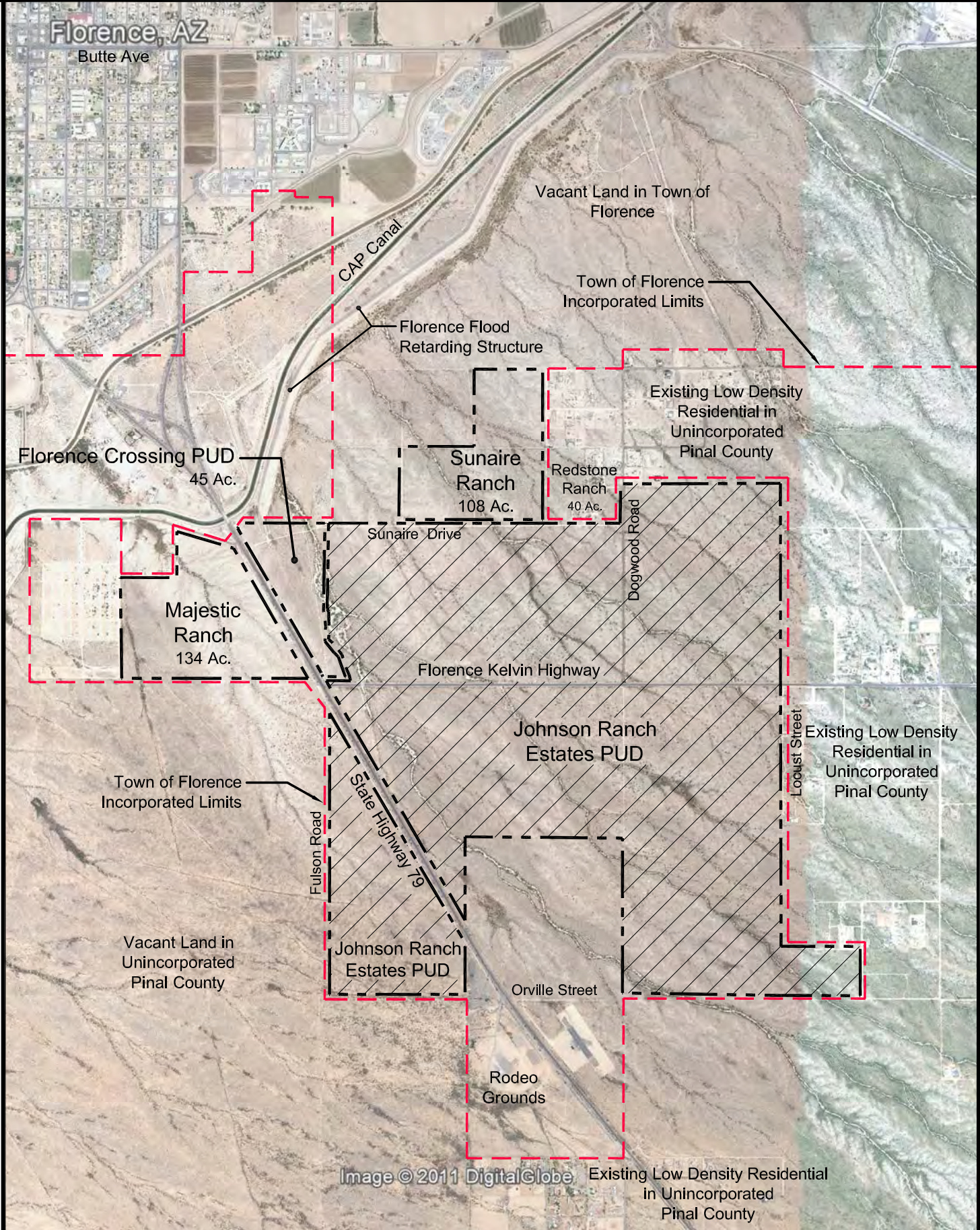
State Highway 79

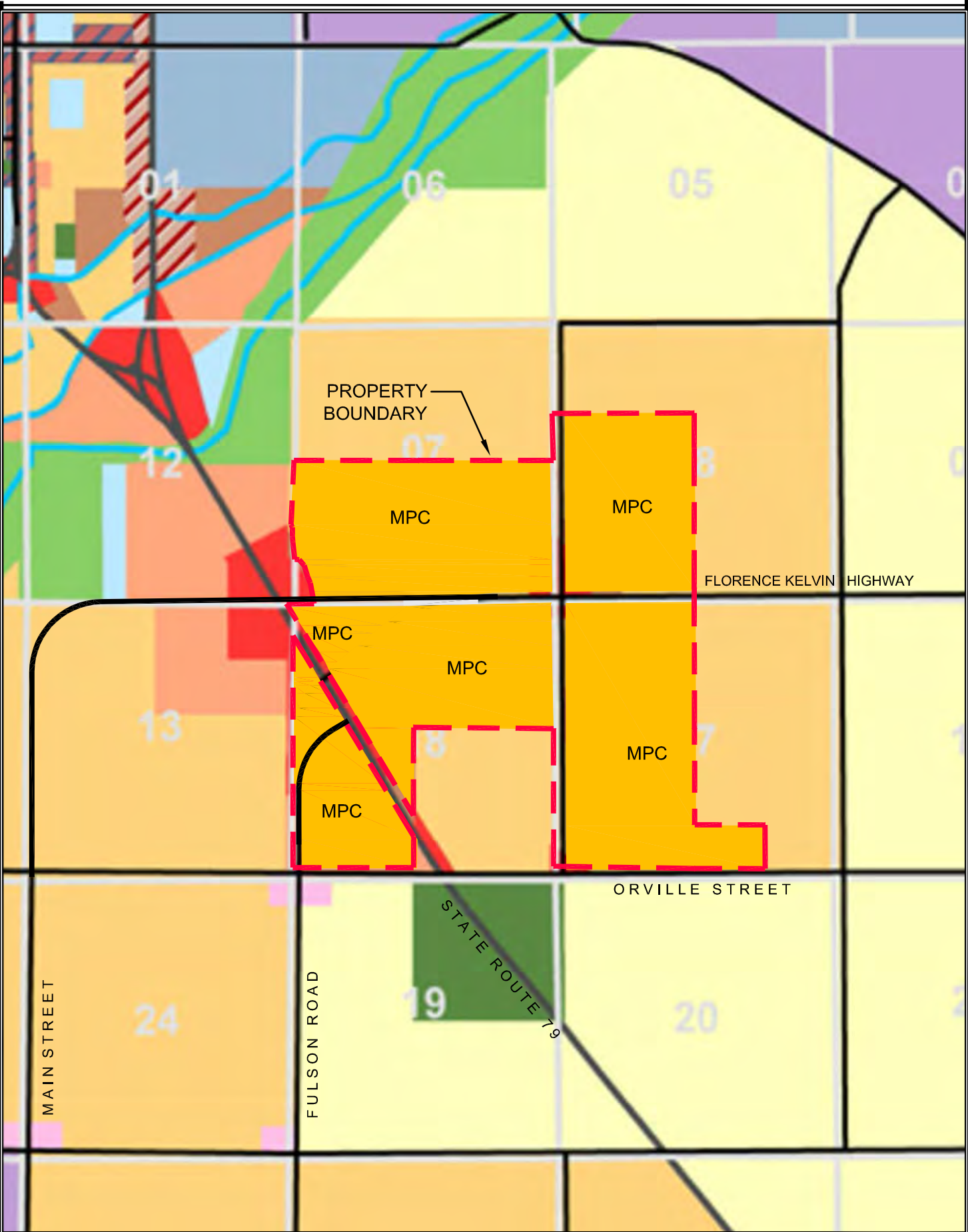
Fulson Road

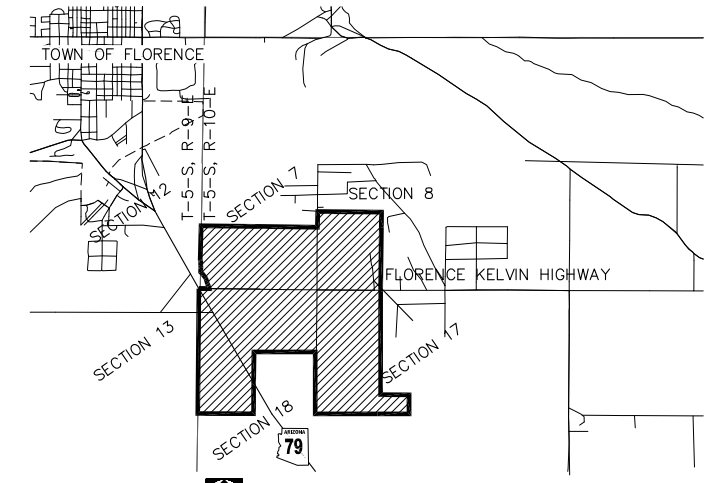
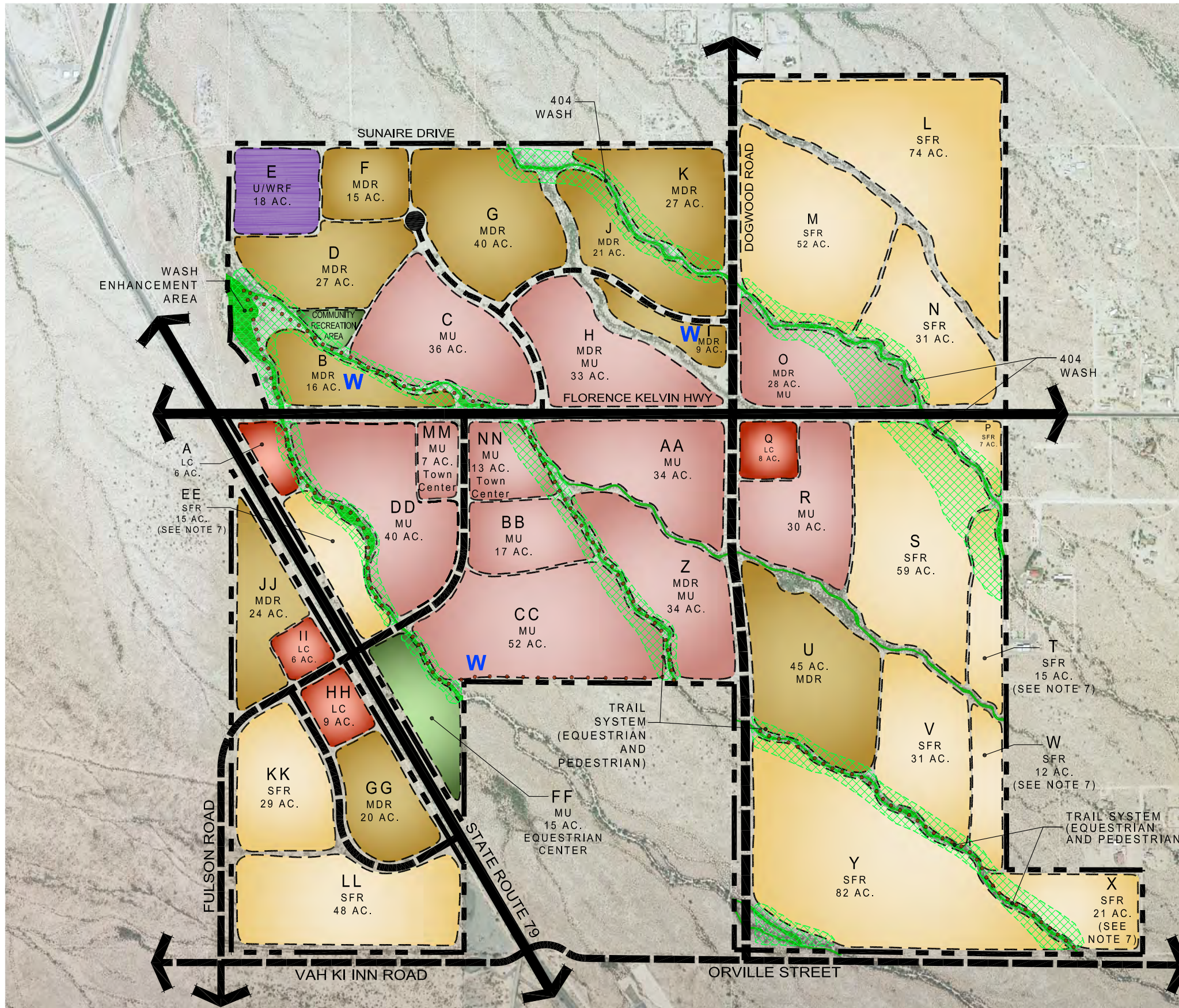
Orville Street

Florence, AZ

Butte Ave







LOCATION MAP
NOT TO SCALE

Legend of Symbols

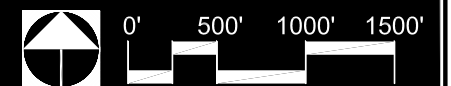
- PROPERTY BOUNDARY
- DEVELOPMENT PARCEL BOUNDARY
- PROPOSED ROAD
- WATER PLANT SITE
- FEMA FLOODPLAIN
- 404 WASH
- EQUESTRIAN TRAIL

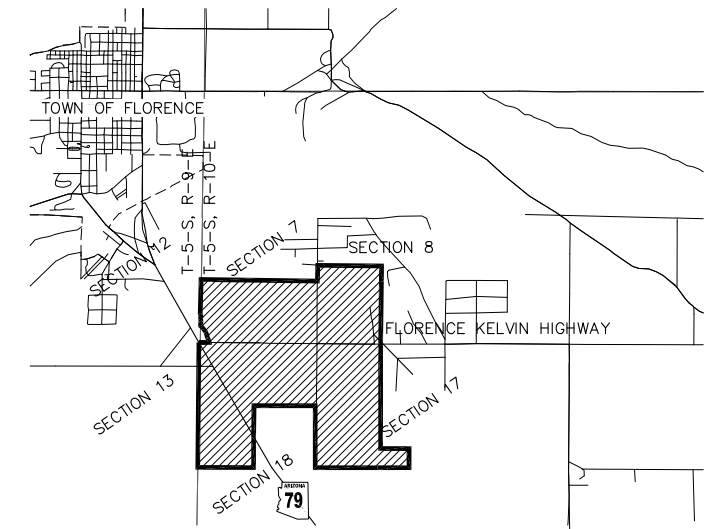
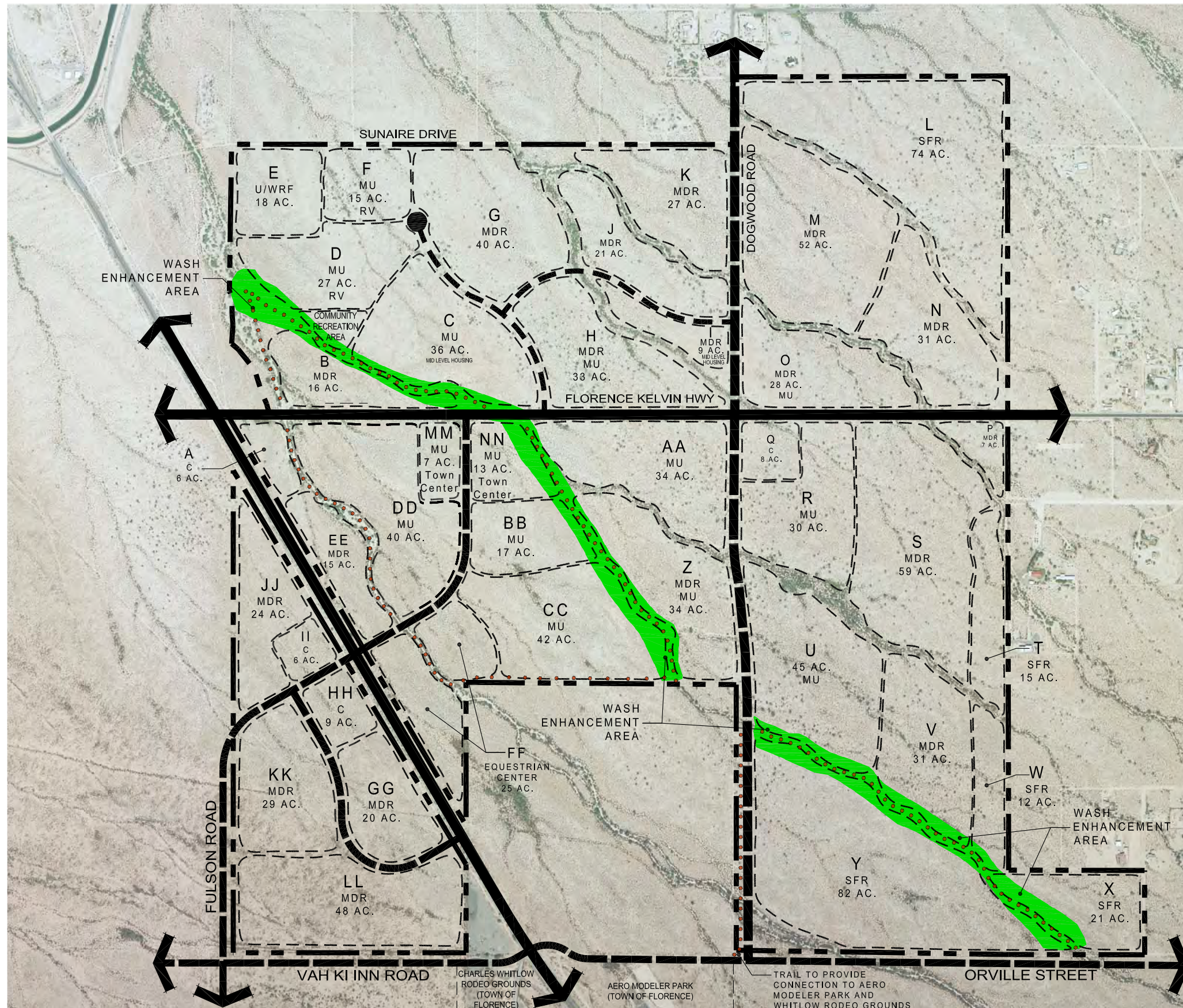
Land Use Table

Land Use Categories	Acreage	Dwelling Units
Single Family Residential (SFR)	476 Acres	1,904 D.U.
Medium Density Residential (MDR)	244 Acres	1,586 D.U.
Mixed Use (MU)	324 Acres	1,412 D.U.
Local Commercial (C)	29 Acres	
U/WRF	18 Acres	
Equestrian Center	15 Acres	
Open Space	135 Acres	
Arterial/Collector Road ROW	25 Acres	
Totals	1,266 Acres	4,902 D.U.

Notes






1. TOTAL SITE AREA: 1,112.3 ACRES + 154 = 1,266.3.
2. MAXIMUM NUMBER OF DWELLING UNITS: 4,902.
3. DWELLING UNITS ALLOWABLE EAST OF SR 79: 4,264 AND WEST OF SR 79: 638.
4. THE ROADWAY NETWORK INDICATED ON THIS PLAN IS CONCEPTUAL. ALL ROADWAY ALIGNMENTS, CLASSIFICATION AND IMPROVEMENTS ARE SUBJECT TO FURTHER REVIEW AND APPROVAL BY THE TOWN OF FLORENCE.
5. THE OPEN SPACE SHOWN ON THIS PLAN CONSISTS OF 131 ACRES OR 11% OF THE RESIDENTIAL AREA OF THE PUD. THE BALANCE OF THE REQUIRED 15% OPEN SPACE WILL BE PROVIDED WITHIN EACH OF THE RESIDENTIAL DEVELOPMENT PARCELS.
6. AN ELEMENTARY SCHOOL SITE WILL BE PROVIDED IN ACCORDANCE WITH THE PUD DOCUMENT.
7. DEVELOPMENT PARCELS EE, T, W, AND X SHALL BE DEVELOPED WITH A MINIMUM LOT SIZE OF 1/4 ACRE.
8. DEVELOPMENT IN OR MODIFICATION OF FLOODPLAINS WILL BE IN ACCORDANCE WITH TOWN OF FLORENCE AND FEMA REGULATIONS.





 LOCATION MAP
NOT TO SCALE

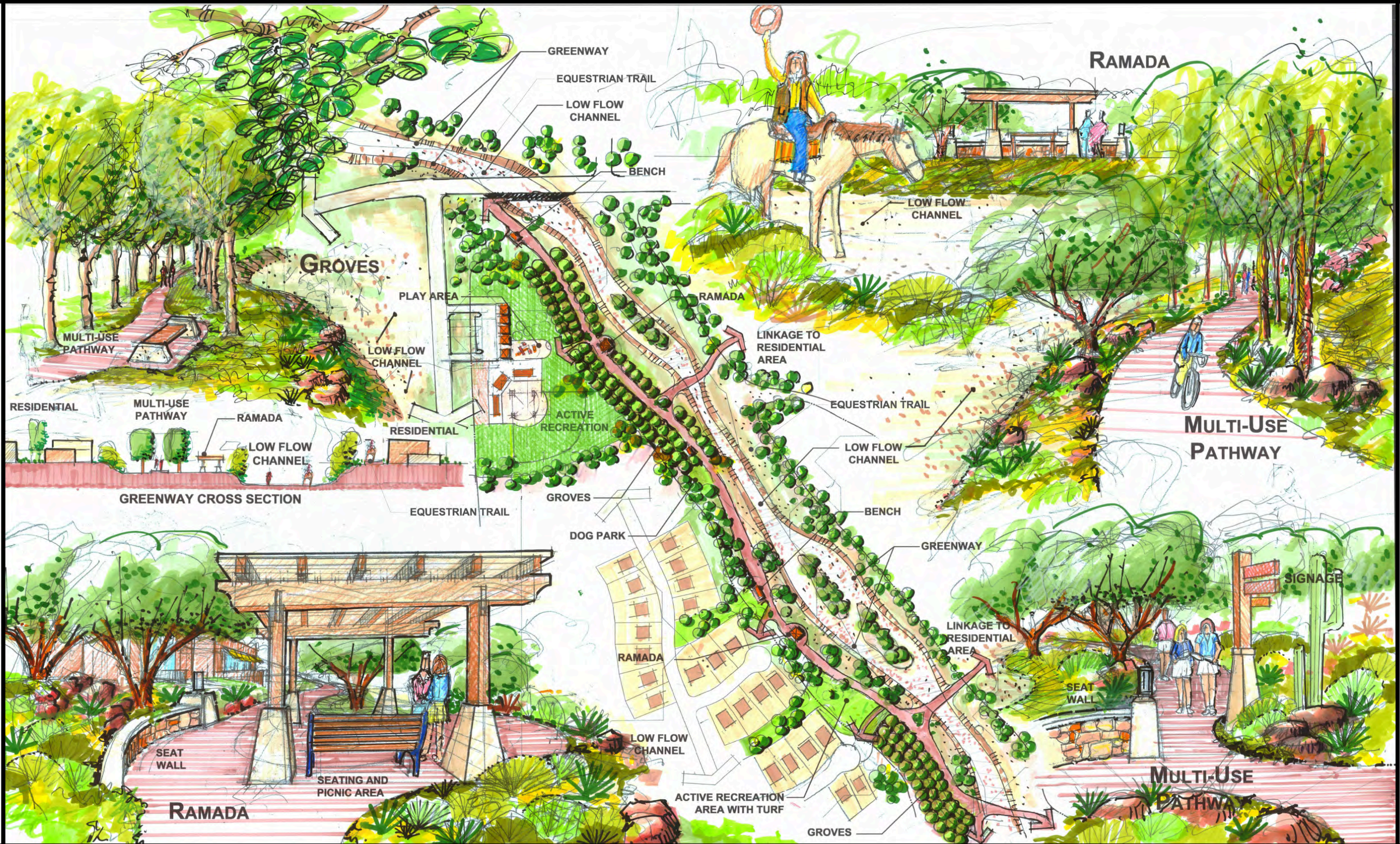
Legend of Symbols

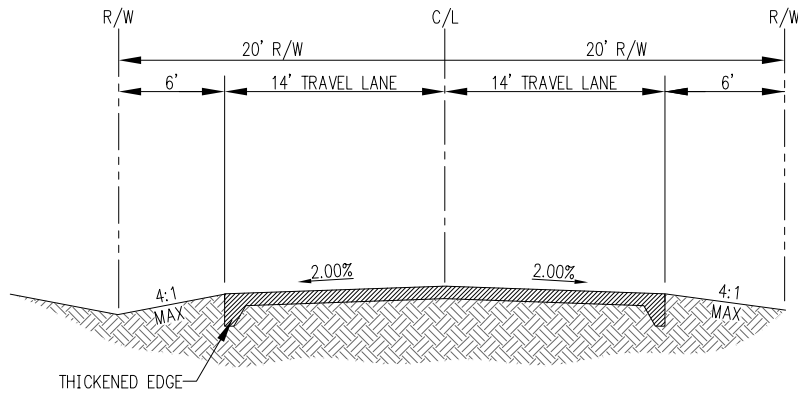
-  PROPERTY BOUNDARY
-  DEVELOPMENT PARCEL BOUNDARY
-  PROPOSED ROAD
-  WASH ENHANCEMENT AREA
-  EQUESTRIAN TRAIL

Open Space Description

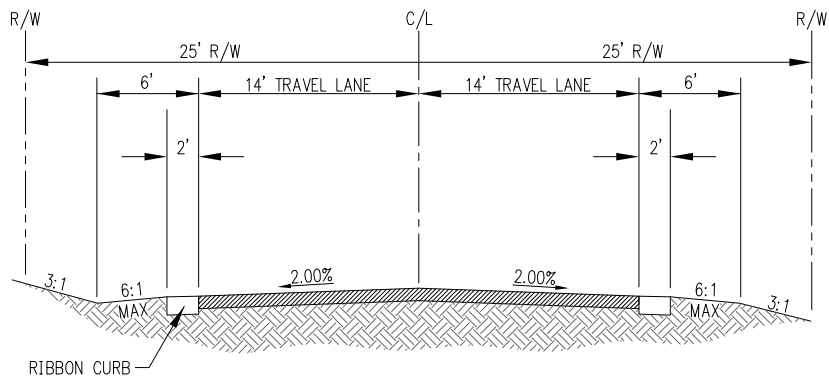
The primary open space feature of this project will involve a wash enhancement project in the central portion of the project. This greenbelt will contain the following primary elements:

- Parks with both passive and active recreation elements.
- Multi-use path.
- Seating areas.
- Connections to residential neighborhoods.
- Connections to the RV park and equestrian center, and other land uses in the community.
- A low flow channel to direct surface water flows through the property.
- Enhanced landscaping.

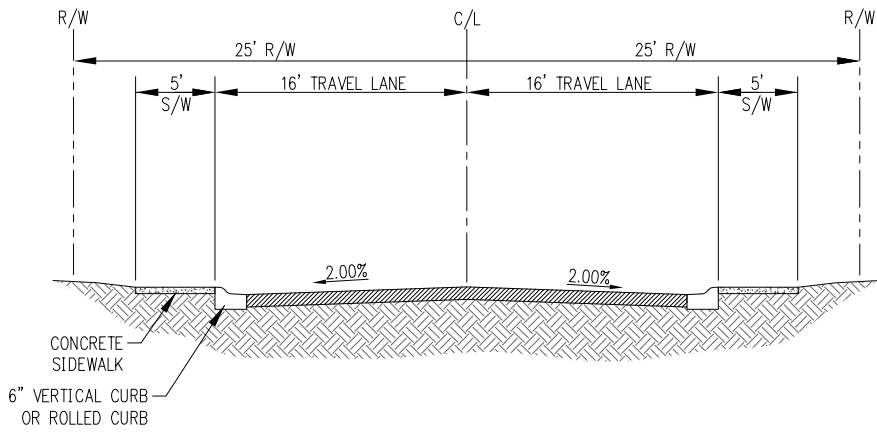




LOCAL STREET SECTION "A"



LOCAL STREET SECTION "B"



LOCAL STREET SECTION "C"

NOTE:
 OTHER STREET SECTIONS, OR VARIATIONS OF THESE STREET SECTIONS, MAY BE PERMITTED IN THIS PUD SUBJECT TO THE REVIEW AND APPROVAL OF THE TOWN OF FLORENCE.

PRIMARY ENTRY FEATURE

FLORENCE KELVIN HIGHWAY

FUTURE COMMERCIAL DEVELOPMENT PARCEL "A"

LOCAL STREET 40' ROW

WASH

STATE ROUTE 79

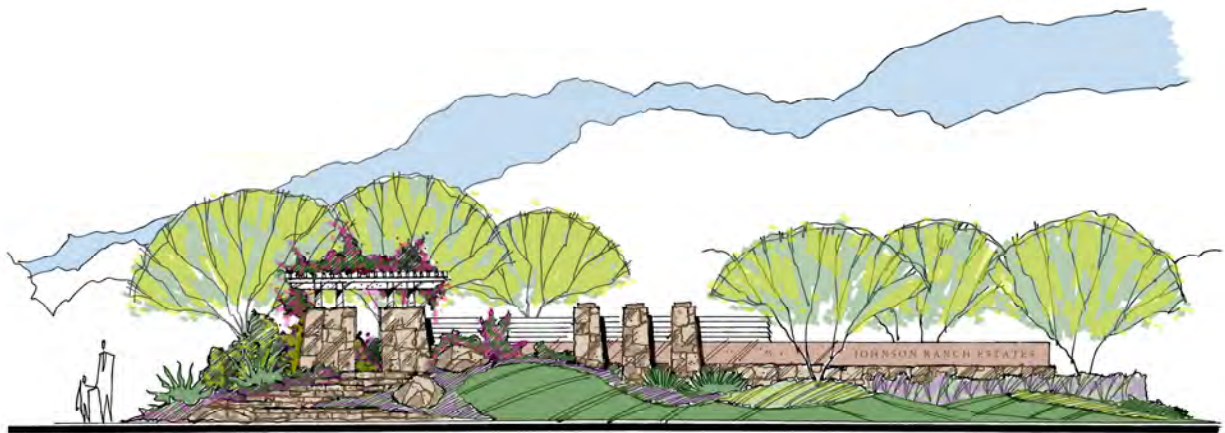
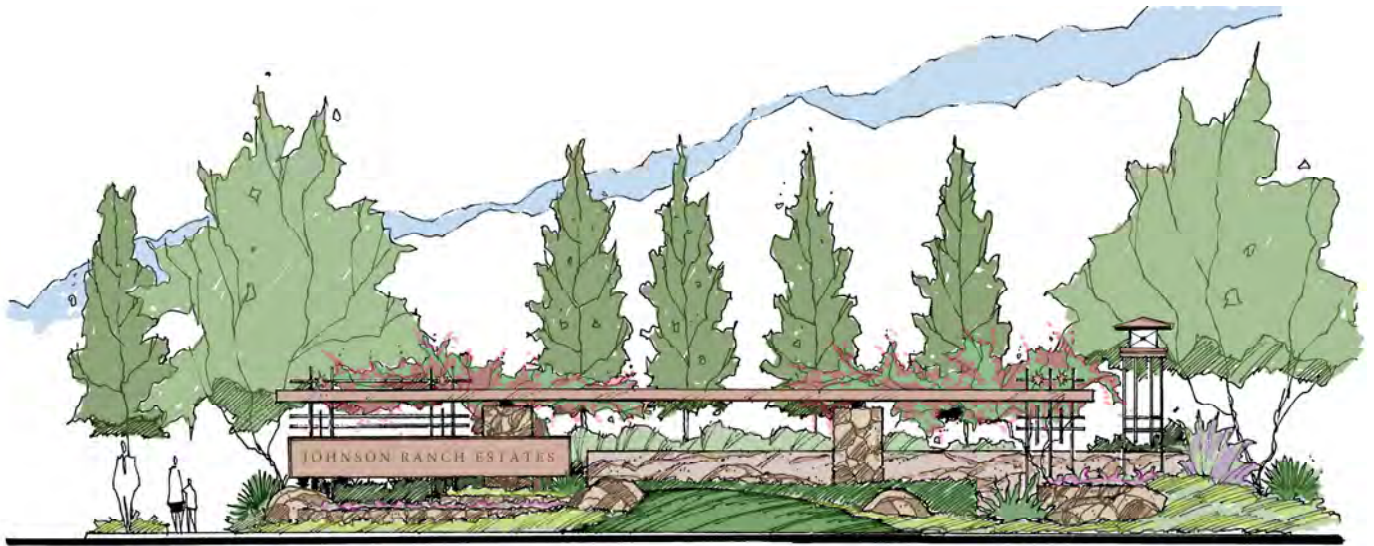
LANDSCAPING AND WHITE RAIL FENCING

DEVELOPMENT PARCEL "EE" LOW DENSITY SINGLE-FAMILY RESIDENTIAL TYPICAL LOT SIZE 100' x 150'

PRIMARY ENTRY FEATURE

APPENDIX A

PROJECT CHARACTER



Primary Entry Feature Character



Secondary Entry Feature Character



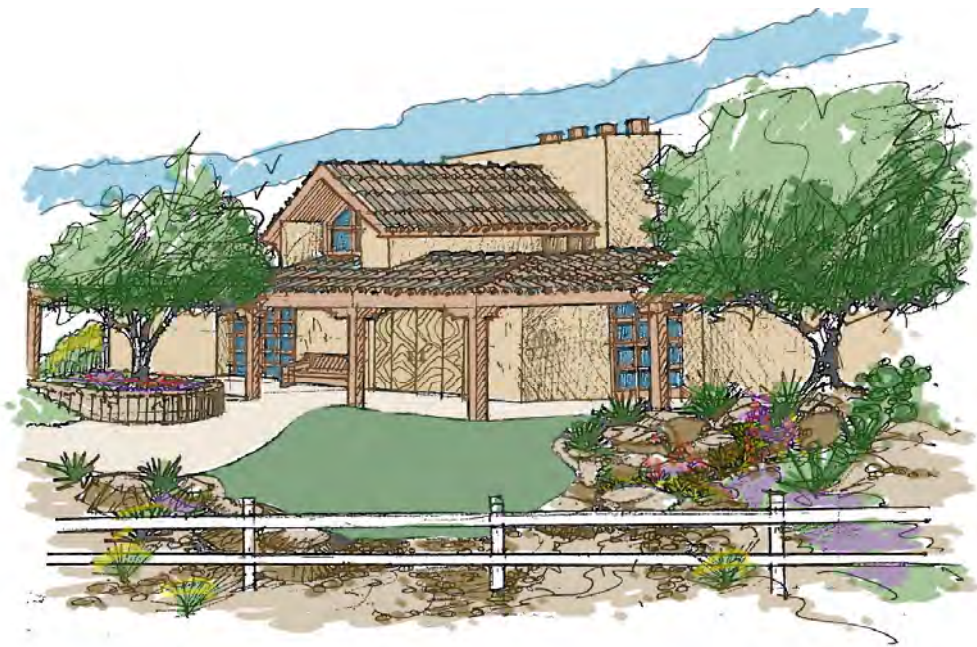
Courtyard in Town Center



Residential Housing Character



Residential Housing Character



Residential Housing Character



RV Resort Character

APPENDIX B

OWNERSHIP BREAKDOWN

Ownership Breakdown

Johnson Ranch Estates, L.L.C. – 1,112 acres

Assessor Parcel Numbers

206-01-012B

011B

011A

003A

206-07-005

206-07-010

206-03-006A

006B

006C

007

Florence/Majestic Ranch, L.L.C. – 154 acres

Assessor Parcel 206-01-012A

APPENDIX C

LEGAL DESCRIPTION

LEGAL DESCRIPTION

EXHIBIT A

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

Parcel No. 1:

The Northwest quarter of Section 17, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Northwest corner of said Section 17, which is a GLO brass cap, said Point being the POINT OF BEGINNING, from which the West quarter corner of said Section 17 bears South 00 degrees 02 minutes 58 seconds East a distance of 2644.13 feet (measured), which is a GLO brass cap;

Thence North 89 degrees 56 minutes 35 seconds East, along the North line of said Section 17, a distance of 2655.84 feet (measured), to the North quarter corner of said Section 17, which is a GLO brass cap;

Thence South 00 degrees 06 minutes 29 seconds East, along the North-South mid-section line, a distance of 2649.15 feet (measured) to the center quarter corner;

Thence North 89 degrees 56 minutes 55 seconds West, along the East-West mid-section line, a distance of 2658.56 feet (measured) to the West quarter corner of said Section 17;

Thence North 00 degrees 02 minutes 58 seconds West, along the West line of said Section 17, a distance of 2644.13 feet (measured) to the POINT OF BEGINNING.

Parcel No. 2:

The Northeast quarter of Section 18, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the Northeast corner of said Section 18, which is a GLO brass cap, said point being the POINT OF BEGINNING, from which the East quarter corner of said Section 18 bears South 00 degrees 02 minutes 58 seconds East a distance of 2644.13 feet (measured), which is a GLO brass cap;

Thence South 00 degrees 02 minutes 58 seconds East, along the East line of said Section 18, a distance of 2644.13 feet (measured) to the East quarter corner of said Section 18;

Thence North 89 degrees 29 minutes 23 seconds West, along the East-West mid-section line, a distance of 2641.46 feet (measured);

Thence North 00 degrees 02 minutes 26 seconds West, along the North-South mid-section line a distance of 2619.92 feet (measured) to the North quarter corner of said Section 18, which is a GLO brass cap;

Thence North 89 degrees 59 minutes 06 seconds East, a distance of 2640.94 feet (measured) to the POINT OF BEGINNING;

EXCEPT all coal, oil, gas and other minerals as reserved in the patent to said land.

Parcel No. 3:

The Southwest quarter of Section 17, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

Commencing at the West quarter corner of said Section 17, which is a GLO brass cap, said point being the POINT OF BEGINNING, from which the Northwest corner of said Section 17, which is a GLO brass cap, bears North 00 degrees 02 minutes 58 seconds West, a distance of 2644.13 feet (measured);

Thence South 89 degrees 56 minutes 55 seconds East, along the East-West mid-section line, a distance of 2658.56 feet (measured) to the center quarter corner of said Section 17;

Thence South 00 degrees 06 minutes 58 seconds East, along the North-South mid-section line, a distance of 2638.21 feet (measured) to the South quarter corner of said Section 17, which is a GLO brass cap;

Thence South 89 degrees 57 minutes 55 seconds West, along the South line of said Section 17, a distance of 2664.91 feet (measured) to the Southwest corner of said section 17, which is a GLO brass cap;

Thence North 00 degrees 01 minutes 18 seconds East, along the West line of said Section 17, a distance of 2642.21 feet (measured) to the POINT OF BEGINNING.

Parcel No. 4:

Parcel C, Book 8 of Surveys, Page 255, being a portion of the Southeast quarter of Section 17, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the South quarter corner of Section 17, which is a General Land Office Brass cap, from which the Southwest corner of said Section 17, which is a GLO brass cap, bears South 89 degrees 57 minutes 55 seconds West a distance of 2,664.91 feet, said point being the POINT OF BEGINNING;

Thence North 00 degrees 06 minutes 58 seconds West along the North-South midsection line, a distance of 825.00 feet;

Thence South 89 degrees 51 minutes 20 seconds East parallel with the south line of said Section 17, a distance of 1,328.12 feet;

Thence South 00 degrees 04 minutes 22 seconds East a distance of 825.00 feet to the South line of said Section 17;

Thence North 89 degrees 51 minutes 20 seconds West along said South line a distance of 1,327.50 feet to the POINT OF BEGINNING;

EXCEPT all coal, oil, gas and other minerals as reserved in the patent to said land.

APN: 206-01-011A, 206-07-005, 206-01-011B, 206-07-010

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

PARCEL NO. 1:

A portion of Section 7 and Section 18, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at The Southwest corner of said Section 7;

thence North 00 degrees 54 minutes 24 seconds West along the West line of said Section 7 a distance of 2643.08 feet to the West quarter corner of said Section 7;

thence North 88 degrees 15 minutes 28 seconds East along the East/West mid-section line of said Section 7 a distance of 4927.22 feet to the East quarter corner of said Section 7;

thence South 01 degrees 48 minutes 57 seconds East along the East line of said Section 7 a distance of 2639.52 feet to the Southeast corner of said Section 7;

thence South 88 degrees 13 minutes 55 seconds West along the South line of said Section 7 a distance of 2640.42 feet to the quarter corner common to Section 7 and Section 18;

thence South 01 degrees 47 minutes 36 seconds East along the North/South mid-section line of said Section 18 a distance of 4020.78 feet to a point on the Northerly right of way line of State Highway 89;

thence North 31 degrees 53 minutes 55 seconds West along the Northerly right of way line of State Highway 89 a distance of 4642.87 feet to a point on the West line of said Section 18;

thence North 00 degrees 50 minutes 11 seconds West along the West line of said Section 18 a distance of 4.20 feet to the Northwest corner of said Section 18, also being the Southwest corner of said Section 7 and the point of beginning.

EXCEPT the following described property:

COMMENCING at a General Land Office brass cap marking the Southwest corner of Section 7 from which a General Land Office brass cap marking the South quarter corner of Section 7 bears North 89 degrees 17 minutes 08 seconds East, a distance of 2,328.82 feet, said Southwest corner being the **POINT OF BEGINNING**,

Thence North 00 degrees 13 minutes 35 seconds East along the West boundary of the Southwest quarter of Section 7, a distance of 51.74 feet to a General Land Office brass cap marking the Southeast corner of Section 12, Township 5 South Range 9 East;

Thence North 00 degrees 09 minutes 26 seconds East along the West boundary of the Southwest quarter of Section 7, a distance of 1,155.36 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 26 degrees 07 minutes 45 seconds East a distance of 56.82 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 03 degrees 18 minutes 32 seconds East, a distance of 172.05 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 06 degrees 04 minutes 06 seconds West, a distance of 109.93 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 01 degrees 29 minutes 30 seconds East, a distance of 181.67 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 50 degrees 03 minutes 31 seconds East, a distance of 84.44 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 39 degrees 18 minutes 23 seconds East, a distance of 257.76 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 18 degrees 00 minutes 04 seconds East, a distance of 237.67 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 24 degrees 28 minutes 37 seconds East, a distance of 115.00 feet to a set 5/8" rebar with aluminum cap RLS #37512;

Thence South 15 degrees 34 minutes 40 seconds East, a distance of 107.89 feet to a set 5/8" rebar with cap RLS #37512;

Thence South 89 degrees 17 minutes 08 seconds West along the South boundary of the Southwest quarter of Section 7, a distance of 409.56 feet to a General Land Office brass cap marking the POINT OF BEGINNING

ASSESSOR'S PARCELS NO. 206-01-012B, 206-01-003

PARCEL NO. 2:

The South half of the South half of the Northwest quarter of Section 8, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

ASSESSOR'S PARCEL NO. 206-03-006B

PARCEL NO. 3:

The North half of the North half of the Southwest quarter of Section 8, Township 5 south, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona,

ASSESSOR'S PARCEL NO. 206-03-006C

PARCEL NO. 4:

The North half of The South half of the North half of the Southwest quarter of Section 8, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

ASSESSOR'S PARCEL NO. 206-03-006A

PARCEL NO. 5:

The South half of the South half of the North half of the Southwest quarter; and the South half of the Southwest quarter of Section 8, Township 5 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

ASSESSOR'S PARCEL NO. 206-03-007

APN: 206-01-012B, 206-03-006A, 206-03-006B, 206-03-006C, 206-03-007, 206-01-003

ALL THAT PART OF SECTION 18, TOWNSHIP 5 SOUTH, RANGE 10 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 49 MINUTES 34 SECONDS EAST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2629.50 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 18;

THENCE NORTH 00 DEGREES 50 MINUTES 11 SECONDS WEST, ALONG THE WEST LINE OF SAID SECTION 18, A DISTANCE OF 2206.12 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 89;

THENCE SOUTH 31 DEGREES 53 MINUTES 55 SECONDS EAST ALONG THE SOUTHERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 89, A DISTANCE OF 4655.79 FEET TO A POINT ON THE NORTH-SOUTH MID-SECTION LINE OF SAID SECTION 18;

THENCE SOUTH 01 DEGREES 47 MINUTES 36 SECONDS EAST, ALONG THE NORTH-SOUTH MID-SECTION LINE, A DISTANCE OF 849.82 FEET TO THE SOUTH QUARTER CORNER OF SAID SECTION 18;

THENCE SOUTH 89 DEGREES 14 MINUTES 13 SECONDS WEST, ALONG THE SOUTH LINE OF SAID SECTION 18, A DISTANCE OF 2492.72 FEET TO THE SOUTHWEST CORNER OF SAID SECTION 18 AND THE POINT OF BEGINNING.

APN 206-01-012A5

APPENDIX D

REZONING CONDITIONS

1. The development of the subject site as described in Appendix C, shall be in conformance with the Johnson Ranch Estates Planned Unit Development (PUD) development book dated December 30, 2014 (or as amended), as well as any applicable Development Agreements, Town ordinances and codes including all applicable planning, building, fire, engineering and Design Review requirements.
2. Property Owners agree to waive claims for diminution in value pursuant to Proposition 207 [A.R.S. 12-1134] pursuant to the waivers attached hereto as Exhibit B.
3. The extent of all on-site and off-site improvements required by the Town, as well as the phasing of such, shall be subject to further Town Engineer and Community Development Department reviews and approvals of development/construction plans and engineering reports.
4. Final plans for grading, drainage, wash modifications, infrastructure phasing, right-of-way dedications, roadway improvements, roadway development standards, intersection alignments, water systems and wastewater systems are subject to the review and approval of the Town Engineer, Utilities Director, and/or Community Development Director.
5. All design and construction aspects impacting State Route 79 shall be subject to ADOT's review and approval. Unless otherwise approved by ADOT, the Town requires that right-of-way be dedicated or reserved for the future widening of the highway to a major arterial roadway standard; highway improvements are provided per a Traffic Impact Analysis (TIA) approved by ADOT and the Town of Florence; and the intersection of Florence-Kelvin Highway and State Route 79 be in accordance with the TIA and the recommendations of ADOT and the Town of Florence.
6. Sidewalks shall be provided along both sides of all roadways, except where the Community Development Director and Town Engineer may waive or modify such requirement upon further review of any single-family residential subdivisions where there is a minimum required quarter acre lot size.
7. No structures shall be permitted within a regulatory floodplain and/or an erosion-prone or 404 wash area without the approval of the Floodplain Manager or their designee. No residential, commercial, or mixed use lots or parcels shall extend into a regulatory floodplain or 404 washes. FEMA floodplain and 404 washes shall be conveyed to and maintained by one or more Homeowner and/or Property Owner Associations established for Johnson Ranch Estates.
8. Agricultural uses permitted within this PUD prior to the development of parcels within the PUD shall be limited to those uses allowed within the Town's RA-10 Zoning District.
9. Limited barbed wire fencing may be utilized in accordance with applicable Town codes pertaining to fencing and safety on the U/WRF parcel or on any parcel that contains critical public infrastructure such as potable water wells, electrical sub-stations, wastewater treatment plants and similar facilities. As residential development occurs within the PUD or earlier, all such facilities shall be surrounded by masonry walls and the barbed wire fencing installed in a manner to where it cannot be viewed by the general public.
10. Wireless communication facilities within the PUD shall only be permitted within the Local Commercial (LC) or U/WRF zones and shall only exceed a maximum height of 28 feet with an approved Conditional Use Permit.

11. Residential uses shall only be permitted within parcels designated SFR, MDR or MU, except that Parcel A may be developed with minimum quarter acre size lots for single-family residential development if this parcel is not used for commercial uses and providing that no individual residential driveways are located along State Route 79 or Florence-Kelvin Highway.

12. When residential uses are planned within the MU District, development proposals shall be subject to the review and approval of a Design Review application to present how the residential product is adequately vertically and/or horizontally integrated into the MU development areas. If the housing product is not adequately vertically and/or horizontally integrated into the MU development areas, free standing development parcels shall be established for the stand alone residential development areas in a manner compatible with the surrounding MU development.

13. Within single-family residential subdivisions where the minimum lot size is no less than one acre, the subdivision may allow up to two horses per acre on each lot within said subdivision.

14. Where precise development standards have not been established for a particular use within the PUD, the PUD may follow the development standards for the closest conventional zoning district, e.g., Recreational Vehicle Park/Subdivision for a planned RV Resort.

15. Parcel FF may be developed as a MU zone if the minimum fifteen acre equestrian center is relocated to Parcels CC or Z as permitted by the PUD.

16. Prior to any non-utility or essential roadway development of Johnson Ranch Estates, a Design Review application shall be made to further establish and define the general character of the overall development in order to confirm the project's compliance with the Town's General Plan Community Character Element, which has established the initial Rural Southeast Florence character area guidelines for the subject area.



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 6c.

MEETING DATE: January 20, 2015

DEPARTMENT: Administration

STAFF PRESENTER: Lisa Garcia, Deputy Town Manager/
Town Clerk

SUBJECT: Public Hearing and Action on Roger Kenneth
Burton, Giant Store #647 Liquor License
Application.

- Action
- Information Only
- Public Hearing
- Resolution
- Ordinance
 - Regulatory
 - 1st Reading
 - 2nd Reading
- Other

RECOMMENDED MOTION/ACTION:

Public hearing on an application received from Roger Kenneth Burton, Giant Store #647, located at 520 N. Pinal Parkway, Florence, Arizona, for a new Type 10 Beer and Wine Liquor License, and for Council recommendation for approval or disapproval of said license.

BACKGROUND/DISCUSSION:

Roger Kenneth Burton, Giant Store #647, filed an application for a New Type 10 Beer and Wine Liquor License, with the Arizona Department of Liquor License and Control, on December 12, 2014.

The Town Clerk's Office posted the notice of public hearing on December 31, 2014, at said location in accordance with statutory requirements. Management has been notified of the January 20, 2015 public hearing.

No written communication has been received by the Town regarding this application.

FINANCIAL IMPACT:

N/A

STAFF RECOMMENDATION:

Staff recommends that the Town Council forward a favorable recommendation to the Arizona Department of Liquor License and Control.

ATTACHMENTS:

Application

14 DEC 2 1 17:11 PM '14

Arizona Department of Liquor Licenses and Control

800 West Washington, 5th Floor
Phoenix, Arizona 85007
www.azliquor.gov
602-542-5121

AMENDMENT

APPLICATION FOR LIQUOR LICENSE TYPE OR PRINT WITH BLACK INK

Notice: Effective Nov. 1, 1997, All Owners, Agents, Partners, Stockholders, Officers, or Managers actively involved in the day to day operations of the business must attend a Department approved liquor law training course or provide proof of attendance within the last five years. See page 5 of the Liquor Licensing requirements.

SECTION 1 This application is for a:

- MORE THAN ONE LICENSE
- INTERIM PERMIT *Complete Section 5*
- NEW LICENSE *Complete Sections 2, 3, 4, 13, 14, 15, 16*
- PERSON TRANSFER (Bars & Liquor Stores ONLY) *Complete Sections 2, 3, 4, 11, 13, 15, 16*
- LOCATION TRANSFER (Bars and Liquor Stores ONLY) *Complete Sections 2, 3, 4, 12, 13, 15, 16*
- PROBATE/WILL ASSIGNMENT/DIVORCE DECREE *Complete Sections 2, 3, 4, 9, 13, 16 (fee not required)*
- GOVERNMENT *Complete Sections 2, 3, 4, 10, 13, 15, 16*

SECTION 2 Type of ownership:

- J.T.W.R.O.S. *Complete Section 6*
- INDIVIDUAL *Complete Section 6*
- PARTNERSHIP *Complete Section 6*
- CORPORATION *Complete Section 7*
- LIMITED LIABILITY CO. *Complete Section 7*
- CLUB *Complete Section 8*
- GOVERNMENT *Complete Section 10*
- TRUST *Complete Section 6*
- OTHER (Explain) _____

SECTION 3 Type of license and fees LICENSE #(s):

10113255

1. Type of License(s): Series 10 Beer and Wine store

2. Total fees attached:

Department Use Only
\$ 100.00

APPLICATION FEE AND INTERIM PERMIT FEES (IF APPLICABLE) ARE NOT REFUNDABLE.

The fees allowed under A.R.S. 44-6852 will be charged for all dishonored checks.

SECTION 4 Applicant

1. Owner/Agent's Name: Mr. Burton Roger Kenneth
(Insert one name ONLY to appear on license) Last First Middle
2. Corp./Partnership/L.L.C.: Western Refining Retail, LLC
(Exactly as it appears on Articles of Inc. or Articles of Org.)
3. Business Name: Giant Store # 647
(Exactly as it appears on the exterior of premises)
4. Principal Street Location: 520 N. Pinal Parkway Florence Pinal 85232
(Do not use PO Box Number) City County Zip
5. Business Phone: 520-568-9500 Daytime Phone: 602-286-1922 Email: mariann.mattia@wnr.com
6. Is the business located within the incorporated limits of the above city or town? YES NO
7. Mailing Address: 1250 W. Washington Street # 101, Tempe, AZ 85281
City State Zip
8. Price paid for license only bar, beer and wine, or liquor store: Type \$ Type \$

DEPARTMENT USE ONLY

Fees: 100.00 Application Interim Permit Site Inspection Finger Prints \$ 100.00
TOTAL OF ALL FEES

Is Arizona Statement of Citizenship & Alien Status For State Benefits complete? YES NO

Accepted by: SG Date: 12/12/14 Lic. # 10113255

*Disabled individuals requiring special accommodation, please call (602) 542-9027.

14 DEC 15 11:49 AM '14

Arizona Department of Liquor Licenses and Control
 800 West Washington, 5th Floor
 Phoenix, Arizona 85007
 www.azliquor.gov
 602-542-5141

14 DEC 15 11:49 AM B 59
14 NOV 20 11:49 AM 1040

APPLICATION FOR LIQUOR LICENSE
TYPE OR PRINT WITH BLACK INK

Notice: Effective Nov. 1, 1997, All Owners, Agents, Partners, Stockholders, Officers, or Managers actively involved in the day to day operations of the business must attend a Department approved liquor law training course or provide proof of attendance within the last five years. See page 5 of the Liquor Licensing requirements.

SECTION 1 This application is for a:

- MORE THAN ONE LICENSE
- INTERIM PERMIT *Complete Section 5*
- NEW LICENSE *Complete Sections 2, 3, 4, 13, 14, 15, 16*
- PERSON TRANSFER (Bars & Liquor Stores ONLY)
Complete Sections 2, 3, 4, 11, 13, 15, 16
- LOCATION TRANSFER (Bars and Liquor Stores ONLY)
Complete Sections 2, 3, 4, 12, 13, 15, 16
- PROBATE/WILL ASSIGNMENT/DIVORCE DECREE
Complete Sections 2, 3, 4, 9, 13, 16 (fee not required)
- GOVERNMENT *Complete Sections 2, 3, 4, 10, 13, 15, 16*

SECTION 2 Type of ownership:

- J.T.W.R.O.S. *Complete Section 6*
- INDIVIDUAL *Complete Section 6*
- PARTNERSHIP *Complete Section 6*
- CORPORATION *Complete Section 7*
- LIMITED LIABILITY CO. *Complete Section 7*
- CLUB *Complete Section 8*
- GOVERNMENT *Complete Section 10*
- TRUST *Complete Section 6*
- OTHER (Explain) _____

SECTION 3 Type of license and fees LICENSE #(s): 10113255

1. Type of License(s): Series 10 Beer and Wine store

2. Total fees attached: \$ 100.00 Department Use Only

APPLICATION FEE AND INTERIM PERMIT FEES (IF APPLICABLE) ARE NOT REFUNDABLE.
The fees allowed under A.R.S. 44-6852 will be charged for all dishonored checks.

SECTION 4 Applicant

1. Owner/Agent's Name: Mr. Burton Roger Kenneth
(Insert one name ONLY to appear on license) Last First Middle

2. Corp./Partnership/L.L.C.: Western Refining Retail, LLC B1058532
(Exactly as it appears on Articles of Inc. or Articles of Org.)

3. Business Name: Giant Store # 647 B1053442
(Exactly as it appears on the exterior of premises)

4. Principal Street Location: 520 N. Pinal Parkway Florence Pinal 85132
(Do not use PO Box Number) City County Zip

5. Business Phone: 520-568-9500 Daytime Phone: 602-286-1922 Email: mariaann.mattia@wnr.com

6. Is the business located within the incorporated limits of the above city or town? YES NO

7. Mailing Address: 1250 W. Washington Street # 101, Tempe, AZ 85281
City State Zip

8. Price paid for license only bar, beer and wine, or liquor store: Type _____ \$ _____ Type _____ \$ _____

DEPARTMENT USE ONLY

Fees: 100.00 Application Interim Permit Site Inspection Finger Prints \$ 100.00
TOTAL OF ALL FEES

Is Arizona Statement of Citizenship & Alien Status For State Benefits complete? YES NO

Accepted by: SG Date: 10/21/14 Lic. # 10113255

SECTION 5 Interim Permit:

*14 DEC 12 Dep. Lic. #1034

1. If you intend to operate business when your application is pending you will need an Interim Permit pursuant to A.R.S. 4-203.01.
2. There **MUST** be a valid license of the same type you are applying for currently issued to the location.
3. Enter the license number currently at the location. _____
4. Is the license currently in use? YES NO If no, how long has it been out of use? _____

ATTACH THE LICENSE CURRENTLY ISSUED AT THE LOCATION TO THIS APPLICATION.

I, _____, declare that I am the CURRENT OWNER, AGENT, CLUB MEMBER, PARTNER,
(Print full name)
 MEMBER, STOCKHOLDER, OR LICENSEE (circle the title which applies) of the stated license and location.

State of _____ County of _____

X _____
(Signature)

The foregoing instrument was acknowledged before me this

_____ day of _____, _____ Year
Day Month Year

My commission expires on: _____

(Signature of NOTARY PUBLIC)

*14 DEC 15 Dep. Lic. #1034

SECTION 6 Individual or Partnership Owners:

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE (FORM LIC0101), AN "APPLICANT" TYPE FINGERPRINT CARD, AND \$22 PROCESSING FEE FOR EACH CARD.

1. Individual:

Last	First	Middle	% Owned	Mailing Address	City State Zip

Partnership Name: (Only the first partner listed will appear on license) _____

General-Limited	Last	First	Middle	% Owned	Mailing Address	City State Zip
<input type="checkbox"/> <input type="checkbox"/>						
<input type="checkbox"/> <input type="checkbox"/>						
<input type="checkbox"/> <input type="checkbox"/>						
<input type="checkbox"/> <input type="checkbox"/>						

) Y R A S S E C E N F I T

2. Is any person, other than the above, going to share in the profits/losses of the business? YES NO
 If Yes, give name, current address and telephone number of the person(s). Use additional sheets if necessary.

Last	First	Middle	Mailing Address	City, State, Zip	Telephone#

SECTION 7 Corporation/Limited Liability Co.:

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE (FORM LIC0101), AN "APPLICANT" TYPE FINGERPRINT CARD, AND \$22 PROCESSING FEE FOR EACH CARD.

- CORPORATION *Complete questions 1, 2, 3, 5, 6, 7, and 8.*
- L.L.C. *Complete 1, 2, 4, 5, 6, 7, and 8.*

AMENDMENT

1. Name of Corporation/L.L.C.: Western Refining Retail, LLC
(Exactly as it appears on Articles of Incorporation or Articles of Organization)
2. Date Incorporated/Organized: 9/25/14 State where Incorporated/Organized: Delaware
3. AZ Corporation Commission File No.: _____ Date authorized to do business in AZ: _____
4. AZ L.L.C. File No: R-1954747-6 Date authorized to do business in AZ 10/2/2014
5. Is Corp./L.L.C. Non-profit? YES NO
6. List all directors, officers and members in Corporation/L.L.C.:

Last	First	Middle	Title	Mailing Address	City State Zip
Western Refining Southwest, Inc.			<u>SOLE Member</u>	1250 W. Washington Street # 101, Tempe, AZ	85281

(ATTACH ADDITIONAL SHEET IF NECESSARY)

7. List stockholders who are controlling persons or who own 10% or more:

Last	First	Middle	% Owned	Mailing Address	City State Zip
Western Refining Southwest, Inc.			100	1250 W. Washington Street # 101, Tempe, AZ	85281

(ATTACH ADDITIONAL SHEET IF NECESSARY)

8. If the corporation/L.L.C. is owned by another entity, attach a percentage of ownership chart, and a director/officer/member disclosure for the parent entity. Attach additional sheets as needed in order to disclose personal identities of all owners.

SECTION 8 Club Applicants:

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE (FORM LIC0101), AN "APPLICANT" TYPE FINGERPRINT CARD, AND \$22 PROCESSING FEE FOR EACH CARD.

1. Name of Club: _____ Date Chartered: _____
(Exactly as it appears on Club Charter or Bylaws) (Attach a copy of Club Charter or Bylaws)

2. Is club non-profit? YES NO

3. List officer and directors:

Last	First	Middle	Title	Mailing Address	City State Zip

(ATTACH ADDITIONAL SHEET IF NECESSARY)

14 DEC 15 11:49 AM #339

SECTION 7 Corporation/Limited Liability Co.:

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE (FORM LIC0101), AN "APPLICANT" TYPE FINGERPRINT CARD, AND \$22 PROCESSING FEE FOR EACH CARD.

CORPORATION *Complete questions 1, 2, 3, 5, 6, 7, and 8.*

L.L.C. *Complete 1, 2, 4, 5, 6, 7, and 8.*

1. Name of Corporation/L.L.C.: Western Refining Retail, LLC
(Exactly as it appears on Articles of Incorporation or Articles of Organization)

2. Date Incorporated/Organized: 9/16/2014 State where Incorporated/Organized: Delaware

3. AZ Corporation Commission File No.: _____ Date authorized to do business in AZ: _____

4. AZ L.L.C. File No: R-1954747-6 Date authorized to do business in AZ: 09/25/2014

5. Is Corp./L.L.C. Non-profit? YES NO

6. List all directors, officers and members in Corporation/L.L.C.:

Last	First	Middle	Title	Mailing Address	City State Zip
			Sole Memb	1250 W. Washington Street # 101, Tempe, AZ	85281

(ATTACH ADDITIONAL SHEET IF NECESSARY)

7. List stockholders who are controlling persons or who own 10% or more:

Last	First	Middle	% Owned	Mailing Address	City State Zip
			100	1250 W. Washington street # 101, Tempe, AZ	85281

(ATTACH ADDITIONAL SHEET IF NECESSARY)

8. If the corporation/L.L.C. is owned by another entity, attach a percentage of ownership chart, and a director/officer/member disclosure for the parent entity. Attach additional sheets as needed in order to disclose personal identities of all owners.

SECTION 8 Club Applicants:

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE (FORM LIC0101), AN "APPLICANT" TYPE FINGERPRINT CARD, AND \$22 PROCESSING FEE FOR EACH CARD.

1. Name of Club: _____ Date Chartered: _____
(Exactly as it appears on Club Charter or Bylaws) (Attach a copy of Club Charter or Bylaws)

2. Is club non-profit? YES NO

3. List officer and directors:

Last	First	Middle	Title	Mailing Address	City State Zip

(ATTACH ADDITIONAL SHEET IF NECESSARY)

Western Refining Southwest, Inc.

Sole Member of Western Refining Retail, LLC

*The following officers are officers of:
Western Refining Retail, LLC and Western Refining Southwest, Inc.*

Robert C. Sprouse, Vice President-Retail
1250 W. Washington St., # 101, Tempe, AZ 85281

Gary R. Dalke, Chief Financial Officer
1250 W. Washington St., # 101, Tempe, AZ 85281

William R. Jewell, Chief Accounting Officer
1250 W. Washington St., # 101, Tempe, AZ 85281

Mark J. Smith, President – Refining and Marketing
1250 W. Washington St., # 101, Tempe, AZ 85281

Giant Industries, Inc.

100% stockholder of Western Refining Southwest, Inc.

Western Refining, Inc. (NYSE: WNR) – Publicly Traded Company

100% stockholder of Giant Industries, Inc.

*The following officers are officers of:
Giant Industries, Inc. and Western Refining, Inc.*

Gary R. Dalke, Chief Financial Officer
1250 W. Washington St., # 101, Tempe, AZ 85281

William R. Jewell, Chief Accounting Officer
1250 W. Washington St., # 101, Tempe, AZ 85281

Mark J. Smith, President – Refining and Marketing
1250 W. Washington St., # 101, Tempe, AZ 85281

*14 DEC 15 147. Dept AM 8 29

SECTION 9 Probate, Will Assignment or Divorce Decree of an existing Bar or Liquor Store License:

- 1. Current Licensee's Name: _____
(Exactly as it appears on license) Last First Middle
- 2. Assignee's Name: _____
Last First Middle
- 3. License Type: _____ License Number: _____ Date of Last Renewal: _____
- 4. ATTACH TO THIS APPLICATION A CERTIFIED COPY OF THE WILL, PROBATE DISTRIBUTION INSTRUMENT, OR DIVORCE DECREE THAT SPECIFICALLY DISTRIBUTES THE LIQUOR LICENSE TO THE ASSIGNEE TO THIS APPLICATION.

SECTION 10 Government: (for cities, towns, or counties only)

- 1. Governmental Entity: _____
- 2. Person/designee: _____
Last First Middle Contact Phone Number

A SEPARATE LICENSE MUST BE OBTAINED FOR EACH PREMISES FROM WHICH SPIRITUOUS LIQUOR IS SERVED.

SECTION 11 Person to Person Transfer:

Questions to be completed by CURRENT LICENSEE (Bars and Liquor Stores ONLY-Series 06,07, and 09).

- 1. Current Licensee's Name: _____ Entity: _____
(Exactly as it appears on license) Last First Middle (Indiv., Agent, etc.)
- 2. Corporation/L.L.C. Name: _____
(Exactly as it appears on license)
- 3. Current Business Name: _____
(Exactly as it appears on license)
- 4. Physical Street Location of Business: Street _____
City, State, Zip _____
- 5. License Type: _____ License Number: _____
- 6. If more than one license to be transferred: License Type: _____ License Number: _____
- 7. Current Mailing Address: Street _____
(Other than business) City, State, Zip _____
- 8. Have all creditors, lien holders, interest holders, etc. been notified of this transfer? YES NO
- 9. Does the applicant intend to operate the business while this application is pending? YES NO If yes, complete Section 5 of this application, attach fee, and current license to this application.

10. I, _____, hereby authorize the department to process this application to transfer the
(print full name)
privilege of the license to the applicant, provided that all terms and conditions of sale are met. Based on the fulfillment of these conditions, I certify that the applicant now owns or will own the property rights of the license by the date of issue.

I, _____, declare that I am the CURRENT OWNER, AGENT, MEMBER, PARTNER
(print full name)
STOCKHOLDER, or LICENSEE of the stated license. I have read the above Section 11 and confirm that all statements are true, correct, and complete.

(Signature of CURRENT LICENSEE)

State of _____ County of _____
The foregoing instrument was acknowledged before me this

Day Month Year

My commission expires on: _____

(Signature of NOTARY PUBLIC)

14 DEC 15 10:49 AM '09

14 NOV 20 10:40 AM '09

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SECTION 12 Location to Location Transfer: (Bars and Liquor Stores ONLY)

APPLICANTS CANNOT OPERATE UNDER A LOCATION TRANSFER UNTIL IT IS APPROVED BY THE STATE

AMENDMENT

- Current Business: Name _____
(Exactly as it appears on license) Address _____
- New Business: Name _____
(Physical Street Location) Address _____
- License Type: _____ License Number: _____
- If more than one license to be transferred: License Type: _____ License Number: _____
- What date do you plan to move? _____ What date do you plan to open? _____

SECTION 13 Questions for all in-state applicants excluding those applying for government, hotel/motel, and restaurant licenses (series 5, 11, and 12):

A.R.S. § 4-207 (A) and (B) state that no retailer's license shall be issued for any premises which are at the time the license application is received by the director, within three hundred (300) horizontal feet of a church, within three hundred (300) horizontal feet of a public or private school building with kindergarten programs or grades one (1) through (12) or within three hundred (300) horizontal feet of a fenced recreational area adjacent to such school building. The above paragraph DOES NOT apply to:

- a) Restaurant license (§ 4-205.02)
- b) Hotel/motel license (§ 4-205.01)
- c) Government license (§ 4-205.03)
- d) Fenced playing area of a golf course (§ 4-207 (B)(5))

1. Distance to nearest school: 1584 ft. Name of school Florence K-8
Address 460 S. Park St. Florence, AZ 85132
City, State, Zip

2. Distance to nearest church: 528 ft. Name of church Union Baptist Church
Address 640 E. 1st Street, Florence, AZ 85132
City, State, Zip

3. I am the: Lessee Sublessee Owner Purchaser (of premises)

4. If the premises is leased give lessors: Name ARCP WS Portfolio 1- C/O American Realty Capital Properties, Inc.
Address 2325 E. Camelback Rd. # 1100, Phoenix, AZ 85016
City, State, Zip

4a. Monthly rental/lease rate \$ 256,718.75 What is the remaining length of the lease 20 yrs. ___ mos.

4b. What is the penalty if the lease is not fulfilled? \$ _____ or other Loss Site
(give details - attach additional sheet if necessary)

5. What is the total business indebtedness for this license/location excluding the lease? \$ 0
Please list lenders you owe money to:

Last	First	Middle	Amount Owed	Mailing Address	City State	Zip

(ATTACH ADDITIONAL SHEET IF NECESSARY)

6. What type of business will this license be used for (be specific)? Gas Station/Convenience Store

14 DEC 15 1997 Dept RM 829

SECTION 12 Location to Location Transfer: (Bars and Liquor Stores ONLY)

APPLICANTS CANNOT OPERATE UNDER A LOCATION TRANSFER UNTIL IT IS APPROVED BY THE STATE

1. Current Business: Name _____
(Exactly as it appears on license) Address _____
2. New Business: Name _____
(Physical Street Location) Address _____
3. License Type: _____ License Number: _____
4. If more than one license to be transferred: License Type: _____ License Number: _____
5. What date do you plan to move? _____ What date do you plan to open? _____

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SECTION 13 Questions for all in-state applicants excluding those applying for government, hotel/motel, and restaurant licenses (series 5, 11, and 12):

A.R.S. § 4-207 (A) and (B) state that no retailer's license shall be issued for any premises which are at the time the license application is received by the director, within three hundred (300) horizontal feet of a church, within three hundred (300) horizontal feet of a public or private school building with kindergarten programs or grades one (1) through (12) or within three hundred (300) horizontal feet of a fenced recreational area adjacent to such school building. The above paragraph DOES NOT apply to:

14 NOV 20 11:49 AM 10:40

- a) Restaurant license (§ 4-205.02)
- b) Hotel/motel license (§ 4-205.01)
- c) Government license (§ 4-205.03)
- d) Fenced playing area of a golf course (§ 4-207 (B)(5))

1. Distance to nearest school: 3,168 ft. Name of school Florence K-8
Address Florence, AZ 85132
City, State, Zip

2. Distance to nearest church: 528 ft. Name of church Union Baptist Church
Address 640 E. 1st Street, Florence, AZ
City, State, Zip

3. I am the: Lessee Sublessee Owner Purchaser (of premises)

4. If the premises is leased give lessors: Name ARCP WS Portfolio 1- C/O American Realty Capital Properties, Inc.
Address 2325 E. Camelback Rd. # 1100. Phoenix, AZ 85016
City, State, Zip

4a. Monthly rental/lease rate \$ 256,718.75 What is the remaining length of the lease 20 yrs. 0 mos.

4b. What is the penalty if the lease is not fulfilled? \$ _____ or other Lose Site
(give details - attach additional sheet if necessary)

5. What is the total **business** indebtedness for this license/location excluding the lease? \$ 0
Please list lenders you owe money to.

Last	First	Middle	Amount Owed	Mailing Address	City State	Zip

(ATTACH ADDITIONAL SHEET IF NECESSARY)

6. What type of business will this license be used for (be specific)? Gas Station/Convenience Store

SECTION 13 - continued

- 7. Has a license or a transfer license for the premises on this application been denied by the state within the past one (1) year?
 YES NO If yes, attach explanation.
- 8. Does any spirituous liquor manufacturer, wholesaler, or employee have any interest in your business? YES NO
- 9. Is the premises currently licensed with a liquor license? YES NO If yes, give license number and licensee's name:

License # 10113052 (exactly as it appears on license) Name Rodney Scott Herbert

SECTION 14 Restaurant or hotel/motel license applicants:

- 1. Is there an existing restaurant or hotel/motel liquor license at the proposed location? YES NO
 If yes, give the name of licensee, Agent or a company name:

_____ and license #: _____
Last First Middle

- 2. If the answer to Question 1 is YES, you may qualify for an Interim Permit to operate while your application is pending; consult A.R.S. § 4-203.01; and complete SECTION 5 of this application.
- 3. All restaurant and hotel/motel applicants must complete a Restaurant Operation Plan (Form LIC0114) provided by the Department of Liquor Licenses and Control.
- 4. As stated in A.R.S. § 4-205.02.G.2, a restaurant is an establishment which derives at least 40 percent of its gross revenue from the sale of food. Gross revenue is the revenue derived from all sales of food and spirituous liquor on the licensed premises. By applying for this hotel/motel restaurant license, I certify that I understand that I must maintain a minimum of 40 percent food sales based on these definitions and have included the Restaurant Hotel/Motel Records Required for Audit (form LIC 1013) with this application.

applicant's signature

As stated in A.R.S § 4-205.02 (B), I understand it is my responsibility to contact the Department of Liquor Licenses and Control to schedule an inspection when all tables and chairs are on site, kitchen equipment, and, if applicable, patio barriers are in place on the licensed premises. With the exception of the patio barriers, these items are not required to be properly installed for this inspection. Failure to schedule an inspection will delay issuance of the license. If you are not ready for your inspection 90 days after filing your application, please request an extension in writing, specify why the extension is necessary, and the new inspection date you are requesting. To schedule your site inspection visit www.azliquor.gov and click on the "Information" tab.

applicants initials

SECTION 15 Diagram of Premises: (Blueprints not accepted, diagram must be on this form)

- 1. Check ALL boxes that apply to your business:
 Entrances/Exits Liquor storage areas Patio: Contiguous
 Service windows Drive-in windows Non Contiguous
- 2. Is your licensed premises currently closed due to construction, renovation, or redesign? YES NO
 If yes, what is your estimated opening date? _____
month/day/year
- 3. Restaurants and hotel/motel applicants are required to draw a detailed floor plan of the kitchen and dining areas including the locations of all kitchen equipment and dining furniture. Diagram paper is provided on page 7.
- 4. The diagram (a detailed floor plan) you provide is required to disclose only the area(s) where spirituous liquor is to be sold, served, consumed, dispensed, possessed, or stored on the premises unless it is a restaurant (see #3 above).
- 5. Provide the square footage or outside dimensions of the licensed premises. Please do not include non-licensed premises, such as parking lots, living quarters, etc.

As stated in A.R.S. § 4-207.01(B), I understand it is my responsibility to notify the Department of Liquor Licenses and Control when there are changes to boundaries, entrances, exits, added or deleted doors, windows or service windows, or increase or decrease to the square footage after submitting this initial drawing.

RKB
applicants initials

14 NOV 20 11:49 AM '14 DEC 15 11:49 AM '14

SECTION 15 Diagram of Premises

4. In this diagram please show only the area where spirituous liquor is to be sold, served, consumed, dispensed, possessed or stored. It must show all entrances, exits, interior walls, bars, bar stools, hi-top tables, dining tables, dining chairs, the kitchen, dance floor, stage, and game room. Do not include parking lots, living quarters, etc. When completing diagram, North is up ↑.

If a legible copy of a rendering or drawing of your diagram of premises is attached to this application, please write the words "diagram attached" in box provided below.

14 DEC 15 1:49 PM 830

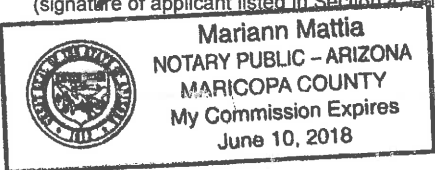


14 NOV 20 1:49 PM 1040

SECTION 16 Signature Block

I, Roger Kenneth Burton, hereby declare that I am the OWNER/AGENT filing this application as stated in Section 4, Question 1. I have read this application and verify all statements to be true, correct and complete.

X Roger Kenneth Burton
(signature of applicant listed in Section 4, Question 1)



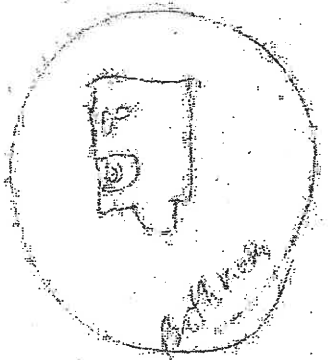
State of Arizona County of Maricopa

The foregoing instrument was acknowledged before me this 14th of November, 2014

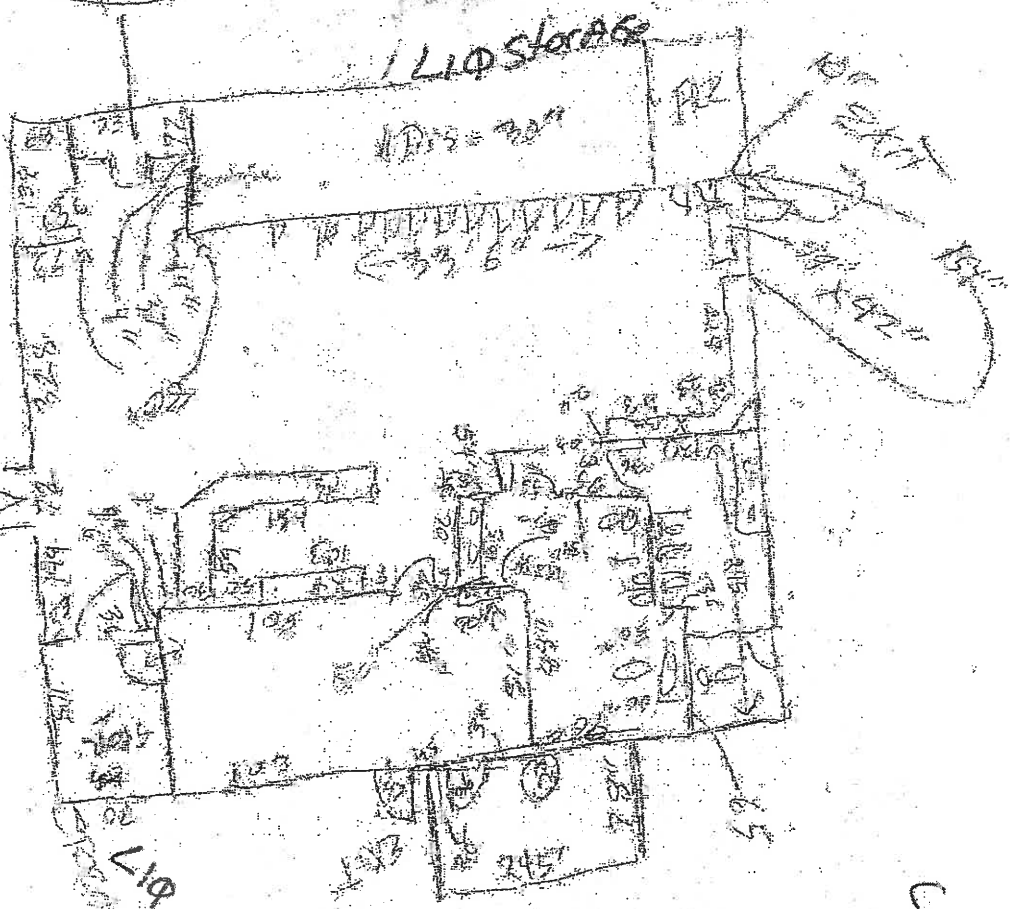
Mariann Mattia
signature of NOTARY PUBLIC

My commission expires on : 10 06 2018
Day Month Year

AMENDMENT



217
 32
 245

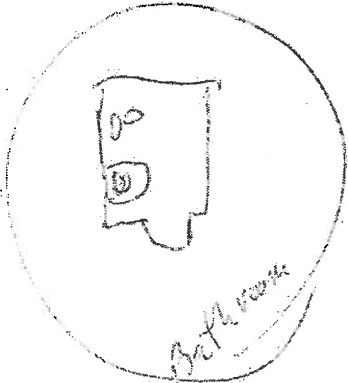


6/6

6647

3576 SF

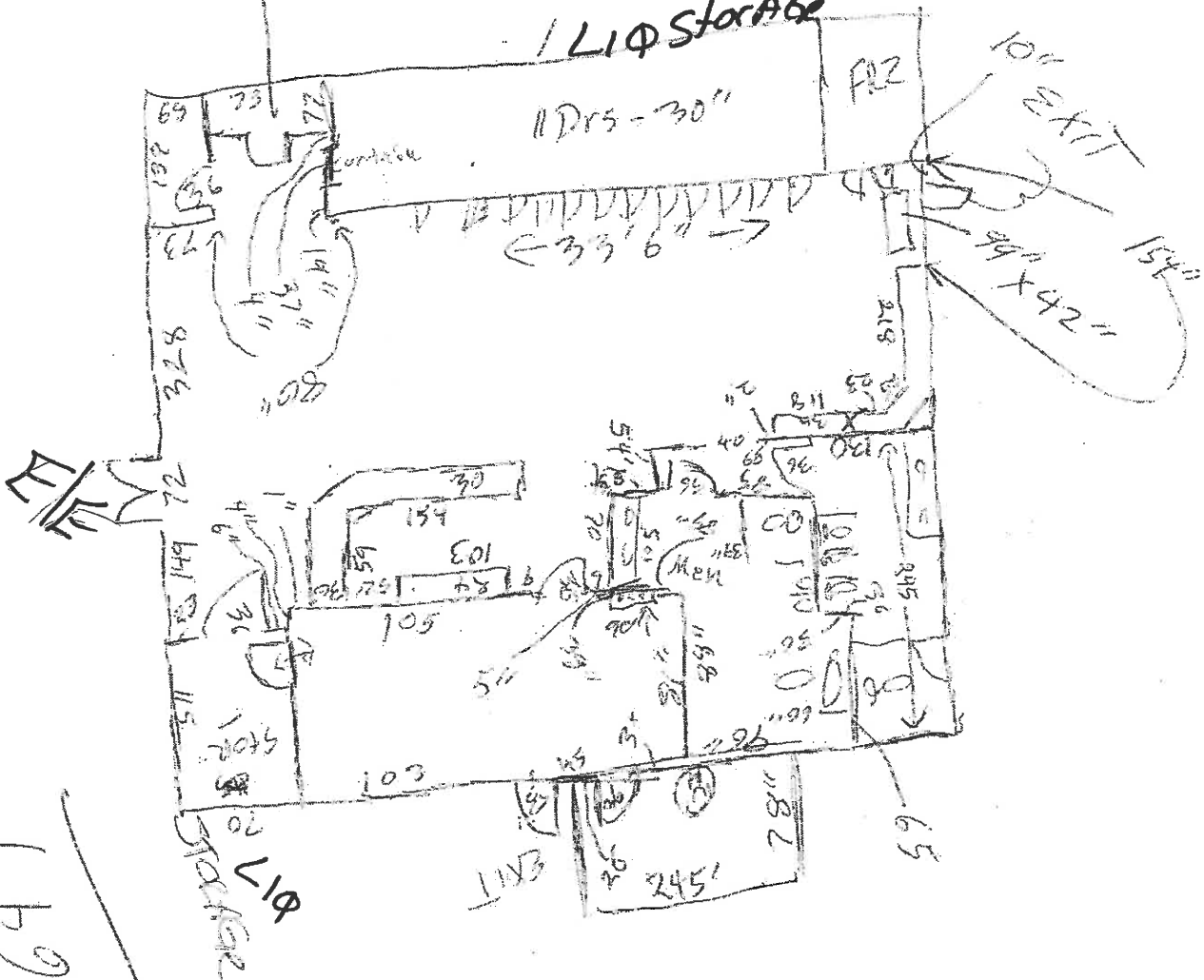
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 32

 245

Storage area
 / LIQ STORAGE



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14 NOV 20 11:47. Dept AM 10:40

6647

ARIZONA DEPARTMENT OF LIQUOR LICENSES AND CONTROL

800 W Washington 5th Floor
 Phoenix AZ 85007-2934
 www.azliquor.gov
 (602) 542-5141

AFFIDAVIT OF POSTING

Date of Posting: DECEMBER 31, 2014 Date of Posting Removal: JANUARY 21, 2015

Applicant Name: BURTON ROGER KENNETH
Last First Middle

Business Address: 520 N. PINAL PARKWAY FLORENCE 85132
Street City Zip

License #: 10113255

I hereby certify that pursuant to A.R.S. § 4-201, I posted notice in a conspicuous place on the premises proposed to be licensed by the above applicant and said notice was posted for at least twenty (20) days.

BRANDY HODNETT ADMINISTRATIVE ASSISTANT 520/868-7652
Print Name of City/County Official Title Telephone #



DECEMBER 31, 2014

Signature

Date Signed

Return this affidavit with your recommendation (i.e., Minutes of Meeting, Verbatim, etc.) or any other related documents.

If you have any questions please call (602) 542-5141 and ask for the Licensing Division.

Individuals requiring special accommodations please call (602) 542-9027

Minit Market



eegee's
FROZEN DRINKS
Chilled

ICE
7 lb bag
\$1.99

520 N. PINAL PARKWAY

ANY SIZE
COLD
FOUNTAIN
DRINK
89¢

blu

STORE HOURS
8:00am - 12:00pm

18
21

WE'RE HIRING
APPLY INSIDE

WE'VE GOT YOU COVERED



ANY SIZE
COLD
FOUNTAIN
DRINK

89¢

NOTICE

APPLICATION TO SELL ALCOHOLIC BEVERAGES
DATE POSTED: December 31, 2014

A HEARING ON A LIQUOR LICENSE APPLICATION SHALL BE HELD BEFORE THE
Florence Town Council

Florence Town Hall
PLACE 775 N. Main Street, Florence, AZ 85120 DATE/TIME January 20, 2015 at 6:00 p.m.

HEARING DATES SUBJECT TO CHANGE, TO VERIFY CALL: 520-868-7374

THE LOCAL GOVERNING BODY WILL RECOMMEND TO THE STATE LIQUOR BOARD WHETHER THE BOARD SHOULD GRANT OR DENY THE LICENSE. THE STATE LIQUOR BOARD MAY HOLD A HEARING TO CONSIDER THE RECOMMENDATION OF THE LOCAL GOVERNING BODY. ANY PERSON RESIDING OR OWNING OR LEASING PROPERTY WITHIN A ONE-MILE RADIUS MAY CONTACT THE STATE LIQUOR BOARD IN WRITING TO REGISTER AS A PROTESTER. TO REQUEST INFORMATION REGARDING PROCEDURES BEFORE THE BOARD AND NOTICE OF ANY BOARD HEARINGS REGARDING THIS APPLICATION, CONTACT THE

STATE LIQUOR BOARD 300 W. WASHINGTON, 6TH FLOOR, PHOENIX, AZ 85007 (602) 543-9789

BEVERAGES INCLUDING ABA ASSOCIATION'S ONLY NEURAL GOVERNING BODY STATE LIQUOR BOARD (602) 543-9789

POST ONE COPY OF THE APPLICATION FORM BELOW THIS NOTICE.

AMENDMENT

APPLICANT'S NAME: [REDACTED]

ADDRESS: [REDACTED]

CITY: [REDACTED] STATE: [REDACTED]

DATE: [REDACTED]

APPLICANT'S SIGNATURE: [REDACTED]

COMMISSIONER'S SIGNATURE: [REDACTED]

STATE LIQUOR BOARD

WE'RE HIRING



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 6d.

MEETING DATE: January 20, 2015

DEPARTMENT: Administration

STAFF PRESENTER: Lisa Garcia, Deputy Town Manager/
Town Clerk

SUBJECT: Public Hearing and Action on Roger Kenneth
Burton, Giant Store #650 Liquor License
Application.

- Action
- Information Only
- Public Hearing
- Resolution
- Ordinance
 - Regulatory
 - 1st Reading
 - 2nd Reading
- Other

RECOMMENDED MOTION/ACTION:

Public hearing on an application received from Roger Kenneth Burton, Giant Store #650, located at 649 N. Pinal Parkway, Florence, Arizona, for a new Type 10 Beer and Wine Liquor License, and for Council recommendation for approval or disapproval of said license.

BACKGROUND/DISCUSSION:

Roger Kenneth Burton, Giant Store #650, filed an application for a New Type 100 Beer and Wine Liquor License, with the Arizona Department of Liquor License and Control, on December 15, 2014.

The Town Clerk's Office posted the notice of public hearing on December 31, 2014, at said location in accordance with statutory requirements. Management has been notified of the January 20, 2015 public hearing.

No written communication has been received by the Town regarding this application.

FINANCIAL IMPACT:

N/A

STAFF RECOMMENDATION:

Staff recommends that the Town Council forward a favorable recommendation to the Arizona Department of Liquor License and Control.

ATTACHMENTS:

Application

Arizona Department of Liquor Licenses and Control
 800 West Washington, 5th Floor
 Phoenix, Arizona 85007
 www.azliquor.gov
 602-542-5141

APPLICATION FOR LIQUOR LICENSE
 TYPE OR PRINT WITH BLACK INK

Notice: Effective Nov. 1, 1997, All Owners, Agents, Partners, Stockholders, Officers, or Managers actively involved in the day to day operations of the business must attend a Department approved liquor law training course or provide proof of attendance within the last five years. See page 5 of the Liquor Licensing requirements.

SECTION 1 This application is for a:

- MORE THAN ONE LICENSE
- INTERIM PERMIT *Complete Section 5*
- NEW LICENSE *Complete Sections 2, 3, 4, 13, 14, 15, 16*
- PERSON TRANSFER (Bars & Liquor Stores ONLY)
Complete Sections 2, 3, 4, 11, 13, 15, 16
- LOCATION TRANSFER (Bars and Liquor Stores ONLY)
Complete Sections 2, 3, 4, 12, 13, 15, 16
- PROBATE/WILL ASSIGNMENT/DIVORCE DECREE
Complete Sections 2, 3, 4, 9, 13, 16 (fee not required)
- GOVERNMENT *Complete Sections 2, 3, 4, 10, 13, 15, 16*

SECTION 2 Type of ownership:

- J.T.W.R.O.S. *Complete Section 6*
- INDIVIDUAL *Complete Section 6*
- PARTNERSHIP *Complete Section 6*
- CORPORATION *Complete Section 7*
- LIMITED LIABILITY CO. *Complete Section 7*
- CLUB *Complete Section 8*
- GOVERNMENT *Complete Section 10*
- TRUST *Complete Section 6*
- OTHER (Explain) _____

SECTION 3 Type of license and fees LICENSE #(s): 10113254

1. Type of License(s): Series 10 Beer and Wine store

Department Use Only
 2. Total fees attached: \$ 100.00

APPLICATION FEE AND INTERIM PERMIT FEES (IF APPLICABLE) ARE NOT REFUNDABLE.

The fees allowed under A.R.S. 44-6852 will be charged for all dishonored checks.

SECTION 4 Applicant

1. Owner/Agent's Name: Mr. Burton Roger Kenneth
 (Insert one name ONLY to appear on license) Last First Middle

2. Corp./Partnership/L.L.C.: Western Refining Retail, LLC B1058142
 (Exactly as it appears on Articles of Inc. or Articles of Org.)

3. Business Name: Giant Store # 650 B1049522
 (Exactly as it appears on the exterior of premises)

4. Principal Street Location 649 N. Pinal Parkway Florence Pinal 85132
 (Do not use PO Box Number) City County Zip

5. Business Phone: 520-868-8915 Daytime Phone: 602-286-1922 Email: mariann.mattia@wnr.com

6. Is the business located within the incorporated limits of the above city or town? YES NO

7. Mailing Address: 1250 W. Washington Street # 101, Tempe, AZ 85281
 City State Zip

8. Price paid for license only bar, beer and wine, or liquor store: Type \$ _____ Type \$ _____

DEPARTMENT USE ONLY

Fees: 100.00 Application Interim Permit Site Inspection Finger Prints \$ 100.00
TOTAL OF ALL FEES

Is Arizona Statement of Citizenship & Alien Status For State Benefits complete? YES NO

Accepted by: SG Date: 12/15/14 Lic. # 10113254

14 NOV 20 11:49 AM Dept #101045

14 DEC 15 11:49 AM Dept # 218

SECTION 5 Interim Permit:

14 DEC 12 Lic. Lic. #1034

1. If you intend to operate business when your application is pending you will need an Interim Permit pursuant to A.R.S. 4-203.01.
2. There **MUST** be a valid license of the same type you are applying for currently issued to the location.
3. Enter the license number currently at the location. _____
4. Is the license currently in use? YES NO If no, how long has it been out of use? _____

ATTACH THE LICENSE CURRENTLY ISSUED AT THE LOCATION TO THIS APPLICATION.

I, _____, declare that I am the **CURRENT OWNER, AGENT, CLUB MEMBER, PARTNER,**
 (Print full name)
MEMBER, STOCKHOLDER, OR LICENSEE (circle the title which applies) of the stated license and location.

State of _____ County of _____

X _____
 (Signature)

The foregoing instrument was acknowledged before me this
 _____ day of _____, _____ Year
 Day Month Year

My commission expires on: _____

 (Signature of NOTARY PUBLIC)

SECTION 6 Individual or Partnership Owners:

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE (FORM LIC0101), AN "APPLICANT" TYPE FINGERPRINT CARD, AND \$22 PROCESSING FEE FOR EACH CARD.

1. Individual:

Last	First	Middle	% Owned	Mailing Address	City State Zip

Partnership Name: (Only the first partner listed will appear on license) _____

General-Limited	Last	First	Middle	% Owned	Mailing Address	City State Zip
<input type="checkbox"/> <input type="checkbox"/>						
<input type="checkbox"/> <input type="checkbox"/>						
<input type="checkbox"/> <input type="checkbox"/>						
<input type="checkbox"/> <input type="checkbox"/>						

) Y R A S S E C E N F I T

2. Is any person, other than the above, going to share in the profits/losses of the business? YES NO
 If Yes, give name, current address and telephone number of the person(s). Use additional sheets if necessary.

Last	First	Middle	Mailing Address	City, State, Zip	Telephone#

14 DEC 15 Lic. Dept #1218

14 DEC 13 10:58 AM

SECTION 7 Corporation/Limited Liability Co.:

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE (FORM LIC0101), AN "APPLICANT" TYPE FINGERPRINT CARD, AND \$22 PROCESSING FEE FOR EACH CARD.

AMENDMENT

- CORPORATION Complete questions 1, 2, 3, 5, 6, 7, and 8.
- L.L.C. Complete 1, 2, 4, 5, 6, 7, and 8.

1. Name of Corporation/L.L.C.: Western Refining Retail, LLC
(Exactly as it appears on Articles of Incorporation or Articles of Organization)
2. Date Incorporated/Organized: 9/25/14 State where Incorporated/Organized: Delaware
3. AZ Corporation Commission File No.: _____ Date authorized to do business in AZ: _____
4. AZ L.L.C. File No: R-1954747-6 Date authorized to do business in AZ 10/2/2014
5. Is Corp./L.L.C. Non-profit? YES NO

6. List all directors, officers and members in Corporation/L.L.C.:

Last	First	Middle	Title	Mailing Address	City	State	Zip
Western Refining Southwest, Inc.			SOLE Member	1250 W. Washington Street # 101, Tempe, AZ		AZ	85281

(ATTACH ADDITIONAL SHEET IF NECESSARY)

7. List stockholders who are controlling persons or who own 10% or more:

Last	First	Middle	% Owned	Mailing Address	City	State	Zip
Western Refining Southwest, Inc.			100	1250 W. Washington Street # 101, Tempe, AZ		AZ	85281

(ATTACH ADDITIONAL SHEET IF NECESSARY)

8. If the corporation/L.L.C. is owned by another entity, attach a percentage of ownership chart, and a director/officer/member disclosure for the parent entity. Attach additional sheets as needed in order to disclose personal identities of all owners.

SECTION 8 Club Applicants:

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE (FORM LIC0101), AN "APPLICANT" TYPE FINGERPRINT CARD, AND \$22 PROCESSING FEE FOR EACH CARD.

1. Name of Club: _____ Date Chartered: _____
(Exactly as it appears on Club Charter or Bylaws) (Attach a copy of Club Charter or Bylaws)

2. Is club non-profit? YES NO

3. List officer and directors:

Last	First	Middle	Title	Mailing Address	City	State	Zip

(ATTACH ADDITIONAL SHEET IF NECESSARY)

14 DEC 13 09:49 AM

SECTION 7 Corporation/Limited Liability Co.:

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE (FORM LIC0101), AN "APPLICANT" TYPE FINGERPRINT CARD, AND \$22 PROCESSING FEE FOR EACH CARD.

- CORPORATION *Complete questions 1, 2, 3, 5, 6, 7, and 8.*
 L.L.C. *Complete 1, 2, 4, 5, 6, 7, and 8.*

1. Name of Corporation/L.L.C.: Western Refining Retail, LLC
 (Exactly as it appears on Articles of Incorporation or Articles of Organization)
2. Date Incorporated/Organized: 9/16/2014 State where Incorporated/Organized: Delaware
3. AZ Corporation Commission File No.: _____ Date authorized to do business in AZ: _____
4. AZ L.L.C. File No: R-1954747-6 Date authorized to do business in AZ: 09/25/2014
5. Is Corp./L.L.C. Non-profit? YES NO
6. List all directors, officers and members in Corporation/L.L.C.:

Last	First	Middle	Title	Mailing Address	City	State	Zip
Western Refining Southwest, Inc.			Sole Memb	1250 W. Washington Street # 101, Tempe, AZ 85281			

(ATTACH ADDITIONAL SHEET IF NECESSARY)

7. List stockholders who are controlling persons or who own 10% or more:

Last	First	Middle	% Owned	Mailing Address	City	State	Zip
Western Refining Southwest, Inc.			100	1250 W. Washington Street # 101, Tempe, AZ 85281			

(ATTACH ADDITIONAL SHEET IF NECESSARY)

8. If the corporation/L.L.C. is owned by another entity, attach a percentage of ownership chart, and a director/officer/member disclosure for the parent entity. Attach additional sheets as needed in order to disclose personal identities of all owners.

SECTION 8 Club Applicants:

EACH PERSON LISTED MUST SUBMIT A COMPLETED QUESTIONNAIRE (FORM LIC0101), AN "APPLICANT" TYPE FINGERPRINT CARD, AND \$22 PROCESSING FEE FOR EACH CARD.

1. Name of Club: _____ Date Chartered: _____
 (Exactly as it appears on Club Charter or Bylaws) (Attach a copy of Club Charter or Bylaws)
2. Is club non-profit? YES NO
3. List officer and directors:

Last	First	Middle	Title	Mailing Address	City	State	Zip

(ATTACH ADDITIONAL SHEET IF NECESSARY)

14 NOV 20 11:19 AM 10/04/15

14 NOV 20 11:47. DEPT 011045

Western Refining Southwest, Inc.

Sole Member of Western Refining Retail, LLC

*The following officers are officers of:
Western Refining Retail, LLC and Western Refining Southwest, Inc.*

Robert C. Sprouse, Vice President-Retail
1250 W. Washington St., # 101, Tempe, AZ 85281

Gary R. Dalke, Chief Financial Officer
1250 W. Washington St., # 101, Tempe, AZ 85281

William R. Jewell, Chief Accounting Officer
1250 W. Washington St., # 101, Tempe, AZ 85281

Mark J. Smith, President – Refining and Marketing
1250 W. Washington St., # 101, Tempe, AZ 85281

Giant Industries, Inc.

100% stockholder of Western Refining Southwest, Inc.

Western Refining, Inc. (NYSE: WNR) – Publicly Traded Company

100% stockholder of Giant Industries, Inc.

*The following officers are officers of:
Giant Industries, Inc. and Western Refining, Inc.*

Gary R. Dalke, Chief Financial Officer
1250 W. Washington St., # 101, Tempe, AZ 85281

William R. Jewell, Chief Accounting Officer
1250 W. Washington St., # 101, Tempe, AZ 85281

Mark J. Smith, President – Refining and Marketing
1250 W. Washington St., # 101, Tempe, AZ 85281

14 DEC 15 11:47. DEPT 011045

SECTION 9 Probate, Will Assignment or Divorce Decree of an existing Bar or Liquor Store License:

1. Current Licensee's Name: _____
(Exactly as it appears on license) Last First Middle
2. Assignee's Name: _____
Last First Middle
3. License Type: _____ License Number: _____ Date of Last Renewal: _____
4. ATTACH TO THIS APPLICATION A CERTIFIED COPY OF THE WILL, PROBATE DISTRIBUTION INSTRUMENT, OR DIVORCE DECREE THAT SPECIFICALLY DISTRIBUTES THE LIQUOR LICENSE TO THE ASSIGNEE TO THIS APPLICATION.

SECTION 10 Government: (for cities, towns, or counties only)

1. Governmental Entity: _____
2. Person/designee: _____
Last First Middle Contact Phone Number

A SEPARATE LICENSE MUST BE OBTAINED FOR EACH PREMISES FROM WHICH SPIRITUOUS LIQUOR IS SERVED.

SECTION 11 Person to Person Transfer:

Questions to be completed by CURRENT LICENSEE (Bars and Liquor Stores ONLY-Series 06,07, and 09).

1. Current Licensee's Name: _____ Entity: _____
(Exactly as it appears on license) Last First Middle (Indiv., Agent, etc.)
2. Corporation/L.L.C. Name: _____
(Exactly as it appears on license)
3. Current Business Name: _____
(Exactly as it appears on license)
4. Physical Street Location of Business: Street _____
City, State, Zip _____
5. License Type: _____ License Number: _____
6. If more than one license to be transferred: License Type: _____ License Number: _____
7. Current Mailing Address: Street _____
(Other than business) City, State, Zip _____
8. Have all creditors, lien holders, interest holders, etc. been notified of this transfer? YES NO
9. Does the applicant intend to operate the business while this application is pending? YES NO If yes, complete Section 5 of this application, attach fee, and current license to this application.

10. I, _____, hereby authorize the department to process this application to transfer the
(print full name)
privilege of the license to the applicant, provided that all terms and conditions of sale are met. Based on the fulfillment of these conditions, I certify that the applicant now owns or will own the property rights of the license by the date of issue.

I, _____, declare that I am the CURRENT OWNER, AGENT, MEMBER, PARTNER
(print full name)
STOCKHOLDER, or LICENSEE of the stated license. I have read the above Section 11 and confirm that all statements are true, correct, and complete.

(Signature of CURRENT LICENSEE)

State of _____ County of _____
The foregoing instrument was acknowledged before me this

Day Month Year

My commission expires on: _____

(Signature of NOTARY PUBLIC)

14 NOV 20 11:49: Dept RM1045

14 DEC 15 11:49: Dept RM 2119

SECTION 12 Location to Location Transfer: (Bars and Liquor Stores ONLY)

APPLICANTS CANNOT OPERATE UNDER A LOCATION TRANSFER UNTIL IT IS APPROVED BY THE STATE

AMENDMENT

- 1. Current Business: Name _____
(Exactly as it appears on license) Address _____
- 2. New Business: Name _____
(Physical Street Location) Address _____
- 3. License Type: _____ License Number: _____
- 4. If more than one license to be transferred: License Type: _____ License Number: _____
- 5. What date do you plan to move? _____ What date do you plan to open? _____

SECTION 13 Questions for all in-state applicants excluding those applying for government, hotel/motel, and restaurant licenses (series 5, 11, and 12):

A.R.S. § 4-207 (A) and (B) state that no retailer's license shall be issued for any premises which are at the time the license application is received by the director, within three hundred (300) horizontal feet of a church, within three hundred (300) horizontal feet of a public or private school building with kindergarten programs or grades one (1) through (12) or within three hundred (300) horizontal feet of a fenced recreational area adjacent to such school building. The above paragraph DOES NOT apply to:

- a) Restaurant license (§ 4-205.02)
- b) Hotel/motel license (§ 4-205.01)
- c) Government license (§ 4-205.03)
- d) Fenced playing area of a golf course (§ 4-207 (B)(5))

1. Distance to nearest school: 18,480 ft. Name of school Florence K-8
Address 460 S. Park Street, Florence, AZ 85232
City, State, Zip

2. Distance to nearest church: 14,784 ft. Name of church Union Baptist Church
Address 640 E. 1st Street, Florence, AZ 85132
City, State, Zip

3. I am the: Lessee Sublessee Owner Purchaser (of premises)

4. If the premises is leased give lessors: Name Reay's Ranch Investors, LLC & The Thurland Reay Family Investment Company
Address 2100 N. Kolb Rd. Tucson, AZ 85715
City, State, Zip

4a. Monthly rental/lease rate \$ 95,833.33 What is the remaining length of the lease 19 yrs. 0 mos.

4b. What is the penalty if the lease is not fulfilled? \$ _____ or other Lose Site
(give details - attach additional sheet if necessary)

5. What is the total **business** indebtedness for this license/location excluding the lease? \$ 0
Please list lenders you owe money to.

Last	First	Middle	Amount Owed	Mailing Address	City State	Zip

(ATTACH ADDITIONAL SHEET IF NECESSARY)

6. What type of business will this license be used for (be specific)? Gas Station/Convenience Store

14 DEC 15 09:38 PM '19

SECTION 12 Location to Location Transfer: (Bars and Liquor Stores ONLY)

APPLICANTS CANNOT OPERATE UNDER A LOCATION TRANSFER UNTIL IT IS APPROVED BY THE STATE

1. Current Business: Name _____
(Exactly as it appears on license) Address _____
2. New Business: Name _____
(Physical Street Location) Address _____
3. License Type: _____ License Number: _____
4. If more than one license to be transferred: License Type: _____ License Number: _____
5. What date do you plan to move? _____ What date do you plan to open? _____

SECTION 13 Questions for all in-state applicants excluding those applying for government, hotel/motel, and restaurant licenses (series 5, 11, and 12):

A.R.S. § 4-207 (A) and (B) state that no retailer's license shall be issued for any premises which are at the time the license application is received by the director, within three hundred (300) horizontal feet of a church, within three hundred (300) horizontal feet of a public or private school building with kindergarten programs or grades one (1) through (12) or within three hundred (300) horizontal feet of a fenced recreational area adjacent to such school building. The above paragraph DOES NOT apply to:

- a) Restaurant license (§ 4-205.02)
- b) Hotel/motel license (§ 4-205.01)
- c) Government license (§ 4-205.03)
- d) Fenced playing area of a golf course (§ 4-207 (B)(5))

1. Distance to nearest school: 18,480 ft. Name of school Florence K-8
Address 460 S. Park Street, Florence, AZ 85232
City, State, Zip _____

2. Distance to nearest church: 14,784 ft. Name of church Union Baptist Church
Address 640 E. 1st Street, Florence, AZ
City, State, Zip _____

3. I am the: Lessee Sublessee Owner Purchaser (of premises)

4. If the premises is leased give lessors: Name Reay's Ranch Investors, LLC & The Thurland Reay Family Investment Company
Address 2100 N. Kolb Rd. Tucson, AZ 85715
City, State, Zip _____

4a. Monthly rental/lease rate \$ 95,833.33 What is the remaining length of the lease 19 yrs. 0 mos.

4b. What is the penalty if the lease is not fulfilled? \$ _____ or other Lose Site
(give details - attach additional sheet if necessary)

5. What is the total **business** indebtedness for this license/location excluding the lease? \$ 0
Please list lenders you owe money to.

Last	First	Middle	Amount Owed	Mailing Address	City	State	Zip

(ATTACH ADDITIONAL SHEET IF NECESSARY)

6. What type of business will this license be used for (be specific)? Gas Station/Convenience Store

14 NOV 20 11:47 AM 1045
14 DEC 15 11:47 AM 2119

SECTION 13 - continued

7. Has a license or a transfer license for the premises on this application been denied by the state within the past one (1) year?

YES NO If yes, attach explanation.

8. Does any spirituous liquor manufacturer, wholesaler, or employee have any interest in your business? YES NO

9. Is the premises currently licensed with a liquor license? YES NO If yes, give license number and licensee's name:

License # 10113233 (exactly as it appears on license) Name Rodney Scott Herbert

SECTION 14 Restaurant or hotel/motel license applicants:

1. Is there an existing restaurant or hotel/motel liquor license at the proposed location? YES NO

If yes, give the name of licensee, Agent or a company name:

----- and license #: _____
Last First Middle

2. If the answer to Question 1 is YES, you may qualify for an Interim Permit to operate while your application is pending; consult A.R.S. § 4-203.01; and complete SECTION 5 of this application.

3. All restaurant and hotel/motel applicants must complete a Restaurant Operation Plan (Form LIC0114) provided by the Department of Liquor Licenses and Control.

4. As stated in A.R.S. § 4-205.02.G.2, a restaurant is an establishment which derives at least 40 percent of its gross revenue from the sale of food. Gross revenue is the revenue derived from all sales of food and spirituous liquor on the licensed premises. By applying for this hotel/motel restaurant license, I certify that I understand that I must maintain a minimum of 40 percent food sales based on these definitions and have included the Restaurant Hotel/Motel Records Required for Audit (form LIC 1013) with this application.

applicant's signature

As stated in A.R.S § 4-205.02 (B), I understand it is my responsibility to contact the Department of Liquor Licenses and Control to schedule an inspection when all tables and chairs are on site, kitchen equipment, and, if applicable, patio barriers are in place on the licensed premises. With the exception of the patio barriers, these items are not required to be properly installed for this inspection. Failure to schedule an inspection will delay issuance of the license. If you are not ready for your inspection 90 days after filing your application, please request an extension in writing, specify why the extension is necessary, and the new inspection date you are requesting. To schedule your site inspection visit www.azliquor.gov and click on the "Information" tab.

applicants initials

SECTION 15 Diagram of Premises: (Blueprints not accepted, diagram must be on this form)

1. Check ALL boxes that apply to your business:

Entrances/Exits Liquor storage areas Patio: Contiguous
 Service windows Drive-in windows Non Contiguous

2. Is your licensed premises currently closed due to construction, renovation, or redesign? YES NO
If yes, what is your estimated opening date? _____
month/day/year

3. Restaurants and hotel/motel applicants are required to draw a detailed floor plan of the kitchen and dining areas including the locations of all kitchen equipment and dining furniture. Diagram paper is provided on page 7.

4. The diagram (a detailed floor plan) you provide is required to disclose only the area(s) where spiritous liquor is to be sold, served, consumed, dispensed, possessed, or stored on the premises unless it is a restaurant (see #3 above).

5. Provide the square footage or outside dimensions of the licensed premises. Please do not include non-licensed premises, such as parking lots, living quarters, etc.

As stated in A.R.S. § 4-207.01(B), I understand it is my responsibility to notify the Department of Liquor Licenses and Control when there are changes to boundaries, entrances, exits, added or deleted doors, windows or service windows, or increase or decrease to the square footage after submitting this initial drawing.

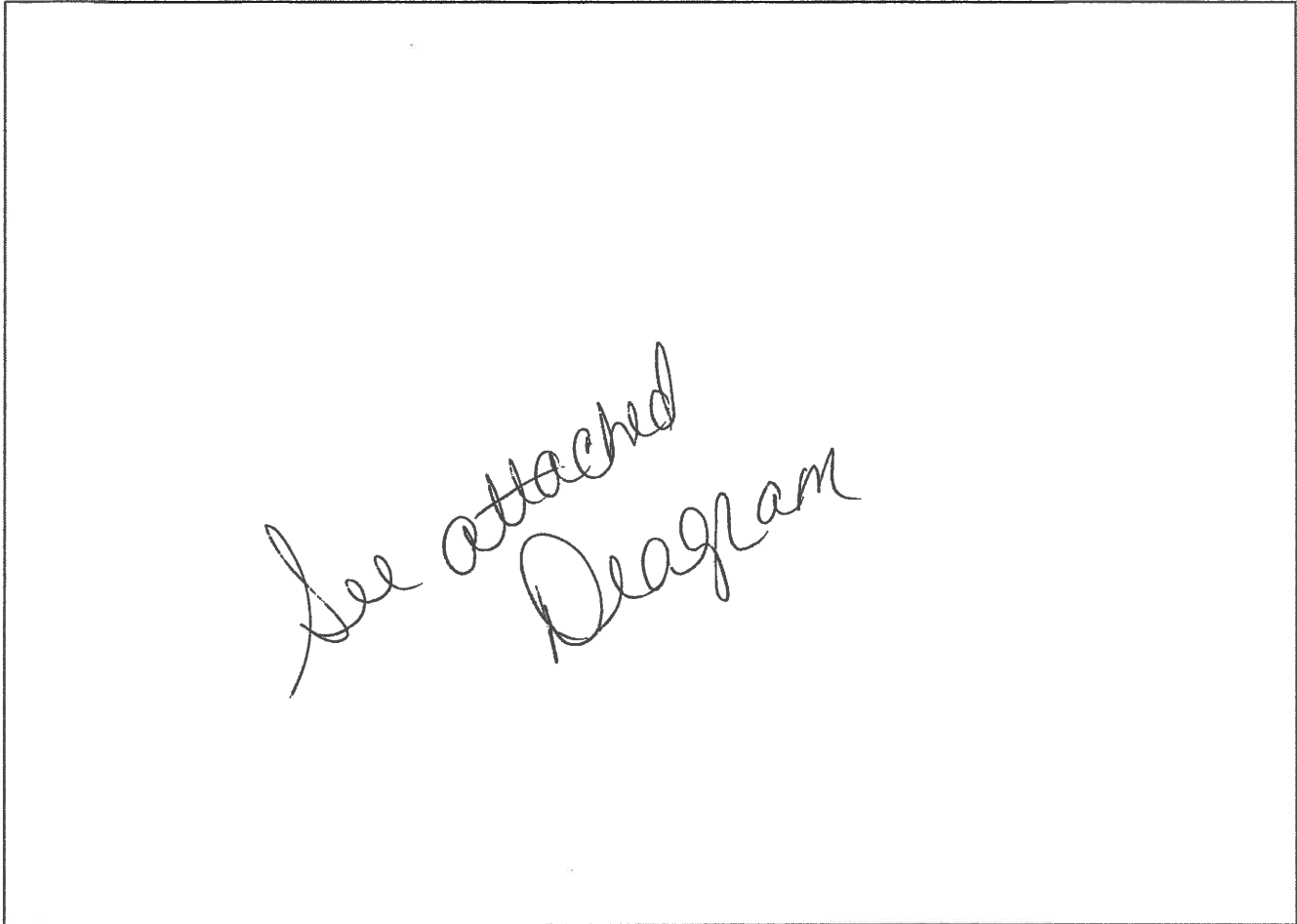
RKB
applicants initials

14 NOV 20 11:47 AM 10:45
14 DEC 15 11:47 AM 2:15

SECTION 15 Diagram of Premises

4. In this diagram please show only the area where spirituous liquor is to be sold, served, consumed, dispensed, possessed or stored. It must show all entrances, exits, interior walls, bars, bar stools, hi-top tables, dining tables, dining chairs, the kitchen, dance floor, stage, and game room. Do not include parking lots, living quarters, etc. When completing diagram, North is up ↑.

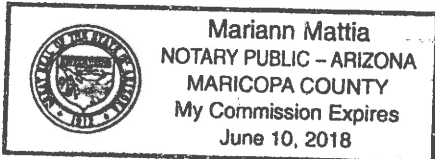
If a legible copy of a rendering or drawing of your diagram of premises is attached to this application, please write the words "diagram attached" in box provided below.



SECTION 16 Signature Block

I, Roger Kenneth Burton, hereby declare that I am the OWNER/AGENT filing this application as stated in Section 4, Question 1. I have read this application and verify all statements to be true, correct and complete.

X Roger Kenneth Burton
(signature of applicant listed in Section 4, Question 1)



State of Arizona County of Maricopa

The foregoing instrument was acknowledged before me this 14th of November, 2014
Day Month Year

Mariann Mattia
signature of NOTARY PUBLIC

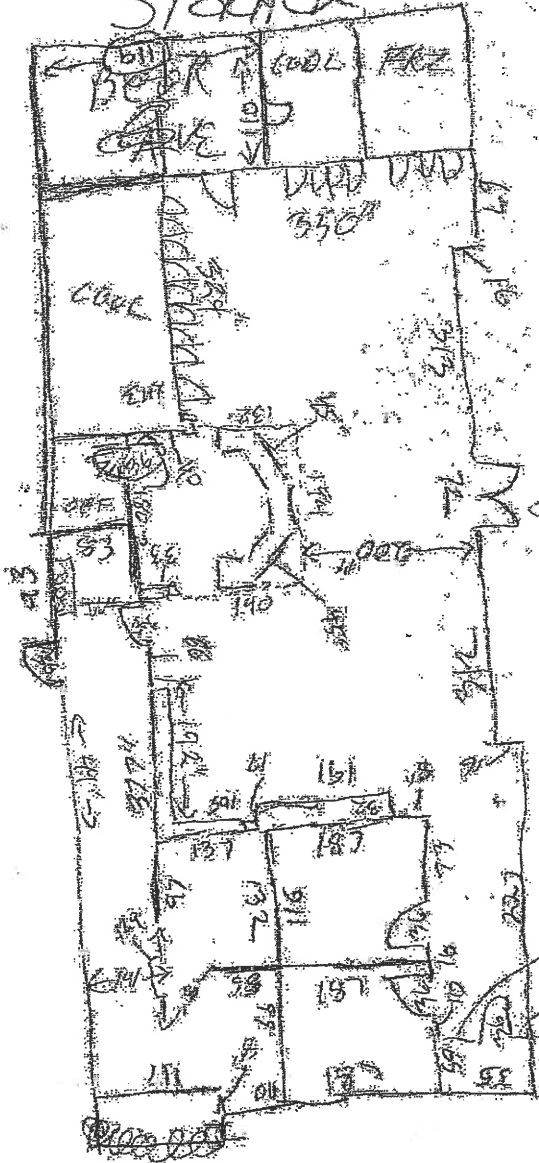
My commission expires on: 10 06 2018
Day Month Year

AMENDMENT

6650

L10 STORAGE

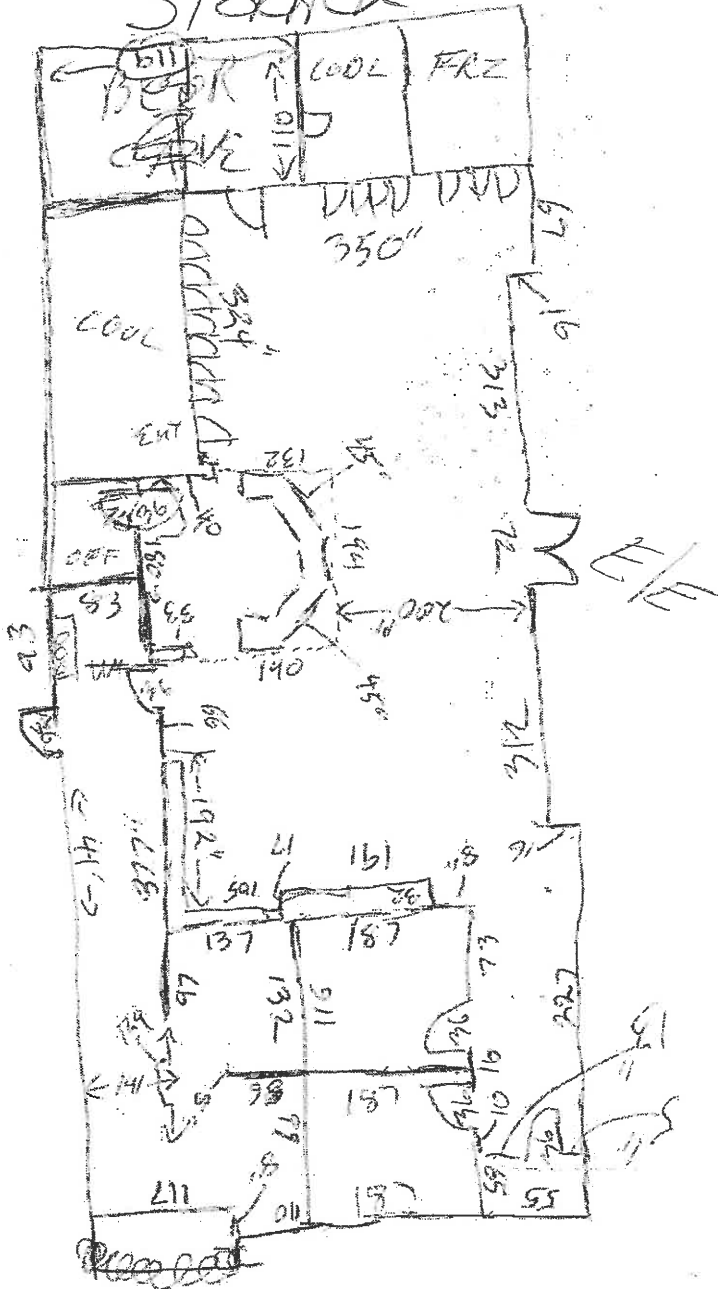
4290 ST



14 DEC 15 10:47 AM '21

6650

Lip STORAGE



14 NOV 20 Lip. Dept RM1045

14 DEC 15 Lip. Dept RM 215



This map is created for reference purposes only and is to be used at your own risk. The Town of Florence makes no warranty as to the accuracy or completeness of the information contained in this map and assumes no liability for any errors or omissions contained therein, nor for any direct, indirect, or consequential damages Which may be caused by its use. It is the user's responsibility to verify all information contained herein.

Giant Store Liquor License



Town of Florence

ARIZONA DEPARTMENT OF LIQUOR LICENSES AND CONTROL

800 W Washington 5th Floor
Phoenix AZ 85007-2934
www.azliquor.gov
(602) 542-5141

AFFIDAVIT OF POSTING

Date of Posting: DECEMBER 31, 2014 Date of Posting Removal: JANUARY 21, 2015

Applicant Name: BURTON ROGER KENNETH
Last First Middle

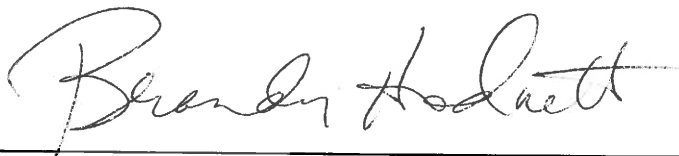
Business Address: 649 N. PINAL PARKWAY FLORENCE 85132
Street City Zip

License #: 10113256

I hereby certify that pursuant to A.R.S. § 4-201, I posted notice in a conspicuous place on the premises proposed to be licensed by the above applicant and said notice was posted for at least twenty (20) days.

BRANDY HODNETT ADMINISTRATIVE ASSISTANT 520/868-7652

Print Name of City/County Official Title Telephone #



Signature

DECEMBER 31, 2014

Date Signed

Return this affidavit with your recommendation (i.e., Minutes of Meeting, Verbatim, etc.) or any other related documents.

If you have any questions please call (602) 542-5141 and ask for the Licensing Division.

Individuals requiring special accommodations please call (602) 542-9027

Super Stop

649



NOTICE

APPLICATION TO SELL ALCOHOLIC BEVERAGES

DATE POSTED: December 31, 2014

A HEARING ON A LIQUOR LICENSE APPLICATION SHALL BE HELD BEFORE THE
Florence Town Council

Florence Town Hall
PLACE 778 N. Main Street, Florence, AZ 85132 DATE/TIME January 20, 2015 at 6:00 p.m.

HEARING DATES SUBJECT TO CHANGE, TO VERIFY CALL: 520/868-7574

THE LOCAL GOVERNING BODY WILL RECOMMEND TO THE STATE LIQUOR BOARD WHETHER THE BOARD SHOULD GRANT OR DENY THE LICENSE. THE STATE LIQUOR BOARD MAY HOLD A HEARING TO CONSIDER THE RECOMMENDATION OF THE LOCAL GOVERNING BODY. ANY PERSON RESIDING OR OWNING OR LEASING PROPERTY WITHIN A ONE-MILE RADIUS MAY CONTACT THE STATE LIQUOR BOARD IN WRITING TO REGISTER AS A PROTESTER. TO REQUEST INFORMATION REGARDING PROCEDURES BEFORE THE BOARD AND NOTICE OF ANY BOARD HEARINGS REGARDING THIS APPLICATION, CONTACT THE STATE LIQUOR BOARD: 800 W. WASHINGTON, 5TH FLOOR, PHOENIX, AZ. 85007 (602) 542-9789

INDIVIDUALS REQUIRING ADA ACCOMMODATIONS CALL - LOCAL GOVERNING BODY

STATE LIQUOR DEPT: (602) 542-9789

POST ONE COPY OF THE APPLICATION FORM BELOW THIS NOTICE.

Arizona Department of Liquor Licenses and Control
800 West Washington, 5th Floor
Phoenix, Arizona 85007
www.azliquor.gov
602.542.5141

APPLICATION FOR LIQUOR LICENSE TYPE OR PRINT WITH BLACK INK

Notice: Effective 1/1/15, all Alcohol, Spirits, Distillers, Wine, Beer, Cider, or Malts must be sold in the state in conjunction with the business and attend a Department required liquor law hearing course or provide proof of attendance within the last five years. See page 8 of the Liquor Licensing requirements.

SECTION 1 This Application is for a:

- MORE THAN ONE LICENSE
- INTERIM PERMIT Complete Section 5
- NEW LICENSE Complete Sections 2, 3, 4, 12, 14, 15, 16
- PERSON TRANSFER (Bars & Liquor Stores ONLY) Complete Sections 2, 3, 4, 11, 12, 15, 16
- LOCATION TRANSFER (Bars and Liquor Stores ONLY) Complete Sections 2, 3, 4, 12, 13, 15, 16
- PROBATE WILL, AGGREGATE DIVORCE DECREE Complete Sections 2, 3, 4, 12, 15, 16 (See red tag below)
- GOVERNMENT Complete Sections 2, 3, 4, 10, 12, 15, 16

SECTION 2 Type of ownership:

- J.V./P.O.S. Complete Section 4
- INDIVIDUAL Complete Section 4
- PARTNERSHIP Complete Section 6
- CORPORATION Complete Section 7
- LIMITED LIABILITY CO. Complete Section 7
- CLUB Complete Section 9
- GOVERNMENT Complete Section 10
- TRUST Complete Section 8
- OTHER (Specify)

SECTION 3 Type of license and fees LICENSE # 10113256

1. Type of License: Spirit to Beer and Wine Store

2. Total fees attached \$ 100.00

APPLICATION FEE AND INTERIM PERMIT FEES (IF APPLICABLE) ARE NOT REFUNDABLE
The fees stipulated under A.R.S. 44-6002 will be charged, but all other fees are refundable.

SECTION 4 Applicant

1. Owner/Applicant's Name Individual Business License # 61079332
(Print last name ONLY if applicant is named) Last First Middle
2. Corp./Partnership, L.L.C. Western Refining Retail, LLC License # 101079472
(List No. of license in event of Inc. or Article of Org.)
3. Business Name Great Store # 020 License # 61079332
(Specify in event of approval or transfer of license)
4. Principal Street Location 659 N. First Parkway City Phoenix State AZ Zip 85132
(Specify Suite No. and Name) City State Zip
5. Business Phone 520-968-8915 Daytime Phone 602-294-5922 Email phoenix@westernrefining.com
6. Is the business located within the incorporated limits of the above city or town? YES NO
7. Mailing Address 1336 W. Washington Street # 101, Tempe, AZ 85281
8. Price paid for license only bar, beer and wine, or liquor store Type S W Type S

DEPARTMENT USE ONLY


Fees: 100.00
Application 100.00 Interim Permit 0.00 Site Inspection 0.00 Finger Prints 0.00 TOTAL OF ALL FEES 100.00

Is Arizona Statement of Citizenship & Alien Status For State Details complete? YES NO

Accepted by: SG Date: 12/15/14 Lic # 10113256

10/15

Disabled individuals requiring special accommodation, please call (602) 542-9887.

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 7a.
MEETING DATE: January 20, 2015 DEPARTMENT: Finance/Grants STAFF PRESENTER: Ernest Feliz Grants and Assessment Manager SUBJECT: Resolution No. 1494-15 Relocation Assistance Plan		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input checked="" type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <ul style="list-style-type: none"> <input type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

Motion to adopt Resolution No. 1494-15 for the Relocation Assistance Plan as required by the Community Development Block Grant Program (CDBG).

BACKGROUND/DISCUSSION:

The Town of Florence intends to submit an application for Community Development Block Grant (CDBG) State Special Project (SSP) funds in the amount of \$300,000. The application is due February 19, 2015. The Relocation Assistance Plan is required as part of the application. If awarded, the funds will be used for Owner Occupied Housing Rehabilitation within the limits of the Town of Florence. Money would be used to repair approximately five homes.

FINANCIAL IMPACT:

The Relocation Assistance Plan does not have a direct financial impact.

STAFF RECOMMENDATION:

Staff recommends the Council adopt Resolution No. 1494-15, approving the 2015 Relocation Assistance Plan.

ATTACHMENTS:

Resolution No. 1494-15

RESOLUTION NO. 1494-15

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, ADOPTING A RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN FOR FY 2015, AS REQUIRED UNDER SECTION 104(d) OF THE HOUSING AND COMMUNITY DEVELOPMENT ACT OF 1974 AS AMENDED.

WHEREAS, Section 104(d) of the Housing and Community Development Act of 1974, as amended, and implementing regulations require that each applicant for Community Development Block Grant funds must adopt, make public and certify that it is following a residential antidisplacement and relocation assistance plan; and

WHEREAS, the Town of Florence is submitting an application to the Arizona Department of Housing for Community Development Block Grant funds.

NOW, THEREFORE, BE IT RESOLVED, that the Mayor and Council of the Town of Florence, do hereby adopt the residential antidisplacement and relocation assistance plan as described below.

RESIDENTIAL ANTIDISPLACEMENT AND RELOCATION ASSISTANCE PLAN

The Town of Florence will replace all occupied and vacant occupiable low/moderate income dwelling units demolished or converted to a use other than as low/moderate income housing as a direct result of activities assisted with funds provided under the Housing and Community Development Act of 1974 as amended.

All replacement housing will be provided within three years of the commencement of the demolition or rehabilitation relating to conversion.

Before obligating or expending funds that will directly result in such demolition or conversion, the Town of Florence will make public and submit to the ADOH CDBG Program the following information in writing:

1. A description of the proposed activity;
2. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be demolished or converted to a use other than as LM dwelling units as a direct result of the assisted activity;
3. A time schedule for the commencement and completion of the demolition or conversion;
4. The general location on a map and approximate number of dwelling units by size (number of bedrooms) that will be provided as replacement dwelling units;

5. The source of funding and a time schedule for the provision of replacement dwelling units; and
6. The basis for concluding that each replacement dwelling unit will remain a LM dwelling unit for at least 10 years from the date of initial occupancy.
7. Information demonstrating that any proposed replacement of housing units with smaller dwelling units (e.g., a 2-bedroom unit with two 1-bedroom units), or any proposed replacement of efficiency or single-room occupancy (SRO) units with units of a different size, is appropriate and consistent with the housing needs and priorities identified in the State of Arizona's approved Consolidated Plan (CP).

The Town of Florence will provide relocation assistance, as described in the ACT and implementing regulations, to each LM household displaced by demolition of housing or by the conversion of a LM dwelling unit to another use as a direct result of assisted activities.

Consistent with the goals and objectives of activities assisted under the ACT, the Town of Florence will take the following steps to minimize displacement of persons from their homes:

1. Coordinate code enforcement with rehabilitation and housing assistance programs.
2. Evaluate housing codes and rehabilitation standards in reinvestment areas to prevent undue financial burden on established owners and tenants.
3. Stage rehabilitation of apartment units to allow tenants to remain in the building/complex during and after the rehabilitation, working with empty units first.
4. Arrange for facilities to house persons who must be relocated temporarily during rehabilitation.
5. Adopt policies to identify and mitigate displacement resulting from intensive public investment neighborhoods.
6. Adopt policies which provide reasonable protections for tenants faced with conversion to a condominium or cooperative.
7. Adopt tax assessment policies, such as deferred tax payment plans, to reduce impact of increasing property tax assessments on lower income owner-occupants or tenants in revitalizing areas.
8. Establish counseling centers to provide homeowners and tenants with information on assistance available to help them remain in their neighborhood in the face of revitalization pressures.

PASSED AND ADOPTED by the Mayor and Town Council of the Town of Florence, Arizona, this 20th day of January, 2015.


Tom J. Rankin, Mayor

ATTEST:

APPROVED AS TO FORM:

Lisa Garcia, Town Clerk

Clifford Mattice, Town Attorney

	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 7b.
MEETING DATE: January 20, 2015 DEPARTMENT: Finance/Grants STAFF PRESENTER: Ernest Feliz Grants and Assessment Manager SUBJECT: Arizona State Library, Archives and Public Record's State Grants-in-Aid Construction Program		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <ul style="list-style-type: none"> <input type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

Move to accept \$99,280 from the Arizona State Library, Archives and Public Record's State Grants-in-Aid Construction Program to offset the cost of constructing the Children's Collection Area of the new library facility.

BACKGROUND/DISCUSSION:

A grant in the amount of \$99,280 has been approved for funding by the Arizona State Library, Archives and Public Record's State Grants-in-Aid Construction Program to offset the cost of constructing the Children's Collection Area of the new library facility. Construction of the new facility is underway; funds already allocated to the project by the TOF serve as the required matching funds. Reimbursement from grant funds will be made at the completing of construction.

FINANCIAL IMPACT:

The grant award is \$99,280. There is a required match amount of 50%, which was already budgeted for in the construction project. The entire cost of construction of the Children's Collection is \$198,560.

STAFF RECOMMENDATION:

Accept a grant of \$99,280 from the Arizona State Library, Archives and Public Record's State Grants-in-Aid Construction Program to offset the cost of constructing the Children's Collection Area of the new library facility.

ATTACHMENTS:

Grant Award Announcement, Grant Application Summary Form

GRANT APPLICATION SUMMARY FORM

Project Title: State Grants-in-Aid Construction Program – Children’s Collection Area of the New Library Facility

Funding Source: Arizona State Library, Archives and Public Records

Department Submitting/Project Manager: Library/Rosemary Bebris

Application Deadline: November 17, 2014

ATTACHMENTS

- 1) Project Budget (must be attached) – See attached grant application
- 2) Other: Attached grant application and associated documents

FINANCIALS

- 1) Cost of the Project: \$198,560.00 for the Children’s Collection area of the new facility; \$12,991,719.00 GMP for the municipal complex
- 2) Amount of Grant Request: \$99,280.00

3) Are Matching Funds Required? Yes No

4) Amount and/or Value of Match: Cash \$99,280.00 In Kind _____

5) Is the Project Budgeted? Yes No C.I.P. Number: _____

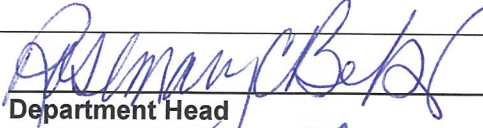
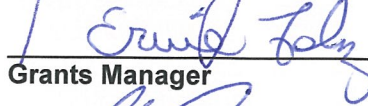
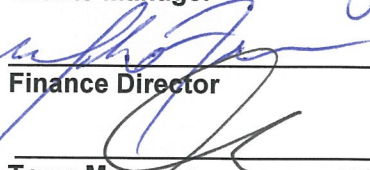

6) Source of Matching Funds: capital projects fund - library project
(Obtain from Finance Director)

Project Summary:

A grant in the amount of \$99,280 is being sought from the Arizona State Library, Archives and Public Record’s State Grants-in-Aid Construction Program to offset the cost of constructing the Children’s Collection Area of the new library facility. Construction of the new facility is underway; funds already allocated to the project by the TOF serve as the required matching funds. Payment will be made at the completing of construction.

Approximate Start Date: November 2014

Period of Performance: November 2014 - to July 2015

 Department Head	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Declined	Date <u>12/11/14</u>
 Grants Manager	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Declined	Date <u>12/11/14</u>
 Finance Director	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Declined	Date <u>12/11/14</u>
 Town Manager	<input checked="" type="checkbox"/> Approved <input type="checkbox"/> Declined	Date <u>12/11/14</u>

**Arizona State of Library, Archives and Public Records
State Grants-in-Aid Construction Intent To Apply Form
Postmark by Sept. 19, 2014**

Mail to: Jaime Ball, Arizona State Library, 1101 W. Washington St., Phoenix, AZ 85007

Project Administrator: Rosemary Bebris, Library Director

Legal Administrator, if different from above: Ernie Feliz, Grants and Assessments Manager

Library Name: Florence Community Library

Address: 1000 South Willow Street/P.O. Box 985

City: Florence County: Pinal State: AZ Zip: 85132

Telephone number: 520-868-8312 Fax number: 520-868-8316

E-Mail: rosemary.bebris@florenceaz.gov

Type of proposed construction:

- New building construction Addition to existing building
 Remodeling, renovation or alteration

TOTAL estimated cost of project: \$12,991,719

If new construction, clear title to the land must be certified by the local governmental entity.

Total amount of matching cash funding available by December 31, 2014: \$12,991,719

Certification by local fiscal/governing authority must accompany this form.

Amount of SGIA funds requested: \$99,280

SGIA Construction funds requested may not be more than 50% of the total construction cost.

Provide the following with your Intent to Apply Form:

1. A letter of support from the municipal, tribal, or county governing authority **OR**
A written commitment from the library governmental authority if it is other than the county or an incorporated municipality, and a letter from the county librarian.
2. Brief narrative addressing any issues not discussed in the support letters.

I certify that this narrative and budget figures are correct. If funded, I assure and certify that I will comply with all requirements pertinent to the use of State Grants-in-Aid funds.

Signature

Ernie Feliz

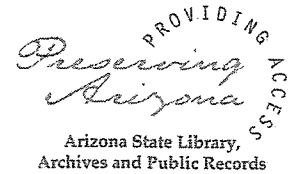
Legal Administrator

Date

9/18/14



ARIZONA STATE
LIBRARY, ARCHIVES AND PUBLIC RECORDS
A DIVISION OF THE ARIZONA SECRETARY OF STATE



Joan Clark, State Librarian & Director

November 20, 2014

Rosemary Bebris
Florence Community Library
PO Box 2670
Florence, AZ 85132

Dear Ms. Bebris:

I am pleased to announce that Florence Community Library has been approved for a State Grants-in-Aid grant in the amount of \$99,280 for library construction. Your application constitutes your plan for the project. If there are changes in your plan, please submit them immediately.

Also enclosed is a construction contract that will indicate your acceptance of this grant. The local fiscal authority and the library director must sign it. Included is the W-9 form that must be submitted before payment can be made, and should be returned with the contract.

Payment will be made at the completion of construction and the submission of a final narrative describing the work that was completed and the importance of the project to the library, photographs of the completed project, and a fiscal report. Submit your narrative and fiscal report online at: <http://www.azlibrary.gov/alts/Login.aspx>. You'll use the password you set up when you applied. Mail the signed certification, photographs, and printouts of the narrative and fiscal report to:

Grants Consultant
Arizona State Library, Archives & Public Records
1101 W. Washington St.
Phoenix, AZ 85007

If this is a new construction project, you must have started it by June 30, 2015 and completed it by June 30, 2016.

If you have any questions, call Jaime Ball at 602-926-3365 or 800-255-5841.

Finally, please thank your legislators for their support of the State Grants-in-Aid program that provides this funding.

Sincerely,

Joan Clark
State Librarian and Director

Enclosures: W-9 form
Construction Agreement

STATE CAPITOL

1700 West Washington • Phoenix, Arizona 85007 • Home Page: <http://www.azlibrary.gov/>
Phone: (602) 926-4035 • FAX: (602) 256-7983 • E-Mail: jclark@azlibrary.gov

An Equal Opportunity Employer



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 7c.

MEETING DATE: January 20, 2015

DEPARTMENT: Administration

STAFF PRESENTER: Lisa Garcia, Deputy Town
Manager/Town Clerk

SUBJECT: Florence Gardens Home Owners Association's
Special Event License Application

- Action
- Information Only
- Public Hearing
- Resolution
- Ordinance
 - Regulatory
 - 1st Reading
 - 2nd Reading
- Other

RECOMMENDED MOTION/ACTION:

Favorable recommendation to the Arizona Department of Liquor Licenses and Control on the Florence Gardens Home Owners Association's application to host a dance and appreciation dinner on February 7, 2015.

BACKGROUND/DISCUSSION:

The Florence Gardens Home Owners Association has submitted an application for a Special Event License. The purpose of a Special Event License is to allow charitable, civic, fraternal, political, or religious organizations to sell and serve spirituous liquor for consumption as a fundraiser. Special event licenses may be issued for no more than a cumulative total of 10 days in a calendar year. The fee for a Special Event License is \$25 per day, payable to the Arizona Department of Liquor License and Control. The \$25 check will be forwarded to the Arizona Department of Liquor Licenses upon Council's approval.

FINANCIAL IMPACT:

None

STAFF RECOMMENDATION:

Staff recommends the Council forward a favorable recommendation to the Arizona Department of Liquor Licenses and Control.

ATTACHMENTS:

Application

State of Arizona Department of Liquor Licenses and Control
 800 W. Washington, 5th Floor
 Phoenix, AZ 85007
 www.azliquor.gov
 (602)542-5141

APPLICATION FOR SPECIAL EVENT LICENSE

Fee = \$25.00 per day for 1-10 day events only
 A service fee of \$25.00 will be charged for all dishonored checks (A.R.S. § 44-6852)

**NOTE: THIS DOCUMENT MUST BE FULLY COMPLETED OR IT WILL BE RETURNED.
 PLEASE ALLOW 10 BUSINESS DAYS FOR APPROVAL**

****Application must be approved by local government before submission to Department of Liquor Licenses and Control. (Section #20)**

DLLC USE ONLY
LICENSE #

1. Name of Organization: Florence Garden Home owners ASS.

2. Non-Profit/I.R.S. Tax Exempt Number: 86-0346915

3. The organization is a: (check one box only)

- Charitable Fraternal (must have regular membership and in existence for over 5 years)
 Civic Political Party, Ballot Measure, or Campaign Committee
 Religious

4. What is the purpose of this event? Dance/appreciation dinner

5. Location of the event: Florence Gardens Clubhouse 3830 N. Florence Blvd. Florence, AZ. Pinal 85132

Applicant must be a member of the qualifying organization and authorized by an Officer, Director or Chairperson of the Organization named in Question #1. (Signature required in section #18)

6. Applicant: Van Meder Mitzi Dawn 9/23/67
Last First Middle Date of Birth

7. Applicant's Mailing Address: 520-4163E Loma Vista St. Gilbert Az. 85295
Street City State Zip

8. Phone Numbers: 868-4770 (480) 570-2052 (480) 219-7627
Site Owner # Applicant's Business # Applicant's Home #

9. Date(s) & Hours of Event:

	Date	Day of Week	Hours from A.M./P.M.	To A.M./P.M.
Day 1:	<u>2/7/15</u>	<u>Saturday</u>	<u>3:00 - 6:00</u>	<u>6:00</u>
Day 2:	_____	_____	_____	_____
Day 3:	_____	_____	_____	_____
Day 4:	_____	_____	_____	_____
Day 5:	_____	_____	_____	_____
Day 6:	_____	_____	_____	_____
Day 7:	_____	_____	_____	_____
Day 8:	_____	_____	_____	_____
Day 9:	_____	_____	_____	_____
Day 10:	_____	_____	_____	_____

10. Has the applicant been convicted of a felony in the past five years, or had a liquor license revoked?
 YES NO (attach explanation if yes)

11. This organization has been issued a special event license for _____ days this year, including this event
(not to exceed 10 days per year).

12. Is the organization using the services of a promoter or other person to manage the event? YES NO
If yes, attach a copy of the agreement.

13. List all people and organizations who will receive the proceeds. Account for 100% of the proceeds.
**THE ORGANIZATION APPLYING MUST RECEIVE 25% OF THE GROSS REVENUES OF THE SPECIAL
EVENT LIQUOR SALES.**

Name _____	_____	Percentage
Address _____		
Name _____	_____	Percentage
Address _____		

(Attach additional sheet if necessary)

14. Knowledge of Arizona State Liquor Laws Title 4 is important to prevent liquor law violations. If you have any questions regarding the law or this application, please contact the Arizona State Department of Liquor Licenses and Control for assistance.

**NOTE: ALL ALCOHOLIC BEVERAGE SALES MUST BE FOR CONSUMPTION AT THE EVENT SITE ONLY.
"NO ALCOHOLIC BEVERAGES SHALL LEAVE SPECIAL EVENT PREMISES."**

15. What security and control measures will you take to prevent violations of state liquor laws at this event?
(List type and number of security/police personnel and type of fencing or control barriers if applicable)

_____ # Police Fencing
5 # Security personnel Barriers

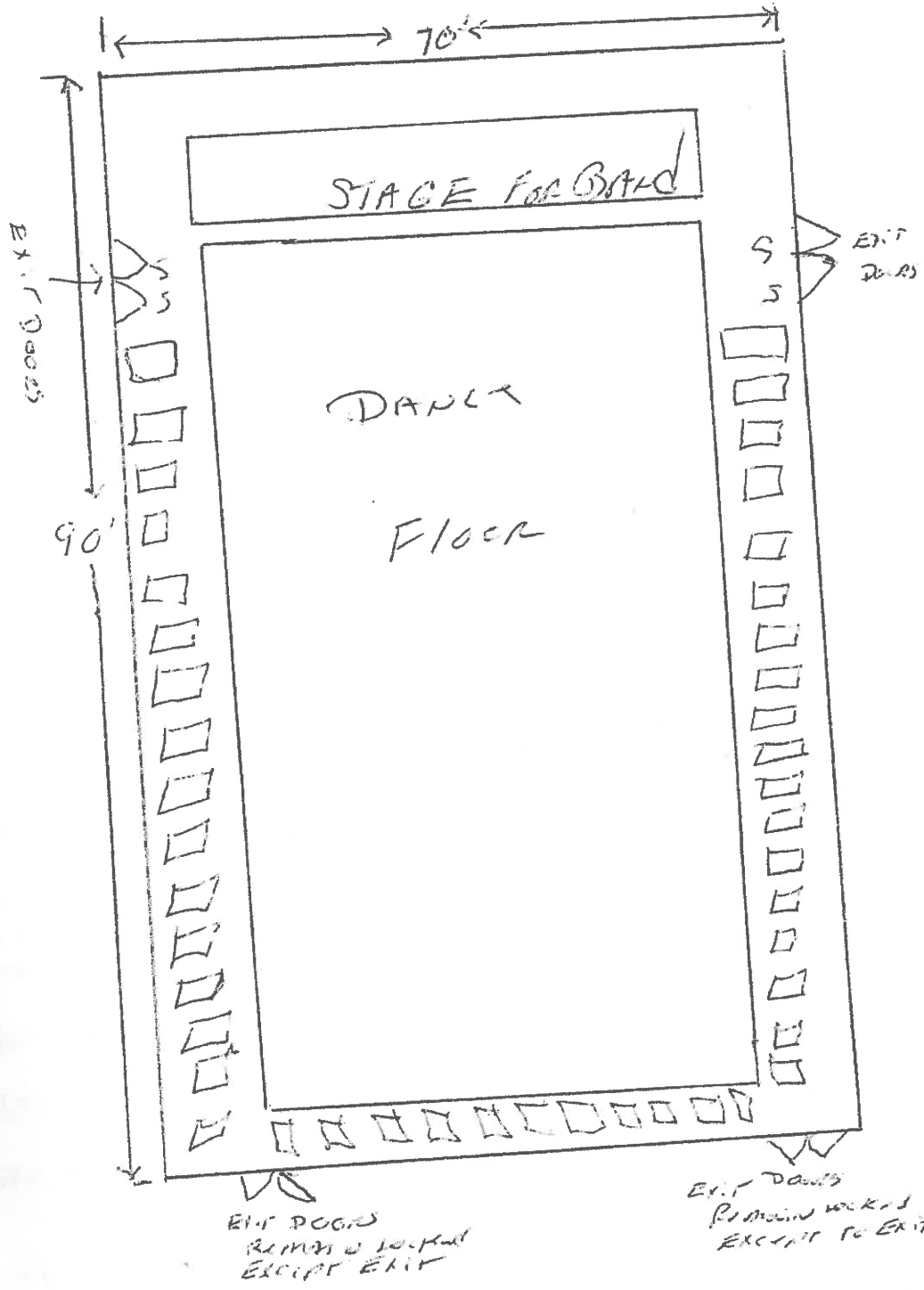
16. Is there an existing liquor license at the location where the special event is being held? YES NO
If yes, does the existing business agree to suspend their liquor license during the time period, and in the area in which the special event license will be in use? YES NO
(ATTACH COPY OF AGREEMENT)

_____ () _____
Name of Business Phone Number

17. Your licensed premises is that area in which you are authorized to sell, dispense, or serve spirituous liquors under the provisions of your license. The following page is to be used to prepare a diagram of your special event licensed premises. Please show dimensions, serving areas, fencing, barricades or other control measures and security positions.

al Event Diagram: (Show dimensions, serving areas, and label type of enclosure and security positions)
:: Show nearest cross streets, highway, or road if location doesn't have an address.

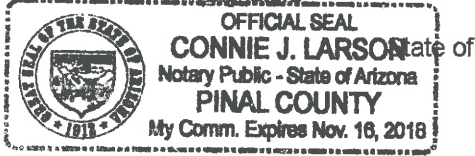
Floor Plan Greenwood Community Hall



THIS SECTION TO BE COMPLETED ONLY BY AN OFFICER, DIRECTOR OR CHAIRPERSON OF THE ORGANIZATION NAMED IN QUESTION #1

18. I, William Suters declare that I am an Officer/Director/Chairperson appointing the applicant listed in Question 6, to apply on behalf of the foregoing organization for a Special Event Liquor License.

X William Suters Association Manager 12/30/14 (520) 868-4770
 (Signature) (Title/Position) (Date) (Phone #)



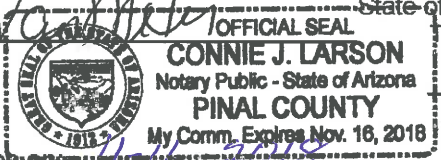
Arizona County of Pinal
 The foregoing instrument was acknowledged before me this 30th December 2014
 Day Month Year

My Commission expires on: 11-16-2018 W Connie J. Larson
 (Date) (Signature of NOTARY PUBLIC)

THIS SECTION TO BE COMPLETED ONLY BY THE APPLICANT NAMED IN QUESTION #6

19. I, Mitzi Dawn Vanmeter declare that I am the APPLICANT filing this application as listed in Question 6. I have read the application and the contents and all statements are true, correct and complete.

X Mitzi N. Vanmeter Arizona State of Pinal County of Pinal
 (Signature) (Title/Position) (Date) (Phone #)
 The foregoing instrument was acknowledged before me this 30th December 2014
 Day Month Year



My commission expires on: 11-16-2018 Connie J. Larson
 (Date) (Signature of NOTARY PUBLIC)

You must obtain local government approval. City or County MUST recommend event and complete item #20. The local governing body may require additional applications to be completed and submitted 60 days in advance of the event. Additional licensing fees may also be required before approval may be granted.

LOCAL GOVERNING BODY APPROVAL SECTION

20. I, _____ hereby recommend this special event application
 (Government Official) (Title)
 on behalf of _____
 (City, Town or County) (Signature of OFFICIAL) (Date)

FOR DLLC DEPARTMENT USE ONLY

Department Comment Section:

 _____ (Employee) _____ (Date)

APPROVED DISAPPROVED BY: _____

 (Title) (Date)

SERIES: 15 SPECIAL EVENT LICENSE (Temporary)

**Non-transferable
On-sale retail privileges**

PURPOSE:

Allows a charitable, civic, fraternal, political or religious organization to sell and serve spirituous liquor for consumption only on the premises where the spirituous liquor is sold, and only for the period authorized on the license. This is a temporary license.

ADDITIONAL RIGHTS AND RESPONSIBILITIES:

The applicant for a special event license must request a special event application from the Department and file the application with the governing body of the city or town, or Board of Supervisors of an unincorporated area of a county (where the special event is to take place) for approval or disapproval. Some local governing bodies may require approximately 60 days prior notice.

If the application is approved by the local authority, and the event meets the requirements for granting the license, the Director will issue a special event license to the qualifying organization.

Qualifying organizations will be granted a special event license for no more than ten (10) days in a calendar year. Events must be held on consecutive days and at the same location or additional licenses will be required. The license is automatically terminated upon closing of the last day of the event or the expiration of the license, whichever occurs first.

The qualified organization must receive at least twenty-five percent (25 %) of the gross revenues of the special event liquor sales.

A person selling spirituous liquor under a special event license must purchase the spirituous liquor from the holder of a license authorized to sell off-sale; *except that*, in the case of a non-profit organization which has obtained a special event license for the purpose of charitable fund raising activities, a person may receive the spirituous liquor from a wholesaler as a donation.

AVERAGE APPROVAL TIME: One (1) to seven (7) days.

PERIOD OF ISSUANCE:

Issued for no more than a cumulative total of ten (10) days in a calendar year. A special event may be held for more than one (1) day, but it must be held on consecutive days and at the same location or additional licenses will be required.

FEES: \$25.00 per day.

ARIZONA STATUTES AND REGULATIONS:

ARS 4-203.02, 4-244, 4-261; Rule R19-1-228, R19-1-235, R19-1-309.

Disabled individuals requiring special accommodations please call (602) 542-9027



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 7d.

MEETING DATE: January 20, 2015

DEPARTMENT: Administration

STAFF PRESENTER: Lisa Garcia, Deputy Town
Manager/Town Clerk

SUBJECT: Coolidge Florence Elks Lodge's Special Event
License Application

- Action
- Information Only
- Public Hearing
- Resolution
- Ordinance
 - Regulatory
 - 1st Reading
 - 2nd Reading
- Other

RECOMMENDED MOTION/ACTION:

Favorable recommendation to the Arizona Department of Liquor Licenses and Control on the Coolidge Florence Elks Lodge's application for the Annul Prison Run on February 8, 2015.

BACKGROUND/DISCUSSION:

The Coolidge Florence Elks Lodge has submitted an application for a Special Event License. The purpose of a Special Event License is to allow charitable, civic, fraternal, political, or religious organizations to sell and serve spirituous liquor for consumption as a fundraiser. Special event licenses may be issued for no more than a cumulative total of 10 days in a calendar year. The fee for a Special Event License is \$25 per day, payable to the Arizona Department of Liquor License and Control. The \$25 check will be forwarded to the Arizona Department of Liquor Licenses upon Council's approval.

FINANCIAL IMPACT:

None

STAFF RECOMMENDATION:

Staff recommends the Council forward a favorable recommendation to the Arizona Department of Liquor Licenses and Control.

ATTACHMENTS:

Application

APPLICATION FOR SPECIAL EVENT LICENSE
 Fee= \$25.00 per day for 1-10 days (consecutive)
 A service fee of \$25.00 will be charged for all dishonored checks (A.R.S. §44-6852)

IMPORTANT INFORMATION: This document must be fully completed or it will be returned.

The Department of Liquor Licenses and Control must receive this application ten (10) business days prior to the event. If the special event will be held at a location without a permanent liquor license or if the event will be on any portion of a location that is not covered by the existing liquor license, this application must be approved by the local government before submission to the Department of Liquor Licenses and Control (see Section 15).

SECTION 1 Name of Organization: COOLIDGE-FLORENCE ELKS LODGE 2350

SECTION 2 Non-Profit/IRS Tax Exempt Number: 86-6057513

SECTION 3 The organization is a: (check one box only)

- Charitable (501.C) Fraternal (must have regular membership and have been in existence for over five (5) years)
 Religious Civic (Rotary, College Scholarship) Political Party, Ballot Measure or Campaign Committee

SECTION 4 Will this event be held on a currently licensed premise and within the already approved premises?
 Yes No

Name of Business	License Number	Phone (include Area Code)
------------------	----------------	---------------------------

SECTION 5 How is this special event going to conduct all dispensing, serving, and selling of spirituous liquors? Please read R-19-318 for explanation (look in special event planning guide) and check one of the following boxes.

- Place license in non-use
 Dispense and serve all spirituous liquors under retailer's license
 Dispense and serve all spirituous liquors under special event
 Split premise between special event and retail location

(If not using retail license, submit a letter of agreement from the agent/owner of the licensed premise to suspend the license during the event. If the special event is only using a portion of premise, agent/owner will need to suspend that portion of the premise.)

SECTION 6 What is the purpose of this event? On-site consumption Off-site (auction) Both

SECTION 7 Location of the Event: Charles Whitlow Memorial Rodeo Gronds

Address of Location:	4900 S Pinal Parkway	Florence	Pinal/Arizona	85132
	Street	City	County/State	Zip

SECTION 8 Will this be stacked with a wine festival/craft distiller festival? Yes No

SECTION 9 Applicant must be a member of the qualifying organization and authorized by an Officer, Director or Chairperson of the Organization named in Section 1. (Authorizing signature is required in Section 13.)

1. Applicant:	Myers	Varr	Hugh	03/04 1951
	Last	First	Middle	Date of Birth

2. Applicant's mailing address:	9805 N Valley Farms Rd	Coolidge, AZ	85128
	Street	City	State Zip

3. Applicant's home/cell phone: (520) 560-5198 Applicant's business phone: (520) 723-3832

4. Applicant's email address: varr.myers@gmail.com

SECTION 10

1. Has the applicant been convicted of a felony, or had a liquor license revoked within the last five (5) years?
 Yes No (If yes, attach explanation.)

2. How many special event licenses have been issued to this location this year? 1
 (The number cannot exceed 12 events per year; exceptions under A.R.S. §4-203.02(D).)

3. Is the organization using the services of a promoter or other person to manage the event? Yes No
 (If yes, attach a copy of the agreement.)

4. List all people and organizations who will receive the proceeds. Account for 100% of the proceeds. The organization applying must receive 25% of the gross revenues of the special event liquor sales. Attach an additional page if necessary.

Name Coolidge-Florence Elks Lodge 2350 Percentage 50
 Address PO Box 1033, Florence, AZ 85132
Street City State Zip

Name Pinal County Mounted Posse Percentage 50
 Address PO Box 1128, Florence, AZ 85132
Street City State Zip

5. Please read A.R.S. §4-203.02 Special event license: rules and R19-1-205 Requirements for a Special Event License.

Note: ALL ALCOHOLIC BEVERAGE SALES MUST BE FOR CONSUMPTION AT THE EVENT SITE ONLY.

"NO ALCOHOLIC BEVERAGES SHALL LEAVE SPECIAL EVENT UNLESS THEY ARE IN AUCTION SEALED CONTAINERS OR THE SPECIAL EVENT LICENSE IS STACKED WITH WINE /CRAFT DISTILLERY FESTIVAL LICENSE"

6. What type of security and control measures will you take to prevent violations of liquor laws at this event?
 (List type and number of police/security personnel and type of fencing or control barriers, if applicable.)

_____ Number of Police _____ Number of Security Personnel Fencing Barriers

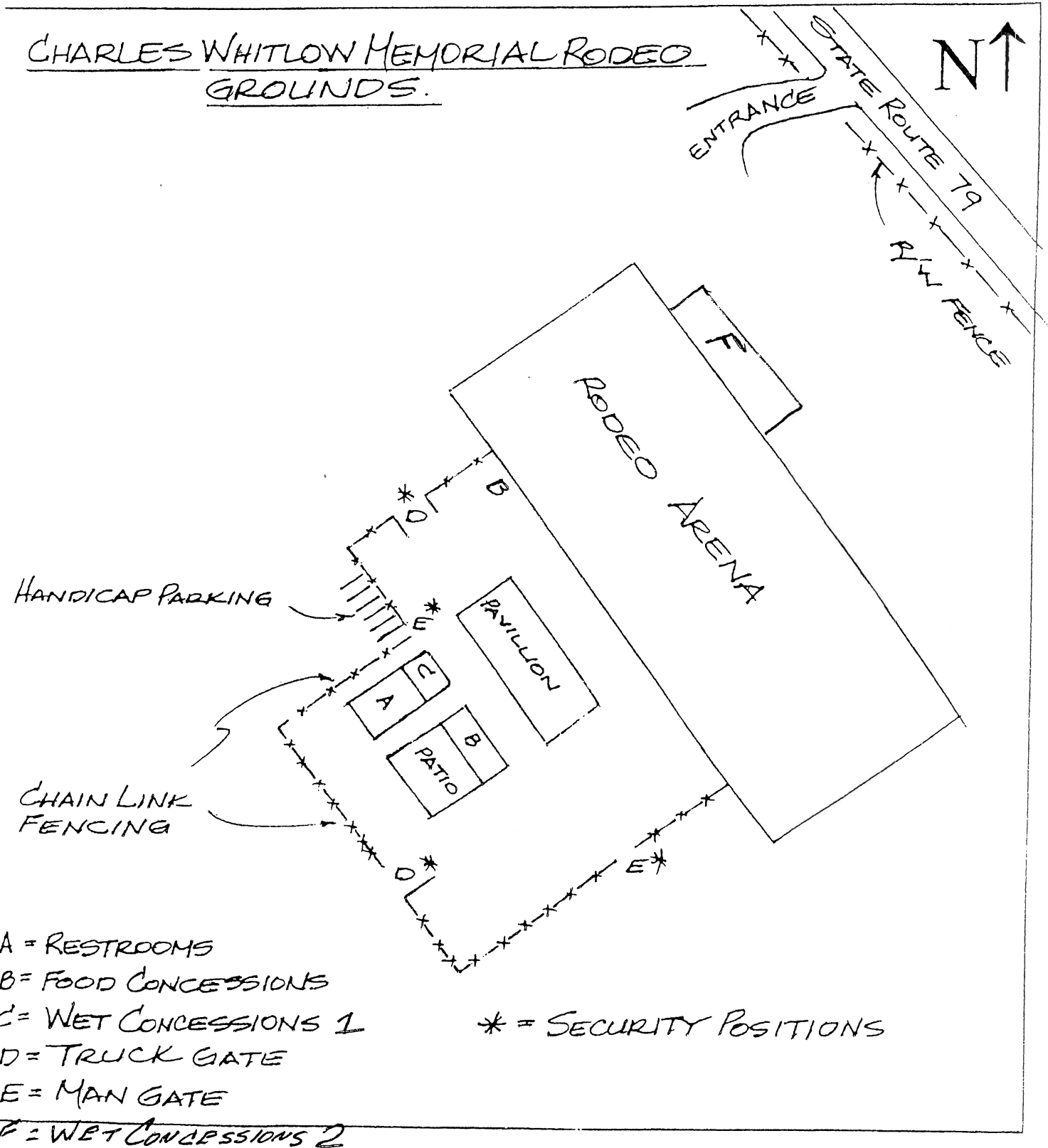
Explanation: Uniformed posse members throughout venue

SECTION 11 Date(s) and Hours of Event. May not exceed 10 consecutive days.
 See A.R.S. §4-244(15) and (17) for legal hours of service.

	Date	Day of Week	Event Start Time AM/PM	License End Time AM/PM
DAY 1:	<u>2-8-2015</u>	<u>Sunday</u>	<u>7 AM</u>	<u>4 pm</u>
DAY 2:	_____	_____	_____	_____
DAY 3:	_____	_____	_____	_____
DAY 4:	_____	_____	_____	_____
DAY 5:	_____	_____	_____	_____
DAY 6:	_____	_____	_____	_____
DAY 7:	_____	_____	_____	_____
DAY 8:	_____	_____	_____	_____
DAY 9:	_____	_____	_____	_____
DAY 10:	_____	_____	_____	_____

SPECIAL EVENT LICENSED PREMISES DIAGRAM
 (This diagram must be completed with this application)

Special Event Diagram: (Show dimensions, serving areas, and label type of enclosure and security positions)
 NOTE: Show nearest cross streets, highway, or road if location doesn't have an address.



THIS SECTION TO BE COMPLETED ONLY BY AN OFFICER, DIRECTOR OR CHAIRPERSON OF THE ORGANIZATION NAMED IN QUESTION #1

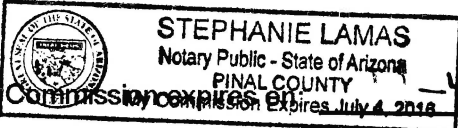
13. I, VARR HUGH MYERS declare that I am an Officer/Director/Chairperson appointing the applicant listed in Question 6 to apply on behalf of the foregoing organization for a Special Event Liquor License.

X [Signature] TRUSTEE 1-9-15 520 723-3832
(Signature) (Title/Position) (Date) (Phone #)

State of Arizona County of Pinal

The foregoing instrument was acknowledged before me this

9 1 2015
Day Month Year



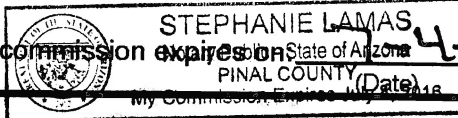
[Signature]
(Signature of NOTARY PUBLIC)

THIS SECTION TO BE COMPLETED ONLY BY THE APPLICANT NAMED IN QUESTION #6

14. I, VARR HUGH MYERS declare that I am the APPLICANT filing this application as listed in Question 6. I have read the application and the contents and all statements are true, correct and complete.

X [Signature] State of Arizona County of Pinal
(Signature) The foregoing instrument was acknowledged before me this

9 1 2015
Day Month Year



[Signature]
(Signature of NOTARY PUBLIC)

You must obtain local government approval. City or County MUST recommend event and complete item #20. The local governing body may require additional applications to be completed and submitted 60 days in advance of the event. Additional licensing fees may also be required before approval may be granted.

LOCAL GOVERNING BODY APPROVAL SECTION

15. I, _____ hereby recommend this special event application
(Government Official) (Title)
on behalf of _____
(City, Town or County) (Signature of OFFICIAL) (Date)

FOR DLLC DEPARTMENT USE ONLY

Department Comment Section:

(Employee) (Date)

APPROVED DISAPPROVED BY: _____

(Title) (Date)



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 7e.

MEETING DATE: January 20, 2015

DEPARTMENT: Administration

STAFF PRESENTER: Lisa Garcia, Deputy Town
Manager/Town Clerk

SUBJECT: Assumption of Blessed Virgin Mary Roman
Catholic Church's Special Event License
Application

- Action
- Information Only
- Public Hearing
- Resolution
- Ordinance
 - Regulatory
 - 1st Reading
 - 2nd Reading
- Other

RECOMMENDED MOTION/ACTION:

Favorable recommendation to the Arizona Department of Liquor Licenses and Control on the Assumption of Blessed Virgin Mary Roman Catholic Church's application to host a fundraiser on February 14, 2015.

BACKGROUND/DISCUSSION:

The Assumption of Blessed Virgin Mary Roman Catholic Church's has submitted an application for a Special Event License. The purpose of a Special Event License is to allow charitable, civic, fraternal, political, or religious organizations to sell and serve spirituous liquor for consumption as a fundraiser. Special event licenses may be issued for no more than a cumulative total of 10 days in a calendar year. The fee for a Special Event License is \$25 per day, payable to the Arizona Department of Liquor License and Control. The \$25 check will be forwarded to the Arizona Department of Liquor Licenses upon Council's approval.

FINANCIAL IMPACT:

None

STAFF RECOMMENDATION:

Staff recommends the Council forward a favorable recommendation to the Arizona Department of Liquor Licenses and Control.

ATTACHMENTS:

Application

State of Arizona Department of Liquor Licenses and Control
 800 W. Washington, 5th Floor
 Phoenix, AZ 85007
 www.azliquor.gov
 (602)542-5141

APPLICATION FOR SPECIAL EVENT LICENSE

Fee = \$25.00 per day for 1-10 day events only

A service fee of \$25.00 will be charged for all dishonored checks (A.R.S. § 44-6852)

**NOTE: THIS DOCUMENT MUST BE FULLY COMPLETED OR IT WILL BE RETURNED.
 PLEASE ALLOW 10 BUSINESS DAYS FOR APPROVAL**

****Application must be approved by local government before submission to
 Department of Liquor Licenses and Control. (Section #20)**

DLIC USE ONLY LICENSE #

1. Name of Organization: Assumption of Blessed Virgin Mary Roman Catholic Church

2. Non-Profit/I.R.S. Tax Exempt Number: 96-0196140

3. The organization is a: (check one box only)

- Charitable Fraternal (must have regular membership and in existence for over 5 years)
 Civic Political Party, Ballot Measure, or Campaign Committee
 Religious

4. What is the purpose of this event? FUND RAISING

5. Location of the event: 221 E. 8th Street Florence Pinal 85132
Address of physical location (Not P.O. Box) City County Zip

Applicant must be a member of the qualifying organization and authorized by an Officer, Director or Chairperson of the Organization named in Question #1. (Signature required in section #18)

6. Applicant: CUMERIS SANDRA J 7-4-46
Last First Middle Date of Birth

7. Applicant's Mailing Address: P.O. Box 1231 Florence AZ 85132
Street City State Zip

8. Phone Numbers: (520) 968-5940 (520) 968-5940 (520) 491-1548
Site Owner # Applicant's Business # Applicant's Home #

9. Date(s) & Hours of Event:

	Date	Day of Week	Hours from A.M./P.M.	To A.M./P.M.
Day 1:	<u>FEB 14, 2015</u>	<u>Saturday</u>	<u>9 AM</u>	<u>4: PM</u>
Day 2:	_____	_____	_____	_____
Day 3:	_____	_____	_____	_____
Day 4:	_____	_____	_____	_____
Day 5:	_____	_____	_____	_____
Day 6:	_____	_____	_____	_____
Day 7:	_____	_____	_____	_____
Day 8:	_____	_____	_____	_____
Day 9:	_____	_____	_____	_____
Day 10:	_____	_____	_____	_____

10. Has the applicant been convicted of a felony in the past five years, or had a liquor license revoked?
 YES NO (attach explanation if yes)

11. This organization has been issued a special event license for 1 days this year, including this event
(not to exceed 10 days per year).

12. Is the organization using the services of a promoter or other person to manage the event? YES NO
If yes, attach a copy of the agreement.

13. List all people and organizations who will receive the proceeds. Account for 100% of the proceeds.
**THE ORGANIZATION APPLYING MUST RECEIVE 25% OF THE GROSS REVENUES OF THE SPECIAL
EVENT LIQUOR SALES.**

Name Assumption of BVM Church 100%
Percentage
Address 221 E. 8th Street Glendale Az
Name _____
Percentage _____
Address _____
(Attach additional sheet if necessary)

14. Knowledge of Arizona State Liquor Laws Title 4 is important to prevent liquor law violations. If you have any questions regarding the law or this application, please contact the Arizona State Department of Liquor Licenses and Control for assistance.

NOTE: ALL ALCOHOLIC BEVERAGE SALES MUST BE FOR CONSUMPTION AT THE EVENT SITE ONLY.
"NO ALCOHOLIC BEVERAGES SHALL LEAVE SPECIAL EVENT PREMISES."

15. What security and control measures will you take to prevent violations of state liquor laws at this event?
(List type and number of security/police personnel and type of fencing or control barriers if applicable)

1 # Police Fencing
 # Security personnel Barriers

16. Is there an existing liquor license at the location where the special event is being held? YES NO
If yes, does the existing business agree to suspend their liquor license during the time period, and in the area in which the special event license will be in use? YES NO
(ATTACH COPY OF AGREEMENT)

Name of Business () Phone Number

17. Your licensed premises is that area in which you are authorized to sell, dispense, or serve spirituous liquors under the provisions of your license. The following page is to be used to prepare a diagram of your special event licensed premises. Please show dimensions, serving areas, fencing, barricades or other control measures and security positions.

THIS SECTION TO BE COMPLETED ONLY BY AN OFFICER, DIRECTOR OR CHAIRPERSON OF THE ORGANIZATION NAMED IN QUESTION #1

18. I, Sandra J. Currens declare that I am an Officer/Director/Chairperson appointing the applicant listed in Question 6, to apply on behalf of the foregoing organization for a Special Event Liquor License.

X Sandra J. Currens (Signature) Arizona (Title/Position) 1-6-2015 (Date) (520) 868-5940 (Phone #)



Arizona County of Pinal

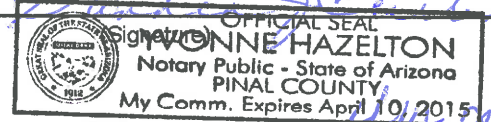
The foregoing instrument was acknowledged before me this 6 Day JANUARY Month 2015 Year

My Commission expires on: 4-10-2015 (Date) Wonne Hazelton (Signature of NOTARY PUBLIC)

THIS SECTION TO BE COMPLETED ONLY BY THE APPLICANT NAMED IN QUESTION #6

19. I, Sandra J. Currens declare that I am the APPLICANT filing this application as listed in Question 6. I have read the application and the contents and all statements are true, correct and complete.

X Sandra J. Currens State of ARIZONA County of Pinal



The foregoing instrument was acknowledged before me this 6 Day JANUARY Month 2015 Year

My commission expires on: 4-10-2015 (Date) Wonne Hazelton (Signature of NOTARY PUBLIC)

You must obtain local government approval. City or County MUST recommend event and complete item #20. The local governing body may require additional applications to be completed and submitted 60 days in advance of the event. Additional licensing fees may also be required before approval may be granted.

LOCAL GOVERNING BODY APPROVAL SECTION

20. I, _____ (Government Official) _____ (Title) hereby recommend this special event application on behalf of _____ (City, Town or County) _____ (Signature of OFFICIAL) _____ (Date)

FOR DLLC DEPARTMENT USE ONLY

Department Comment Section:

(Employee) _____ (Date)

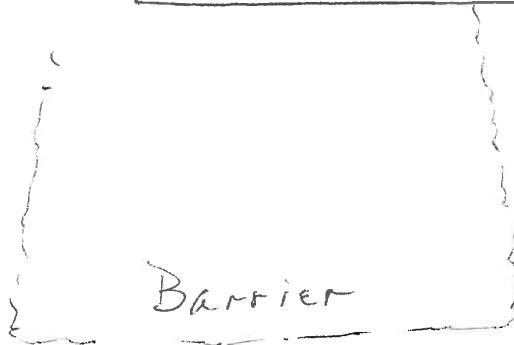
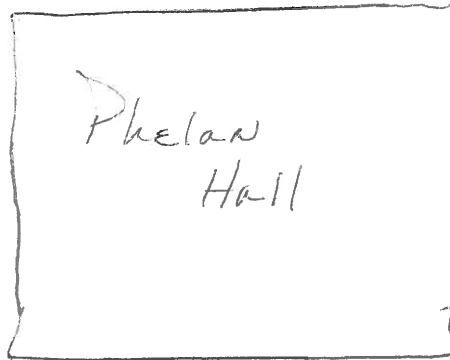
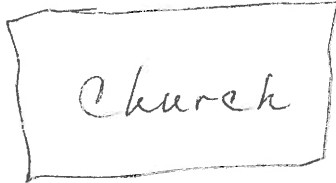
APPROVED DISAPPROVED BY: _____

(Title) _____ (Date)

SPECIAL EVENT LICENSED PREMISES DIAGRAM
(This diagram must be completed with this application)

Special Event Diagram: (Show dimensions, serving areas, and label type of enclosure and security positions)
NOTE: Show nearest cross streets, highway, or road if location doesn't have an address.

221 E 8th STREET



SERIES:

15 SPECIAL EVENT LICENSE (Temporary)

Non-transferable

On-sale retail privileges

PURPOSE:

Allows a charitable, civic, fraternal, political or religious organization to sell and serve spirituous liquor for consumption only on the premises where the spirituous liquor is sold, and only for the period authorized on the license. This is a temporary license.

ADDITIONAL RIGHTS AND RESPONSIBILITIES:

The applicant for a special event license must request a special event application from the Department and file the application with the governing body of the city or town, or Board of Supervisors of an unincorporated area of a county (where the special event is to take place) for approval or disapproval. Some local governing bodies may require approximately 60 days prior notice.

If the application is approved by the local authority, and the event meets the requirements for granting the license, the Director will issue a special event license to the qualifying organization.

Qualifying organizations will be granted a special event license for no more than ten (10) days in a calendar year. Events must be held on consecutive days and at the same location or additional licenses will be required. The license is automatically terminated upon closing of the last day of the event or the expiration of the license, whichever occurs first.

The qualified organization must receive at least twenty-five percent (25 %) of the gross revenues of the special event liquor sales.

A person selling spirituous liquor under a special event license must purchase the spirituous liquor from the holder of a license authorized to sell off-sale; *except that*, in the case of a non-profit organization which has obtained a special event license for the purpose of charitable fund raising activities, a person may receive the spirituous liquor from a wholesaler as a donation.

AVERAGE APPROVAL TIME: One (1) to seven (7) days.

PERIOD OF ISSUANCE:

Issued for no more than a cumulative total of ten (10) days in a calendar year. A special event may be held for more than one (1) day, but it must be held on consecutive days and at the same location or additional licenses will be required.

FEES: \$25.00 per day.

ARIZONA STATUTES AND REGULATIONS:

ARS 4-203.02, 4-244, 4-261; Rule R19-1-228, R19-1-235, R19-1-309.

Disabled individuals requiring special accommodations please call (602) 542-9027



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 7f.

MEETING DATE: January 20, 2015

DEPARTMENT: Administration

STAFF PRESENTER: Lisa Garcia, Deputy Town
Manager/Town Clerk

SUBJECT: Greater Florence Chamber of Commerce's
Special Event License Application

- Action
- Information Only
- Public Hearing
- Resolution
- Ordinance
 - Regulatory
 - 1st Reading
 - 2nd Reading
- Other

RECOMMENDED MOTION/ACTION:

Favorable recommendation to the Arizona Department of Liquor Licenses and Control on the Greater Florence Chamber of Commerce's application to host a Casino Night on February 21, 2015 at Sun City Union Center Anthem Merrill Ranch.

BACKGROUND/DISCUSSION:

The Greater Florence Chamber of Commerce has submitted an application for a Special Event License. The purpose of a Special Event License is to allow charitable, civic, fraternal, political, or religious organizations to sell and serve spirituous liquor for consumption as a fundraiser. Special event licenses may be issued for no more than a cumulative total of 10 days in a calendar year. The fee for a Special Event License is \$25 per day, payable to the Arizona Department of Liquor License and Control. The \$25 check will be forwarded to the Arizona Department of Liquor Licenses upon Council's approval.

FINANCIAL IMPACT:

None

STAFF RECOMMENDATION:

Staff recommends the Council forward a favorable recommendation to the Arizona Department of Liquor Licenses and Control.

ATTACHMENTS:

Application

Arizona Department of Liquor Licenses and Control
800 W Washington 5th Floor
Phoenix AZ 85007-2934
www.azliquor.gov
(602) 542-5141

FOR DLLC USE ONLY
Event date(s): _____
Event time start/end: _____

APPLICATION FOR SPECIAL EVENT LICENSE
Fee= \$25.00 per day for 1-10 days (consecutive)
A service fee of \$25.00 will be charged for all dishonored checks (A.R.S. §44-6852)

IMPORTANT INFORMATION: This document must be fully completed or it will be returned.

The Department of Liquor Licenses and Control must receive this application ten (10) business days prior to the event. If the special event will be held at a location without a permanent liquor license or if the event will be on any portion of a location that is not covered by the existing liquor license, this application must be approved by the local government before submission to the Department of Liquor Licenses and Control (see Section 15).

SECTION 1 Name of Organization: Greater Florence Chamber of Commerce

SECTION 2 Non-Profit/IRS Tax Exempt Number: 86-0683213

SECTION 3 The organization is a: (check one box only)

- Charitable (501.C) Fraternal (must have regular membership and have been in existence for over five (5) years)
 Religious Civic (Rotary, College Scholarship) Political Party, Ballot Measure or Campaign Committee

SECTION 4 Will this event be held on a currently licensed premise and within the already approved premises?
 Yes No

Name of Business	License Number	Phone (include Area Code)
------------------	----------------	---------------------------

SECTION 5 How is this special event going to conduct all dispensing, serving, and selling of spirituous liquors? Please read R-19-318 for explanation (look in special event planning guide) and check one of the following boxes.

- Place license in non-use
 Dispense and serve all spirituous liquors under retailer's license
 Dispense and serve all spirituous liquors under special event
 Split premise between special event and retail location

(If not using retail license, submit a letter of agreement from the agent/owner of the licensed premise to suspend the license during the event. If the special event is only using a portion of premise, agent/owner will need to suspend that portion of the premise.)

SECTION 6 What is the purpose of this event? On-site consumption Off-site (auction) Both

SECTION 7 Location of the Event: Sun City Union Center Anthem Merrill Ranch
Address of Location: 3925 N. Sun City Blvd Florence AZ 85132
Street City County/State Zip

SECTION 8 Will this be stacked with a wine festival/craft distiller festival? Yes No

SECTION 9 Applicant must be a member of the qualifying organization and authorized by an Officer, Director or Chairperson of the Organization named in Section 1. (Authorizing signature is required in Section 13.)

1. Applicant: Gilloon James 01/30/1957
Last First Middle Date of Birth

2. Applicant's mailing address: PO Box 929 Florence AZ 85132
Street City State Zip

3. Applicant's home/cell phone: (602) 785-2538 Applicant's business phone: (520) 868-9433

4. Applicant's email address: florencechamber@gmail.com

SECTION 10

1. Has the applicant been convicted of a felony, or had a liquor license revoked within the last five (5) years?

Yes No (If yes, attach explanation.)

2. How many special event licenses have been issued to this location this year? 1

(The number cannot exceed 12 events per year; exceptions under A.R.S. §4-203.02(D).)

3. Is the organization using the services of a promoter or other person to manage the event? Yes No

(If yes, attach a copy of the agreement.)

4. List all people and organizations who will receive the proceeds. Account for 100% of the proceeds. The organization applying must receive 25% of the gross revenues of the special event liquor sales. Attach an additional page if necessary.

Name _____ Percentage _____

Address _____
Street City State Zip

Name _____ Percentage _____

Address _____
Street City State Zip

5. Please read A.R.S. §4-203.02 Special event license; rules and R19-1-205 Requirements for a Special Event License.

Note: ALL ALCOHOLIC BEVERAGE SALES MUST BE FOR CONSUMPTION AT THE EVENT SITE ONLY.

"NO ALCOHOLIC BEVERAGES SHALL LEAVE SPECIAL EVENT UNLESS THEY ARE IN AUCTION SEALED CONTAINERS OR THE SPECIAL EVENT LICENSE IS STACKED WITH WINE /CRAFT DISTILLERY FESTIVAL LICENSE"

6. What type of security and control measures will you take to prevent violations of liquor laws at this event?

(List type and number of police/security personnel and type of fencing or control barriers, if applicable.)

_____ Number of Police _____ Number of Security Personnel Fencing Barriers

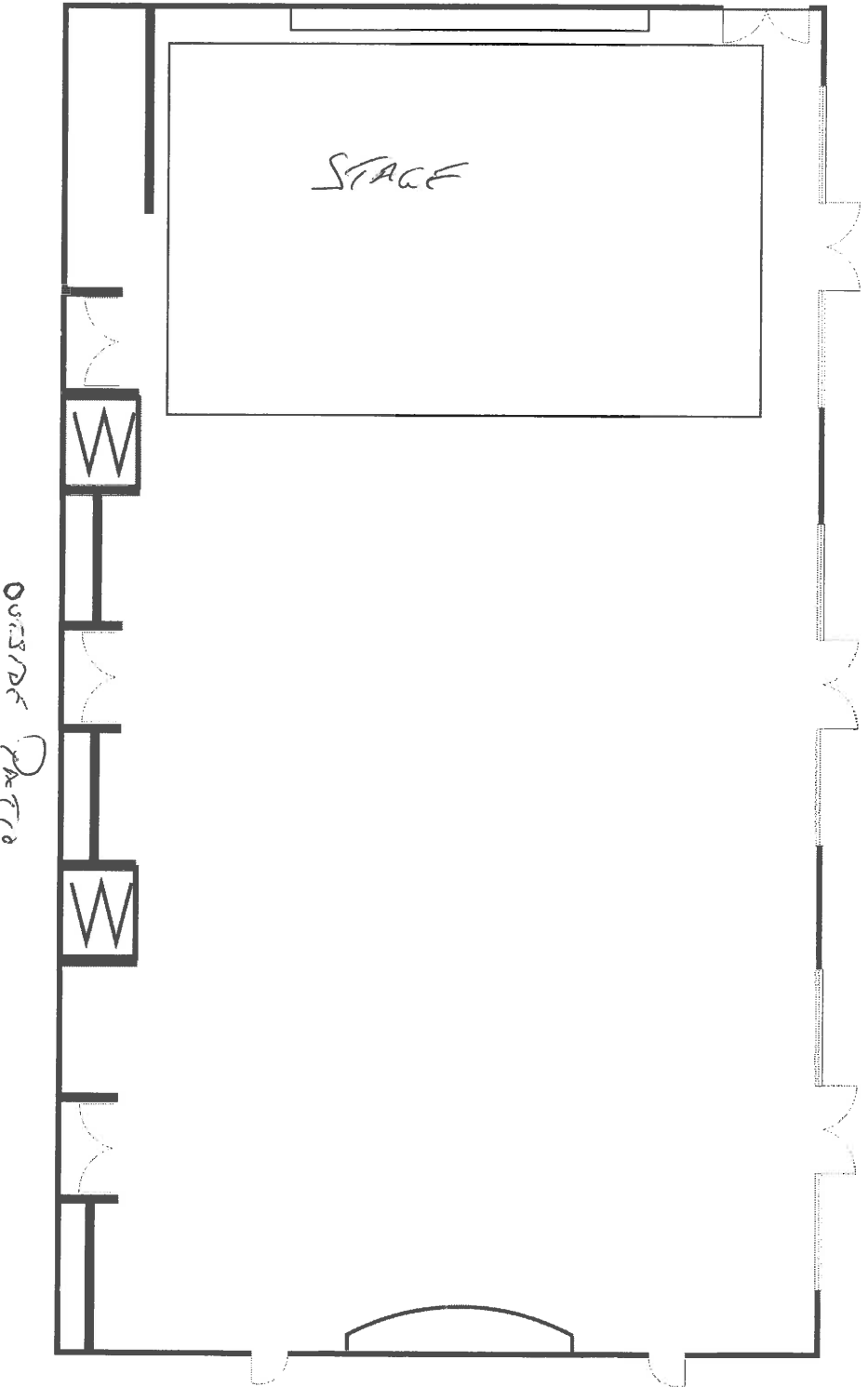
Explanation: Inside Ballroom at Sun City Anthem

SECTION 11 Date(s) and Hours of Event. May not exceed 10 consecutive days.

See A.R.S. §4-244(15) and (17) for legal hours of service.

	Date	Day of Week	Event Start Time AM/PM	License End Time AM/PM
DAY 1:	<u>21 Feb. 2015</u>	<u>Saturday</u>	<u>5:00pm</u>	<u>11:59pm</u>
DAY 2:	_____	_____	_____	_____
DAY 3:	_____	_____	_____	_____
DAY 4:	_____	_____	_____	_____
DAY 5:	_____	_____	_____	_____
DAY 6:	_____	_____	_____	_____
DAY 7:	_____	_____	_____	_____
DAY 8:	_____	_____	_____	_____
DAY 9:	_____	_____	_____	_____
DAY 10:	_____	_____	_____	_____

**Sun City Union Center
Ballroom**



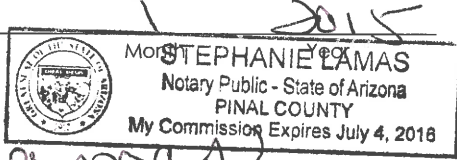
**Approximate dimensions:
50' x 90'**

SECTION 13 This section is to be completed only by an Officer, Director or Chairperson of the organization named in Section 1.

I, JAMES GILCOX declare that I am an OFFICER, DIRECTOR, or CHAIRPERSON
(Print full name)
appointing the applicant listed in Section 9, to apply on behalf of the foregoing organization for a Special Event
Liquor License.

X [Signature] Title/ Position EXECUTIVE DIR. Date 1/8/15 Phone # 520-868-9433
(Signature)

The foregoing instrument was acknowledged before me this 8 Day
State Arizona County of Pinal



My Commission Expires on: 7-4-16
Date

[Signature]
Signature of Notary Public

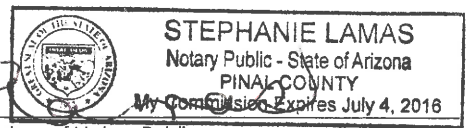
SECTION 14 This section is to be completed only by the applicant named in Section 9.

I, JAMES GILCOX declare that I am the APPLICANT filing this application as
(Print full name)
listed in Section 9. I have read the application and the contents and all statements are true, correct and
complete.

X [Signature] Title/ Position EXECUTIVE DIR. Date 1/8/15 Phone # 520-868-9433
(Signature)

The foregoing instrument was acknowledged before me this 8 Day 1 Month 2015 Year

State Arizona County of Pinal



My Commission Expires on: 7-4-16
Date

[Signature]
Signature of Notary Public

The local governing body may require additional applications to be completed and submitted. Please check with local government as to how far in advance they require these applications to be submitted. Additional licensing fees may also be required before approval may be granted. For more information, please contact your local jurisdiction: http://www.azliquor.gov/assets/documents/homepage_docs/spec_event_links.pdf.

SECTION 15 Local Governing Body Approval Section

I, _____ recommend APPROVAL DISAPPROVAL
(government official) (Title)

on behalf of _____ Signature _____ Date _____ Phone _____
(City, Town, County)

FOR DEPARTMENT OF LIQUOR LICENSES AND CONTROL USE ONLY

APPROVAL DISAPPROVAL BY: _____ DATE: _____



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 7g.

MEETING DATE: January 20, 2015

DEPARTMENT: Administration

STAFF PRESENTER: Lisa Garcia, Deputy Town
Manager/Town Clerk

SUBJECT: Caliente Casa De Sol's Special Event License
Application for Spring Fling Fundraiser – Woodstock Bar

- Action
- Information Only
- Public Hearing
- Resolution
- Ordinance
 - Regulatory
 - 1st Reading
 - 2nd Reading
- Other

RECOMMENDED MOTION/ACTION:

Favorable recommendation to the Arizona Department of Liquor Licenses and Control on Caliente Casa De Sol's Special Event License Application for Spring Fling Fundraiser – Woodstock Bar on February 21, 2015.

BACKGROUND/DISCUSSION:

Caliente Casa De Sol has submitted an application for a Special Event License. The purpose of a Special Event License is to allow charitable, civic, fraternal, political, or religious organizations to sell and serve spirituous liquor for consumption as a fundraiser. Special event licenses may be issued for no more than a cumulative total of 10 days in a calendar year. The fee for a Special Event License is \$25 per day, payable to the Arizona Department of Liquor License and Control. The \$25 check will be forwarded to the Arizona Department of Liquor Licenses upon Council's approval.

FINANCIAL IMPACT:

None

STAFF RECOMMENDATION:

Staff recommends the Council forward a favorable recommendation to the Arizona Department of Liquor Licenses and Control.

ATTACHMENTS:

Application

State of Arizona Department of Liquor Licenses and Control
 800 W. Washington, 5th Floor
 Phoenix, AZ 85007
 www.azliquor.gov
 (602)542-5141

APPLICATION FOR SPECIAL EVENT LICENSE

Fee = \$25.00 per day for 1-10 day events only
 A service fee of \$25.00 will be charged for all dishonored checks (A.R.S. § 44-6852)

NOTE: THIS DOCUMENT MUST BE FULLY COMPLETED OR IT WILL BE RETURNED.
 PLEASE ALLOW 10 BUSINESS DAYS FOR APPROVAL

****Application must be approved by local government before submission to Department of Liquor Licenses and Control. (Section #20)**

DLLC USE ONLY LICENSE #

1. Name of Organization: Caliente Casa de Sol

2. Non-Profit/I.R.S. Tax Exempt Number: 86-0346036

3. The organization is a: (check one box only)
- Charitable
 - Fraternal (must have regular membership and in existence for over 5 years)
 - Civic
 - Political Party, Ballot Measure, or Campaign Committee
 - Religious
 - non profit corporation

4. What is the purpose of this event? Spring Fling Fundraiser - Woodstock BAR

5. Location of the event: 3520 South Dakota Florence Pinal 85132
Address of physical location (Not P.O. Box) City County Zip

Applicant must be a member of the qualifying organization and authorized by an Officer, Director or Chairperson of the Organization named in Question #1. (Signature required in section #18)

6. Applicant: HUGHES JOHNNIE WRAY 9-29-51
Last First Middle Date of Birth

7. Applicant's Mailing Address: 311 Maricopa Florence AZ 85132
Street City State Zip

8. Phone Numbers: (520) 868-5340 (520) 868-5520 (559) 349-0791
Site Owner # Applicant's Business # Applicant's Home #

9. Date(s) & Hours of Event:

	Date	Day of Week	Hours from A.M./P.M.	To A.M./P.M.
Day 1:	<u>2-21-15</u>	<u>SATURDAY</u>	<u>1:00 PM -</u>	<u>4:00 PM</u>
Day 2:	_____	_____	_____	_____
Day 3:	_____	_____	_____	_____
Day 4:	_____	_____	_____	_____
Day 5:	_____	_____	_____	_____
Day 6:	_____	_____	_____	_____
Day 7:	_____	_____	_____	_____
Day 8:	_____	_____	_____	_____
Day 9:	_____	_____	_____	_____
Day 10:	_____	_____	_____	_____

10. Has the applicant been convicted of a felony in the past five years, or had a liquor license revoked?
 YES NO (attach explanation if yes)

11. This organization has been issued a special event license for 10 days this year, including this event
(not to exceed 10 days per year).

12. Is the organization using the services of a promoter or other person to manage the event? YES NO
If yes, attach a copy of the agreement.

13. List all people and organizations who will receive the proceeds. Account for 100% of the proceeds.
**THE ORGANIZATION APPLYING MUST RECEIVE 25% OF THE GROSS REVENUES OF THE SPECIAL
EVENT LIQUOR SALES.**

Name Caliente Casa de Sol 100%
Address 3502 Pinal Pkwy Florence AZ 85132 Percentage
Name _____ Percentage
Address _____
(Attach additional sheet if necessary)

14. Knowledge of Arizona State Liquor Laws Title 4 is important to prevent liquor law violations. If you have any questions regarding the law or this application, please contact the Arizona State Department of Liquor Licenses and Control for assistance.

NOTE: ALL ALCOHOLIC BEVERAGE SALES MUST BE FOR CONSUMPTION AT THE EVENT SITE ONLY.
"NO ALCOHOLIC BEVERAGES SHALL LEAVE SPECIAL EVENT PREMISES."

15. What security and control measures will you take to prevent violations of state liquor laws at this event?
(List type and number of security/police personnel and type of fencing or control barriers if applicable)

6 # Police Fencing
6 # Security personnel Barriers

Event area is entirely enclosed

16. Is there an existing liquor license at the location where the special event is being held? YES NO
If yes, does the existing business agree to suspend their liquor license during the time period, and in the area in which the special event license will be in use? YES NO
(ATTACH COPY OF AGREEMENT)

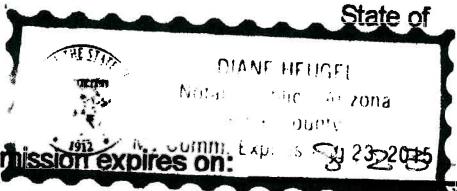
Name of Business () _____
Phone Number

17. Your licensed premises is that area in which you are authorized to sell, dispense, or serve spirituous liquors under the provisions of your license. The following page is to be used to prepare a diagram of your special event licensed premises. Please show dimensions, serving areas, fencing, barricades or other control measures and security positions.

THIS SECTION TO BE COMPLETED ONLY BY AN OFFICER, DIRECTOR OR CHAIRPERSON OF THE ORGANIZATION NAMED IN QUESTION #1

18. I DEAN BUHRLE declare that I am an Officer/Director/Chairperson appointing the applicant listed in Question 6, to apply on behalf of the foregoing organization for a Special Event Liquor License.

X Dean Buhrle CAOA PRESIDENT 1-6-15 (913) 708-3370
(Signature) (Title/Position) (Date) (Phone #)

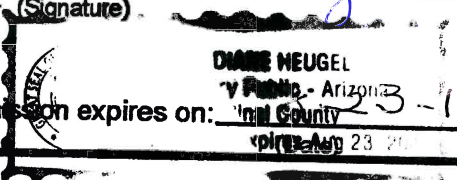


State of Arizona County of Pinal
The foregoing instrument was acknowledged before me this Sixth Jan 2015
Day Month Year
Diane Heugel
(Signature of NOTARY PUBLIC)

THIS SECTION TO BE COMPLETED ONLY BY THE APPLICANT NAMED IN QUESTION #6

19. I JOHNNIE W. Hughes declare that I am the APPLICANT filing this application as listed in Question 6. I have read the application and the contents and all statements are true, correct and complete.

X Johnnie W. Hughes State of Arizona County of Pinal
(Signature) The foregoing instrument was acknowledged before me this



Sixth Jan 2015
Day Month Year
Diane Heugel
(Signature of NOTARY PUBLIC)

You must obtain local government approval. City or County MUST recommend event and complete item #20. The local governing body may require additional applications to be completed and submitted 60 days in advance of the event. Additional licensing fees may also be required before approval may be granted.

LOCAL GOVERNING BODY APPROVAL SECTION

20. I, _____ hereby recommend this special event application
(Government Official) (Title)
on behalf of _____
(City, Town or County) (Signature of OFFICIAL) (Date)

FOR DLLC DEPARTMENT USE ONLY

Department Comment Section:

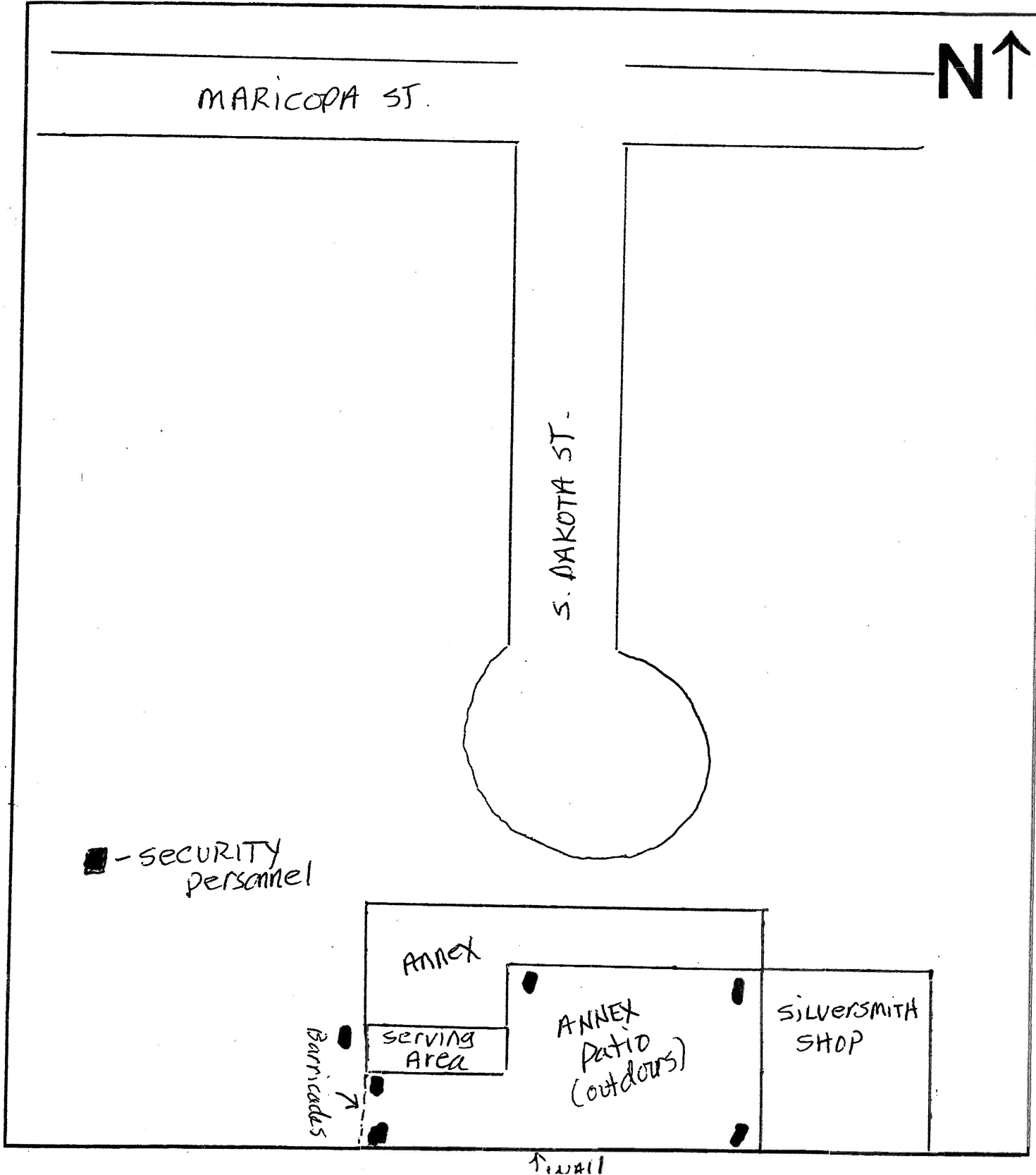
(Employee) (Date)

APPROVED DISAPPROVED BY: _____

(Title) (Date)

SPECIAL EVENT LICENSED PREMISES DIAGRAM
(This diagram must be completed with this application)

Special Event Diagram: (Show dimensions, serving areas, and label type of enclosure and security positions)
NOTE: Show nearest cross streets, highway, or road if location doesn't have an address.





TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 7h.

MEETING DATE: January 20, 2015

DEPARTMENT: Administration

STAFF PRESENTER: Lisa Garcia, Deputy Town
Manager/Town Clerk

SUBJECT: Caliente Casa De Sol's Special Event License
Application for Spring Fling Fundraiser – Talent Show

- Action
- Information Only
- Public Hearing
- Resolution
- Ordinance
 - Regulatory
 - 1st Reading
 - 2nd Reading
- Other

RECOMMENDED MOTION/ACTION:

Favorable recommendation to the Arizona Department of Liquor Licenses and Control on Caliente Casa De Sol's Special Event License Application for Spring Fling Fundraiser – Talent Show on February 24, 2015.

BACKGROUND/DISCUSSION:

Caliente Casa De Sol has submitted an application for a Special Event License. The purpose of a Special Event License is to allow charitable, civic, fraternal, political, or religious organizations to sell and serve spirituous liquor for consumption as a fundraiser. Special event licenses may be issued for no more than a cumulative total of 10 days in a calendar year. The fee for a Special Event License is \$25 per day, payable to the Arizona Department of Liquor License and Control. The \$25 check will be forwarded to the Arizona Department of Liquor Licenses upon Council's approval.

FINANCIAL IMPACT:

None

STAFF RECOMMENDATION:

Staff recommends the Council forward a favorable recommendation to the Arizona Department of Liquor Licenses and Control.

ATTACHMENTS:

Application

State of Arizona Department of Liquor Licenses and Control
 800 W. Washington, 5th Floor
 Phoenix, AZ 85007
 www.azliquor.gov
 (602)542-5141

APPLICATION FOR SPECIAL EVENT LICENSE

Fee = \$25.00 per day for 1-10 day events only
 A service fee of \$25.00 will be charged for all dishonored checks (A.R.S. § 44-6852)

**NOTE: THIS DOCUMENT MUST BE FULLY COMPLETED OR IT WILL BE RETURNED.
 PLEASE ALLOW 10 BUSINESS DAYS FOR APPROVAL**

****Application must be approved by local government before submission to
 Department of Liquor Licenses and Control. (Section #20)**

DLIC USE ONLY LICENSE #

1. Name of Organization: Caliente Casa de Sol

2. Non-Profit/I.R.S. Tax Exempt Number: 86-0346036

3. The organization is a: (check one box only)

- Charitable
- Fraternal (must have regular membership and in existence for over 5 years)
- Civic
- Political Party, Ballot Measure, or Campaign Committee
- Religious
- Non Profit Corporation

4. What is the purpose of this event? SPRING FLING FUNDRAISER-TALENT SHOW

5. Location of the event: 3543 N. CALIENTE Blvd Florence Pinal 85132
Address of physical location (Not P.O. Box) City County Zip

Applicant must be a member of the qualifying organization and authorized by an Officer, Director or Chairperson of the Organization named in Question #1. (Signature required in section #18)

6. Applicant: HUGHES JOHNNIE WRAY 9-21-51
Last First Middle Date of Birth

7. Applicant's Mailing Address: 311 MARICOPA Florence AZ 85132
Street City State Zip

8. Phone Numbers: (520) 868-5340 (520) 868-5520 (559) 349-0791
Site Owner # Applicant's Business # Applicant's Home #

9. Date(s) & Hours of Event:

	Date	Day of Week	Hours from A.M./P.M.	To A.M./P.M.
Day 1:	<u>2-24-15</u>	<u>Tuesday</u>	<u>3:00 PM</u>	<u>7:00 PM</u>
Day 2:	_____	_____	_____	_____
Day 3:	_____	_____	_____	_____
Day 4:	_____	_____	_____	_____
Day 5:	_____	_____	_____	_____
Day 6:	_____	_____	_____	_____
Day 7:	_____	_____	_____	_____
Day 8:	_____	_____	_____	_____
Day 9:	_____	_____	_____	_____
Day 10:	_____	_____	_____	_____

10. Has the applicant been convicted of a felony in the past five years, or had a liquor license revoked?
 YES NO (attach explanation if yes)

11. This organization has been issued a special event license for 2 days this year, including this event
(not to exceed 10 days per year).

12. Is the organization using the services of a promoter or other person to manage the event? YES NO
If yes, attach a copy of the agreement.

13. List all people and organizations who will receive the proceeds. Account for 100% of the proceeds.
**THE ORGANIZATION APPLYING MUST RECEIVE 25% OF THE GROSS REVENUES OF THE SPECIAL
EVENT LIQUOR SALES.**

Name Caliente Casa de Sol 100%
Address 3502 N. Pinal PKWY Florence AZ 85132 85132
Name _____ Percentage _____
Address _____ Percentage _____
(Attach additional sheet if necessary)

14. Knowledge of Arizona State Liquor Laws Title 4 is important to prevent liquor law violations. If you have any questions regarding the law or this application, please contact the Arizona State Department of Liquor Licenses and Control for assistance.

NOTE: ALL ALCOHOLIC BEVERAGE SALES MUST BE FOR CONSUMPTION AT THE EVENT SITE ONLY.
"NO ALCOHOLIC BEVERAGES SHALL LEAVE SPECIAL EVENT PREMISES."

15. What security and control measures will you take to prevent violations of state liquor laws at this event?
(List type and number of security/police personnel and type of fencing or control barriers if applicable)

2 # Police Fencing
2 # Security personnel Barriers

Event is held inside clubhouse facility

16. Is there an existing liquor license at the location where the special event is being held? YES NO
If yes, does the existing business agree to suspend their liquor license during the time period, and in the area in which the special event license will be in use? YES NO
(ATTACH COPY OF AGREEMENT)

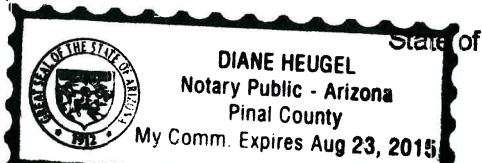
Name of Business () Phone Number

17. Your licensed premises is that area in which you are authorized to sell, dispense, or serve spirituous liquors under the provisions of your license. The following page is to be used to prepare a diagram of your special event licensed premises. Please show dimensions, serving areas, fencing, barricades or other control measures and security positions.

THIS SECTION TO BE COMPLETED ONLY BY AN OFFICER, DIRECTOR OR CHAIRPERSON OF THE ORGANIZATION NAMED IN QUESTION #1

18. Dean Buhle declare that I am an Officer/Director/Chairperson appointing the applicant listed in Question 6, to apply on behalf of the foregoing organization for a Special Event Liquor License.

X Dean Buhle CPA President 1-6-15 (913) 708-3370
(Signature) (Title/Position) (Date) (Phone #)



State of Arizona County of Pinal

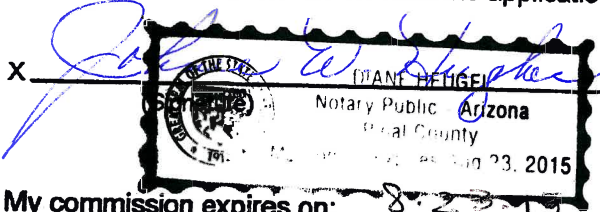
The foregoing instrument was acknowledged before me this Sixth Jan 2015
Day Month Year

My Commission expires on: 8-23-15
(Date)

Diane Heugel
(Signature of NOTARY PUBLIC)

THIS SECTION TO BE COMPLETED ONLY BY THE APPLICANT NAMED IN QUESTION #6

19. JOHNIE W. HUGHES declare that I am the APPLICANT filing this application as listed in Question 6. I have read the application and the contents and all statements are true, correct and complete.



State of Arizona County of Pinal

The foregoing instrument was acknowledged before me this Sixth Jan 2015
Day Month Year

My commission expires on: 8-23-15
(Date)

Diane Heugel
(Signature of NOTARY PUBLIC)

You must obtain local government approval. City or County MUST recommend event and complete item #20. The local governing body may require additional applications to be completed and submitted 60 days in advance of the event. Additional licensing fees may also be required before approval may be granted.

LOCAL GOVERNING BODY APPROVAL SECTION

20. I, _____ hereby recommend this special event application
(Government Official) (Title)
on behalf of _____
(City, Town or County) (Signature of OFFICIAL) (Date)

FOR DLLC DEPARTMENT USE ONLY

Department Comment Section:

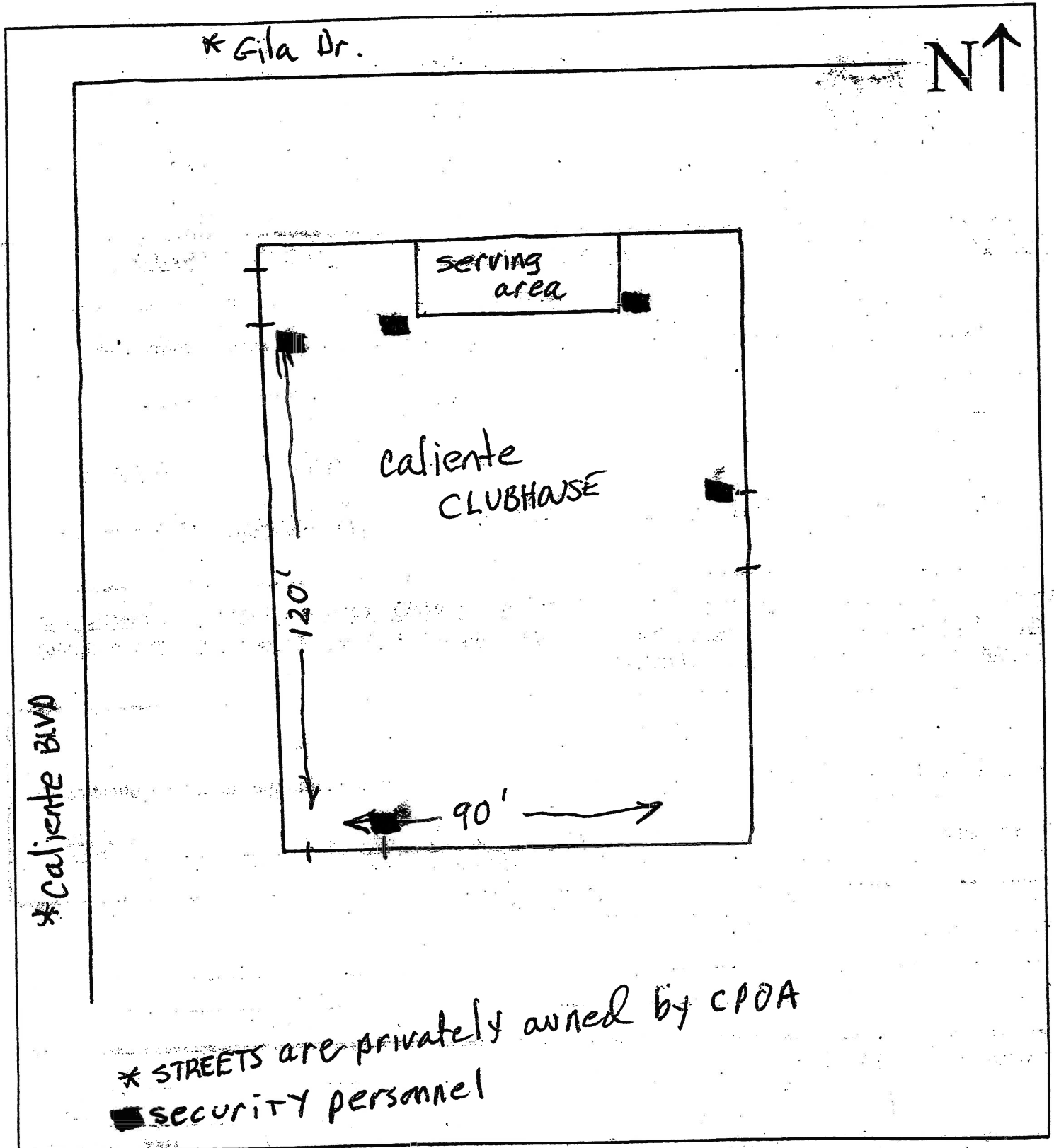
(Employee) (Date)

APPROVED DISAPPROVED BY: _____

(Title) (Date)

SPECIAL EVENT LICENSED PREMISES DIAGRAM
(This diagram must be completed with this application)

Special Event Diagram: (Show dimensions, serving areas, and label type of enclosure and security positions)
NOTE: Show nearest cross streets, highway, or road if location doesn't have an address.





TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 7i.

MEETING DATE: January 20, 2015

DEPARTMENT: Administration

STAFF PRESENTER: Lisa Garcia, Deputy Town
Manager/Town Clerk

SUBJECT: Caliente Casa De Sol's Special Event License
Application for Spring Fling Fundraiser – Chicken Challenge

- Action**
- Information Only**
- Public Hearing**
- Resolution**
- Ordinance**
 - Regulatory
 - 1st Reading
 - 2nd Reading
- Other**

RECOMMENDED MOTION/ACTION:

Favorable recommendation to the Arizona Department of Liquor Licenses and Control on Caliente Casa De Sol's Special Event License Application for Spring Fling Fundraiser – Chicken Challenge on February 25, 2015.

BACKGROUND/DISCUSSION:

Caliente Casa De Sol has submitted an application for a Special Event License. The purpose of a Special Event License is to allow charitable, civic, fraternal, political, or religious organizations to sell and serve spirituous liquor for consumption as a fundraiser. Special event licenses may be issued for no more than a cumulative total of 10 days in a calendar year. The fee for a Special Event License is \$25 per day, payable to the Arizona Department of Liquor License and Control. The \$25 check will be forwarded to the Arizona Department of Liquor Licenses upon Council's approval.

FINANCIAL IMPACT:

None

STAFF RECOMMENDATION:

Staff recommends the Council forward a favorable recommendation to the Arizona Department of Liquor Licenses and Control.

ATTACHMENTS:

Application

State of Arizona Department of Liquor Licenses and Control
 800 W. Washington, 5th Floor
 Phoenix, AZ 85007
 www.azliquor.gov
 (602)542-5141

APPLICATION FOR SPECIAL EVENT LICENSE

Fee = \$25.00 per day for 1-10 day events only
 A service fee of \$25.00 will be charged for all dishonored checks (A.R.S. § 44-6852)

**NOTE: THIS DOCUMENT MUST BE FULLY COMPLETED OR IT WILL BE RETURNED.
 PLEASE ALLOW 10 BUSINESS DAYS FOR APPROVAL**

****Application must be approved by local government before submission to
 Department of Liquor Licenses and Control. (Section #20)**

DLIC USE ONLY
LICENSE #

1. Name of Organization: Caliente Casade Sol

2. Non-Profit/I.R.S. Tax Exempt Number: 86-00346036

3. The organization is a: (check one box only)

Charitable Fraternal (must have regular membership and in existence for over 5 years)
 Civic Political Party, Ballot Measure, or Campaign Committee
 Religious Non Profit Corporation

4. What is the purpose of this event? Spring Fling Fundraiser - chicken challenge

5. Location of the event: 3520 South DAKOTA Florence Pinal 85132
Address of physical location (Not P.O. Box) City County Zip

Applicant must be a member of the qualifying organization and authorized by an Officer, Director or Chairperson of the Organization named in Question #1. (Signature required in section #18)

6. Applicant: HUGHES JOHNIE WMAY 9-29-51
Last First Middle Date of Birth

7. Applicant's Mailing Address: 311 Maricopa Florence AZ 85132
Street City State Zip

8. Phone Numbers: (520) 868-5340 (520) 868-5520 (559) 349-0791
Site Owner # Applicant's Business # Applicant's Home #

9. Date(s) & Hours of Event:

	Date	Day of Week	Hours from A.M./P.M.	To A.M./P.M.
Day 1:	<u>2-25-15</u>	<u>Wednesday</u>	<u>11:00 AM</u>	<u>3:00-PM</u>
Day 2:	_____	_____	_____	_____
Day 3:	_____	_____	_____	_____
Day 4:	_____	_____	_____	_____
Day 5:	_____	_____	_____	_____
Day 6:	_____	_____	_____	_____
Day 7:	_____	_____	_____	_____
Day 8:	_____	_____	_____	_____
Day 9:	_____	_____	_____	_____
Day 10:	_____	_____	_____	_____

10. Has the applicant been convicted of a felony in the past five years, or had a liquor license revoked?
 YES NO (attach explanation if yes)

11. This organization has been issued a special event license for 7 days this year, including this event
(not to exceed 10 days per year).

12. Is the organization using the services of a promoter or other person to manage the event? YES NO
If yes, attach a copy of the agreement.

13. List all people and organizations who will receive the proceeds. Account for 100% of the proceeds.
**THE ORGANIZATION APPLYING MUST RECEIVE 25% OF THE GROSS REVENUES OF THE SPECIAL
EVENT LIQUOR SALES.**

Name Caliente Casa de Sol 100%
Address 3502 N. Pinal Pkwy Florence AZ 85132 Percentage
Name _____
Address _____ Percentage
(Attach additional sheet if necessary)

14. Knowledge of Arizona State Liquor Laws Title 4 is important to prevent liquor law violations. If you have any questions regarding the law or this application, please contact the Arizona State Department of Liquor Licenses and Control for assistance.

NOTE: ALL ALCOHOLIC BEVERAGE SALES MUST BE FOR CONSUMPTION AT THE EVENT SITE ONLY.
"NO ALCOHOLIC BEVERAGES SHALL LEAVE SPECIAL EVENT PREMISES."

15. What security and control measures will you take to prevent violations of state liquor laws at this event?
(List type and number of security/police personnel and type of fencing or control barriers if applicable)

6 # Police Fencing
6 # Security personnel Barriers

Event area is entirely enclosed

16. Is there an existing liquor license at the location where the special event is being held? YES NO
If yes, does the existing business agree to suspend their liquor license during the time period, and in the area in which the special event license will be in use? YES NO
(ATTACH COPY OF AGREEMENT)

Name of Business () _____
Phone Number

17. Your licensed premises is that area in which you are authorized to sell, dispense, or serve spirituous liquors under the provisions of your license. The following page is to be used to prepare a diagram of your special event licensed premises. Please show dimensions, serving areas, fencing, barricades or other control measures and security positions.

THIS SECTION TO BE COMPLETED ONLY BY AN OFFICER, DIRECTOR OR CHAIRPERSON OF THE ORGANIZATION NAMED IN QUESTION #1

18. Dean Buhrle declare that I am an Officer/Director/Chairperson appointing the applicant listed in Question 6, to apply on behalf of the foregoing organization for a Special Event Liquor License.

X Dean Buhrle (Signature) CFOA President (Title/Position) 1-6-15 (Date) (913) 708-3370 (Phone #)



State of Arizona County of Pinal
The foregoing instrument was acknowledged before me this 7 Day Jan Month 2015 Year
Diane Heugel (Signature of NOTARY PUBLIC)

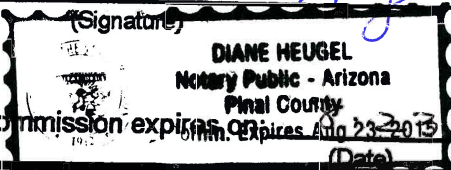
My Commission expires on 8-23-15 (Date)

THIS SECTION TO BE COMPLETED ONLY BY THE APPLICANT NAMED IN QUESTION #6

19. JOHNNIE W. HUGHES declare that I am the APPLICANT filing this application as listed in Question 6. I have read the application and the contents and all statements are true, correct and complete.

X Johnnie W. Hughes (Signature)

State of Arizona County of Pinal
The foregoing instrument was acknowledged before me this Seventh Day Jan Month 2015 Year



Diane Heugel (Signature of NOTARY PUBLIC)

My commission expires on 8-23-15 (Date)

You must obtain local government approval. City or County MUST recommend event and complete item #20. The local governing body may require additional applications to be completed and submitted 60 days in advance of the event. Additional licensing fees may also be required before approval may be granted.

LOCAL GOVERNING BODY APPROVAL SECTION

20. I, _____ (Government Official) _____ (Title) hereby recommend this special event application on behalf of _____ (City, Town or County) _____ (Signature of OFFICIAL) _____ (Date)

FOR DLLC DEPARTMENT USE ONLY

Department Comment Section:

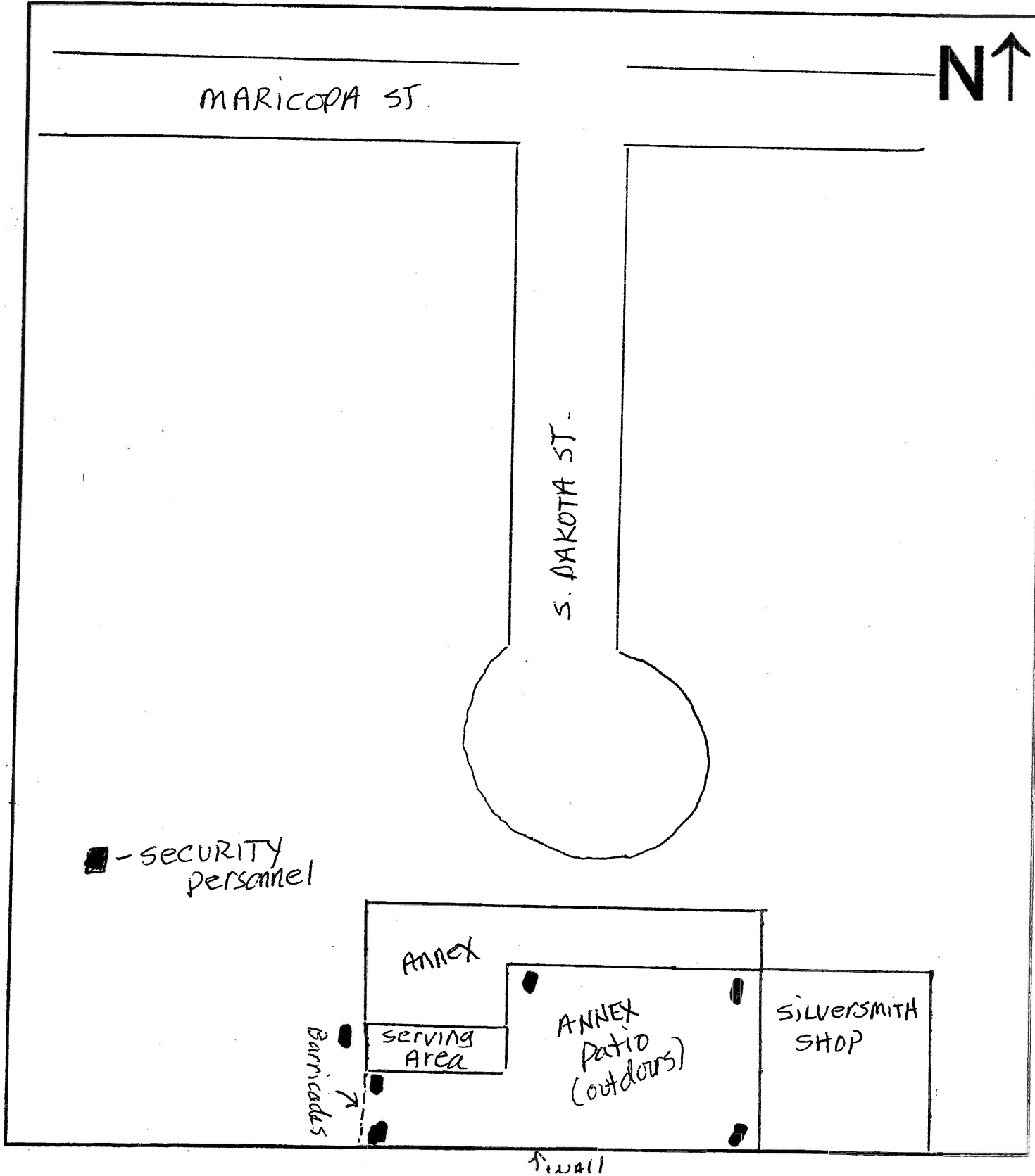
(Employee) _____ (Date)


APPROVED DISAPPROVED BY: _____

(Title) _____ (Date)

SPECIAL EVENT LICENSED PREMISES DIAGRAM
(This diagram must be completed with this application)

Special Event Diagram: (Show dimensions, serving areas, and label type of enclosure and security positions)
NOTE: Show nearest cross streets, highway, or road if location doesn't have an address.



	TOWN OF FLORENCE COUNCIL ACTION FORM	<u>AGENDA ITEM</u> 7j.
MEETING DATE: January 20, 2015 DEPARTMENT: Administration STAFF PRESENTER: Lisa Garcia, Deputy Town Manager/Town Clerk SUBJECT: Caliente Casa De Sol's Special Event License Application for Spring Fling Fundraiser – Casino Night		<input checked="" type="checkbox"/> Action <input type="checkbox"/> Information Only <input type="checkbox"/> Public Hearing <input type="checkbox"/> Resolution <input type="checkbox"/> Ordinance <input type="checkbox"/> Regulatory <input type="checkbox"/> 1st Reading <input type="checkbox"/> 2nd Reading <input type="checkbox"/> Other

RECOMMENDED MOTION/ACTION:

Favorable recommendation to the Arizona Department of Liquor Licenses and Control on Caliente Casa De Sol's Special Event License Application for Spring Fling Fundraiser – Casino Night on February 27, 2015.

BACKGROUND/DISCUSSION:

Caliente Casa De Sol has submitted an application for a Special Event License. The purpose of a Special Event License is to allow charitable, civic, fraternal, political, or religious organizations to sell and serve spirituous liquor for consumption as a fundraiser. Special event licenses may be issued for no more than a cumulative total of 10 days in a calendar year. The fee for a Special Event License is \$25 per day, payable to the Arizona Department of Liquor License and Control. The \$25 check will be forwarded to the Arizona Department of Liquor Licenses upon Council's approval.

FINANCIAL IMPACT:

None

STAFF RECOMMENDATION:

Staff recommends the Council forward a favorable recommendation to the Arizona Department of Liquor Licenses and Control.

ATTACHMENTS:

Application

State of Arizona Department of Liquor Licenses and Control
 800 W. Washington, 5th Floor
 Phoenix, AZ 85007
 www.azliquor.gov
 (602)542-5141

APPLICATION FOR SPECIAL EVENT LICENSE

Fee = \$25.00 per day for 1-10 day events only
 A service fee of \$25.00 will be charged for all dishonored checks (A.R.S. § 44-6852)

**NOTE: THIS DOCUMENT MUST BE FULLY COMPLETED OR IT WILL BE RETURNED.
 PLEASE ALLOW 10 BUSINESS DAYS FOR APPROVAL**

****Application must be approved by local government before submission to
 Department of Liquor Licenses and Control. (Section #20)**

DLLC USE ONLY
LICENSE #

1. Name of Organization: Caliente Casa de Sol

2. Non-Profit/I.R.S. Tax Exempt Number: 86-0346036

3. The organization is a: (check one box only)

Charitable Fraternal (must have regular membership and in existence for over 5 years)
 Civic Political Party, Ballot Measure, or Campaign Committee
 Religious non profit corporation

4. What is the purpose of this event? Fund Raiser - Casino Night

5. Location of the event: 3543 N. Caliente Blvd Florence Pinal 85132

Address of physical location (Not P.O. Box) City County Zip

Applicant must be a member of the qualifying organization and authorized by an Officer, Director or Chairperson of the Organization named in Question #1. (Signature required in section #18)

6. Applicant: HUGHES JOHNNIE WRAY 9-29-51

Last First Middle Date of Birth

7. Applicant's Mailing Address: 311 Maricopa Florence AZ 85132

Street City State Zip

8. Phone Numbers: (520) 868-5340 (520) 868-5520 (559) 349-0791

Site Owner # Applicant's Business # Applicant's Home #

9. Date(s) & Hours of Event:

	Date	Day of Week	Hours from A.M./P.M.	To A.M./P.M.
Day 1:	<u>2-27-15</u>	<u>Friday</u>	<u>6:00 PM</u>	<u>10:00 PM</u>
Day 2:	_____	_____	_____	_____
Day 3:	_____	_____	_____	_____
Day 4:	_____	_____	_____	_____
Day 5:	_____	_____	_____	_____
Day 6:	_____	_____	_____	_____
Day 7:	_____	_____	_____	_____
Day 8:	_____	_____	_____	_____
Day 9:	_____	_____	_____	_____
Day 10:	_____	_____	_____	_____

10. Has the applicant been convicted of a felony in the past five years, or had a liquor license revoked?
 YES NO (attach explanation if yes)

11. This organization has been issued a special event license for 4 days this year, including this event
(not to exceed 10 days per year).

12. Is the organization using the services of a promoter or other person to manage the event? YES NO
If yes, attach a copy of the agreement.

13. List all people and organizations who will receive the proceeds. Account for 100% of the proceeds.
THE ORGANIZATION APPLYING MUST RECEIVE 25% OF THE GROSS REVENUES OF THE SPECIAL EVENT LIQUOR SALES.

Name Caliente Casa de Sol 100%
Address 3502 N. Pinal Pkwy Florence AZ 85132 Percentage
Name _____
Address _____ Percentage
(Attach additional sheet if necessary)

14. Knowledge of Arizona State Liquor Laws Title 4 is important to prevent liquor law violations. If you have any questions regarding the law or this application, please contact the Arizona State Department of Liquor Licenses and Control for assistance.

NOTE: ALL ALCOHOLIC BEVERAGE SALES MUST BE FOR CONSUMPTION AT THE EVENT SITE ONLY.
"NO ALCOHOLIC BEVERAGES SHALL LEAVE SPECIAL EVENT PREMISES."

15. What security and control measures will you take to prevent violations of state liquor laws at this event?
(List type and number of security/police personnel and type of fencing or control barriers if applicable)

6 # Police Fencing
6 # Security personnel Barriers

Event will take place inside Caliente CLUBhouse

16. Is there an existing liquor license at the location where the special event is being held? YES NO
If yes, does the existing business agree to suspend their liquor license during the time period, and in the area in which the special event license will be in use? YES NO
(ATTACH COPY OF AGREEMENT)

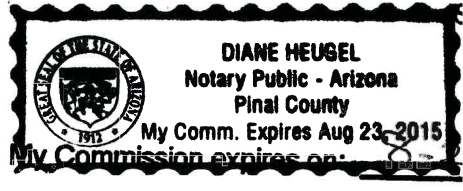
Name of Business () _____
Phone Number

17. Your licensed premises is that area in which you are authorized to sell, dispense, or serve spirituous liquors under the provisions of your license. The following page is to be used to prepare a diagram of your special event licensed premises. Please show dimensions, serving areas, fencing, barricades or other control measures and security positions.

THIS SECTION TO BE COMPLETED ONLY BY AN OFFICER, DIRECTOR OR CHAIRPERSON OF THE ORGANIZATION NAMED IN QUESTION #1

18. I, Dean Buhrle declare that I am an Officer/Director/Chairperson appointing the applicant listed in Question 6, to apply on behalf of the foregoing organization for a Special Event Liquor License.

X Dean Buhrle (Signature) CPOA President (Title/Position) 1-6-15 (Date) (913) 708-3370 (Phone #)

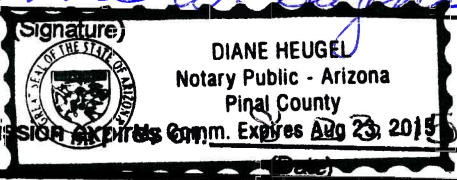


State of Arizona County of Pinal
The foregoing instrument was acknowledged before me this Seventh Jan 2015
Day Month Year
Diane Heugel (Signature of NOTARY PUBLIC)

THIS SECTION TO BE COMPLETED ONLY BY THE APPLICANT NAMED IN QUESTION #6

19. I, JOHNNIE W. HUGHES declare that I am the APPLICANT filing this application as listed in Question 6. I have read the application and the contents and all statements are true, correct and complete.

X Johnnie W. Hughes (Signature)



State of Arizona County of Pinal
The foregoing instrument was acknowledged before me this Seventh Jan 2015
Day Month Year
Diane Heugel (Signature of NOTARY PUBLIC)

You must obtain local government approval. City or County MUST recommend event and complete item #20. The local governing body may require additional applications to be completed and submitted 60 days in advance of the event. Additional licensing fees may also be required before approval may be granted.

LOCAL GOVERNING BODY APPROVAL SECTION

20. I, _____ (Government Official) _____ (Title) hereby recommend this special event application on behalf of _____ (City, Town or County) _____ (Signature of OFFICIAL) _____ (Date)

FOR DLLC DEPARTMENT USE ONLY

Department Comment Section:

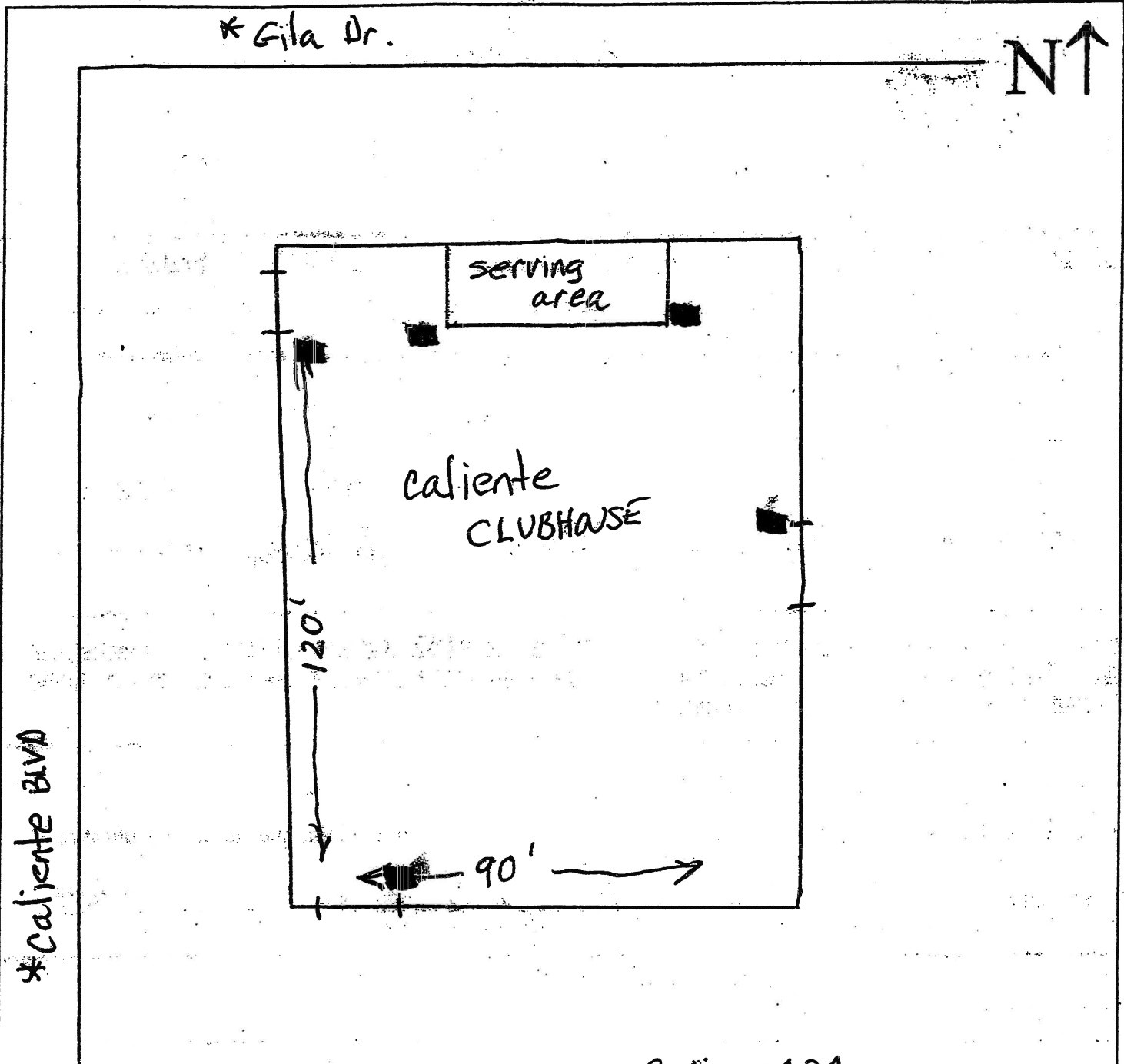
(Employee) _____ (Date)

APPROVED DISAPPROVED BY: _____

(Title) _____ (Date)

SPECIAL EVENT LICENSED PREMISES DIAGRAM
(This diagram must be completed with this application)

Special Event Diagram: (Show dimensions, serving areas, and label type of enclosure and security positions)
NOTE: Show nearest cross streets, highway, or road if location doesn't have an address.



* STREETS are privately owned by CPOA
■ security personnel



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 7k.

MEETING DATE: January 20, 2015

DEPARTMENT: Administration

STAFF PRESENTER: Lisa Garcia, Deputy Town
Manager/Town Clerk

SUBJECT: Caliente Casa De Sol's Special Event License
Application for Spring Fling Fundraiser – Horse Races

- Action
- Information Only
- Public Hearing
- Resolution
- Ordinance
 - Regulatory
 - 1st Reading
 - 2nd Reading
- Other

RECOMMENDED MOTION/ACTION:

Favorable recommendation to the Arizona Department of Liquor Licenses and Control on Caliente Casa De Sol's Special Event License Application for Spring Fling Fundraiser – Horse Races on March 1, 2015.

BACKGROUND/DISCUSSION:

Caliente Casa De Sol has submitted an application for a Special Event License. The purpose of a Special Event License is to allow charitable, civic, fraternal, political, or religious organizations to sell and serve spirituous liquor for consumption as a fundraiser. Special event licenses may be issued for no more than a cumulative total of 10 days in a calendar year. The fee for a Special Event License is \$25 per day, payable to the Arizona Department of Liquor License and Control. The \$25 check will be forwarded to the Arizona Department of Liquor Licenses upon Council's approval.

FINANCIAL IMPACT:

None

STAFF RECOMMENDATION:

Staff recommends the Council forward a favorable recommendation to the Arizona Department of Liquor Licenses and Control.

ATTACHMENTS:

Application

10. Has the applicant been convicted of a felony in the past five years, or had a liquor license revoked?
 YES NO (attach explanation if yes)

11. This organization has been issued a special event license for 5 days this year, including this event
(not to exceed 10 days per year).

12. Is the organization using the services of a promoter or other person to manage the event? YES NO
If yes, attach a copy of the agreement.

13. List all people and organizations who will receive the proceeds. Account for 100% of the proceeds.
**THE ORGANIZATION APPLYING MUST RECEIVE 25% OF THE GROSS REVENUES OF THE SPECIAL
EVENT LIQUOR SALES.**

Name Caliente Casa de Sol 100%
Percentage

Address _____

Name _____ Percentage _____

Address _____
(Attach additional sheet if necessary)

14. Knowledge of Arizona State Liquor Laws Title 4 is important to prevent liquor law violations. If you have any questions regarding the law or this application, please contact the Arizona State Department of Liquor Licenses and Control for assistance.

NOTE: ALL ALCOHOLIC BEVERAGE SALES MUST BE FOR CONSUMPTION AT THE EVENT SITE ONLY.
"NO ALCOHOLIC BEVERAGES SHALL LEAVE SPECIAL EVENT PREMISES."

15. What security and control measures will you take to prevent violations of state liquor laws at this event?
(List type and number of security/police personnel and type of fencing or control barriers if applicable)

0 # Police Fencing
6 # Security personnel Barriers

Event will be held inside Caliente clubhouse

16. Is there an existing liquor license at the location where the special event is being held? YES NO
If yes, does the existing business agree to suspend their liquor license during the time period, and in the area in which the special event license will be in use? YES NO
(ATTACH COPY OF AGREEMENT)

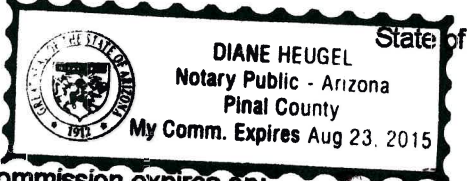
Name of Business () _____
Phone Number

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THIS SECTION TO BE COMPLETED ONLY BY AN OFFICER, DIRECTOR OR CHAIRPERSON OF THE ORGANIZATION NAMED IN QUESTION #1

18. I, Dean Buhle declare that I am an Officer/Director/Chairperson appointing the applicant listed in Question 6, to apply on behalf of the foregoing organization for a Special Event Liquor License.

X Dean Buhle (Signature) CPOA President (Title/Position) 1-6-15 (Date) 913 (602) 708-3370 (Phone #)



State of Arizona County of Pinal
The foregoing instrument was acknowledged before me this Seventh Day Jan Month 2015 Year

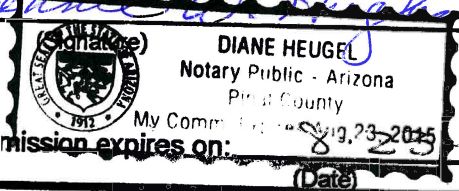
My Commission expires on: 8-23-15 (Date)

Diane Heugel (Signature of NOTARY PUBLIC)

THIS SECTION TO BE COMPLETED ONLY BY THE APPLICANT NAMED IN QUESTION #6

19. I, JOHNIE W. HUGHES declare that I am the APPLICANT filing this application as listed in Question 6. I have read the application and the contents and all statements are true, correct and complete.

X Johnie W. Hughes (Signature)



State of Arizona County of Pinal
The foregoing instrument was acknowledged before me this Seventh Day Jan Month 2015 Year

My commission expires on: 8-23-15 (Date)

Diane Heugel (Signature of NOTARY PUBLIC)

You must obtain local government approval. City or County MUST recommend event and complete item #20. The local governing body may require additional applications to be completed and submitted 60 days in advance of the event. Additional licensing fees may also be required before approval may be granted.

LOCAL GOVERNING BODY APPROVAL SECTION

20. I, _____ (Government Official) _____ (Title) hereby recommend this special event application on behalf of _____ (City, Town or County) _____ (Signature of OFFICIAL) _____ (Date)

FOR DLLC DEPARTMENT USE ONLY

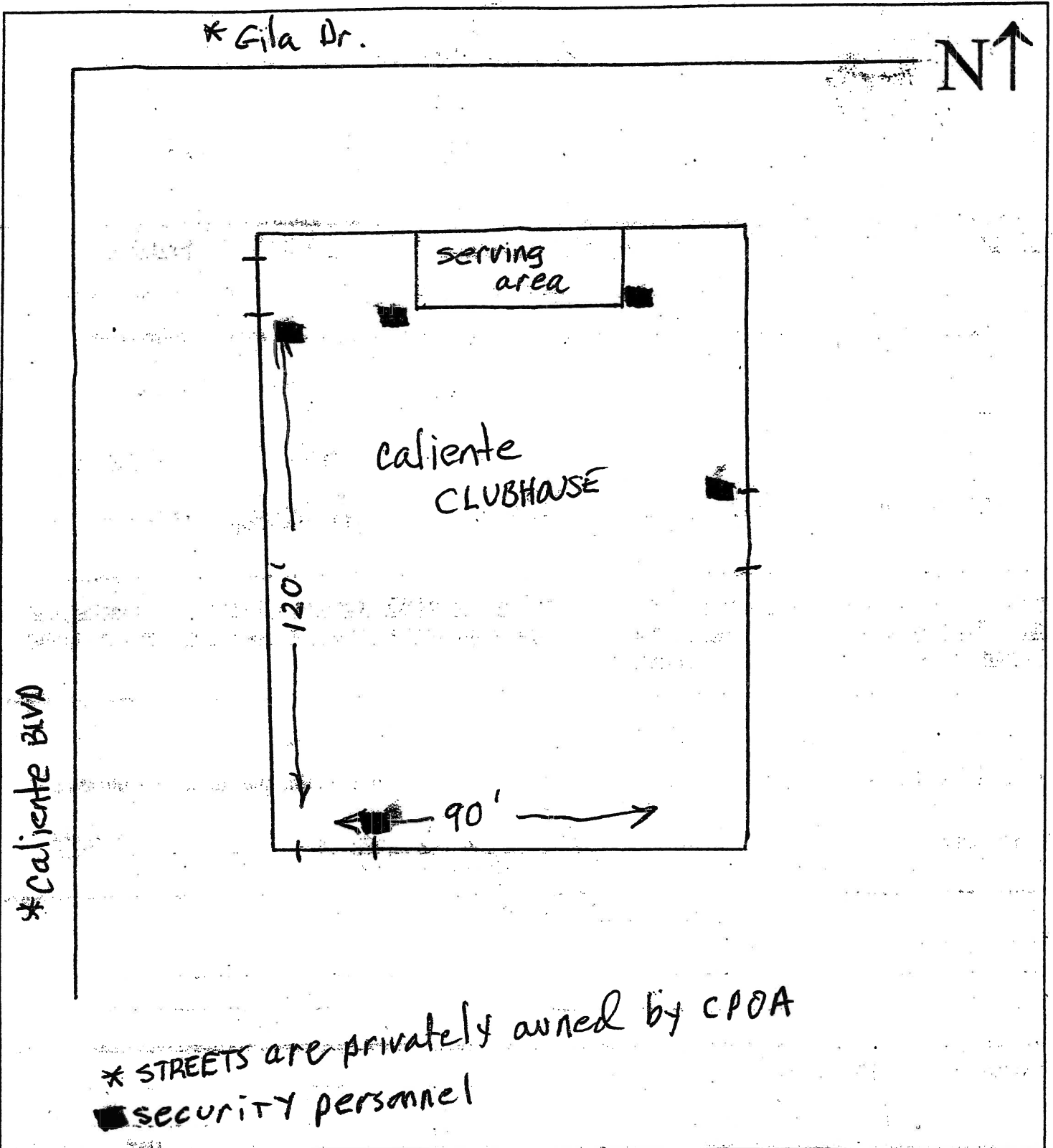
Department Comment Section:

(Employee) _____ (Date)

APPROVED DISAPPROVED BY: _____ (Title) _____ (Date)

SPECIAL EVENT LICENSED PREMISES DIAGRAM
(This diagram must be completed with this application)

Special Event Diagram: (Show dimensions, serving areas, and label type of enclosure and security positions)
NOTE: Show nearest cross streets, highway, or road if location doesn't have an address.



MINUTES OF THE FLORENCE TOWN COUNCIL MEETING HELD ON MONDAY, DECEMBER 15, 2014, AT 6:00 P.M., IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER

Mayor Rankin called the meeting to order at 6:05 pm.

ROLL CALL:

Present: Rankin, Woolridge, Hawkins, Montañó, Guilin, Anderson
Absent: Walter

INVOCATION

No invocation was conducted

PLEDGE OF ALLEGIANCE

Mayor Rankin led the Pledge of Allegiance.

CALL TO THE PUBLIC

Call to the Public for public comment on issues within the jurisdiction of the Town Council. Council rules limit public comment to three minutes. Individual Councilmembers may respond to criticism made by those commenting, may ask staff to review a matter raised or may ask that a matter be put on a future agenda. However, members of the Council shall not discuss or take action on any matter during an open call to the public unless the matters are properly noticed for discussion and legal action.

Mr. Donald Woolridge, Florence Resident, stated that he has received concerns from Florence citizens regarding the morality of the Town Council. He stated that the concerns are with the integrity and principles that are guiding members of Council in their day-to-day business decision for the Town. He stated that he hopes that Council will continue to be non-biased in their decision making and keep the best interest of the Town in the forefront of all business actions and when representing the great town of Florence.

Ms. Ruth Harrison, Florence Resident, stated that she would like to see the contract with the prisons to have inmates clean Main Street changed. She stated that she believes the presence of inmates throughout the mornings makes shop owners, citizens and visitors to Florence uncomfortable. She recommended that the inmate workers be used to clean up the medians along the highways or at a minimum limit the inmate's work times to be when the businesses on Main Street are not open.

PRESENTATIONS

Presentation by Greater Florence Chamber of Commerce recognizing Crown Point Property Services as the Business of the Month.

Mr. Jim Gilloon, Office Manager, Greater Florence Chamber of Commerce, recognized Crown Property Services as the business of the month for December, 2014. He stated that Crown Property Services is being recognized for their community service, donating time, and sponsoring events throughout the Town. He stated that Crown Property Services consistently goes above and beyond participating with the Parks and Recreation Department, sponsoring the Nevada Home and Garden Show and adopting a store front with Main Street Lights.

Ms. Shawn Gibson, Owner, Crown Property Services, stated that she is appreciative of this recognition. She stated that she has worked hard to bring jobs to the area and to provide a high-quality service. She said it has been a pleasure serving on various Town Boards and interacting with the members of Florence.

Presentation and Discussion/Approval/Disapproval of the annual audit by the Town's independent auditors, Henry and Horne.

Mr. Michael Farina, Finance Director, stated that the Town is required to prepare a year-end financial report and have that report audited by the Town's independent auditor. He stated that the report presents the result for Fiscal Year ending June 30, 2014, and shows that the Town is in excellent financial health.

Ms. Marilyn Mays, Henry and Horne, LLP, stated that the firm performed the audit for the Fiscal Year ending June 30, 2014. She stated that Town staff is responsible for the preparation and fair presentation of the financial statements and it is their job to provide an opinion on those statements. She stated that the Town received a clean unqualified, unmodified opinion, which means it is a clean opinion. She stated that the Town received over \$500,000 in Federal funding which required a separate single audit that also received a clean unqualified, unmodified opinion.

Mayor Rankin inquired if the Henry and Horne, LLP team is satisfied with the Town's financial processes.

Ms. Mays stated that they did not find any significant deficiencies or material weaknesses.

On motion of Councilmember Montaña, seconded by Councilmember Anderson, and carried to approve the 2014 Fiscal Year annual audit.

Presentation of the Quarterly Financial Report as of June 30, 2014 (Year-End) and the Quarterly Financial Report as of September 30, 2014.

Mr. Farina presented the 2014 Fourth Quarter Financial Report. He stated that as of year-end, the Town revenues met or exceeded budget expectations and were ahead of the prior year. The Town's expenditures finished within the budget established for the

2013-2014 Fiscal Year. He stated that the General Fund revenues, excluding transfers, exceeded budget expectations by 6% or \$676,000, and expenditures were within budget, resulting in a savings of \$902,000.

Mr. Farina stated the following:

- Sales tax collected from private construction projects, governmental construction projects, food sales and all other sales taxes, ended 11% or \$388,543 ahead of budget expectation.
- State-shared income tax met budget expectations and ended 9% ahead of the prior year.
- Vehicle license tax exceeded budget expectations ending the year 6% or \$69,357 ahead of budget
- Highway User Revenue ended 1% or \$9,164 below budget expectations but did end 3% or \$44,571 ahead of the prior year.
- General Fund budget, excluding transfers, was \$12,592,706 and at year end, 93% or \$11,690,707
 - Resulted in a budget savings of \$901,999.

Mr. Farina stated that the Highway User Revenue Fund is primarily supported by State-Shared Highway User Revenue and Transportation Excise Tax from Pinal County that must be used on street and highway expenditures. He stated that following:

- Fund revenue excluding transfers, exceeded budget expectations by 5% or \$121,185 and expenditures were within budget.
- 27% of the budget was expended because capital outlay is the largest component of the expenditures and is only 4% expended.
- Capital outlay in the amount of \$2,290,700 was carried forward to Fiscal Year 2014-2015.

Mr. Farina stated that the Capital Improvement Fund accounts for the Town capital projects includes building and building improvements, park improvements, land acquisitions and equipment. He stated that the annual budget-projected Capital Project Fund revenue was \$1,180,000 of which \$1,456,333 was expended resulting in a 23% or \$276,333 increase over projections. He stated that the following funds performed as follows:

- Water Utility: Fee revenue was at 98% of budget expectations and expenditures were within budget. Of the \$4.8 million capital budget, 6% was expended with many project budgets carried forward to the next fiscal year.
- Wastewater Utility: Fee revenue exceeded budget expectations by 2% and expenditures were within budget. Of the \$2.3 million capital budget, 3% was expended with many project budgets carried forward to the next fiscal year.
- Sanitation: Fee revenue exceeded budget expectation by 1% and expenditures were within budget.

Councilmember Montañó inquired about the improvement project on Hunt Highway starting at the curve heading towards the Safeway shopping center.

Mr. John Mitchell, Interim Public Works Director, stated that the project is a priority for the department to complete. He stated that he was of the understanding that the Town had an opportunity to partner with the County when the County was completing improvements along the sweep of the curve and not sure why the project was not completed at that time. He stated that he is working with the Street Department to complete the project.

Councilmember Montañó inquired as to the status of the temporary signage that is in place on the drainage canal on the east side of Attaway Road right before the intersection with Hunt Highway.

Mr. Mitchell stated that staff has a consultant currently looking at this project along with the signal lights for Fire Station 2 and the asphalt repairs on Hunt Highway. He stated that he will be bringing a request to Council at the January 5, 2015 meeting to enter into a Professional Service Agreement with the consultant and that these projects are high on the list for completion in the near future.

Councilmember Anderson inquired what the interest and fiscal charges of \$807,405 were referring to in the audit on page 26.

Mr. Farina stated that it referred to the interest on the debt services and the CFDs.

Mayor Rankin inquired as to the status of the Willow Street and Central Street sidewalk/curb and gutter project.

Mr. Charles Montoya, Town Manager, stated that the project has been awarded and that he has signed the contract.

Mr. Mitchell stated that a pre-construction meeting is scheduled this week.

Mayor Rankin stated that both the streets are experiencing excessive vehicle speeds and are in need of speed humps.

Mr. Farina reviewed the unaudited First Quarter Financial Report stating that sales tax is 9% lower than budget expectations due to lower revenue from private construction and several vendors who have not paid sales taxes for several months. He went on to review the following revenue accounts:

- State-shared tax is 2% below budget expectation and is 4% ahead of the prior year.
- State-shared income tax equals budget expectation and is 9% ahead of the prior year.
- Vehicle license tax is 1% ahead of budget expectation and is 6% ahead of the prior year.
- Highway user revenue is 4% ahead of budget expectation and is 10% ahead of the prior year.

- Transportation excise tax is 8% lower than budget expectations and 2% less than the prior year.

Mr. Farina stated that the total Town revenues are slightly lower than expectations and the expenditures are within budget. He stated that the fund balances are healthy and normal and went on to review the following expenditure accounts:

- General Fund excluding transfers, revenue is 3% greater than budget expectation and expenditures are within budget with 20% of the budget expended.
- Capital Improvement Fund revenue from private construction sale tax is 17% lower than expected and expenditures are within budget.
- HURF revenue is 4% ahead of budget expectations and expenditures are within budget.
- Water Utility has collected 16% of the budgeted revenue and expenditures are within budget.
- Wastewater Utility has collected 16% of the budgeted revenue and expenditures are within budget.
- Sanitation has collected 23% of the budgeted revenue and expenditures are within budget.

Councilmember Anderson inquired as to the formula that is used to calculate monthly budget figures.

Mr. Farina stated that he does a three year monthly trend analysis then extracts the information into the current year and then compares those figures with actual figures.

Councilmember Anderson commended Mr. Farina for his concise budgeting.

ADJOURN TO A SPECIAL MEETING OF THE FLORENCE TOWN COUNCIL

On motion of Councilmember Woolridge, seconded by Councilmember Hawkins, and carried to adjourn to a Special Meeting of the Florence Town Council.

Ms. Lisa Garcia, Deputy Town Manager/Town Clerk, read Resolution No. 1486-14 by title only.

A RESOLUTION OF THE TOWN COUNCIL OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, PROPOSING A ONE-TIME SPECIFIC AMOUNT IN EXCESS OF THE STATE-IMPOSED EXPENDITURE LIMITATION AND SETTING A SPECIAL ELECTION FOR MAY 19, 2015 (First public hearing and reading of Resolution No. 1486-14 held on December 1, 2014).

Mayor Rankin opened the public hearing. There were no public comments. Mayor Rankin closed the public hearing.

On motion of Councilmember Guilin, seconded by Councilmember Woolridge to adopt Resolution No. 1486-14.

Roll Call:

Councilmember Guilin: Yes
Councilmember Woolridge: Yes
Councilmember Anderson: Yes
Councilmember Montaña: Yes
Councilmember Hawkins: Yes
Mayor Rankin: Yes

Motion passed: Yes: 6; No: 0

ADJOURN FROM A SPECIAL MEETING OF THE FLORENCE TOWN COUNCIL.

On motion of Councilmember Woolridge, seconded by Councilmember Montaña, and carried to adjourn from a Special Meeting of the Florence Town Council.

CONSENT: All items on the consent agenda will be handled by a single vote as part of the consent agenda, unless a Councilmember or a member of the public objects at the time the agenda item is called.

***Approval of a utility easement between the Town of Florence and Arizona Public Service Company for the Territory Square Project.**

***Authorization to enter into a Professional Services Agreement with the Greater Florence Chamber of Commerce for calendar year 2015.**

***Approval of signing a contract with Apache Underground and Excavation for the Bailey Street Waterline.**

***Recommendation of Approval to the Arizona Department of Liquor Licenses and Control on Florence Gardens Mobile Home Association's applications for a Special Event Liquor License for social hours on January 8, January 22, February 5, February 19, March 5, March 19, November 12, and December 10, 2015.**

***Approval of the December 1 and December 8, 2014 Town Council minutes.**

On motion of Councilmember Montaña, seconded by Councilmember Hawkins, and carried to approve the Consent Agenda, as written.

NEW BUSINESS

Discussion/Approval/Disapproval of authorizing staff to issue a Request for Proposals (RFP) to the short-listed design-build firms for the proposed Fitness and Recreation Center and establish a maximum project budget of \$6,750,000.

Mr. Brian Hughes, Parks and Recreation Director, stated that on July 31, 2014, Town Council directed staff to obtain cost estimates for construction of a Fitness and Recreation Center that would allow for indoor athletics to include cardio, strength training and other recreation pursuits. He stated on September 15, 2014, Town Council further directed staff to issue a Request for Qualifications to secure a design-build team for a Fitness and Recreation Center. He stated due to State procurement laws related to design-build, a Fitness and Recreation Center project needed to be procured separately from the Library/Aquatics Complex project.

Mr. Hughes stated that on October 23, 2014, the Town Clerk's office received 12 Statements of Qualifications for the project. He stated that the Selection Committee reviewed and scored the submissions and short-listed five qualified design-build teams. He stated that the Fitness and Recreation Center is estimated at a cost not to exceed \$6,750,000 with an annual operation expense estimated at \$419,150. He stated that the pending expenditure limitations would have a direct effect on funding construction and operational costs and that staff recommends suspending the project indefinitely due to budgetary constraints.

On motion of Councilmember Anderson, seconded by Guilin and carried to suspend the Fitness and Recreation Center project indefinitely.

Announcement of the Mayor's appointments to the following liaison positions:

Arts & Culture Commission

Councilmember Hawkins

Anthem Area

Vice-Mayor Walter

Budget Committee

Councilmember Guilin and Councilmember Anderson

Central Arizona Association of Governments

Mayor Rankin and Vice-Mayor Walter

Emergency Operations Center

Councilmember Montañó

Greater Florence Chamber of Commerce

Mayor Rankin and Vice-Mayor Walter

Industrial Development Authority of the Town of Florence, Inc.

Councilmember Anderson

Florence Unified School District

Councilmember Montañó

Four Parks Area (Florence Gardens/Caliente/Casitas)

Mayor Rankin and Vice-Mayor Walter

Historic District Advisory Commission

Councilmember Guilin

League of Cities and Towns Resolution Committee

Mayor Rankin and Councilmember Woolridge

Joint Use Library Advisory Board

Councilmember Woolridge

Parks and Recreation Advisory Board

Vice-Mayor Walter

Pinal County Government Alliance

Mayor Rankin and Vice-Mayor Walter

Pinal Partnership

Mayor Rankin and Vice-Mayor Walter

Planning and Zoning Commission

Councilmember Hawkins

Public Safety Retirement (Police and Fire)

Councilmember Guilin

Maricopa Association of Governments

Mayor Rankin and Vice-Mayor Walter

Native American Community Tribes (Tohono O'odham Village and Gila River Indian Community)

Councilmember Woolridge

Mayor Rankin read into record the liaison appointments.

MANAGER'S REPORT

Mr. Charles Montoya, Town Manager, introduced Mr. Cliff Mattice, Dickinson Wright PLLC, the new Town Attorney.

Mayor Rankin welcomed Mr. Mattice on behalf of the Town Council.

CALL TO THE PUBLIC

Ms. Denise Kollert, Florence Resident, thanked the Parks and Recreation Department for the wonderful Christmas Parade and expressed her appreciation to Allison Feliz and staff for all their hard work to make the event such a great success. She inquired what the Anthem liaison does and why there is not a liaison for other communities in Florence.

CALL TO THE COUNCIL

Councilmember Guilin wished everyone a happy holiday.

Councilmember Anderson expressed his appreciation for the Town for sending him to training with the League of Cities and Towns. He stated that the training was excellent for a new council member and looks forward to using the knowledge.

Councilmember Hawkins wished everyone a happy and safe holiday season.

Councilmember Montaña stated that it is the last week to complete a tax deductible donation to the Florence Unified School District. He also stated that his thoughts and prayers go out to the Tom Celaya Sr. family.

Councilmember Woolridge stated that she too sends her thoughts and prayers to the Celaya family and to those who are sick or bereaved. She stated that she wished Town staff and members of the community a very Merry Christmas and a Happy New Year. She stated that she appreciates all the hard work that staff does for the community.

Mayor Rankin stated that this was the last meeting of the year and it had been a productive year. He stated that it is a season of giving and encouraged those who can to give of themselves to those who have less ensuring that everyone has a good holiday season.

Mayor Rankin stated he would like to see Town Council, staff and members of the community enter into the new year with a goal to be united, with respect for each other, the jobs and position we hold and to continue making the Town of Florence the best place to live. He wished everyone a wonderful holiday season and a very merry happy New Year.

ADJOURNMENT

On motion of Councilmember Montaña, seconded by Councilmember Hawkins, and carried to adjourn the meeting at 7:02 pm.

Tom J. Rankin, Mayor

ATTEST:

Florence Town Council Meeting
December 15, 2014
Page 9 of 10

Lisa Garcia, Town Clerk

I certify that the following is a true and correct copy of the minutes of the Florence Town Council meeting held on December 15, 2014, and that the meeting was duly called to order and that a quorum was present.

Lisa Garcia, Town Clerk

TOWN OF FLORENCE
HISTORIC DISTRICT ADVISORY COMMISSION
SPECIAL MEETING MINUTES

SPECIAL MEETING OF THE HISTORIC DISTRICT ADVISORY COMMISSION OF THE TOWN OF FLORENCE HELD WEDNESDAY, OCTOBER 8, 2014, AT 6:00 PM, IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 N. MAIN STREET, FLORENCE, ARIZONA.

CALL TO ORDER

Chairman Wheeler called the meeting to order at 6:00 pm.

ROLL CALL:

Present: Wheeler, Smith, Reid, Cochran, Adam, and Tapia.

PLEDGE OF ALLEGIANCE

Commissioner Cochran led the Pledge of Allegiance.

DISCUSSION/APPROVAL/DISAPPROVAL of the minutes of the regular meeting conducted on August 27, 2014.

On motion of Chairman Wheeler, seconded by Commissioner Smith, and carried to approve the minutes of the regular meeting conducted on August 27, 2014 with the said conditions.

STAFF PRESENTATION/DISCUSSION

CASE HDAC-08-14-DR (BUCKS 4 STYLE)

DISCUSSION/APPROVAL/DISAPPROVAL of a Design Review signage application for the "Bucks 4 Style" retail establishment located at 390 North Main Street in Florence, Arizona.

Heath Reed, Town Planner, stated this historical commercial building was built in 1889 as a flat roof adobe structure with saguaro cactus rib on the roof. The building has been utilized for commercial uses from a saloon, a grocery store, offices, hair salon and now to a clothing consignment store. This property is zoned DC (Downtown Commercial) which allows retail uses.

The owner of "Bucks 4 Style" opened their doors on east Butte Avenue three months ago in a shared commercial building within the Town. The owner desired to open the business to provide affordable clothing for families in Florence. The owner decided to

relocate at the beginning of September to a Downtown location on Main Street next to Padilla Park.

The applicant, Kim Ehlebracht, has met with staff and submitted an application for Design Review for wall signage at 390 North Main Street location. The wall signs will be located where the existing Cody & Co. signs are on the north, south and in front of the building facing Main Street. The north and south wall signs are 2'x8' while the two on the front of the building facing Main Street are 3'x5' each.

The applicant is proposing to place a total of three wall signs on the building. The first sign will be located on the north wall (facing the Silver King), one on the south wall (facing the parking lot) and one on the front of the building under the window (facing Main Street). The applicant is proposing to remove the fourth sign that is on the front of the building facing Main Street.

The signs will be plain and easy to read for its size and location. The design will contain black lettering and a white background. Staff recognizes that the location and style of the sign is a good fit for this location and follows the Florence Town Site Historic District Preservation Design Guidelines for wall signs.

In section 6.2.4 Typeface of the Florence Town Site Historic District Preservation Design Guidelines depicts specific types of fonts to avoid and use. The font that the applicant used does not fully follow the three options that the Guidelines suggest. However, the font is still legible and easy to read with a color comparison that is not intrusive or loud and distracting. The colors provide significant contrast between the background of the sign and the letters. Staff noted that the design of the sign does not clash with current signs within the area.

Staff found that this request is in compliance with applicable Town Codes for and recommended approval to the Historic District Advisory Commission for the Design Review application HDAC-08-14-DR, subject to the following conditions:

1. Construction of signage shall conform to the exhibits presented on October 8, 2014.
2. Design Review approval shall expire in one (1) year from this approval (October 8, 2014) if a building permit is not issued for the subject site/project within said period.
3. Signage shall comply with all applicable Town Codes, including all applicable building, fire and engineering codes. Signage will be consistent with guideline recommendations as to font and the sign location and size under the front window. (Approved by HDAC on 10/8/2014)

The Commissioners discussed the height of the sign needing to be shorter and the font needing to be an approved font.

Commissioner Wheeler stated the Commission could approve it with a condition stating signage shall comply with all applicable Town Codes. Signage will be consistent with the guideline recommendations of font. And the side sign should be rectangular rather than square.

On motion of Commissioner Cochran, seconded by Commissioner Adam and carried to approve the proposed signage for Bucks 4 Style with conditions.

STAFF REPORT:

A. Padilla Park Update

CALL TO THE PUBLIC/COMMISSION RESPONSE:

Call to the Public for Comment is limited to issues within the jurisdiction of the Town of Florence Historic District Advisory Commission. Individual Commission members may respond to criticism made by those commenting, may ask staff liaison to review a matter raised, or may ask that a matter be put on a future agenda.

No public comments.

CALL TO THE COMMISSION

Commissioner Smith stated that she is pleased with the park; however she is irritated about messy yards in the district.

Commissioner Cochran asked if staff could give an update on the signage at the dentist's office.

Commissioner Tapia asked if the political signs near the historical district signs could be moved to one side.

ADJOURNMENT

The meeting was adjourned at 6:27 pm.

x Betty Wheeler
Chair Betty Wheeler

FLORENCE COMMUNITY LIBRARY
Joint-Use Library Advisory Board

1000 S. Willow St. / P. O. Box 985
Florence, AZ 85132

Minutes

Regular Meeting

October 15, 2014 – 6:00 p.m.

1. The meeting was called to order at 6:02 pm by Chairperson Kollert.
2. Members present were: Sheree Berger, Talma Harmon, Eugene Horan, Denise Kollert, Vallarie Woolridge and Rosemary Bebris
Members absent were: Kamian Harmon, Dr. Amy Fuller, Tara Walter, and Thad Gates
3. A motion was made by Member Horan, seconded by Member Berger, and carried to approve the September 17, 2014 minutes.
4. The Library Director's report included the following:
 - An "Intent to Apply" form has been submitted to the Arizona State Library's State Grants-in-Aid Construction program. The State Library will review these forms and invite qualified applicants to complete a grant application. Applicants can request up to \$100,000, although awards are typically in the \$5,000 to \$20,000 range. We have indicated a need for \$99,280 for use in the construction of the new children's collection area. Final awards are expected to be made in December 2014.
 - All library staff received customer service training to help serve individuals with autism and their families more effectively. Training focused on what staff needs to know about autism and specific techniques to offer more inclusive service to this growing and underserved population.
 - Barbera Scoby has been accepted into the State Library's Excelling Grantwriters Group (EGG). She will join a cohort of fellow library workers to learn how to write a successful LSTA grant application. Participants attend six one-hour online meetings. Each session leads to the completion of an LSTA grant, ready for submission.
 - As of October 1st, we are able to track wireless user sessions. We have known for some time that our reported computer sessions were declining due to the rise of personal wireless device use within the library, so it is very helpful to gain this data.
 - On Friday, October 17, at 5:30 pm, join Christine Reid, researcher and writer for the Pinal County Historical Society Museum, as she presents "Women of the Arizona State Prison." Using newspaper articles, photographs, and prison

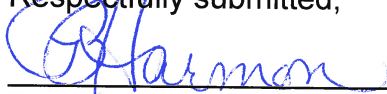
records, she will tell the stories of several women, including Winnie Ruth Judd and Eva Dugan. This program was made possible by the Arizona Humanities and sponsored by the Friends of the Florence Community Library.

5. Ms. Rosemary Bebris, Library Director, provided an update on the new library facility. A motion was made by Member Talma Harmon, seconded by Member Horan, and carried to approve forwarding a letter of support to the Florence Town Council regarding the design of the Library/Recreation Complex.

6. The next meeting was scheduled for November 19, 2014.

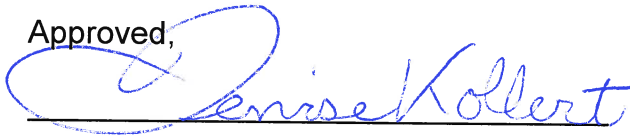
7. A motion was made by Member Horan, seconded by Member Berger, and carried to adjourn the meeting at 6:35 pm.

Respectfully submitted,



Talma Harmon, Secretary

Approved,



Denise Kollert, Chairperson

MEMORANDUM

To: Mayor and Town Council
From: Charles Montoya, Town Manager
Cc: Lisa Garcia, Deputy Town Manager/Town Clerk
Department Heads
Date: January 20, 2015
Re: Bi-Weekly Update



Department Updates

Administration

- Reminder that staff is planning work sessions on the topics listed below. These sessions will take place over the next four months. If Council has a topic to add to the list, please contact Lisa Garcia or Charles Montoya.
 - Town Property Lease Policy
 - Community Financing District Education Session (January 26, 2015)
 - Council Rules of Order
 - Invocation Policy
 - Strategic Planning Session with Council
 - Educational material for Special Election
 - Budget Work Session
- Staff is conducting a business survey; results will be placed on a future agenda.
- The second Cuen Building Auction received no bids. The project has been sent back to Historic District Advisory Commission and will come to a future Town Council Meeting.
- Town solicited bids and contracted with a lobbyist. The Town's lobbyist is Mario E. Diaz & Associates.

Community Development

- Working to finalize improvements to new Community Development/Utilities office.
- Working on Territory Square master planning and site development, as well as specific development issues related to the new library and aquatics center projects.
- Working on developing 2015 Major GPA schedule.
- Assisting with requests for information on annexation challenges, as well as ongoing inquiries from the public regarding the status of the challenged annexations.
- Completed official comments to ADOT on Town's North-South Corridor preferences and encouraged many others to submit comments to ADOT.
- Working with Taco Bell on new store planned for downtown.
- Working with S Power on new solar farm in Florence.
- Working to update Town's Floodplain ordinance.
- Presenting an Infill Incentive request, new AMR housing product and new AMR plats to the Planning and Zoning Commission on January 15th.

Finance Department

- Completing year-end payroll procedures.
- Completed Arizona Public Service grant.
- Completed revision to housing rehabilitation guidelines with approval from Department of Housing.

Information Technology Department

- Planning for move to new building.
- Completed the Wireless Microwave Wide Area Network link hardware installation for the new Town building.

Library

- Construction meetings regarding the new library facility continue with Low Mountain Construction, Inc.
- Reading Arizona Program: Arizonans now have easy access to more than 500 books about their state, thanks to a new ebook platform hosted by the Arizona State Library, Archives, and Public Records. Titles range from historical fiction to academic biographies, haunted tour guides to thrilling mysteries. The ebooks available through Reading Arizona (www.readingarizona.org) may be borrowed within the state simultaneously by multiple users. Readers get to decide how long they want to keep a title, rather than being tied to a traditional return date. Reading Arizona is powered by BiblioBoard, the content management system from BiblioLabs, and is available on iOS, Android, and Kindle tablets through BiblioBoard Library.
- 2,313 total items were circulated between Saturday, January 3rd and Friday, January 9th. 225 holds were placed. 323 computer users were recorded in the computer lab. The average computer use session was 46.901 minutes. For the week of December 28th – January 3rd, there were 188 wireless sessions.

Parks and Recreation

- Staff attended the weekly meeting with the Territory Square – Library/Recreation Complex Project Team and Low Mountain Design-Build Team. The project is moving along, with stem walls being constructed and electrical and plumbing being installed in the foundations. The Lap/Dive Pool is dug and they are beginning to install pipes to the pump house.
- The Home Tour Committee met on Wednesday. Tickets are on sale at the Pinal County Museum, Chamber of Commerce, and Parks and Recreation Department. The tour has been listed in a number of publications over the past few weeks, most recently in the Arizona AAA magazine. The event is scheduled for February 14, 2015.
- The construction crew began some preliminary trenching this week on the Heritage Park Ball Field Lighting Project.
- The Senior Center held a Rummage Sale and Biscuit and Gravy Breakfast and Chili and Chips Lunch on January 9, 2015. Proceeds went towards their donation account.

- The Annual Pooch Party was held on Saturday, January 10, at the Central Bark Park. Canine vaccinations and adoptions were offered by the Pinal County Animal Control at reduced rates.

Police

- Chief Hughes and Lt. Tryon hosted the “HAZMAT Table Top Exercise” meeting with various surrounding agencies in attendance.
- Operational plans are being developed for the Hells Angels Prison Run that will take place on February 8th.
- Radar Trailers are at the following locations: First Street/Phoenix and Florence Heights.

Public Works

- A pre-construction meeting DBA Construction was held on December 17, 2014 for sidewalk, curb, gutter and speed hump work north of High School. Construction to begin on Monday, January 12, 2015.
- Replacement vehicle approvals have been scheduled for Council approval February 2, 2015.
- Three bids for water tank painting at Well 5 are being obtained. Staff has received one and are waiting for two more.
- Degan Construction scheduled to do epoxy repairs at Fire Station # 1.
- New guard rails for Silver King have been received. Installation will be scheduled.
- Staff repaired plumbing issues at Parks and Recreation, Jacques Square restrooms and Town Hall break room.
- Staff completed bid tabulation sheet for the painting at the Silver King.
- Staff placed “Police Order” Signs out for Bulk Trash violators.
- Staff picked up Bulk Waste items for elderly and in front of vacant lots.

Utilities

- Sun Western Contractor is continuing work on Well 3B.
- Apache Underground and Excavation mobilized on January 5, 2015 for the Bailey Street Waterline project. Completion in early April 2015.
- Currier Construction continuing work on the SWWTP effluent pump station/chlorine modifications/administration building project.
- The filter project at the SWWTP (WIFA funded) has been advertised and the bid opening date is January 21, 2015.
- The North Florence Water Tank project has been advertised and the bid opening date is January 14, 2015.
- The Department has implemented a new safety program. Meetings will take place once a month. The materials used in these meetings are current with OSHA safety regulations.