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, SEPTEMBER 2, 2014, AT 6:00 P.M., IN THE CHAMBERS OF TOWN HALL, LOCATED AT 775 NORTH MAIN STREET, FLORENCE, ARIZONA.

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2. ROLL CALL:	Mayor Rankin; Vice-Mayor Smith;					
	Councilmembers: Tom Celaya; Bill Hawkins;					
	Ruben Montaño; Tara Walter; Vallarie Woolridge					

- 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. CONSENT: All items indicated by an (*) 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. *Appointment of Kamian E. Harmon to the Library Advisory Board with a term to expire December 31, 2015.
 - b. *Authorization to forward a favorable recommendation to the Arizona Department of Liquor License and Control for the Coolidge-Florence Elk's Lodge 2350 application for a Special Event Liquor License for a fundraiser to be held on October 5, 2014, at the Charles Whitlow Memorial Rodeo Grounds.
 - c. *Authorization to forward a favorable recommendation to the Arizona Department of Liquor License and Control for the Pinal County Historical Society Museum's application for a Special Event Liquor License for a

- fundraiser to be held on October 24, 2014, at the Pinal County Historical Society Museum.
- d. *Approval of accepting the register of demands ending July 31, 2014, in the amount of \$4,062,456.73.

7. UNFINISHED BUSINESS

- a. Ordinance No. 619-14: Discussion/Approval/Disapproval of AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, BY ANNEXING CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING TOWN LIMITS OF THE TOWN OF FLORENCE, ARIZONA, AND PROVIDING FOR A RESCISSION OF SUCH ANNEXATION IF THE ANNEXATION IS CHALLENGED (MAGIC RANCH ANNEXATION NO. 2013-01) (First reading held on August 4, 2014).
- b. Ordinance No. 620-14: Discussion/Approval/Disapproval of AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, BY ANNEXING CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING TOWN LIMITS OF THE TOWN OF FLORENCE, ARIZONA, AND PROVIDING FOR A RESCISSION OF SUCH ANNEXATION IF THE ANNEXATION IS CHALLENGED (ARIZONA FARMS ANNEXATION NO. 2013-02) (First reading held on August 4, 2014).

8. NEW BUSINESS

- a. Ordinance No. 623-14: Discussion/Approval/Disapproval of AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING THE "TOWN OF FLORENCE ZONING MAP" BY CHANGING THE ZONING CLASSIFICATIONS OF CERTAIN PARCELS OF LAND FROM PINAL COUNTY PLANNED AREA DEVELOPMENT OVERLAY ZONING DISTRICT (PAD) AND GENERAL RURAL ZONE (GR) TO TOWN OF FLORENCE PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT AND SINGLE-RESIDENTIAL RANCHETTE (R1-R) ZONING DISTRICT (MAGIC RANCH ANNEXATION COMPARABLE/INITIAL ZONING).
- b. Ordinance No. 624-14: Discussion/Approval/Disapproval of AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING THE "TOWN OF FLORENCE ZONING MAP" BY CHANGING THE ZONING CLASSIFICATIONS OF CERTAIN PARCELS OF LAND FROM PINAL

COUNTY PLANNED AREA DEVELOPMENT OVERLAY ZONING DISTRICT (PAD), GENERAL RURAL ZONE (GR), SINGLE RESIDENCE ZONE (CR-1A) AND MANUFACTURED HOME ZONE (MH) TO TOWN OF FLORENCE PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT, SINGLE-RESIDENTIAL RANCHETTE (R1-R) ZONING DISTRICT AND RURAL RESIDENTIAL EQUESTRIAN SUBDIVISION (RRES) ZONING DISTRICT (ARIZONA FARMS ANNEXATION COMPARABLE/INITIAL ZONING).

9. UNFINISHED BUSINESS

- a. Ordinance No. 613-14: Discussion/Approval/Disapproval of AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE ASHBURN AT MAGIC RANCH PLANNED UNIT DEVELOPMENT (PZC-20-14-PUD) (First reading held on August 4, 2014).
- b. Ordinance No. 618-14: Discussion/Approval/Disapproval of AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE RESERVE AT LOOKOUT MOUNTAIN PLANNED UNIT DEVELOPMENT (PZC-02-14-PUD) (First reading held on August 4, 2014).
- c. Ordinance No. 614-14: Discussion/Approval/Disapproval of AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE LOOKOUT MOUNTAIN II PLANNED UNIT DEVELOPMENT (PZC-21-14-PUD) (First reading held on August 4, 2014).
- d. Ordinance No. 616-14: Discussion/Approval/Disapproval of AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE ARIZONA FARMS WEST PLANNED UNIT DEVELOPMENT (PZC-24-14-PUD) (First reading held on August 4, 2014).
- e. Ordinance No. 617-14: Discussion/Approval/Disapproval of AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE ARIZONA FARMS EAST PLANNED UNIT DEVELOPMENT (PZC- 25-14-PUD) (First reading held on August 4, 2014).
- f. Ordinance No. 621-14: Discussion/Approval/Disapproval of AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING CHAPTER 32 OF THE FLORENCE TOWN CODE BY ADDING ARTICLE 32, SECTION § 32.200 ESTABLISHING AN ARTS AND CULTURE COMMISSION IN THE TOWN OF FLORENCE. (First reading held on August 18, 2014)
- g. Ordinance No. 622-14: Discussion/Approval/Disapproval of AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING TITLE IX GENERAL REGULATION, BY AMENDING, DELETING

AND REPLACING CHAPTER 90, ANIMALS; DEFINITIONS; PENALTY. (First reading held on August 18, 2014)

10.NEW BUSINESS

- a. Discussion/Approval/Disapproval to award a contract with Currier Construction, Inc., for improvements at the South Wastewater Treatment Plant, including the reuse pump station, chlorine facility upgrade, and operations building expansion, in an amount not to exceed \$1,549,184.00.
- b. Resolution No. 1479-14: Discussion/Approval/Disapproval of A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE APPOINTMENT OF JUDGE KATHERINE KAISER AS A JUVENILE HEARING OFFICER.

11. DEPARTMENT REPORT

- a. Manager's Report
- b. Department Reports
 - i. Community Development
 - ii. Courts
 - iii. Finance
 - iv. Fire
 - v. **Library**
 - vi. Parks and Recreation
 - vii. Police
 - viii. Public Works
 - ix. Utilities

12. CALL TO THE PUBLIC

13. CALL TO THE COUNCIL

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 AUGUST 28, 2014, 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

AGENDA ITEM 6a.

MEETING DATE: September 2, 2014

DEPARTMENT: Library

STAFF PRESENTER: Rosemary Bebris

Library Director

SUBJECT: Appointment of Ms. Kamian Harmon to the

Library Advisory Board

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

☐ Other

Meeting Date: September 2, 2014

RECOMMENDED MOTION/ACTION:

Appointment of Ms. Kamian Harmon to the Library Advisory Board with a term to expire December 31, 2015.

BACKGROUND/DISCUSSION:

There are currently two vacancies on the Library Advisory Board. The alternate seat on the Library Advisory Board will remain vacant should Town Council appoint Ms. Harmon to the Library Advisory Board. Current members and the date their term expires include:

Denise E. Kollert, Chair Expires December 31, 2015
 Talma Harmon, Secretary Expires December 31, 2014
 Sheree Berger Expire December 31, 2014
 Eugene Horan Expire December 31, 2014

Advertisements were placed on the Town website, on Channel 11, and in the Florence Reminder and Blade Tribune noticing the availability of board and commission seats as they became available.

FINANCIAL IMPACT:

None

STAFF RECOMMENDATION:

Appoint Ms. Kamian Harmon to the Library Advisory Board with a term to expire on December 31, 2015.

ATTACHMENTS:

Application Library Advisory Board List

Meeting Date: September 2, 2014



Board and Commission Application

NAME-Kamian E. HARMON	DATE July 14, 14
Date Received: July 21, 2014	
Appointed on: to	Board/Commission
Term Expires:	

Board and Commission Application

Name: Dania	n E. Harmon	Date: 1	7/14/14			
	Hamon Q SCVUHS de	S				
Street Address:		Mailing Address: Forence				
5/5 M. W	JARNEY	P.O. BO	X1944 AZ. 8	85732		
Home Telephone:	(520)208-4235	Work Telephone:				
Occupation: Tex	ichen	Best Tim	ne to Call:			
Do you own commercial property or operate a business in Florence?						
Work/Business Na	Work/Business Name:					
Work/Business Address:						
Length of Residence	ry in Florence: 31 Ar	e you a l	Registered Voter 🔀 Yes	☐ No		
9	ave you ever served on a board, comm	nission or	committee for the Town of	f		
Florence? Y Yes	□ No					
If yes, please give	name of board, commission and/or co	mmittee	and dates served:			
S. brary	ADVISORY BOOKO					
BOARD OR COMA	NISSION PREFERENCE(S): Refer to last	page fo	r list of boards and commi	issions		
(Please list <u>no mo</u>	<u>re</u> than two boards, commissions in orc	ler of pre	eference)			
1 dipura	24	2				
If appointed, how	much time would you be able to devot	e to the k	ooard or commission?			
Hours per week?			2			
Employment Histo	pry					
Employment Period	Employer's Name and Addre	ss	Title			
Prissinit	SCYUHS		Enerlish TEACH	el.		
10 10 30/4	CENTRAL AZ COLERS		English Professio	JR.		
Oc-09	Florence U.S.D		ENGLISH TEACHE	٠,		
Education						
Name of School, C	ollege or University you attended		Degree	Year		
Northern	Aliz. (chowersty	···	MA/B.S.	4/00		
Civic Activities – Se	Civic Activities — Service Organizations					
			*			

What personal and professional experience or background can you contribute to the board or commission? Extraore Windows & TA Lit
What is the most significant contribution you can make as a member of the board or commission for which you are applying? <u>KNOWEDGE</u> <u>TOMMENTY</u>
Please state in what ways you have been involved in the Florence community and what prompted you to apply for appointment to the Town's boards and commissions.
TO TO APPOINTMENT TO THE TOWN'S BOOM'S AND COMMISSIONS. MEMBER

I understand that if a subject is presented for discussion to a board or commission where you have a conflict of interest, I will excuse myself from the discussion and abstain from voting. (For more information on conflict of interest, please contact the Town Attorney).

I understand that boards and commissions shall have no administrative authority unless specifically required by Federal or State Law, or Intergovernmental Agreement. Members of boards and commissions shall serve without compensation.

I further understand that to be considered for appointment to a board or commission I must be at least eighteen (18) years of age (except youth representatives), a qualified elector, and a resident of Florence unless a motion, resolution, or ordinance creating a board or commission specifics otherwise.

I further understand that my attendance at all regularly scheduled meetings is critical even if I am an alternate member and that the Town Council may appoint a replacement for members who are chronically absent from regular meetings. If a member is absent without an excuse from three (3) or more consecutive meetings, the Town Council may remove this member from the board or commission and appoint another (subject to Town Council approval) to serve the remainder of the term. I also understand that this application is considered a public record.

Applicant's Signature: 100000

All applications are kept on file for one year. During that time, your application will be considered when there is an opening for the board or Commission for which you have applied.

- Please notify the Town Clerk's Office at 520-868-7552 if you move or no longer wish to be considered for appointment.
- Please feel free to attach a resume and/or copies of any certificates pertinent to the appointment you are seeking.
- Mail or deliver your completed application to: Town of Florence, Town Clerk's Office, 775 North Main Street, P.O. Box 2670, Florence, AZ 85132
 - * Application must be completely filled out in order to be considered * THANK YOU FOR YOUR INTEREST IN THE TOWN OF FLORENCE

CITIZEN'S GUIDE......Florence's Boards and Commissions

Board of Adjustment

Duties: Serves as a quasi-judiciary board that hears variances, appeals and ordinance interpretations relating to regulations contained in the Zoning Ordinance.

Membership: The seven members of Council serve as the Board of Adjustments.

Meetings: As needed during regular Council Meetings

Downtown Redevelopment Commission

Duties: Agent for exercise of powers prescribed in A.R.S. Section 36-1476- Downtown Redevelopment Commission. Membership: Five members appointed by the Town Council for a term of four years. The Mayor designates both the chair and vice-chair of the commission. Commissioners may or may not be residents of the municipality and may or may not be serving concurrently on other Town boards or commissions.

Meetings: Meetings are held the 4th Tuesday of the month at 6 pm at Florence Town Hall, 775 North Main Street

Historic District Advisory Commission

Duties: Maintains the historical integrity of the buildings within the district.

Membership: Seven members appointed by the Mayor and Council for a three year term, 4 of which shall be property owners within the district. Three or fewer shall have qualifications in one of the following areas historic preservation, architecture, planning, history, archeology, or related field. Three or fewer may also be filled by elected or appointed representatives of the municipality and its various commissions and authorities. Three or fewer places may be filled by at large residents of the municipality.

Meetings: Meetings are held the last Wednesday of the month at 7 pm at Florence Town Hall, 775 North Main Street

Industrial Development Authority

Duties: In addition to the powers granted to an industrial development authority bylaw, the authority has the powers to acquire, whether by purchase, exchange, gift, and lease or otherwise establish, construct, improve, maintain equip and furnish one or more projects. The authority has the power to lease, sell, exchange, or donate any or all of its projects. The authority as all other powers as defined by ARS 35-706.

Membership: Seven regular members appointed by the Town Council for Six-year terms.

Meetings: The authority meetings are posted 24 in advance with time, date, and location of meeting

Library Advisory Board

Duties: To promote the interests of the Florence Public Library.

Membership: Five regular members appointed by the Town Council for two-year terms. Member must reside within the Florence Unified School District.

Meetings: Meetings are held the 3rd Wednesday of the month at 6 pm at Florence Community Library, 1000 South Willow Street

Parks & Recreation Board

Duties: Advises Town Council and staff on issues pertaining to parks, open space, trails and recreation.

Membership: Five members appointed by the Town Council for a three-year terms.

Meetings: Meetings are held the 4th Thursday of the quarter at 6 pm at Florence Town Hall, 775 North Main Street

Planning & Zoning Commission

Duties: Analyze, review and make recommendations to the Council regarding land use and development related issues.

Membership: Five members and one alternate* appointed by the Town Council for three-year terms.

Meetings: Meetings are held the 1st and 3rd Thursday of the month at 6:30 pm at Florence Town Hall, 775

North Main Street

* Alternates are not selected to fill in for board, commission or committee members that do not attend meetings. Alternates may attend meetings and are encouraged to do so as their attendance will enhance their overall knowledge and abilities and help them prepare for future appointment. However, alternates may not formally participate in the board, committee or commission decisions unless and until there is a vacancy, at which time they are automatically appointed to the open position.

Library Advisory Board

(2 Year Term)

Meets the Third Wednesday of the Month at 6:00p.m. 5 members

Talma Harmon, Secretary

P.O. Box 1944 Florence, AZ 85132 (520) 450-2183 Cell (520)866-3567 Work quitah@hotmail.com Appointed: 04/15/2013

Expires: 12/31/2014

Vacant

Expires: 12/31/2015

Sheree Berger

P.O. Box 324 409 Ashley Way Florence, AZ 85132 (520) 868-5288 Home (520) 518-1526 shereeberger@hotmail.com

Appointed: 1/7/2013

Expires: 12/31/2014

Denise E. Kollert, Chairperson

802 E. McFarland Blvd. Florence, AZ 85132 (520) 868-8177 Appointed: 2/18/2014

Expires: 12/31/2015

Eugene Horan

3686 N. Princeton Ct. Florence, AZ 85132 (520) 723-1339 home (520) 431-1638 work

Email: gene.horan@mac.com

Appointed: 1/7/2013 Expires: 12/31/2014

Alternate: **Vacant** Appointed:

Expires: 12/31/2015

Staff Liaison

Rosemary Bebris

1000 S. Willow Street Florence, AZ 85132 (520) 868-9471

rosemary.bebris@florenceaz.gov

Council Liaisons

Councilmember Vallarie Woolridge

534 W. 14th Street P.O. Box 2670 Florence, AZ 85132 Home: 520-868-3204 Cell: 520-560-2211

Councilmember Tara Walter

2231 N. Smithsonian Dr. Florence AZ 85132 Home: 520-723-0694



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 6b.

MEETING DATE: September 2, 2014

DEPARTMENT: Administration

STAFF PRESENTER: Lisa Garcia, Deputy Town Manager/

Town Clerk

SUBJECT: Special Event Liquor License Application

☐ Information Only
☐ Public Hearing
□ Resolution
☐ Ordinance
☐ Regulatory
☐ 1 st Reading
☐ 2 nd Reading
Other

RECOMMENDED MOTION/ACTION:

Authorization to forward a favorable recommendation to the Arizona Department of Liquor License and Control for the Coolidge-Florence Elk's Lodge 2350 application for a Special Event Liquor License for a fundraiser to be held on October 5, 2014, from 10:00 am to 11:59 pm, at the Charles Whitlow Memorial Rodeo Grounds.

BACKGROUND/DISCUSSION:

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 ten (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 Town Clerk's Office is in possession of a \$25.00 check, which 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

Subject: Special Event Liquor License Meeting Date: September 2, 2014

Arizona Department of Liquor Licenses and Control 800 W Washington 5th Floor Phoenix AZ 85007-2934 www.azliquor.gov (602) 542-5141

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).

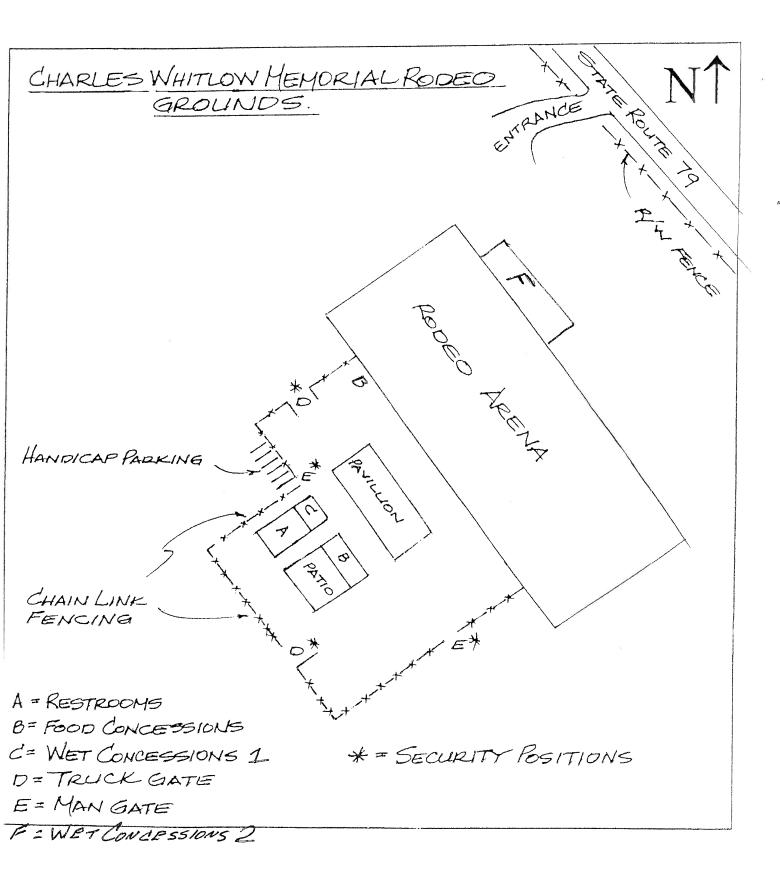
		rea by the existing liquo o the Department of Liqu			ed by the
SECTION 1 Name	of Organization: Co	OOLIDGE-FLORENCI	ELKS LODGE 23	50	
		Number: 86-6057513			
SECTION 3 The or Charitable (501	ganization is a: (che I.C) = Fraternal (mu				
SECTION 4 Will thi ☐Yes		a currently licensed prem	ise and within the alre	ady approved premis	ses?
	Name of Business	Licer	se Number	Phone (include Area C	ode)
Please read R-19-	318 for explanation (ense in non-use	going to conduct all a look in special event plan	nning guide) and che		
Dispense	and serve all spiritud	us liquors under retailer's	license		
□ Dispense	and serve all spirituo	us liquors under special e	event		
□Split prem	nise between specia	l event and retail location	n		
license duri		a letter of agreement from ecial event is only using a p			
SECTION 6 What i	s the purpose of this	event? On-site consu	umption \square Off-site (auction) 🗖 Both	
SECTION 7 Locati	on of the Event. Cha	arles Whitlow Memoria	al Rodeo Gronds		
Addres	ss of Location:	4900 S Pinal Parkway	Florence	Pinal/Arizona	85132
		Street	City	County/State	Zip
SECTION 8 Will this	s be stacked with a v	wine festival/craft distiller	festival? Tyes	No	
		ber of the qualifying orgo			ctor or
1. Applicant:	Myers	Varr	Hugh	03/04 19	9 51
	Last	First	Middle	Date of Birth	
2. Applicant's ma	illing address: 9805	N Valley Farms Rd	Coolidge	, AZ	85128
		Street	City	State	Zip
3. Applicant's hor	ne/cell phone: (⁵²⁰) 560-5198	Applicant's business p	phone: (<u>520</u>) <u>723-38</u>	32
4. Applicant's em	ail address: varr.m	yers@gmail.com			

SECTION TO					
	ant been convicted No (If yes, attach ex		ı liquor license revoke	ed within the last five (s	5) years?
2. How many spec	cial event licenses h (The number car	nave been issued to f anot exceed 12 events per	his location this year? year; exceptions under A	.R.S. §4-203.02(D).)	
3. Is the organizat	ion using the service	es of a promoter or o		ge the event? Tes copy of the agreement.)	■No
organization ap additional pag	oplying must receiv e if necessary.	e 25% of the gross re	evenues of the spec	t for 100% of the prod ial event liquor sales.	
		e Elks Lodge 23	50 Percent	age 50	
Address <u>P</u>	O Box 1033, Flore	ence, AZ 85132			
	Street nal County Mounte		City	State 50	Zip
			Percent	age <u>50</u>	
Address <u>·</u>	O Box 1128, Flore	51100, 712 00102	City	State	Zip
Note: A	LL ALCOHOLIC BEVE C BEVERAGES SHALL	RAGE SALES MUST BE LEAVE SPECIAL EVEN	FOR CONSUMPTION A NT UNLESS THEY ARE IN	nents for a Special Event AT THE EVENT SITE ONL NAUCTION SEALED CO LERY FESTIVAL LICENSE'	Y. ONTAINERS
		measures will you takersonnel and type of fencin		s of liquor laws at this elicable.)	event?
Numbe	er of Police	Number of Security I	Personnel D Fencir	g D Barriers	
		members through			
-	-	t. May not exceed 10	•		
See A	- , ,	(17) for legal hours of	service. Event Start	License End	
	Date	Day of Week	Time AM/PM	Time AM/PM	
DAY 1:	Oct 5 2014	Sunday	10:00am	11:59pm	
DAY 2:		where the second	And the second s		
DAY 3:					
DAY 4:		<u> </u>			
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.



SECTION 13 This section is to be completed only by an Officer, Director or Chairperson of the organization named in Section 1.						
	declare that I am	n an OFFICER, DIRECTO	OR, or CHAIRPERSON			
(Print full name) appointing the applicant listed in Section 9, to a	pply on behalf of the	foregoing organization	n for a Special Event			
Liquor License.						
X / Mex //le/	Trustee Title/ Position	Date	(520)723-3832 Phone #			
The foregoing instrument was acknowledged be	- 1	Dale	Frione #			
StateCounty of	Day	Month STEPHANIE	1 AMAS			
Sidle N C Coully of		Notary Public - Star	te of Arizona			
My Commission Expires on: 7-4-14 Date	Si	My Commission Expir gnature of Notary Public	ps July 4, 2016			
		9.13.7.55.15				
SECTION 14 This section is to be completed only I	by the applicant nam	ned in Section 9.				
լ Varr Hugh Myers	declare that I an	n the APPLICANT filing	this application as			
(Print full name) Isted in Section 9. I have read the application	n and the contents (and all statements ar	e true, correct and			
complete.						
^ <u> </u>	_Trustee		(520)723-3832			
(Signature)	Title/ Position	Date ()	Phone #			
The foregoing instrument was acknowledged be	fore me this Day	Month	Year			
State LZ County of Time			TEPHANIE LAMAS tary Public - State of Arizona			
My Commission Expires on: 7-4-16			PINAL COUNTY mmission Expires July 4, 2018			
Date	Sig	gnature of Notary Public				
The local governing body may require additional of local government as to how far in advance they fees may also be required before approval may jurisdiction: http://www.azliquor.gov/assets/documents	require these application to the granted. For many	ations to be submitted ore information, pleas	d. Additional licensing e contact your local			
SECTION 15 Local Governing Body Approval Sec	tion					
1,		d 🗖 APPROVAL 🗖 DI	SAPPROVAL			
(government official) (Title	e)					
on behalf of,,,,,,,	Signature	Date	Phone			
FOR DEPARTMENT OF LIQU	JOR LICENSES AND C	CONTROL USE ONLY				
□APPROVAL □ DISAPPROVAL BY:		DATE:				



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 6c.

MEETING DATE: September 2, 2014

DEPARTMENT: Administration

STAFF PRESENTER: Lisa Garcia, Deputy Town Manager/

Town Clerk

SUBJECT: Special Event Liquor License Application

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

RECOMMENDED MOTION/ACTION:

Authorization to forward a favorable recommendation to the Arizona Department of Liquor License and Control for the Pinal County Historical Society Museum's application for a Special Event Liquor License for a fundraiser to be held on October 24, 2014, from 6:00 pm to 9:00 pm, at the Pinal County Historical Museum.

BACKGROUND/DISCUSSION:

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 ten (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 Town Clerk's Office is in possession of a \$25.00 check, which 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

Subject: Special Event Liquor License Meeting Date: September 2, 2014

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

		PLEASE ALLOW	IN BUSINESS DAT	3 FUR APPRU	VAL	
**/ [Application must be Department of Liquo	approved by local governor Licenses and Control. (nment before submiss (Section #20)	sion to	DLLC USE ONLY LICENSE #	
1.	Name of Organiz	ration: <u>Pi weil</u>	County Hist	prical So	ciety Mus	eum
2.	Non-Profit/I.R.S.	Tax Exempt Number: _		8	6-60551	25
3.	The organization	is a: (check one box or	nly)			
	Charitable	Fraternal (must h	nave regular membe	ership and in exis	stence for over 5 y	ears)
	☐ Civic	☐ Political Party, B	allot Measure, or Ca	ım paign Commi	ttee	
	☐ Religious					
4.	What is the purpo	ose of this event? Red	edicate Muse	um and we	Icome distin	rcuist quest
5.	Location of the ev	vent: 7155 Maj	in Florence	City AZ8	5/32 Pin	in
Ar	oplicant must be a n	nember of the qualifying o	rganization and author	orized by an Offic		
		ed in Question #1. (Signa	7 11	on #18)	, ,	f
6.	Applicant:	<u>Uheeler</u> Last	B.e.Hg First	Middle		<u>42</u> Birth
7.	Applicant's Mailin	ng Address: 6666 Street	w mockingle	City City	State 7	285132
		(<u>520) 868 - 438</u> Site Owner#	2 (_)	s Business #	(520) 509- Applicant's Ho	1121
9.	Date(s) & Hours	of Event:				
		Date	Day of Week	Hours from A	M./P.M.) To A.	M.(P.M.)
	Day 1: _	October 24, 2014	Friday	6:00	9:6	20
	Day 2: _					
	Day 3: _			<		
	Day 4:					
	Day 5:					
	Day 6:					
	Day 7:					
	Day 8:					
	Day 9:					
	Day 10:					

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

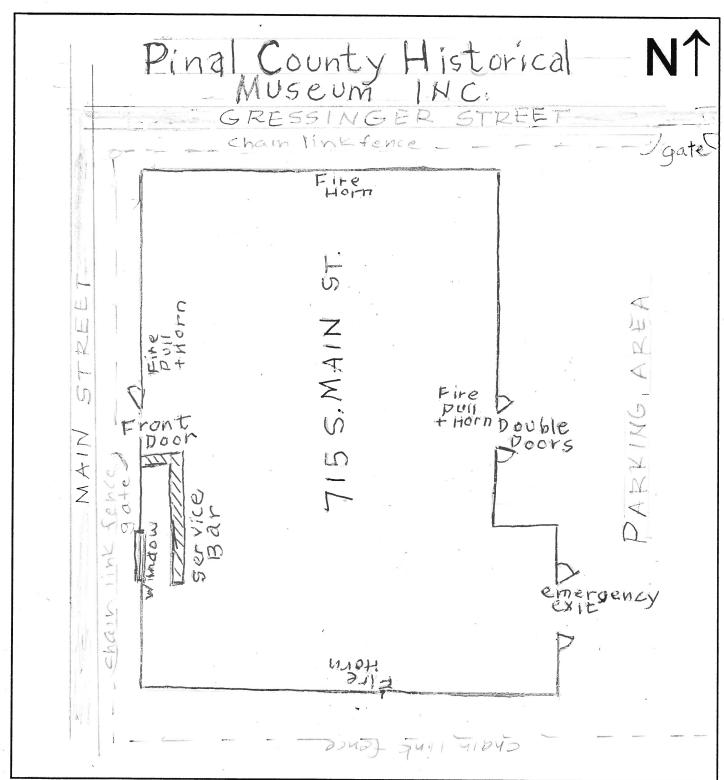
10. Has the applicant been convicted of a felony in the past five years, or had a liquor license reverse TES NO (attach explanation	
11. This organization has been issued a special event license for days this year, includin (not to exceed 10 day	
12. Is the organization using the services of a promoter or other person to manage the event? If yes, attach a copy of the agreement.	YES 🔽 NO
 List all people and organizations who will receive the proceeds. Account for 100% of the pro THE ORGANIZATION APPLYING MUST RECEIVE 25% OF THE GROSS REVENUES OF EVENT LIQUOR SALES. 	ceeds. THE SPECIAL
Name Pina County Historical Society Museum-Bldg Fund Address P.O. Box 851, 7155. Main St. Florence, AZ 85	Percentage
Address P.O. Box 851, 7155. Main St. Florence AZ 85	132
Name	
Address——————————————————————————————————	Percentage
(Attach additional sheet if necessary)	
14. Knowledge of Arizona State Liquor Laws Title 4 is important to prevent liquor law violations. any questions regarding the law or this application, please contact the Arizona State Depart Licenses and Control for assistance.	If you have ment of Liquor
NOTE: ALL ALCOHOLIC BEVERAGE SALES MUST BE FOR CONSUMPTION AT THE EVENT "NO ALCOHOLIC BEVERAGES SHALL LEAVE SPECIAL EVENT PREMISE	
15. What security and control measures will you take to prevent violations of state liquor laws at the (List type and number of security/police personnel and type of fencing or control barriers if approximately approximatel	this event? plicable)
# Police	
Executive Board will designate two individ	duals to
prevent violations of state liquor laws.	
- /	
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. L. Betty J. Wheeler declare that I am an Officer/Director/Chairperson appointing the
(Print full name) applicant listed in Question 6, to apply on behalf of the foregoing organization for a Special Event Liquor License.
A = A + A + A + A + A + A + A + A + A +
(Signature (Title/Position) (Date) (Phone #)
OFFICIAL SEAL
PINAL COUNTY The foregoing instrument was acknowledged before me this
My Comm. Expires April 10, 2015
Day Month Year
My Commission expires on: (Date) (Signature of NOTARY PUBLIC)
(Signature of NOTART FOBLIC)
THIS SECTION TO BE COMPLETED ONLY BY THE APPLICANT NAMED IN QUESTION #6
19. L. Betty T. Wheeler declare that I am the APPLICANT filing this application as
(Frigit full flattle)
listed in Question 6. I have read the application and the contents and all statements are true, correct and complete.
By State of Arizona County of Pinal
X The foregoing instrument was acknowledged before the this (Signature YVONNE HAZELTON
Notary Public - State of Arizona PINAL COLINTY
My Comm. Expires April 10, 2015
My commission expires on:
Vou must obtain local government empressel. City or County MUST
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 COVERNING PORY APPROVAL SECTION
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:
(Family (co.)
(Employee) (Date)
APPROVED DISAPPROVED BY:
DISAFFROVED BT.
(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.



L.

G.

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



SPECIAL EVENT PERMIT APPLICATION

PERSONAL INFORMATION

Please provide the information requested below. This information is being requested in order to process the application and will be used only for the purpose of conducting a background investigation of the applicant.

PCHS Museum Rededication	October 24 2014 Date of Event				
Name of Event	Date of Event				
Be Hy Wheeler Name of applicant (Must be on site during the event)					
DO 1794574	1/4/42				
Driver License Number	Date of Birth				
Betty While Applicant's Signature	8/19/14				
Applicant's Signature	Date				



INSURANCE SPECIFICATIONS

The Certificate of Insurance must meet the following criteria.

- 1. The Town of Florence named as additional insured.
- 2. The insurance is primary to the Town of Florence's insurance.
- 3. The Town of Florence shall be notified at least 10 days prior to cancellation or alteration of the above insurance coverage.
- 4. General Liability including:

Bodily Injury
Comprehensive Form
Premises Operations
Contractual
Independent Contractors
Product/Completed Operations Hazard
Personal Injury
Broad Form Property Damage

In addition, specific date(s) and location(s) of the event must be stated clearly on the certificate. Certificates must be received five (5) business days prior to the event.

How important is the Certificate of Insurance?

- A. Your event or activity will not be approved or scheduled until your certificate of insurance has been approved by the Town Clerk and is on file in our office.
- B. We suggest that you make the insurance requirement your first priority. Do not advertise your event until the requirement has been met.
- C. If your insurer has questions regarding the requirements have them contact Town of Florence Town Clerk's Office at (520) 868-7500.
- D. The Town Clerk's Office will not work with insurance companies regarding insurance compliance within the 24-hour period before the event or the last working day before the event. Insurance certificates are required five (5) days prior to the event.
- E. Additional Certificates—General Liability

Fireworks \$5,000,000 Carnivals and Amusements \$2,000,000

Liquor Liability

If your event is approved for the sale of beer and/or wine you will need an additional, separate policy and certificate of insurance to establish proof of liquor liability coverage. The required statement is the same as for the general liability certificate. The limit is \$2,000,000 if the event will be held on town property, or if the town is a co-sponsor of the event.

For further information contact:

Town Clerk's Office

(520) 868-7500

the terms and conditions of the policy certificate holder in lieu of such endor			INVISORIEM. F	- 314IU	anent on un	3 06111110810 0003 1101 00111	o, ngna to mo		
PRODUCER			CONTACT BR	IAN E	RNST				
Brian Ernst(884732M)	Brian Ernst(884732M)				PHONE (A/C, No, Ext): 520-466-8882 [A/C, No):				
13514 S Sunland Gin Rd			E-MAIL ADDRESS: ber			The second secon	and a gradual definition and the second department of the second of the second of the second of the second department of		
			ADDITES. DEI	_	-	DING COVERAGE	NAIC#		
Arizona City AZ 85123			INSURER A: Tr				21709		
INSURED		and the second s	INSURER B : Fa	CONTRACTOR STATE	All the second of a particular lateral and the second	* ****** *****************************	21652		
PINAL COUNTY HISTORIC	AL SOCIE	TY MUSEUM	INSURER C : Mi	3,200		THE PERSON NAMED IN COLUMN TWO IS NOT THE PERSON NAMED IN COLUMN TWO IS NAMED IN COLUMN TW	21687		
715 S MAIN ST			INSURER D :	25779000000					
			INSURER E :				1		
FLORENCE	AZ	85132	INSURER F :				-		
	RTIFICATE	NUMBER:	1			REVISION NUMBER:			
THIS IS TO CERTIFY THAT THE POLICIES INDICATED. NOTWITHSTANDING ANY RE CERTIFICATE MAY BE ISSUED OR MAY EXCLUSIONS AND CONDITIONS OF SUCH INSR	EQUIREMEI PERTAIN,	NT, TERM OR CONDITION THE INSURANCE AFFORD LIMITS SHOWN MAY HAVE	OF ANY CONTRED BY THE PO	RACT (DLICIES D BY F	OR OTHER D DESCRIBED PAID CLAIMS. POLICY EXP	OCUMENT WITH RESPECT TO A	TO WHICH THIS		
TYPE OF INSURANCE GENERAL LIABILITY	INSR WVD	POLICY NUMBER	(MM/DD/	YYYY)	(MM/DD/YYYY)	LIMITS	2 000 000		
100000	The state of the s		China appeals	1000		EACH OCCURRENCE \$ DAMAGE TO RENTED	2,000,000		
X COMMERCIAL GENERAL LIABILITY	The state of the s		ALL ALC: Comment	Name (consistent		PREMISES (Ea occurrence) \$	2000000		
CLAIMS-MADE X OCCUR	The second second	605910992	03/04/5	2014	03/01/2015	MED EXP (Any one person) \$	10,000 2,000,000		
A	A Company of the Comp	605819882	03/01/2	2014	03/01/2013	PERSONAL & ADV INJURY \$ GENERAL AGGREGATE \$	4,000,000		
GEN'L AGGREGATE LIMIT APPLIES PER:			A Annual Contract of the Contr			PRODUCTS - COMP/OP AGG \$	4,000,000		
POLICY JECT LOC AUTOMOBILE LIABILITY				-		COMBINED SINGLE LIMIT			
			İ			(Ea accident) \$ BODILY INJURY (Per person) \$			
ANY AUTO ALL OWNED SCHEDULED			to Joseph med			BODILY INJURY (Per accident) \$			
AUTOS AUTOS NON-OWNED			The state of the s			PROPERTY DAMAGE			
HIRED AUTOS AUTOS						(Per accident) \$			
UMBRELLA LIAB OCCUR				Ī		EACH OCCURRENCE \$			
EXCESS LIAB CLAIMS-MADE						AGGREGATE \$			
DED RETENTION\$						WC STATU- OTH-			
WORKERS COMPENSATION AND EMPLOYERS' LIABILITY			Î			WC STATU- OTH- TORY LIMITS ER			
AND EMPLOYERS CLARECTERS OF ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED?	N/A		all conference design			E.L. EACH ACCIDENT \$			
(Mandatory in NH)	0.000		BF3A, cob., rese			E.L. DISEASE - EA EMPLOYEE \$			
If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT \$			
	0.000								
DESCRIPTION OF OPERATIONS / LOCATIONS / VEHIC	LES (Attach	ACORD 101, Additional Remarks	Schedule, if more s	pace is	required)				
CERTIFICATE HOLDER			CANCELLAT	TION					
OFILIA IOUTE HOLDEN									
TOWN OF FLORENCE 775 N MAIN ST			SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.						
PO BOX 2670			AUTHORIZED RE	PRESEN	ITATIVE				
FLORENCE, AZ 85132			BRIAN ERNS	2T					

ACORD 25 (2010/05)

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Town of Florence Summary of Warrants Paid As of July 2014

Source	Amount
Accounts Payable-Warrant Register	1,857,028.22
ACH/Wire Transfers	
CFD #1 debt service payments - Wells Fargo	239,970.00
CFD #1 trustee admin fee - Wells Fargo	4,000.00
CFD #2 debt service payments - Wells Fargo/Zions 1st National	293,013.41
CFD #2 trustee admin fee - Wells Fargo	3,000.00
NFID admin fees	1,425.00
debt service payment - WIFA	510,817.61
sales tax payments - ADOR	21,229.63
child support/assignment PR levys	5,200.20
credit/debit/analysis/bank fees	2,489.62
FSA Collateral & Disbursements	4,400.99
AFLAC payments	4,420.27
health insurance payments - Blue Cross	311,051.62
worker's compensation	64,480.00
deferred comp payments	760.00
Total Transfers	1,466,258.35
	1,100,200.00
Electronic Retirement Transfer	
ppd 1 - ASRS	47,394.55
ppd 2 - ASRS	47,623.47
ppd 1 - Securian (Firefighter Pension)	138.55
ppd 2 - Securian (Firefighter Pension)	335.69
Total Retirement Transfers	95,492.26
	00,10===0
Payroll Transfer	
ppd 1	244,462.35
ppd 2	223,054.99
Total Payroll Transfers	467,517.34
Credit Union Transfers	
ppd 1	3,922.38
ppd 2	3,922.38
Total Credit Union Transfers	7,844.76
Electronic State Tax Transfers	
ppd 1	8,939.67
ppd 2	9,123.12
Total State Tax Deposits	18,062.79
Floatronic Fodoral Tax Transfers	
Electronic Federal Tax Transfers	74 500 04
ppd 1	74,533.24
ppd 2 Total Federal Tax Deposits	75,719.77 150,253,01
Total Federal Tax Deposits	150,253.01
General Checking Account	\$4,062,456.73
Total Warrants	\$4,062,456.73
rotal trainanto	Ψ=,002,=00.73

Check	Check Issue			Invoice		
Number	Date	Name	Invoice No	Date	Description	Total Cost
90		ALPHA GRAPHICS	26841		Picture boards	313.70
30	77372011	7 121 1 111 1 1 1 1 1 1 1 1 1 1 1 1 1 1	380451193	3/13/101	58mm Multi-coated 3pc filter	020.70
91	7/9/2014	AMAZON.COM	975412	5/6/2014	kit LED ring	40.90
31	7/3/2014	7117712011.00111	65193776	3/0/2014	KIT LED TING	40.50
91	7/9/2014	AMAZON.COM	503464	5/12/2014	HAZ MAT GUIDE BOOKS	288.98
71	7/3/2014	American Legion Flag	303404	3/12/2014	THAE WAT GOIDE BOOKS	200.50
92	7/0/2014	& Emblem	15691356	5/15/2014	Flags for both Stations	89.75
32	7/3/2014	& Lindlein	13031330	3/13/2014	Purchase of EJCDC Documents	65.75
93	7/9/2014	ASCE	EFCDC DOC	5/29/2014	(used Bankcard)	400.00
93	7/3/2014	ASCL	LI CDC DOC	3/28/2014	,	400.00
93	7/9/2014	ASCE	EFCDC DOC	E /20 /2014	Purchase of EJCDC Documents (used Bankcard)	400.00
94						
		BANKCARD CENTER	41760		Gurudev King LLC	40.00
94		BANKCARD CENTER	41760		Weedsb LLC	20.64
94		BANKCARD CENTER	41760	5/18/2014		58.65
94		BANKCARD CENTER	41760		La Canasta	29.40
94		BANKCARD CENTER	41760	5/18/2014		27.92
94		BANKCARD CENTER	41760		Monte Carlo	70.80
94		BANKCARD CENTER	41760		Monte Carlo-Credit	(70.80)
94	7/9/2014	BANKCARD CENTER	41760	5/18/2014	Valentino's	24.56
					Display plaques for Service	
95	7/9/2014	BAUDVILLE	2711989	5/20/2014	Awards	426.51
		Desert Botanical				
96	7/9/2014	Gardens	50914 SRTRIP	5/9/2014	Tickets for Senior Trip	120.00
		HOME DEPOT CREDIT				
97		SERVICES	W270815360		Ten pick up tools for litter	195.66
98	7/9/2014	L & B CANTINA	5/1614	5/16/2014	Mayor Lunch	77.97
		LEAGUE OF AZ CITIES			2014 League Annual	
99	7/9/2014	AND TOWNS	6X290 CONF	5/21/2014	Conference	1,740.00
					Lodging for Chief for AACOP	
100	7/9/2014	Little America Hotel	AACOP DH	6/18/2014	Conference	446.24
		NATIONAL				
101		HOSPITALITY	546865		Towels for both Stations	109.56
102	7/9/2014	RACKSPACE CLOUD	41760	6/1/2014	TOWN WEBSITE	58.88
400	7/0/2011	RAMADA LIMITED		= /0/2011		404.45
103	7/9/2014		ADOT MTG 514	5/8/2014	Mayor ADOT Board meeting	121.45
404	7/0/2014	SERIF-Software	44760	E /42 /204 4	Caffeeran Hadata Harrida	222.06
104	7/9/2014	Update-Upgrade	41760	5/12/2014	Software Update-Upgrade	322.96
105	7/0/2014	Vistaprint	CDEDIT EDDOD	E /4/2044	Cuadit	(24.00)
105	7/9/2014	Netherlands B.V.	CREDIT ERROR	5/4/2014	Credit	(31.99)
105	7/0/2014	Vistaprint Netherlands B.V.	EDDOD.	E /4/2014	Business cards	21.00
105	7/9/2014	Vistaprint	ERROR	5/4/2014	Busiliess Calus	31.99
105	7/0/2014	Netherlands B.V.	K70D3KRZA98	E /E /2014	Banner for Recon	84.46
105	7/3/2014	Vistaprint	K/OD3KNZA30	3/0/2014	Daniel for Necoll	04.40
105	7/9/2014	Netherlands B.V.	M3CCR2A409T	5/4/2014	Business cards for Chief Zick	19.98
103	, , 5, 2014	Wirelss Audio	141300112744031	3/ 7/ 2014	Wireless headset upgrade-	13.38
106	7/9/2014	Solutions, LLC	SR CTR	5/15/2014	Senior Center	269.86
100	7,3,2014	33.44.01.3, 220	SKETK	3, 13, 2014	1&1 WEB HOSTING-TN	203.00
107	7/9/2014	WWW.1AND1.COM	41760	6/1/2014		49.99
	,, J, 2017		11,50			
108	7/27/2014	AMAZON.COM	41804	6/16/2014	iPad Mini Cases, Tech Tubs	191.68

		AZ CITY/COUNTY			ACMA 2014 Summer	
109	7/27/2014	MANAGEMENT ASSO	41804	6/8/2014	Conference	360.00
110		BANK SUPPLIES INC.	41804		Mail bags	49.25
110	7/27/2014	DNSMADE EASY	41004	0/3/2014	DNA Failover/System	43.23
111	7/27/2014		41804	6/2/2014	Monitoring (10pk)	75.90
111	7/27/2014	HOULE	41004	0/2/2014	Five gallons of degreaser for	75.50
112	7/27/2014	EZclean.com	41804	6/4/2014	Patch Truck ST-23	114.00
113		GoGoair.com	41804		Flight Internet Access	9.95
113	7/27/2014	Holiday Inn Express	41804	0/20/2014	riight internet Access	9.95
114	7/27/2014		41804	6/15/2014	Meeting-ADOT Mayor	74.61
114	7/27/2014	HOME DEPOT CREDIT	41004	0/13/2014	Meeting-ADOT Mayor	74.01
115	7/27/2014		41904	C /17/2014	Blinds for Brunenkant Building	1 (22 00
115	//2//2014		41804	6/1//2014	Billius for Bruffellkafit Bulluling	1,632.00
446	7/27/2044	Labor Law Center,	44.004	6 /27 /204 4	2 Labarday Dantara	50.00
116	7/27/2014		41804	6/2//2014	2-Labor Law Posters	59.90
447	7/27/2011	LEAGUE OF AZ CITIES	44.004	6 /6 /004 4	Stantana Tartatan Itan O Marta	222.22
117	//2//2014	AND TOWNS	41804	6/6/2014	Elections Training Lisa & Maria	320.00
		MAZATZAL HOTEL &			Room reservations for Payson	
118	7/27/2014		41804	6/19/2014	conference	108.90
		NATIONAL FIRE				
119	7/27/2014	PROTECTION ASSOC	41804	6/24/2014	Tabs for Life Safety book	25.15
120	7/27/2014	NATIONAL SEMINARS	41804	6/25/2014	Star12 all Pass	1.00
					Replacement belts for Oreck	
121		Oreck Sales, LLC	41804	6/16/2014		26.69
122	7/27/2014	Phx Pei Wei Ni	41804	6/22/2014	Lunch Credit Rating Meeting	10.49
123	7/27/2014	RACKSPACE CLOUD	41804	6/3/2014	TOWN WEBSITE	57.97
124	7/27/2014	REXEL	41804	6/24/2014	Two 3x6 Banners	88.15
		SAFE KIDS			Registration for Child Safety	
125	7/27/2014	WORLDWIDE	41804	6/17/2014	Seat Training: Palmer	85.00
		SAFE KIDS			Registration for Child Safety	
125	7/27/2014	WORLDWIDE	41804	6/17/2014	Seat Training: Ballard	85.00
126	7/27/2014	Safeway Inc.	41804	6/22/2014	Fuel for Recon Meeting	25.01
					Parking fee for Credit Rating	
127	7/27/2014	Sky Harbor Parking	41804	6/22/2014	Meeting	50.00
		SPRINGHILL SUITES			Hotel Reservations/CMC	
128	7/27/2014	DOWNTOWN	41804	6/16/2014	Training-Brandy	332.32
129		U. S. Post Master	41804		Annual Box Fee	27.00
	· · ·				Baggage for Credit Rating	
130	7/27/2014	US Airways Center	41804	6/22/2014		25.00
	, , -	,			Summer Field Trip 2014 -	
					Ringling Bros & Barnum &	
130	7/27/2014	US Airways Center	41791	6/1/2014	Bailey Circus	344.25
131		Valentino's Eatery	41804		Business Meeting Recon	20.17
131	7,27,2011	Vistaprint	.200.	0,3,2011	Dustriess meeting needs.	20.17
132	7/27/2014	Netherlands B.V.	41804	6/15/2014	Cards for Jake Sample	19.98
132	772772011	WALMART	12001	0/15/2011	caras for sake sample	13.30
		COMMUNITY # 0005				
133	7/27/2014		41804	6/16/2014	Chairs/Bench for Seniors	408.93
133	112112014	, 110	71004	0/ 10/ 2014	1&1 WEB HOSTING-TN	400.33
134	7/27/2014	WWW.1AND1.COM	41804	6/12/2014		49.99
94474	7/27/2014		41004	0/12/2014	WLDSHE	
					-	(668.50)
94863	7/14/2014					(1,500.00)
05440	7/4/2044	CPE Revocable Trust	701111	7/4/2044	DDINCIDAL	42.006.50
95118	7/1/2014	UI 2003	70114A	//1/2014	PRINCIPAL	43,996.59

		CPE Revocable Trust	T		Γ	
95118	7/1/2014		7011AB	7/1/2014	INTEREST	25,751.06
33110	7/1/2014	RIGHT AWAY	7011AD	7/1/2014	RAD SANIATION CONTRACT	23,731.00
95119	7/1/2014	DISPOSAL	784026	7/1/2014	COMMERCIAL	6,852.00
33113	7/1/2014	RIGHT AWAY	704020	7/1/2014	RAD BILLING CREDIT FOR	0,032.00
95119	7/1/2014	DISPOSAL	785224	7/1/2014	INDUSTRIAL	(130.00)
33113	77172014	5151 G57 (E	,03221	7/1/2014	Fatal Hwy 79/Florence Kelvin	(150.00)
95207	7/1/2014	A Secure Towing LLC	11135	6/11/2014	Hwy: 2002 Audi	152.50
33207	7/1/2014	A Secure Towning LLC	11155	0/11/2014	Reimbursement for Shoes	132.30
					(allows for remainder of	
95208	7/1/2014	ADAM C. RADNEY	785065-REIM	6/9/2014	allowance)	45.61
95209		AIRWORX	150		Summer Field Trip 2014	206.98
33203	77172011	,	250	0,20,2011	Reimbursement for uniform	200.30
95210	7/1/2014	ALBERT, PROVENCIO	REIM 62114	6/21/2014	boots. NTE \$150	75.00
33210	7/1/2014	/ LEDERT, TROVERSIO	KENVI ÖZZIZ I	0/21/2014	Reimbursement for uniform	75.00
95210	7/1/2014	ALBERT, PROVENCIO	REIM 62114	6/21/2014	boots. NTE \$150	75.00
33210	77172011	ANCHOR		0,21,2011	Tenant improvement work at	73.00
05211	7/1/2014		00061314.3	C /10 /2014		7 (00 00
95211	//1/2014	CONSTRUCTION	00061214-3	6/19/2014	new FFD#2 & Police Dept.	7,699.00
05242	7/4/2044	TEMPODA DV VENDOD	707182	C /27 /2014	Carbaga dan asit rafiun d	44.00
95212	//1/2014	TEMPORARY VENDOR	707182	6/2//2014	Garbage deposit refund INMATE LABOR	41.00
		ADIZONIA CTATE			McFarland/Police station/ Town	
05242	7/4/2044	ARIZONA STATE	0012145 1100		l ' '	26.25
95213	//1/2014	PRISON-FLORENCE	061214F-118B	6/17/2014	Hall	26.25
05040	7/4/2044	ARIZONA STATE	064245 4404	C /4 7 /2 04 4	INDIANTE LABOR (ROVA)	45.00
95213	//1/2014	PRISON-FLORENCE	06121F-118A	6/1//2014	INMATE LABOR/ROW	45.00
05040	= /4 /204 4	ARIZONA STATE	054245 4404	C /4 7 /2 04 4	INDIANTE LABOR / CENTERN	22.22
95213	//1/2014	PRISON-FLORENCE	06121F-118A	6/1//2014	INMATE LABOR / CEMETERY	30.00
05044	= /4 /204 4	Arnold Machinery	127644	C /22 /224 A	Repairs to Roscoe Street Broom	4 224 22
95214	//1/2014	Company	J37641	6/23/2014		1,221.30
05244	7/4/2044	Arnold Machinery	127644	6/22/2011	Additional amount for tow back	262.45
95214	//1/2014	Company	J37641	6/23/2014	to shop / ST-046	363.15
		AZ MUNICIPAL RISK			Additional Premium coverage	
95215	7/1/2014	RETENTION-	41824	6/23/2014	for 4th of July- Lantis	550.00
		BAKER & TAYLOR				
95216	7/1/2014	BOOKS	4010907164	6/13/2014	Fiction	39.51
		BAKER & TAYLOR				
95216	7/1/2014	BOOKS	4010907165	6/13/2014	Children's Books	657.49
		BAKER & TAYLOR				
95216	7/1/2014	BOOKS	4010909084	6/17/2014	Non-Fiction	299.05
		BAKER & TAYLOR				
95216	7/1/2014	BOOKS	T05724620	6/11/2014	DVD's	26.24
95217	7/1/2014	TEMPORARY VENDOR	REF 2-DAYS BP	6/26/2014	Refund for swimming lessons	16.00
					PD personalized	
					letterhead/envelopes and	
95218	7/1/2014	BC GRAPHICS	75828	6/25/2014	department business cards	1,310.43
95218	7/1/2014	BC GRAPHICS	95330	6/16/2014	DEPARTMENT SHIRTS	498.18
		Benefit Intelligence,				
95219	7/1/2014	Inc. (ConsultADoc)	12	6/26/2014	Monthly Consult A Doc Services	573.75
95220	//1/2014	BENSON SYSTEMS	123877		Alarm monitoring- Town Hall	138.20
05000	7/4/224	DENICON CYCTER 10	400075		Alarm System Monitoring	40.00
95220	//1/2014	BENSON SYSTEMS	123878	6/16/2014	Anthem Fire Station	40.99
	= 1. 1c = :	DENICON SYSTEMS	45.55	61:61:	Alarm monitoring Evidence	
95220	7/1/2014	BENSON SYSTEMS	124053	6/16/2014	Ruliding	76.79

I					Two electric capacitors for the	
					generator charging system on	
95221	7/1/2014	BERGKAMP INC.	15299	1/19/2011	Patch truck	167.58
93221	7/1/2014	DENORATIVIT INC.	13233	4/10/2014	ratentiuek	107.58
		BRUTINEL PLUMBING			Water heater and faucet	
95222	7/1/2014	& ELEC., INC	1404015	5/15/2014	replacement & r/o spout	1,647.11
33222	7/1/2014	Canyon State	1404013	3/13/2014	Installation of Tablets in Patrol	1,047.11
95223	7/1/2014	•	2112327	4/16/2014		23,617.31
33223	7/1/2014	WITCIC33	2112327	4/10/2014	ricct	23,017.31
95224	7/1/2014	TEMPORARY VENDOR	11206705OP	6/25/2014	OVERPAYMENT	40.00
33224	77172014	CENTERLINE SUPPLY	1120070301	0/23/2014	OVERN ATTIVIETY	40.00
95225	7/1/2014	WEST, INC.	70243	6/3/2014	193 U-channel galvanized posts	3,677.08
33223	77172014	CENTERLINE SUPPLY	70213	0/3/2014	133 C chamier garvarilea posts	3,077.00
95225	7/1/2014	WEST, INC.	70358	6/18/2014	50 18"x 18" flags w/ 30" dowel"	189.53
33223	7/1/2014	WEST, IIVE.	70330	0/10/2014	Dual purpose aquatic terrestrial	103.55
95226	7/1/2014	CENTURY MFR.	DC540699	6/13/2014		568.34
33220	77172014	CENTON IVIII	263 10033	0/13/2014	ner breide	300.54
95227	7/1/2014	TEMPORARY VENDOR	705691	6/27/2014	Garbage deposit refund	41.00
33227	77172011	Cintas Corporation	700031	0/2//2011	Weekly fee for uniforms and	11.00
95228	7/1/2014		696718454	6/13/2014	mats for Utility Dept.	3.23
35225	77272021	Cintas Corporation	000710.0.	0, 10, 201 .	Weekly fee for uniforms and	0.20
95228	7/1/2014	· ·	696718454	6/13/2014	mats for Utility Dept.	15.23
33223	7/1/2011	Cintas Corporation	050710101	0/15/2011	Weekly fee for uniforms and	13.23
95228	7/1/2014	•	696718454	6/13/2014	mats for Utility Dept.	8.24
33223	77172011	Cintas Corporation	000710.0.	0/13/2011	Weekly fee for uniforms and	0.21
95228	7/1/2014		696718454	6/13/2014	mats for Utility Dept.	8.24
33223	77172011	Cintas Corporation	000710.0.	0/13/2011	Weekly fee for uniforms and	0.21
95228	7/1/2014		696720652	6/20/2014	mats for Utility Dept.	3.23
30220	77272021	Cintas Corporation	000110000	0, 20, 201	Weekly fee for uniforms and	5.25
95228	7/1/2014		696720652	6/20/2014	mats for Utility Dept.	15.23
	, , -	Cintas Corporation		-, -, -	Weekly fee for uniforms and	
95228	7/1/2014		696720652	6/20/2014	mats for Utility Dept.	8.24
		Cintas Corporation		· · ·	Weekly fee for uniforms and	
95228	7/1/2014		696720652	6/20/2014	mats for Utility Dept.	8.24
		CLIA Laboratory		· · ·	GLUCOSE TESTING	
95229	7/1/2014	•	3D1033796 614	6/1/2014	CERTIFICATION	150.00
		_			Reimbursement-Uniform boots	
95230	7/1/2014	CORDOVA, ANTHONY	REIM 61914	6/19/2014	NTE \$150.00	75.00
					Reimbursement-Uniform boots	
95230	7/1/2014	CORDOVA, ANTHONY	REIM 61914	6/19/2014	NTE \$150.00	37.50
					Reimbursement-Uniform boots	
95230	7/1/2014	CORDOVA, ANTHONY	REIM 61914	6/19/2014	NTE \$150.00	37.50
					Per Diem for AACOP	
95231	7/1/2014	DANIEL HUGHES	714-18/14	6/18/2014	Conference	194.00
95232	7/1/2014	DANIELLE ROBERTS	REIM 60614	6/25/2014	Seminar - Land Use Law Update	79.21
95233		Day Auto Supply, Inc	618893		One relay for G029ET PD Patrol	12.27
95233		Day Auto Supply, Inc	620021		Shop towels	10.84
95233		Day Auto Supply, Inc	620021		Shop towels	10.81
95233		Day Auto Supply, Inc	620021		Shop towels	10.81
95233		Day Auto Supply, Inc	620021		Shop towels	10.81
95233		Day Auto Supply, Inc	620021		Shop towels	10.81
95233	7/1/2014	Day Auto Supply, Inc	620021	6/16/2014	Shop towels	10.81

		<u> </u>			Genesis Touch (computer	
95233	7/1/2014	Day Auto Supply, Inc	620101	6/17/2014	diagnostic for fleet)	3,912.11
33233	7/1/2014	bay Auto Supply, Inc	020101	0/17/2014	Battery for North Florence	3,312.11
95233	7/1/2014	Day Auto Supply, Inc	620102	6/17/2014	,	138.77
95233		Day Auto Supply, Inc	620114		Credit for deposit	(24.46)
33233	7/1/2014	Day Auto Supply, Ilic	020114	0/17/2014	Replace quick connect on	(24.40)
95233	7/1/2014	Day Auto Supply, Inc	620139	6/17/2014	vacuum machine.	8.51
93233	7/1/2014	Day Auto Supply, Ilic	020133	0/17/2014	One back up lens and retainer	8.31
95233	7/1/2014	Day Auto Supply, Inc	620211	6/10/2014	ring for WW-006	1.67
93233	7/1/2014	Day Auto Supply, Ilic	020211	0/10/2014	One back up lens and retainer	1.07
95233	7/1/2014	Day Auto Supply, Inc	620211	6/19/2014	ring for WW-006	1.68
95233		Day Auto Supply, Inc	620233		Wiper blades for ST-27	11.28
					Batteries for ST-23 Patch truck	
95233	//1/2014	Day Auto Supply, Inc	620407	6/20/2014		228.68
05000	7/4/2044		5005.47	c /22 /224 4	Alternator for ST-23 charging	224.22
95233	7/1/2014	Day Auto Supply, Inc	620547	6/23/2014	system	331.20
95233	7/1/2014	Day Auto Supply, Inc	620594	6/23/2014	Motor oil for G870GE PD Patrol	35.81
					Air and oil filter, PL32WASH,	
					and one headlight bulb for	
95233	7/1/2014	Day Auto Supply, Inc	620594	6/23/2014	G870GE PD Patrol	33.11
					One headlight for G870GE PD	
95233	7/1/2014	Day Auto Supply, Inc	620629	6/23/2014	Patrol	8.30
95233	7/1/2014	Day Auto Supply, Inc	620676	6/24/2014	Credit for deposit	(119.57)
					Purchase of one ratchet for	
95233	7/1/2014	Day Auto Supply, Inc	620687	6/24/2014	Shop	12.75
					Purchase of 9/16 gear wrench	
95233	7/1/2014	Day Auto Supply, Inc	620688	6/24/2014	for the Shop	17.50
		, , , ,			Adjust Electrical Pull Boxes (LS)	
		Degan Construction			(T-28)". Scarify and Recompact	
95234	7/1/2014	_	5186	4/26/2013	Subgrade A(LS)	3,500.00
95235		DEMCO, Inc.	5326073		Magazine Display	1,928.22
33233	7,1,2011	DESERT BORING AND	3323373	0,10,2011	Emergency excavation @ 245	1,323.22
95236	7/1/2014	EXCAVATION	7049	6/14/2014	Central Ave Service Leak	125.00
93230	7/1/2014	DESERT BORING AND	7049	0/14/2014	Emergency excavation @ 133	123.00
05226	7/4/2044		7049	C /4 4 /204 4		407.50
95236	//1/2014	EXCAVATION	7049	6/14/2014	Willow St. Service leak.	187.50
05000	7/4/2044	DESERT BORING AND	7040	C /4 4 /004 4	Emergency excavation @ 3611	107.50
95236	//1/2014	EXCAVATION	7049	6/14/2014	Florence Blvd Service leak.	187.50
		DESERT BORING AND			Emergency excavation @ 805	
95236	7/1/2014	EXCAVATION	7049	6/14/2014	Cochise Service leak.	187.50
		DESERT BORING AND			Emergency excavation @ 3614	
95236	7/1/2014	EXCAVATION	7052	6/10/2014	Wisconsin Ave Service leak.	250.00
		DESERT BORING AND			CIP U-30 Boring for Hydrant	
95236	7/1/2014	EXCAVATION	7053	6/10/2014	Replacement project. (#5)	4,800.00
		DPC ENTERPRISES,				
95237	7/1/2014	L.P.	272000510-14	6/12/2014	1 ton CL2 for SWWTP	666.12
		EBSCO SUBSCRIPTION				
95238	7/1/2014	SERVICE	380923	6/26/2014	Annual Magazine Subscription	1,345.87
		FLORENCE TRUE				
95239	7/1/2014	VALUE HARDWARE	210934	6/11/2014	Filters and plug	18.09
		FLORENCE TRUE			Emergency parts: repair electric	
95239	7/1/2014	VALUE HARDWARE	210966	6/12/2014	cord at Well#5	15.85
				· ·	Small Tools Water Depart. Misc.	
		FLORENCE TRUE			Wrenches, Sockets,	
95239	7/1/2014	VALUE HARDWARE	211016	6/16/2014	screwdrivers, etc.	450.29
33233	,, 1, 2014		211010	0, 10, 2014	00. 0.140.1140.10, 0.00.	730.23

1		ELODENCE TRUE			T	
95239	7/1/2014	FLORENCE TRUE VALUE HARDWARE	211034	6/16/2014	Saw blades	38.03
	., _,	FLORENCE TRUE		3, 23, 232	Operating Supplies for Park	
95239	7/1/2014	VALUE HARDWARE	211078	6/18/2014	Maintenance- OPEN PO	1.95
33233	7/ -/ -0 - 1	FLORENCE TRUE		0, 10, 101 :	Misc. painting supplies: Hydrant	
95239	7/1/2014	VALUE HARDWARE	211080	6/18/2014	Project CIP U-30	13.97
33233	7/1/2014	FLORENCE TRUE	211000	0/10/2014	Emergency-parts to repair Well	13.57
95239	7/1/2014	VALUE HARDWARE	211114	6/20/2014		4.99
33233	7/1/2014	FLORENCE TRUE	211114	0/20/2014	Emergency-parts to repair Well	4.55
95239	7/1/2014	VALUE HARDWARE	211125	6/20/2014		30.99
33233	7/1/2014	FLORENCE TRUE	211123	0/20/2014	NWWTP: Silica Sand#20 and	30.55
95239	7/1/2014	VALUE HARDWARE	211175	6/24/2014	Silica Sand #12	1,464.19
33233	7/1/2014	FLORENCE TRUE	2111/3	0/24/2014	Small Tools: 6 HD Bench Vise w/	1,404.13
05220	7/1/2014	VALUE HARDWARE	211176	6/24/2014	•	70.50
95239	7/1/2014	FLORENCE TRUE	211176	6/24/2014	Small Tools: 6 HD Bench Vise w/	70.59
05220	7/4/2044	VALUE HARDWARE	211170	C /2 4 /201 4		25.20
95239	7/1/2014		211176	6/24/2014	Small Tools: 6 HD Bench Vise w/	35.30
05000	7/4/2044	FLORENCE TRUE	244476	c /2 4 /2 24 4	·	25.20
95239		VALUE HARDWARE	211176	6/24/2014		35.29
95240		GCR Tire Centers	827-38087		One tire for ST-81	148.38
95240	7/1/2014	GCR Tire Centers	827-380910	6/17/2014	Four new tires for P & R - 8	497.63
		Global Gov't/Ed			(4) LED Monitors for Dispatch	
95241	7/1/2014	Solutions Inc.	L3388699	5/7/2014	Radio Consoles	639.16
		Global Gov't/Ed				
95241	7/1/2014	Solutions Inc.	L34410610101	5/31/2014	(2) Printers	199.98
		Global Gov't/Ed				
95241	7/1/2014	Solutions Inc.	L34410680102	5/30/2014	(2) Computer Monitors	299.98
		GYM SOURCE DEPT				
95242	7/1/2014		1622450	6/4/2014	Adjustable bench	1,018.55
		Harmon's Safe, Lock				
95243	7/1/2014		42413		Purchase of various key blanks	97.25
95244	7/1/2014	Hawkeye Engraving	19794	6/11/2014	PAR TAGS	11.10
		HILL BROTHERS			Restock of Sodium Bisulfate for	
95245	7/1/2014	CHEMICAL CO,	5078610	6/13/2014	SWWTP	3,049.40
95246	7/1/2014	Holiday Inn Express	619/14	6/26/2014	Staff/Board Retreat - Facility	50.25
		HOME DEPOT CREDIT				
95247	7/1/2014	SERVICES	4011932	6/24/2014	Ladder for Repairs at Town Hall	275.11
		HOME DEPOT CREDIT			Hand Tools and Landscaping	
95247	7/1/2014	SERVICES	W278535373	5/30/2014	Tools	421.65
	, , -	HOME DEPOT CREDIT		-,,	Vehicle Repair: Boards for tool	
95247	7/1/2014	SERVICES	W279377903	6/4/2014	boxes on truck WW-	134.63
	, , -	HOME DEPOT CREDIT		-, , -	Vehicle Repair: Boards for tool	
95247	7/1/2014	SERVICES	W279377903	6/4/2014	boxes on truck WW-	67.32
33217	7/1/2011	HOME DEPOT CREDIT	***************************************	0, 1,2011	Vehicle Repair: Boards for tool	07.32
95247	7/1/2014	SERVICES	W279377903	6/4/2014	boxes on truck WW-	67.32
95248		HUGHES TOWING	10118		Seizure 97 Ford Explorer	211.00
33240	7/1/2014	TIOGILES TOWNING	10110	0/2/2014	Per Diem -Child Safety Seat	211.00
95249	7/1/2014	Jarrod, Ballard	617-20/14	6/20/2014	Training Cert	72.00
33243	//1/2014	Janou, Danaru	017-20/14	0/20/2014	Training CCTC	72.00
05350	7/1/2014	TEMPORARY VENDOR	712100	6/25/2014	Garbage deposit refund	0.50
95250		DEERE & COMPANY	713180		Gator TX (John Deere)	8.50 8,624.73
95251	//1/2014	DEENE & CONTAINY	113823683	0/20/2014		0,024./3
05354	7/1/2044	DEEDE O COMBANY	112022602	C/2C/204 4	Bunker & Field Rake (John	12.045.04
95251	//1/2014	DEERE & COMPANY	113823683	6/26/2014		12,815.04
05	= /4 /55 / 5	DEEDE 0	44222255	c /a c /a a : :	Select Series X300 Tractor (John	0
95251	//1/2014	DEERE & COMPANY	113823683	6/26/2014	Deere)	3,549.11

SEZEST 7/1/2014 AMERICA HOLDINGS 42913991 1/30/2013 Lab work for Officer 162.60							
95253 7/1/2014 HANDYMAN 1062 6/23/2014 Planters on Main Street 1,640.25	95252	7/1/2014		711250	6/25/2014	Garbage deposit refund	34.00
95254 7/1/2014 AMERICA HOLDINGS 42913993 11/30/2013 Lab work for Officer 162.60	95253	7/1/2014		1062	6/23/2014	Planters on Main Street	1,640.25
WEBB REF 2DAYS 6/26/2014 Refund for two days child will 8.00	95254	7/1/2014		//2913993	11/30/2013	Lah work for Officer	162.60
95255 7/1/2014 TEMPORARY VENDOR 2DAYS 6/26/2014 not attend 8.00	33234	7/1/2014	AWIERICA HOLDINGS		11/30/2013		102.00
MENDIVIL ERASMO REIM 62014 6/26/2014 assorted rubber ducks 20.05 95257 7/1/2014 MIDWEST TAPE 91954389 6/19/2014 DVDS 351.88 Reimburse for purchase of 95257 7/1/2014 MIDWEST TAPE 91954421 6/19/2014 DVDS 351.88 Replacement Meters: 5/8 x Abunutain States Pipe 91954421 6/19/2014 Multi Jet % 1" MM 2,881.08 Reimbursement Multi Jet % 1" MM 2,881.08 Reimbursement For Uniform 2,681.08 Reimbu	05255	7/4/2044	TENADODA DVI VENDOD		C /2C /2011	•	0.00
95255 7/1/2014 MIDWEST TAPE 91954389 6/19/2014 DVDs 116:96	95255	//1/2014		ZDAYS	6/26/2014		8.00
95257 7/1/2014 MIDWEST TAPE 91954389 6/19/2014 DVDs 116.96			· ·			·	
95257							
Replacement Meters: 5/8 x 3/4" MM Multi jet 8 1" MM 2,881.08							
Mountain States Pipe 325015-00 6/17/2014 Multi jet & 1" MM 2,881.08	95257	7/1/2014	MIDWEST TAPE	91954421	6/19/2014		351.88
95258 7/1/2014 & Supply 325015-00 6/17/2014 Multi jet" 2,881.08						Replacement Meters: 5/8 x	
95259 7/1/2014 MURILLO ENEMUEL REF 62414 6/24/2014 Mork pants. NTE \$300 280.21			Mountain States Pipe			3/4" MM Multi jet & 1" MM	
95259 7/1/2014 MURILLO ENEMUEL REF 62414 6/24/2014 Mork pants. NTE \$300 280.21	95258	7/1/2014	& Supply	325015-00	6/17/2014	Multi jet"	2,881.08
95259 7/1/2014 MURILLO ENEMUEL REF 62414 6/24/2014 work pants. NTE \$300 280.21							· · · · · · · · · · · · · · · · · · ·
Social Proceedings Process P	95259	7/1/2014	MURILLO ENEMUEL	REF 62414	6/24/2014		280 21
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PETTY CASH - FIRE 95265 7/1/2014 DEPT 865-875 6/25/2014 Miscellaneous items 91.39 PETTY CASH - FIRE 95265 7/1/2014 DEPT 865-875 6/25/2014 Miscellaneous items 17.61 PETTY CASH - FIRE 95265 7/1/2014 DEPT 865-875 6/25/2014 Miscellaneous items 11.05							
95265 7/1/2014 DEPT 865-875 6/25/2014 Miscellaneous items 91.39 PETTY CASH - FIRE 95265 7/1/2014 DEPT 865-875 6/25/2014 Miscellaneous items 17.61 PETTY CASH - FIRE 95265 7/1/2014 DEPT 865-875 6/25/2014 Miscellaneous items 11.05	95264	7/1/2014	PATRICK KLEMME	REF 61814	6/18/2014	NTE \$150.	75.00
PETTY CASH - FIRE 95265 7/1/2014 DEPT 865-875 6/25/2014 Miscellaneous items 17.61 PETTY CASH - FIRE 95265 7/1/2014 DEPT 865-875 6/25/2014 Miscellaneous items 11.05			PETTY CASH - FIRE				
PETTY CASH - FIRE 95265 7/1/2014 DEPT 865-875 6/25/2014 Miscellaneous items 17.61 PETTY CASH - FIRE 95265 7/1/2014 DEPT 865-875 6/25/2014 Miscellaneous items 11.05	95265	7/1/2014	DEPT	865-875	6/25/2014	Miscellaneous items	91.39
95265 7/1/2014 DEPT 865-875 6/25/2014 Miscellaneous items 17.61 95265 7/1/2014 DEPT 865-875 6/25/2014 Miscellaneous items 11.05							
PETTY CASH - FIRE 865-875 6/25/2014 Miscellaneous items 11.05	95265	7/1/2014		865-875	6/25/2014	Miscellaneous items	17 61
95265 7/1/2014 DEPT 865-875 6/25/2014 Miscellaneous items 11.05	33203	,, 1,2014		303 073	0,23,2014	senancoas rems	17.01
	05365	7/4/2044		065 075	6/25/2044	Missallanoous itams	44.05
TOTAL VANCE TOTAL	95265	//1/2014		805-8/5	6/25/2014	iviiscellaneous items	11.05
			PETTY CASH - FIRE		-, ,	<u> </u>	
95265 7/1/2014 DEPT 865-875 6/25/2014 Miscellaneous items 26.19	95265	7/1/2014	DEPT	865-875	6/25/2014	Miscellaneous items	26.19

		PETTY CASH - FIRE				
95265	7/1/2014		865-875	6/25/2014	Miscellaneous items	21.55
93203	7/1/2014	PETTY CASH - FIRE	803-873	0/23/2014	wiscenarieous items	21.55
95265	7/1/2014		865-875	6/25/2014	Miscellaneous items	10.50
33203	7/1/2014	DELLI	003 073	0/23/2014	Wilsecharicous reciris	10.50
95266	7/1/2014	PETTY CASH - LIBRARY	APR - JN 14	6/24/2014	Miscellaneous Supplies	180.83
33233	,, _,	PETTY CASH - SENIOR	0609-2514	0,2 .,201 .		100.00
95267	7/1/2014		63014	6/26/2014	Petty Cash-Overage	(2.53)
	., -,	PETTY CASH - SENIOR	0609-2514	5, 25, 252	,	(=:55)
95267	7/1/2014		63014	6/26/2014	Petty Cash	117.79
		PETTY CASH - SENIOR			Steve Heisner- Bingo replace	
95267	7/1/2014	CENTER	611 6/4 14	6/26/2014	ck95109	84.74
			REFUND		Participant removed from	
95268	7/1/2014	TEMPORARY VENDOR	PROGRA	6/20/2014	program	100.00
			REFUND SBALL		Refund for cancelled softball	
95269	7/1/2014	COREY J. PINE	TOURN	6/26/2014	tournament	200.00
		PRINT AND PACK			Printing of CCRs 2014 for Utility	
95270	7/1/2014	EXPRESS	40850	6/16/2014	dept.	2,059.87
		RV STRIPES &			Decal Badge for PD door-	
95271	7/1/2014	GRAPHICS, INC.	18729	6/11/2014	reflective	230.70
		RV STRIPES &			Custom mirror for PD	
95271	7/1/2014	GRAPHICS, INC.	18746	6/13/2014	conference room	176.39
95272	7/1/2014	Safeguard Security	714790	6/30/2014	Security Monitoring fee	97.77
95273	7/1/2014	SCOTT, BARBER	9093/40039	6/21/2014	Office Supplies	124.33
		Skaggs Companies,				
95274	7/1/2014	Inc.	2300128RI	6/11/2014	Lanyards for PD	594.28
		Skaggs Companies,				
95274	7/1/2014	Inc.	2300131RI	6/11/2014	Uniform Hat	75.64
		Skaggs Companies,				
95274	7/1/2014	Inc.	2304895RI	6/20/2014	Department Police hats	561.43
		Skaggs Companies,				
95274	7/1/2014	Inc.	2304913RI	6/20/2014	Holsters for Firearms	502.38
		Southwest Industrial			Crane Rental to replace SAM	
05275	7/1/2014		27172	6/19/2014	units@ SWWTP NTE \$3500	2 020 12
95275	7/1/2014	Kiggirig	27173 50621420	6/18/2014	units@ SWWTP NTE \$3500	2,929.13
05276	7/1/2014	CDDINT	37200	C /0 /2014	Frame Relay	990.00
95276	//1/2014	SPRINT		6/8/2014	Frame Relay	880.00
05277	7/1/2014	SPRINT DATA SVCS	506314200	C /0 /2014	Data services recurring charges	92.02
95277	//1/2014	SPRINT DATA SVCS	00373	6/8/2014	Data services recurring charges	82.02
05270	7/1/2014	TEMPODA DV VENDOD	JN26	C /20 /2014	Postitution	22.00
95278	//1/2014	TEMPORARY VENDOR	CR20140034	6/30/2014	Restitution	33.00
05370	7/4/2044	TEMPODA DV VENDOS	DEFLINE	C /10 /2014	Refund customer pulled out of	60.00
95279	//1/2014	TEMPORARY VENDOR	REFUND	6/18/2014	swim team	60.00
05300	7/1/2014	SURF & SKI	144722	6/12/2014	DECDEATION STATE LINUTORAS	240 27
95280		ENTERPRISES	144723		RECREATION STAFF UNIFORMS Reimbursement for Merit Pins	218.27
95281	//1/2014	TATLOCK WILLIAM	REIM 51214	5/12/2014	neimbursement for Merit Pins	40.00
05303	7/4/2044	The Office Comban In	0100700 00	C /11 /2014	Nama Blatas/Haldar-	04.40
95282	//1/2014	The Office Center Inc.	0100798-00	0/11/2014	Name Plates/Holders	91.40
05303	7/4/2044	The Office Containing	0100003 004	C /11 /2014	Logal Dublication Books	FF0 00
95282	//1/2014	The Office Center Inc.	0100902-001	0/11/2014	Legal Publication Books Books for Training and	558.00
05303	7/1/2014	The Office Center Inc.	0100002 004	6/11/2014		242.02
95282	//1/2014	The Office Center Inc.	0100902-001	0/11/2014	Development	313.83
	= 1	TI . O'''.	04.00000	6 1	Commercial Vehicle Labels,	_
95282	7/1/2014	The Office Center Inc.	0100903-001	6/10/2014	Vehicle Removal Labels	582.70

					Vehicle Inspection Books 50	
95282	7/1/2014	The Office Center Inc.	0100904-001	6/10/2014	sets	599.15
					Office Supplies/Motivational	
95282	7/1/2014	The Office Center Inc.	0100905-001	6/10/2014	Pictures for Dept.	1,164.32
					Banner Equipment for	
95282	7/1/2014	The Office Center Inc.	0100918-001	6/11/2014	Volunteers	231.50
95282	7/1/2014	The Office Center Inc.	0100921-001	6/11/2014	Office Chair	255.00
95283		THE WATER SHED	4518		Water & Ice	43.60
95283		THE WATER SHED	4520		Water & Ice	13.16
95283		THE WATER SHED	4521		Water and Ice for PD	31.81
95283	7/1/2014	THE WATER SHED	4523	6/23/2014	Ice	4.94
95283	7/1/2014	THE WATER SHED	4524	6/16/2014	Water & Ice	19.75
95283	7/1/2014	THE WATER SHED	4901	6/9/2014	Water and Ice for PD-2x	30.44
95283	7/1/2014	THE WATER SHED	4954	6/16/2014	Ice	4.94
95283	7/1/2014	THE WATER SHED	4956	6/16/2014	Ice	24.68
95283	7/1/2014	THE WATER SHED	4957	6/16/2014	Water and Ice for PD-2x	38.40
		Town of Florence				
95284	7/1/2014	Public Works Dept.	JN-27 REST	6/30/2014	Restitution	100.00
		Trafficade Service.,			Barricade rental/signs for	
95285	7/1/2014		1284318	6/8/2014	Florence Heights	1,458.66
		Tri-City Express Care,				
95286	7/1/2014		1266770	5/3/2014	Drug test	25.00
		Tri-City Express Care,				
95286	7/1/2014		1316486	5/7/2014	Drug test	25.00
		Tri-City Express Care,				
95286	7/1/2014		1316767	5/7/2014	Drug test	25.00
	- / . /	Tri-City Express Care,	24074	- 10 1000		
95286	7/1/2014		34874	5/9/2014	Drug test	25.00
05206	7/4/2044	Tri-City Express Care,	473040	42/5/2042	Duvertest	25.00
95286	7/1/2014		472019	12/6/2012	Drug test	25.00
05396	7/1/2014	Tri-City Express Care,	472432	12/7/2012	Drug tost	25.00
95286	7/1/2014	UNITED	472432	12/7/2012	Drug test	25.00
95287	7/1/2014	EXTERMINATING	169888	6/2/2014	Pest control for the year	35.00
33207	7/1/2014	UNITED	103000	0/2/2014	rest control for the year	33.00
95287	7/1/2014	EXTERMINATING	175473	4/16/2014	Exterminating fees- June 2014	150.00
33207	7/1/2014	UNITED	175475	4/10/2014	Externinating rees June 2014	130.00
95287	7/1/2014	EXTERMINATING	176012	6/2/2014	Exterminating fees- June 2014	25.00
33207	7/1/2011	UNITED	1,0011	0,2,2011		25.00
95287	7/1/2014	EXTERMINATING	176188	6/2/2014	Exterminating fees- June 2014	35.00
33207	,, _,	UNITED		3, 2, 201 .		
95287	7/1/2014	EXTERMINATING	176189	6/2/2014	Exterminating fees- June 2014	25.00
	. ,	UNITED		, ,		
95287	7/1/2014	EXTERMINATING	176190	6/2/2014	Exterminating fees- June 2014	25.00
		UNITED		· · ·	Ğ	
95287	7/1/2014	EXTERMINATING	176191	6/2/2014	Exterminating fees- June 2014	18.00
		UNITED				
95287	7/1/2014	EXTERMINATING	176192	6/2/2014	Exterminating fees- June 2014	25.00
		UNITED FIRE				
95288	7/1/2014	EQUIPMENT CO.	24376	6/2/2014	Credit Memo for Gribble	(15.45)
		UNITED FIRE				
95288	7/1/2014	EQUIPMENT CO.	526390	6/2/2014	Uniform allowance Gribble	635.58
		UNITED FIRE				
95288	7/1/2014	EQUIPMENT CO.	526405	6/2/2014	Uniform allowance Pip	300.80

		LINUTED FIDE			Haife was allesses as	
05000	7/4/2044	UNITED FIRE	F2C422	C /2 /2011	Uniform allowance	0.5
95288	7/1/2014	EQUIPMENT CO.	526423	6/2/2014	Montgomery	95.96
		UNITED FIRE				
95288	7/1/2014	EQUIPMENT CO.	526424	6/2/2014	Uniform allowance Kennedy	33.38
		Valley Collection	208405 OP			
95289	7/1/2014	Service	BADDEBIT	5/2/2014	Overpayment 208405	130.00
		WALMART				
		COMMUNITY # 0005				
95290	7/1/2014	7118	4350	4/3/2014	Supplies for Luau & center	99.21
		WALMART				
		COMMUNITY # 0005			Office supplies/recreation	
95290	7/1/2014	7118	4350	4/3/2014	supplies	234.75
		WALMART				
		COMMUNITY # 0005				
95290	7/1/2014		8460	6/5/2014	Supplies	19.44
30230	77272021	WALMART	0.00	0,0,201.		
		COMMUNITY # 0005				
95290	7/1/2014		8460	6/5/2014	Sunnlies	200.00
33230	7/1/2014	WASTE	8400	0/3/2014	Jupplies	200.00
		MANAGEMENT OF				
05204	7/4/2044		FF34 0F63 6	4/4/2014	Landfill face	40.70
95291	//1/2014	ARIZONA	5531-0563-6	4/1/2014	Landfill fees	48.70
					#3755 Task 1.1- W/WW-ADEQ	
		WATER WORKS			Regulatory Reporting	
95292	7/1/2014	ENGINEERS, LLC	3755	5/1/2014	Assistance	1,284.00
					#3755 Task 1.1- W/WW-ADEQ	
		WATER WORKS			Regulatory Reporting	
95292	7/1/2014	ENGINEERS, LLC	3755	5/1/2014	Assistance	642.00
					#3755 Task 1.1- W/WW-ADEQ	
		WATER WORKS			Regulatory Reporting	
95292	7/1/2014	ENGINEERS, LLC	3755	5/1/2014	Assistance	642.00
		WATER WORKS			#3755 Task 1.2- Regulatory	
95292	7/1/2014	ENGINEERS, LLC	3755	5/1/2014	_ :	1,079.50
		WATER WORKS			#3755 Task 1.2- Regulatory	,
95292	7/1/2014	ENGINEERS, LLC	3755	5/1/2014	I	539.75
33232	7,1,2011	WATER WORKS	0.00		#3755 Task 1.2- Regulatory	333.73
95292	7/1/2014	ENGINEERS, LLC	3755	5/1/2014		539.75
33232	7/1/2014	WATER WORKS	3733		#3755 Task 1.4 - Minor Design	333.73
95292	7/1/2014	ENGINEERS, LLC	3755		& Troubleshooting	1 970 00
93292	7/1/2014	·	3733	3/1/2014		1,870.00
		WATER WORKS			#3755 Task 2.1 CIP U-83	
95292	7/1/2014	ENGINEERS, LLC	3755		SWWTP Chlorine System/EPS	8,268.00
		WATER WORKS			#3755 Task 3.1 CIP U-34 Well	
95292	7/1/2014	ENGINEERS, LLC	3755		3B Construction Admin	1,898.00
		WATER WORKS	T		#3755 Task 4.1 CIP U-26 North	
95292	7/1/2014	ENGINEERS, LLC	3755	5/1/2014	Reservoir Upgrades Design	9,244.00
					Reimbursement- Uniform jeans	
95293	7/1/2014	WILLIAM MARTELL	REIM 61914	6/19/2014	NTE \$300.00	150.00
					Reimbursement- Uniform jeans	
95293	7/1/2014	WILLIAM MARTELL	REIM 61914	6/19/2014	NTE \$300.00	75.00
	. ,			, ,	Reimbursement- Uniform jeans	- 72
95293	7/1/2014	WILLIAM MARTELL	REIM 61914	6/19/2014	NTE \$300.00	75.00
2223	,,1,2014	THE WALLAND WALLET		0/ 13/ 2014	Rock wall, Zorb ball, and	75.00
		Arizona Inflatable			inflatable for Freedom Fest	
05204	7/2/2014		0570	E /2 /2014		2 006 01
95294	7/2/2014	LVEIILS	8570	5/2/2014		2,996.01
05005	7/2/224	Denisno Maria	FECT 204.4	C 122 1224 :	Referee for Mud Volleyball July	4=0.00
95295	//2/2014	Benigno, Martinez	FEST 2014	6/23/2014	4tri event	150.00

					Sound system for July 4th-	
95296	7/2/2014	Independent Events	FEST 2014		remaining balance	1,610.00
95297		JARROD BARR	FEST 2014		Duo for Beer Garden	150.00
0000	., _,			3, = 1, = 0 = 1	Fireworks Display - Fourth of	
		LANTIS			July Freedom Fest 2014	
95298	7/2/2014	PRODUCTIONS INC	14148BAL DUE	4/16/2014	(remaining balance)	7,500.00
	.,_,			.,,	Referee for July 4th Mud	.,
95299	7/2/2014	NEAL, DAVID	FEST 2014	6/17/2014	•	150.00
30233	,,=,===:			0, 1, 1, 201.	\$100.00 in quarters, \$50.00 in	150.00
			2014FEST		gold coins- Freedom Fest pool	
95300	7/2/2014	PETTY CASH - PARKS	COINS	7/2/2014	-	150.00
	., _,			.,_,	Tents, tables & chairs for	
95301	7/2/2014	PRO EM	213892-1	6/27/2014	Freedom Fest	3,037.25
95302	7/2/2014		FEST 2014		Freedom Fest Staff lunch	136.96
33302	,,=,===:	THE RHYTHM		77272021		100.00
95303	7/2/2014	EDITION BAND	FEST 2014	6/23/2014	BAND FOR FREEDOM FEST 2014	1,200.00
33333	,,=,===:	AZ DEPT OF REVENUE		3, 23, 232 :		1,200.00
95304	7/9/2014	COLL SVC	PPE 0627/14	7/3/2014	LEVY	200.00
33304	7/3/2014	AZ MUNICIPAL RISK	1120027/11	7/3/2014	Liability Insurance 3r Qtr.	200.00
95305	7/9/2014	RETENTION-	8689 / 8688	3/10/2014	installment	8,649.50
33303	7/3/2011	AZ MUNICIPAL RISK	00037 0000	3,10,2011	Liability Insurance 3r Qtr.	0,0 15.50
95305	7/9/2014	RETENTION-	8689 / 8688	3/10/2014	installment	8,229.00
33303	7/3/2014	AZ MUNICIPAL RISK	00037 0000	3/10/2014	Liability Insurance 3r Qtr.	0,223.00
95305	7/0/201/	RETENTION-	8689 / 8688	3/10/2014	installment	548.25
93303	7/3/2014	AZ MUNICIPAL RISK	0003 / 0000	3/10/2014	Liability Insurance 3r Qtr.	340.23
95305	7/0/2014	RETENTION-	8689 / 8688	2/10/2014	installment	540.25
93303	7/3/2014	AZ MUNICIPAL RISK	8083 / 8088	3/10/2014	Liability Insurance 3r Qtr.	340.23
95305	7/0/2014	RETENTION-	8689 / 8688	2/10/2014	installment	62,682.00
93303	7/9/2014	AZ MUNICIPAL RISK	8083 / 8088	3/10/2014	Liability Insurance 3r Qtr.	02,062.00
95305	7/0/2014	RETENTION-	8689 / 8688	2/10/2014	installment	7,998.25
33303	7/3/2014	AZ MUNICIPAL RISK	8083 / 8088	3/10/2014	Liability Insurance 4th Qtr.	7,336.23
95305	7/0/2014	RETENTION-	8754 / 8688	6/0/2014	installment	8,649.50
93303	7/9/2014	AZ MUNICIPAL RISK	8734 / 8088	0/6/2014	Liability Insurance 4th Qtr.	6,049.30
95305	7/0/2014	RETENTION-	8754 / 8688	6/0/2014	installment	9 220 00
93303	7/9/2014	AZ MUNICIPAL RISK	8734 / 8088	0/6/2014	Liability Insurance 4th Qtr.	8,229.00
95305	7/0/2014	RETENTION-	8754 / 8688	6/0/2014	installment	548.25
93303	7/9/2014	AZ MUNICIPAL RISK	8734 / 8088	0/6/2014	Liability Insurance 4th Qtr.	346.23
95305	7/0/2014	RETENTION-	8754 / 8688	6/0/2014	installment	540.25
95505	7/9/2014	AZ MUNICIPAL RISK	8734 / 8088	0/6/2014	Liability Insurance 4th Qtr.	340.23
95305	7/0/2014	RETENTION-	8754 / 8688	6/0/2014	installment	67 520 00
93303	7/9/2014	AZ MUNICIPAL RISK	6734 / 6066	0/8/2014	Liability Insurance 4th Qtr.	67,539.00
95305	7/0/2014	RETENTION-	8754 / 8688	6/0/2014	installment	7,998.25
95305	7/9/2014	AZ PUBLIC SAFETY	6734 / 6066	0/8/2014	RETIREMENT CONTRIBUTIONS	7,996.25
05306	7/0/2014		DDE C27/14FIDE	7/0/2014		12 667 56
95306	7/9/2014	RETIREMENT	PPE 627/14FIRE	7/8/2014	FIRE	12,667.56
05300	7/0/2044	AZ PUBLIC SAFETY	DDE 637/44EIDE	7/0/2044	Fire INCLIDANCE PREMIUM TAY	(000 70)
95306	7/9/2014	RETIREMENT	PPE 627/14FIRE	//8/2014	FIRE INSURANCE PREMIUM TAX	(898.76)
05300	7/0/2044	AZ PUBLIC SAFETY	DDE (37/44DE	7/0/2044	RETIREMENT CONTRIBUTIONS	40 707 40
95306	//9/2014	RETIREMENT	PPE 627/14PD	7/8/2014	PULICE	18,787.19
05307	7/0/2044	CASA GRANDE	064	C /2 /204 4	Courier Face May 2014 West	252.00
95307	//9/2014	COURIER, INC.	861	0/2/2014	Courier Fees May 2014 Water	252.00
05225	7/0/201	CASA GRANDE	000	C 12 1224 :	Courier Food Mary 2014 CMMATTE	4 400 00
95307	//9/2014	COURIER, INC.	861	6/2/2014	Courier Fees May 2014 SWWTP	1,108.00
05005	7/0/201	CASA GRANDE	064	C /2 /200	Courier fees Holiday rate	40.55
95307	7/9/2014	COURIER, INC.	861	6/2/2014	charged for Memorial Day	40.00

		CASA GRANDE			I	
95307	7/0/2014	COURIER, INC.	861	6/2/2014	Courier Fees May 2014 NWWTP	1,108.00
33307	7/3/2014	CASA GRANDE	001	0/2/2014	Courier rees way 2014 NVV VV II	1,100.00
95307	7/0/2014	COURIER, INC.	861-BALANCE	6/2/2014	For the WLB Group in Tucson	24.00
33307	7/3/2014	Central Az Solid	001-DALANCE	0/2/2014	Tor the WEB Group in Tucson	24.00
95308	7/0/2014	Waste Inc	CASW4687	6/2/2014	Transfer Station Fees	7,663.63
95308		GLORIA MORENO	602-630/14		Daily Mail Run/Town Hall	25.99
93309	7/9/2014	GLONIA WORLING	002-030/14	0/30/2014	Reimburse for personal & not	25.99
					Town of Florence check	
95310	7/0/2014	MARIA HERNANDEZ	REIM CK	7/9/2014	deposited	20.00
93310	7/9/2014	IVIANIA HENIVAINDEZ	KEIIVI CK	7/0/2014	Mileage to attend CAAG	20.00
05211	7/0/2014	KNUDSON JESS	41810	6/19/2014	Regional meeting 2014	124 22
95311	7/9/2014	KNODSON JESS	41010	6/18/2014	Quarterly billing /Fire alarm	124.32
		NATIONAL FIDE			monitoring/ McFarland Park	
05242	7/0/2014	NATIONAL FIRE	A N 4074 400	C /20 /2014	<u> </u>	105.00
95312	7/9/2014	CONTROL Nationwide	AM071488	6/20/2014	July/Aug/ Sept	105.00
05040	7/0/2011		DDE 06/27/44	7/2/2244	Nationwide - Deferred	5 222 42
95313	//9/2014	Retirement Solution	PPE 06/27/14	//3/2014	Compensation	5,232.13
		PINAL COUNTY				
95314	7/9/2014	TREASURER	DIST 1 7/14	7/1/2014	Professional Services #1	2,466.00
		PINAL COUNTY				
95314	7/9/2014	TREASURER	DIST 2 7/14	7/1/2014	Professional Services #2	2,022.00
		SOUTHWEST RISK				
95315	7/9/2014	SERVICES	2014/15	7/8/2014	Insurance	1,319.50
		SPILLMAN				
95316	7/9/2014	TECHNOLOGIES,INC	27869	5/30/2014	Yearly maintenance	8,287.00
		United States			IRS Patient-Centered outcomes	
95317	7/9/2014		IRS FORM720	7/3/2014	Research Fee	468.00
		United States				
95318	7/9/2014		PPE 06/27/14	7/3/2014	Levy	75.00
		UNITED WAY OF				
95319	7/9/2014	PINAL COUNTY	PPE 06/27/14	7/3/2014	EMPLOYEES CONTRIBUTIONS	7.00
95320	7/9/2014	USA Funds	PPE 0627/14	7/3/2014	Levy	184.65
			12253996			
95321	7/9/2014	VISION SERVICE PLAN	00001	7/1/2014	VISION INSURANCE	2,111.72
		ARIZONA STATE				
95322	7/11/2014	TREASURER	41791	7/1/2014	STATE SURCHARGES	10,677.85
		ARIZONA STATE				
95322	7/11/2014	TREASURER	41791	7/1/2014	STATE JCEF Court Fines	526.52
		ARIZONA STATE				
95322	7/11/2014	TREASURER	41791	7/1/2014	STATE FINES	983.03
		ARIZONA STATE				
95322	7/11/2014	TREASURER	41791	7/1/2014	ZFAR 1 Court Fines	1,700.53
	, , -	ARIZONA STATE		. , -		,
95322	7/11/2014	TREASURER	41791	7/1/2014	ZFAR 2 Court Fines	607.99
33322	.,,,			., _, _	Per diem and mileage for	337.33
95323	7/11/2014	LISA GARCIA	715-18/14	7/11/2014	Elections Training 2014	242.60
33323	., 11, 2014		1 20 20/14	., 11, 2017	Per diem and mileage for	272.00
95324	7/11/2014	MARIA HERNANDEZ	715-18/14	7/3/2014	Elections Training 2014	242.60
33324	,, 11, 2014	Lexington Inn &	. 23 20, 24	,, 5, 2014		272.00
95325	7/11/2014		RES# 6063	7/7/2014	Lodging for Maria H 2014	165.99
33323	,, 11, 2014		.1.2.11 0003	.,,,2014	Per diem for Family Violence	103.33
		l	742 45 /44	7/0/0044		122.00
95326	7/11/2014	ILISA GASTON	/ 3- 5/ //	//マ/フバィ	Hraining Flagslair	
95326	7/11/2014	LISA GASTON	713-15/14	//3/2014	Training: Flagstaff	122.00

		NAU/Family Violence				
95328	7/11/2014	· · · · · · · · · · · · · · · · · · ·	13	7/11/2014	Conference Registration (2)	500.00
93326	7/11/2014	PINAL COUNTY	13	7/11/2014	comerence Registration (2)	300.00
95329	7/11/2014	RECORDER	41834	7/10/2014	Recording of Documents	500.00
93329	7/11/2014	PINAL COUNTY	41034	7/10/2014	ASSESSMENT JUSTICE COURT	300.00
05330	7/11/2014		41701	7/4/2044		C4 F0
95330		TREASURER	41791	7/1/2014		61.58
95331	//11/2014	Yvonne Tackett	717/14	7/10/2014	Mileage	71.86
				- 1 1		
95332	7/11/2014	TEMPORARY VENDOR	218059	6/30/2014	Refund Water Deposit	150.00
		Lexington Inn &			Lodging for Lisa G - Elections	
95333	7/11/2014	Suites	RES#6062	6/5/2014		165.99
					Lunch Per Diem : Flagstaff	
95334		Daniel Helsdingen	713-15/14	7/3/2014	Training	122.00
95335	7/14/2014	Void				
95336	7/14/2014	TEMPORARY VENDOR	SS REFUND	7/14/2014	SS & Interest Refund	864.45
					Social Security & Interest	
95337	7/14/2014	TEMPORARY VENDOR	SS REFUND	7/14/2014	Refund	8,037.83
					Social Security & Interest	
95338	7/14/2014	TEMPORARY VENDOR	SS REFUND	7/14/2014	Refund	1,476.51
95339	7/14/2014					•
95340	7/14/2014	TEMPORARY VENDOR	SS REFUND	7/14/2014	SS Refund & Interest	6,241.84
300.0	,,,			7,21,2021	Social Security & Interest	0,2 :1:0 :
95341	7/14/2014	TEMPORARY VENDOR	SS REFUND	7/14/2014		4,922.88
33341	7/14/2014	TEIVII OIVIITI VEIVEOIT	33 KEI OND	7/14/2014	Social Security & Interest	7,322.00
95342	7/14/2014	TEMPORARY VENDOR	SS REFUND	7/14/2014	-	8,006.05
93342	7/14/2014	TEIVIFORART VENDOR	33 KLI OND		Social Security & Interest	8,000.03
05242	7/14/2014	TEMPODA DV VENDOD	CC DEFLIND			7 227 24
95343	//14/2014	TEMPORARY VENDOR	SS REFUND	7/14/2014		7,237.31
05244	7/44/2044	TEMPODA DV. VENDOD	CC DEELIND	7/44/2044	Social Security & Interest	0.440.00
95344	//14/2014	TEMPORARY VENDOR	SS REFUND	7/14/2014		8,418.88
					Social Security & Interest	
95345	7/14/2014	TEMPORARY VENDOR	SS REFUND	7/14/2014		7,427.03
					Social Security & Interest	
95346	7/14/2014	TEMPORARY VENDOR	SS REFUND	7/14/2014		376.61
					Social Security & Interest	
95347	7/14/2014	TEMPORARY VENDOR	SS REFUND	7/14/2014		237.31
					Social Security & Interest	
95348	7/14/2014	TEMPORARY VENDOR	SS REFUND	7/14/2014	Refund	881.80
					Social Security & Interest	
95349	7/14/2014	TEMPORARY VENDOR	SS REFUND	7/14/2014	Refund	8,803.30
					Social Security & Interest	
95350	7/14/2014	TEMPORARY VENDOR	SS REFUND	7/14/2014	Refund	295.86
			İ		Social Security & Interest	
95351	7/14/2014	TEMPORARY VENDOR	SS REFUND	7/14/2014	-	10,023.60
	· ·			· ·	Social Security & Interest	
95352	7/14/2014	TEMPORARY VENDOR	SS REFUND	7/14/2014	I	7,539.32
	, = :, === 1			, = :, = = :	Social Security & Interest	.,200.02
95353	7/14/2014	TEMPORARY VENDOR	SS REFUND	7/14/2014	=	2,783.52
2233	,, 17, 2014	J.W.III VENDON	33 1121 0110	,, 17, 2014	Social Security & Interest	2,703.32
95354	7/1//2014	TEMPORARY VENDOR	SS REFUND	7/14/2014	-	1,945.15
99394	,, 14, 2014	LIVII CHART VENDOR	33 KEI OND	,,14,2014	Social Security & Interest	1,943.13
OESEE	7/14/2014	TEMPORARY VENDOR	SS REFUND	7/14/2014		0.722.44
95355	//14/2014	I LIVIFONANT VENDUK	23 VELOIND	//14/2014		9,733.44
05356	7/44/2044	TEMPODA DV. VENDOS	ככ חדדו אור	7/44/2044	Social Security & Interest	224.00
95356	//14/2014	TEMPORARY VENDOR	SS REFUND	7/14/2014	retutia	324.86

		<u> </u>			Social Security & Interest	I
95357	7/14/2014	TEMPORARY VENDOR	SS REFUND	7/14/2014	-	9 516 21
93337	7/14/2014	TEIVIFORART VENDOR	33 KLI OND	7/14/2014	Social Security & Interest	8,516.31
95358	7/14/2014	TEMPORARY VENDOR	SS REFUND	7/14/2014		365.93
93336	7/14/2014	TEIVIT ORART VERDOR	33 KEI OND	7/14/2014	Refulid	303.93
95359	7/14/2014	TEMPORARY VENDOR	SS REFUND	7/14/2014	SS & Interest Refund	6,889.56
95360	7/14/2014		35 KEI OND	7/14/2014	33 & interest herand	0,003.30
33300	7/14/2014	Volu			Social Security & Interest	
95361	7/14/2014	TEMPORARY VENDOR	SS REFUND	7/14/2014		81.61
33301	7/14/2014	TEIVII OIVIITI VEIVOIT	33 KEI OND	7/14/2014	Social Security & Interest	01.01
95362	7/14/2014	TEMPORARY VENDOR	SS REFUND	7/14/2014		7,153.82
33302	7/14/2014	TENNI OTOTAL VENDOR	33 1121 3112	7/14/2014	Social Security & Interest	7,133.02
95363	7/14/2014	TEMPORARY VENDOR	SS REFUND	7/14/2014		7,545.00
33303	7,11,2011		33 1121 3112		Social Security & Interest	7,3 13.00
95364	7/14/2014	TEMPORARY VENDOR	SS REFUND	7/14/2014		1,425.92
33304	7/14/2014	TEIVII OIVIITI VEIVOIT	35 KEI OND	771472014	Social Security & Interest	1,423.32
95365	7/14/2014	TEMPORARY VENDOR	SS REFUND	7/14/2014	-	5,105.99
33303	7/14/2014	TENNI OTOTAL VENDOR	33 1121 3112	7/14/2014	Social Security & Interest	3,103.33
95366	7/14/2014	TEMPORARY VENDOR	SSREFUND	7/14/2014	-	2,820.89
33300	7/14/2014	TEIVII ORART VEIVOR	SSILE OND	7/14/2014	Social Security & Interest	2,820.83
95367	7/14/2014	TEMPORARY VENDOR	SS REFUND	7/14/2014		8,921.56
33307	7/14/2014	TEIVII OIVIITI VEIVOIT	35 KEI OND	7/14/2014	Social Security & Interest	0,321.30
95368	7/14/2014	TEMPORARY VENDOR	SS REFUND	7/14/2014	-	629.71
33300	7/14/2014	TEIVII ORART VEIVOR	33 KEI OND	7/14/2014	Social Security & Interest	023.71
95369	7/14/2014	TEMPORARY VENDOR	SS REFUND	7/14/2014	-	6,961.57
33303	7/14/2014	TEIVIT ONART VENDOR	33 KEI OND	7/14/2014	Membership Dues 2014/2015	0,301.37
95370	7/15/2014	A C M A	JESS K 14/15	7/1/2014	•	200.00
33370	7/13/2014	ACINIA	3L33 K 14/13	7/1/2014	2014/2015 membership for	200.00
		ARIZONA MUNICIPAL			clerks: Lisa, Maria, Yvonne,	
95371	7/15/2014	CLERKS ASSOC	BH 14/15	7/1/2014		50.00
33371	7/13/2014	CLERKS ASSOC	DIT 14/13	7/1/2014	2014/2015 membership for	30.00
		ARIZONA MUNICIPAL			clerks: Lisa, Maria, Yvonne,	
95371	7/15/2014	CLERKS ASSOC	LG 14/15	7/1/2014		150.00
33371	7/13/2014	CLERKS 71550C	10 14/13	7/1/2014	2014/2015 membership for	130.00
		ARIZONA MUNICIPAL			clerks: Lisa, Maria, Yvonne,	
95371	7/15/2014	CLERKS ASSOC	MH 14/15	7/1/2014		150.00
33371	,, 13, 2014		14111 14/13	, , 1, 2014	2014/2015 membership for	130.00
		ARIZONA MUNICIPAL			clerks: Lisa, Maria, Yvonne,	
95371	7/15/2014	CLERKS ASSOC	YH 14/15	7/1/2014		50.00
95371		EAP Preferred	12671		EAP services - quarterly	910.20
33372	,, 13, 2014	L. I. Ticiciica	120/1	,,1,2014	2.4. Services quarterly	310.20
		FLORENCE CHAMBER				
95373	7/15/2014	OF COMMERCE	2005	7/7/2014	Casino night tickets	528.00
33373	,, 13, 2014	J. COMMILICE	2003	,,,,2014		320.00
		FLORENCE CHAMBER				
95373	7/15/2014	OF COMMERCE	2006	7/8/2014	Quarterly payment July 2014	16,250.00
33373	., 10, 2014		2000	. , 0, 2014	Membership dues 2014-2015	10,230.00
95374	7/15/2014	IIMC	LG 14/15	7/1/2014	Lisa G, Maria H	210.00
333,4	,, 13, 2014		20 1 1, 13	,, 1,2014	Membership dues 2014-2015	210.00
95374	7/15/2014	IIMC	MH 14/15	7/1/2014	Lisa G, Maria H	110.00
333, 1	., 20, 2014		11,13		Per diem and mileage for	110.00
95375	7/15/2014	KNUDSON JESS	723-25/14		City/County Mgt Conf 2014	116.78
33373	., 20, 2014	NEW YORK LIFE		. , _,	,,, 2021	210.70
95376	7/15/2014	INSURANCE	69290807/14	7/1/2014	Monthly invoice	416.29
23370	,, 13, 2014		03230007/14	,,1,2014		710.23

		PINAL CO. FEDERAL				
95377	7/15/2014	CREDIT UNION	JULY 14 SVC	7/1/2014	Visa Gift Card	215.00
95378		Pinal Partnership	2014-2015		2014-2015 membership	1,500.00
95379		Pitney Bowes Inc	521442		Service Contract	487.00
33373	771372011	rane, series inc	0		Social Security & Interest	107.00
95380	7/15/2014	TEMPORARY VENDOR	REFUND SS	7/14/2014	-	5,118.15
30000	77137131			7,1.,201.	Social Security & Interest	3,220.23
95381	7/15/2014	TEMPORARY VENDOR	REFUND SS	7/14/2014		6,753.84
33301	771372011			7/11/2011	Social Security & Interest	0,733.01
95382	7/15/2014	TEMPORARY VENDOR	REFUND SS	7/14/2014	-	6,642.58
30002	,,10,101.	Advanced	5.1.5	7,1.,201.		0,0 .1.00
95383	7/16/2014	Infosystems	11586	7/9/2014	Data processing of utility bills	1,999.02
95384		CASELLE, INC.	57657		Contract Support	1,496.00
95385	7/16/2014		37037	7/1/2014	Contract Support	1,430.00
33303	7/10/2014	Void			Freedom Fest decoration	
95386	7/16/2014	LAURA KINNEY	REIM DECOR	7/2/2014	reimbursement	55.41
95387		RESERVE ACCOUNT	41834		Refill Postage Meter	1,500.00
33367	7/10/2014	RESERVE ACCOONT	LIB/POSTAGE	7/1/2014	Neilli i Ostage Wicter	1,300.00
95388	7/16/2014	U. S. Post Master	714	7/11/2014	Postage Stamps	554.00
93300	7/10/2014	Anthem Parkside @	714	7/11/2014	Fostage Starrips	334.00
95389	7/17/2014	Merrill Ranch	501	6/4/2014	Lifeguard Re-Certification	1 500 00
93369	//1//2014	AQUATIC	301	0/4/2014	Lifeguard Re-Certification	1,500.00
05300	7/17/2014	ENVIRONMENTAL	IN34649	6/20/2014	Chlorine and pool chemicals	1 154 40
95390	//1//2014	ARIZONA	11154049	6/20/2014	WQL Water Quality Acct	1,154.40
05201	7/17/2014	DEPARTMENT OF	DILL ID013E409	6/20/2014	,	902.01
95391	//1//2014	ARIZONA	BILL ID0135498	6/20/2014	WQL Water Quality Acct #	803.91
05204	7/47/2044		DUL 100135400	C /20 /2014		2 500 00
95391	//1//2014	DEPARTMENT OF	BILL ID0135498	6/20/2014		2,500.00
05204	7/47/2044	ARIZONA	DUL 100135400	C /20 /2014	WQL Water Quality Acct #	4.72
95391	//1//2014	DEPARTMENT OF	BILL ID0135498	6/20/2014		4.73
05201	7/17/2014	ARIZONA	DILL ID013E409	C/20/2014	WQL Water Quality Acct #	0.03
95391	//1//2014	DEPARTMENT OF ARIZONA	BILL ID0135498	6/20/2014	WQL Water Quality Acct #	0.82
05204	7/17/2014		DUL 100135400	C /20 /2014	=	2.01
95391	//1//2014	DEPARTMENT OF	BILL ID0135498	6/20/2014	WQL Water Quality Acct #	3.01
05204	7/17/2014	ARIZONA	DUL 100435400	C /20 /2014		000.00
95391	//1//2014	DEPARTMENT OF BAKER & TAYLOR	BILL ID0135498	6/20/2014	B2042024	900.00
05202	7/47/2044		4010917821	C /25 /2014	CHILDDEN'S BOOKS	44.46
95392	7/17/2014	BAKER & TAYLOR	4010917821	6/25/2014	CHILDREN'S BOOKS	11.16
05202	7/47/2044		4040047033	C /25 /204 A	Fireir	24.46
95392	7/17/2014		4010917822	6/25/2014	FICUON	31.16
05202	7/17/2014	BAKER & TAYLOR	4010017022	C /25 /2014	Children's Books	24.75
95392	7/17/2014		4010917823	6/25/2014	Children's Books	31.75
05202	7/17/2014	BAKER & TAYLOR	4010010024	C /25 /2014	Fistion	25.44
95392	7/17/2014		4010918824	6/25/2014	Fiction	35.14
05202	7/47/2044	BAKER & TAYLOR	4040040025	C /25 /204 4	La constitution	20.20
95392	7/17/2014		4010918825	6/25/2014	Large Print	30.39
05000	7/47/2044	BAKER & TAYLOR	4040040036	C /05 /004 A	et at a	24.24
95392	7/17/2014		4010918826	6/25/2014	rictiOff	31.34
05000	7/47/204	BAKER & TAYLOR	404004003	C 25 224 :	Children la D l -	24.05
95392	7/17/2014		4010918827	6/25/2014	Children's Books	24.99
05000	7/47/204	BAKER & TAYLOR	T0C443C43	C 2 4 2 2 4 :	DVDC	22.45
95392	7/17/2014	ROOK2	T06112610	6/24/2014	אח	22.48
		Carrier Chair			(2) Diameter dia 116 hayay (4) i	
05000	7/47/204	Canyon State	3443404	C 12 1224 :	(2) Plantronic HS base, (4) in-	000 ==
95393	7/17/2014	vvireiess	2113191	6/2/2014	line mute SW for radio consoles	980.56

		Capital One			Purchase of 20 folding chairs for	
95394	7/17/2014	Commercial	65784	6/26/2014	=	432.98
33334	7/17/2014		03764	0/20/2014		432.36
		Capital One			Purchase of Canopy and Anchor	
95394	7/17/2014	Commercial	546570334	6/26/2014	weights for Cemetery	383.31
		Casa Gande Pumping			Sludge Hauling from N to S	
95395	7/17/2014		8660	6/25/2014	Plant	2,300.00
		CASA GRANDE				
95396	7/17/2014	NEWSPAPERS	88833901	6/19/2014	Ad for the 4th of July	153.00
		CASA GRANDE				
95396	7/17/2014	NEWSPAPERS	88833902	6/26/2014	Ad for the 4th of July	153.00
		CASA GRANDE				
95396	7/17/2014	NEWSPAPERS	181686	6/6/2014	Classified Ad	18.97
		CASA GRANDE				
95396	7/17/2014	NEWSPAPERS	PH DIST 2	6/26/2014	Public notice Merrill Ranch 2	462.67
		CASA GRANDE				
95396	7/17/2014	NEWSPAPERS	PHDIST1	6/26/2014	Public notice Merrill Ranch 1	462.67
		CASA GRANDE			Public hearing/final budget FY	
95396	7/17/2014	NEWSPAPERS	PN BUDGET	6/26/2014	14/15	168.30
		CASA GRANDE			Public notice revenues &	
95396	7/17/2014	NEWSPAPERS	PN REV 14/15	6/26/2014	expenditures FY14/15	168.30
		CASA GRANDE	·	<u> </u>	Public notice revenues &	
95396	7/17/2014	NEWSPAPERS	PN REV/EXP	7/3/2014	expenditures FY14/15	1,279.08
	, , -	CASA GRANDE	,	, -, -	,	,
95396	7/17/2014	NEWSPAPERS	PN TAXES	6/26/2014	Public Notice /Truth in taxation	353.43
	.,,	CASA GRANDE		3, 23, 232	, , , , , , , , , , , , , , , , , , , ,	
95396	7/17/2014	NEWSPAPERS	PZC2414PUD	6/19/2014	Public notice pzc-24-14-PUD	45.53
33330	,,1,,2011	Ceridian Benefit	1202111100	0,13,2011		13.33
95397	7/17/2014		332720784	7/1/2014	COBRA Vision Services	26.70
33337	7/17/2014	Cintas Corporation	332720701	7/1/2014	Weekly fee for uniforms and	20.70
95398	7/17/2014		696720651	6/20/2014	mats for PW Dept.	35.53
33336	7/17/2014	Cintas Corporation	030720031	0/20/2014	Weekly fee for uniforms and	33.33
95398	7/17/2014		696720651	6/20/2014	mats for PW Dept.	51.92
33336	7/17/2014	Cintas Corporation	030720031	0/20/2014	Weekly fee for uniforms and	31.32
95398	7/17/2014		696720651	6/20/2014	mats for PW Dept.	3.98
33330	7/17/2014	Cintas Corporation	030720031	0/20/2014	Weekly fee for uniforms and	3.38
95398	7/17/2014	·	696720651	6/20/2014	mats for PW Dept.	3.35
33336	7/17/2014	Cintas Corporation	090720031	0/20/2014	Weekly fee for uniforms and	3.33
05300	7/17/2014	•	696720651	C /20 /2014	mats for PW Dept.	0.54
95398	7/17/2014		090720031	6/20/2014	Weekly fee for uniforms and	0.54
05200	7/17/2014	Cintas Corporation	COC72200C	C /27 /2014	•	25.52
95398	7/17/2014		696722886	6/2//2014	mats for PW Dept. Weekly fee for uniforms and	35.53
05200	7/47/2044	Cintas Corporation	606733006	C /27 /204 4	'	54.02
95398	7/17/2014		696722886	6/2//2014	mats for PW Dept.	51.92
	- / /	Cintas Corporation	505722005		Weekly fee for uniforms and	
95398	7/17/2014		696722886	6/27/2014	mats for PW Dept.	3.98
		Cintas Corporation		- 1 1	Weekly fee for uniforms and	
95398	7/17/2014		696722886	6/27/2014	mats for PW Dept.	3.35
	_, .	Cintas Corporation		-, .	Weekly fee for uniforms and	
95398	7/17/2014		696722886	6/27/2014	mats for PW Dept.	0.54
		Cintas Corporation			Weekly fee for uniforms and	
95398	7/17/2014		696722887	6/27/2014	mats for Utility Dept.	3.23
		Cintas Corporation			Weekly fee for uniforms and	
95398	7/17/2014		696722887	6/27/2014	mats for Utility Dept.	15.23
		Cintas Corporation			Weekly fee for uniforms and	
95398	7/17/2014	Lock 696	696722887	6/27/2014	mats for Utility Dept.	8.24

Г		Cinton Componention			\\\ .	
	-4-4-4	Cintas Corporation	60670007	0/0-/00/	Weekly fee for uniforms and	
95398	7/17/2014	Lock 696	696722887	6/27/2014	mats for Utility Dept.	8.24
					cleaning of sewer lines Jacques	
95399	7/17/2014	Clemans Plumbing	4469	6/13/2014		178.00
					Unclogged urinal & fixed toilet	
95399	7/17/2014	Clemans Plumbing	4498	6/26/2014	@ P.D.	211.77
					Equipment & services for	
		CUMMINS ROCKY			Florence 911 Ops Tower	
95400	7/17/2014	MOUNTAIN LLC	600-35251	12/13/2013	NTE\$21000.00	20,672.00
	· ·	CUMMINS ROCKY		· · ·	·	,
95400	7/17/2014	MOUNTAIN LLC	600-35801	1/31/2014	Credit	(190.00)
	.,,			_,, :		(======
95401	7/17/2014	CURTIS WILLIAMS	REF WK/BTS	6/22/2014	Reimbursement for work boots	175.00
95402		Day Auto Supply, Inc	620686		Infrared thermometer	209.20
95402		Day Auto Supply, Inc	620861		Blue Def for ladder truck	65.18
		Day Auto Supply, Inc	621191		Motor oil for G850FJ PD Patrol	
95402					Motor oil for G850FJ PD Patrol	35.81
95402	//1//2014	Day Auto Supply, Inc	621191	6/30/2014	Motor oil for G850FJ PD Patroi	23.54
	- / - / - / / / / / / / / / / / -	DEPT OF ECONOMIC	20400402 5			
95403	7/17/2014		20400102.5	6/30/2014	UNEMPLOYMENT	998.40
		DEPT OF ECONOMIC				
95403	7/17/2014		20400102.5	6/30/2014	UNEMPLOYMENT	689.90
		DEPT OF ECONOMIC				
95403	7/17/2014		20400102.5	6/30/2014	UNEMPLOYMENT	1,200.00
		DEPT OF ECONOMIC				
95403	7/17/2014	SECURITY	20400102.5	6/30/2014	UNEMPLOYMENT	6.24
		DEPT OF ECONOMIC				
95403	7/17/2014	SECURITY	20400102.5	6/30/2014	UNEMPLOYMENT	(378.00)
		DICKINSON WRIGHT				
95404	7/17/2014	PLLC	934006	6/24/2014	Legal services June 2014 Curis	40,695.74
95405	7/17/2014	E-Z Up Direct	ORD107751	6/3/2014	EZ-Up Tents	709.34
		Five Star Carpet				
95406	7/17/2014	Cleaning	REPL94474	5/24/2013	Carpet Cleaning	668.50
		FLORENCE CHAMBER				
95407	7/17/2014	OF COMMERCE	APR-JN 14	7/1/2014	Kiosk Signage	1,260.00
		FLORENCE TRUE			Emergency purchase: Concrete -	
95408	7/17/2014	VALUE HARDWARE	2111193		water leak at Granite	21.63
	, , -	FLORENCE TRUE		-, -, -	Emergency parts to repair City	
95408	7/17/2014	VALUE HARDWARE	211186	6/24/2014	Yard Stand Pipe	42.58
	, ,			. ,	'	
		FLORENCE TRUE			Emergency purchase: Concrete -	
95408	7/17/2014	VALUE HARDWARE	211194	6/25/2014	water leak at Granite	21.63
33400	,, 1,, 2014	FLORENCE TRUE	211134	3, 23, 2014	Operating Supplies for Park	21.03
95408	7/17/2014	VALUE HARDWARE	211240	6/26/2014	Maintenance- OPEN PO	21.73
33400	7/17/2014	Fluoresco Lighting &	211240	0/20/2014	Wallice Of Elv 1 O	21.73
95409	7/17/2014		751984	6/30/2014	Replace Fitness Center Sign	2,656.42
33403	1/11/2014	פווסיס	,31904	0, 30, 2014	Striping of Florence Heights	2,030.42
95410	7/17/2014	Franklin Striping Inc.	62900	6/20/2014	NTE\$1900.00	1 071 70
93410	//1//2014	Global Gov't/Ed	02300	0/30/2014	(4) LED Monitors for Dispatch	1,871.70
OE 411	7/17/2014	Solutions Inc.	L34604360101	6/6/2014	Radio Consoles	620 50
95411	//1//2014	SOIUTIONS INC.	L34004300101	0/0/2014	Emergency purchase- 1/4 HP	629.58
05443	7/17/2014	CDAINGED INC	0469500305	6/17/2014		207.40
95412	//1//2014	GRAINGER, INC.	9468599205	6/1//2014	Utility Pump for SWWTP	397.48

T			Т			
		HERBERT F.			Data wire runs, materials, labor	
95413	7/17/2014	FITZPATRICK	3175	3/3/2014	for Conference Room Inv.#3175	942.41
33.120	,, _,,	HERBERT F.		3,3,201	Wiring, materials, labor for data	
95413	7/17/2014	FITZPATRICK	3231	3/24/2014	lines at FFD#2 Inv.# 3231	416.00
33 113	771772011	HERBERT F.	3231	3,21,2011	es ac 11 B/12 1111/11 3231	110.00
95413	7/17/2014	FITZPATRICK	3275	4/21/2014	Senior Center - Wire Runs	150.00
33413	7/17/2014	HERBERT F.	3273	4/21/2014	Remove Call Box - Anthem Fire	130.00
95413	7/17/2014	FITZPATRICK	3370	6/16/2014		97.50
95415	7/17/2014		3370	6/16/2014	Fiber Adjustment - Across from	87.50
05442	7/47/2044	HERBERT F.	2270	C /4 O /2 O 4 A	,	102.04
95413	//1//2014	FITZPATRICK	3378	6/19/2014		182.94
					Purchase of various tools, push	
		HOME DEPOT CREDIT			brooms, tape measures, drill	
95414	7/17/2014		404303296	6/26/2014	bits, levels	3,926.84
		HOME DEPOT CREDIT			Hand tools for Park	
95414	7/17/2014	SERVICES	8593501	6/30/2014	Maintenance	491.89
					ACH Gateway and Transaction	
95415	7/17/2014	INTELLIPAY	997	6/30/2014	Fees ending July 2013	185.58
95416	7/17/2014	LASER SPECIALISTS	LS187485	4/4/2014	Remaining Balance Due	34.19
95416	7/17/2014	LASER SPECIALISTS	LS188173	6/12/2014	Toner for Finance	439.37
		MARTY'S TROPHIES &				
95417	7/17/2014	AWARDS	29740	6/25/2014	Trophies	94.76
33.127	,, _,,	MARTY'S TROPHIES &		0, 20, 202 :		
95417	7/17/2014		29746	6/26/2014	Swim meet ribbons	134.76
33417	7/17/2014	Michael Angel	23740	0/20/2014	SWIII IIICCC IIDDOIIS	134.70
05410	7/17/2014	_	CON62714	C /27 /2014	Karate Instructor	200.00
95418		MIDWEST TAPE				300.00
95419			91968460	6/24/2014		382.92
95419		MIDWEST TAPE	91968462	6/24/2014		41.98
95419	7/17/2014	MIDWEST TAPE	91971847	6/25/2014		33.99
		Mountain States Pipe			2 Master Meter Turbine for	
95420	7/17/2014		326031-00	6/25/2014	FUSD"	805.07
		MSC Industrial Supply				
95421	7/17/2014		6618046001	6/18/2014	Restock - Nuts & Bolts	51.35
		MSC Industrial Supply				
95421	7/17/2014	Co.	6618046001	6/18/2014	Restock - Nuts & Bolts	51.32
		MSC Industrial Supply				
95421	7/17/2014	Co.	6618046001	6/18/2014	Restock - Nuts & Bolts	51.32
	· · ·	MSC Industrial Supply				
95421	7/17/2014		6618046001	6/18/2014	Restock - Nuts & Bolts	51.32
	.,,	MSC Industrial Supply		5, =5, =5 = 1		
95421	7/17/2014		6618046001	6/18/2014	Restock - Nuts & Bolts	51.32
33421	7/17/2014	MSC Industrial Supply	0010010001	0/10/2014	nestock Nats & Boits	31.32
95421	7/17/2014		6618046001	6/19/2014	Restock - Nuts & Bolts	51.32
33421	7/17/2014	co.	0018040001	0/18/2014	Nestock - Nuts & Boits	31.32
05422	7/47/2044	Name of Designation	1200477212	C /44 /204 4	Considered Boule consents	70.76
95422	//1//2014	Newegg Business, Inc.	1200477313	6/11/2014	Speakers - Replacements	79.76
95422	7/17/2014	Newegg Business, Inc.	1200481467	6/13/2014	Cable Link-Audio	9.86
95422	7/17/2014	Newegg Business, Inc.	1200481483	6/13/2014	Memory - 16GB Pairs	259.98
95422	7/17/2014	Newegg Business, Inc.	1200481647	6/13/2014	Monitor Stands	285.57
95422	7/17/2014	Newegg Business, Inc.	1200494031	6/20/2014	Monitors and Ergo Keyboard	997.40
					High Security Shredder / With	
95422	7/17/2014	Newegg Business, Inc.	1200494129	6/21/2014	CD/DVD Shred	219.99
	, ,	55 12 1227, 1100		, ,		

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05.422	7/47/2044	OFFICE DEPOT INC	700047337 004	C /4 O /2 O 4 A	Supplies: pens, ink, tape, pads,	64.02
95423	//1//2014	OFFICE DEPOT INC	708917327-001	6/19/2014		64.92
	- / - / - 0 - 0 - 0	055105 05007 1110			Supplies: pens, ink, tape, pads,	
95423	7/17/2014	OFFICE DEPOT INC	708917327-001	6/19/2014		534.63
				- 4 - 4	Supplies: pens, ink, tape, pads,	
95423	7/17/2014	OFFICE DEPOT INC	708917327-001	6/19/2014		23.04
					Supplies: pens, ink, tape, pads,	
95423	7/17/2014	OFFICE DEPOT INC	708917327-001	6/19/2014		23.02
					Supplies: pens, ink, tape, pads,	
95423	7/17/2014	OFFICE DEPOT INC	708917533-001	6/19/2014	-	4.82
					Supplies: pens, ink, tape, pads,	
95423	7/17/2014	OFFICE DEPOT INC	708917533-001	6/19/2014		4.82
					Supplies: pens, ink, tape, pads,	
95423	7/17/2014	OFFICE DEPOT INC	708917533-001	6/19/2014		4.82
					Supplies: pens, ink, tape, pads,	
95423		OFFICE DEPOT INC	708917533-001	6/19/2014		4.81
95424	7/17/2014	PETTY CASH - PARKS	603-618/14	7/1/2014	Snacks for Summer Kid's Club	5.92
95424	7/17/2014	PETTY CASH - PARKS	603-618/14	7/1/2014	Snacks for Summer Kid's Club	7.12
					Snacks for Staff/Advisory Board	
95424	7/17/2014	PETTY CASH - PARKS	603-618/14	7/1/2014	Retreat	60.42
		PINAL CO ANIMAL			Animal Control Billing for Dec	
95425	7/17/2014	CARE & CONTROL	41743	6/21/2014	2013 - May 2014	1,859.80
		PINAL CO ANIMAL			Animal Control Billing for Dec	
95425	7/17/2014	CARE & CONTROL	41987	6/21/2014	2013 - May 2014	668.23
		PINAL CO ANIMAL			Animal Control Billing for Dec	
95425	7/17/2014	CARE & CONTROL	41671	6/21/2014	2013 - May 2014	2,394.51
	, , -	PINAL CO ANIMAL			Animal Control Billing for Dec	,
95425	7/17/2014	CARE & CONTROL	41653	6/21/2014	2013 - May 2014	2,164.12
	.,,	PINAL CO ANIMAL		3, ==, ====	Animal Control Billing for Dec	
95425	7/17/2014	CARE & CONTROL	41699	6/21/2014	2013 - May 2014	3,848.08
	.,,	PINAL CO ANIMAL		-,,	Animal Control Billing for Dec	2,0 10100
95425	7/17/2014	CARE & CONTROL	41760	6/21/2014	2013 - May 2014	1,083.10
55.25	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Pioneer Landscaping		0, = 1, = 0 = 1	,	2,000.10
95426	7/17/2014		T282000020747	6/24/2014	CIP U-35 River Rock	256.46
95427		Pitney Bowes Inc	382939		Service Contract	487.00
33427	7/17/2014	runcy bowes me	302333	0/14/2014	Credit Union Building	407.00
95428	7/17/2014	RBA Architecture	1403101	6/30/2014	Remodeling	1,200.00
95429		Ricoh USA, Inc.	5030485396		Base charges	95.30
95429		Ricoh USA, Inc.	5030485396		Billing for color images	1,040.16
33423	7/17/2014	Meon osa, me.	3030403330	4/23/2014	Monthly billing for copier-base	1,040.10
95429	7/17/2014	Ricoh USA, Inc.	5031153175	6/12/2014	charge: 6/14/14-7/13/14	60.41
33423	7/17/2014	Mcon osa, mc.	3031133173	0/12/2014	Monthly billing for copier-base	00.41
05420	7/17/2014	Ricoh USA, Inc.	5031153175	6/12/2014	charge: 6/14/14-7/13/14	20.20
95429	//1//2014	NICOII OSA, IIIC.	3031133173	0/12/2014	Monthly billing for copier-base	30.20
05.420	7/17/2014	Disabilica las	5024452475	C /4.2 /204.4		20.20
95429	//1//2014	Ricoh USA, Inc.	5031153175	6/12/2014	charge: 6/14/14-7/13/14 Billing for color images 3/14/14-	30.20
05.400	7/47/2044	D' LUCA L	5024452475	C /4 2 /2 24 4		160.10
95429	//1//2014	Ricoh USA, Inc.	5031153175	6/12/2014		168.43
05.55	= /4 = /= 0 : :	Discharge t	F024152155	6/46/55::	Billing for color images 3/14/14-	
95429	//1//2014	Ricoh USA, Inc.	5031153175	6/12/2014		84.21
	-11	s	F004153155	0/10/	Billing for color images 3/14/14-	
95429	7/17/2014	Ricoh USA, Inc.	5031153175	6/12/2014		84.21
	_, ,	RSC Equipment		-1 1	Water truck rental NTE	
95430	7/17/2014		120240161-001	6/24/2014	\$4000.00	3,709.00
	_, ,	Rummel		-1 1		_
95431	7/17/2014	Construction, Inc.	29123	6/30/2014	Territory Square Site grading	361,355.75

95432 7/17/2014 SHI International Corp 802103124 6/4/2014 Pad Mini Tablets 2,420.47 95433 7/17/2014 SHI International Corp 802103124 6/4/2014 Pad Mini Tablets 2,420.47 Adobe Professional Software-2 licenses for Utility Pepartment 563.38 Council Chambers iPad-1 Council	Г		1			Nimble Storage - Annual	
95433 7/17/2014 SHI International Corp 802103124 6/4/2014 (Pad Mini Tablets 2,420,47 Adobe Professional software- 2 95433 7/17/2014 SHI International Corp 802117691 6/9/2014 (Ilcenses for Utility Department 563,38 Council Chambers Pad - Council Pad Pad Pad Pad Pad Pad Pad Pad Pad Pad	05422	7/17/2014	CENTINEL	DE01903	C/17/2014	_	E 002 2E
95433 7/17/2014 SHI International Corp B02117691 6/9/2014 licenses for Utility Department 563.38 Council Chambers IPad - Professional Software - 2 (council Chambers IPad - Professional Services thrus 15/31/4 CIP U.73 Phaseo 0001 95435 7/17/2014 Sunrise Engineering 73292 6/18/2014 Bailey St. Water line 15,472.00 Superior International 95436 7/17/2014 Sunrise Engineering 73292 6/18/2014 Bailey St. Water line 15,472.00 Superior International 95436 7/17/2014 EntErnRISES 144763 6/20/2014 T-shirts 302.00 Superior International 95437 7/17/2014 EntErnRISES 144763 6/20/2014 T-shirts 302.00 Superior International 95438 7/17/2014 The WATER SHED 4405 5/12/2014 Water & ice 31.81 95438 7/17/2014 The WATER SHED 4455 5/12/2014 Water & ice 31.81 95438 7/17/2014 The WATER SHED 4559 6/23/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4559 6/23/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4559 6/23/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4559 6/23/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4559 6/23/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4559 6/23/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4550 6/23/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4526 6/23/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4526 6/23/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4526 6/23/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4526 6/23/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4526 6/23/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4526 6/23/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4589 6/30/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4589 6/30/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4589 6/30/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4590 6/30/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4590 6/30/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4590 6/30/2014 W	95432	//1//2014	SENTINEL	P591802	6/17/2014	Maintenance & Warranty	5,902.35
95433 7/17/2014 SHI International Corp B02117691 6/9/2014 licenses for Utility Department 563.38 Council Chambers IPad - Professional Software - 2 (council Chambers IPad - Professional Services thrus 15/31/4 CIP U.73 Phaseo 0001 95435 7/17/2014 Sunrise Engineering 73292 6/18/2014 Bailey St. Water line 15,472.00 Superior International 95436 7/17/2014 Sunrise Engineering 73292 6/18/2014 Bailey St. Water line 15,472.00 Superior International 95436 7/17/2014 EntErnRISES 144763 6/20/2014 T-shirts 302.00 Superior International 95437 7/17/2014 EntErnRISES 144763 6/20/2014 T-shirts 302.00 Superior International 95438 7/17/2014 The WATER SHED 4405 5/12/2014 Water & ice 31.81 95438 7/17/2014 The WATER SHED 4455 5/12/2014 Water & ice 31.81 95438 7/17/2014 The WATER SHED 4559 6/23/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4559 6/23/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4559 6/23/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4559 6/23/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4559 6/23/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4559 6/23/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4550 6/23/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4526 6/23/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4526 6/23/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4526 6/23/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4526 6/23/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4526 6/23/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4526 6/23/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4589 6/30/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4589 6/30/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4589 6/30/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4590 6/30/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4590 6/30/2014 Water & ice for Utility 95438 7/17/2014 The WATER SHED 4590 6/30/2014 W	05422	7/17/2014	CHI International Corn	D02102124	C /4/2014	iDad Mini Tablets	2 420 47
95433 7/17/2014 SHI International Corp	95433	//1//2014	Shi international Corp	BUZ1U3124	6/4/2014	iPad Milli Tablets	2,420.47
95433 7/17/2014 SHI International Corp						Adoba Professional software 2	
95434 7/17/2014 SOUND IMAGE 508316 12/13/2013 Reprogramming 345.00 Professional Services thru 5/31/14 CIP U.73 Phase 0001 15,472.00 Superior international 95435 7/17/2014 Industr, Inc INV0044519 6/24/2014 Bailey St. Water line 15,472.00 Superior international 95436 7/17/2014 Industr, Inc INV0044519 6/24/2014 Padilla Park tables 14,931.39 SURF & SKI S	05422	7/17/2014	CHI International Corn	DO2117601	C /0 /2014		FC2 20
95438 7/17/2014 THE WATER SHED 4519 6/23/2014 obpartment 21.80 95438 7/17/2014 THE WATER SHED 4529 6/23/2014 obpartment 21.80 95438 7/17/2014 THE WATER SHED 4529 6/23/2014 obpartment 25.09 95438 7/17/2014 THE WATER SHED 4529 6/30/2014 Vater & ice 13.16 95438 7/17/2014 THE WATER SHED 4599 6/30/2014 Vater & ice 15.19 95438 7/17/2014 THE WATER SHED 4599 6/30/2014 Vater & ice 15.19 95438 7/17/2014 THE WATER SHED 4599 6/30/2014 Vater & ice 15.19 95438 7/17/2014 THE WATER SHED 4599 6/30/2014 Vater & ice 15.19 95438 7/17/2014 THE WATER SHED 4599 6/30/2014 Vater & ice 15.19 95438 7/17/2014 THE WATER SHED 4599 6/30/2014 Vater & ice 15.19 95438 7/17/2014 THE WATER SHED 4599 6/30/2014 Vater & ice 15.19 95438 7/17/2014 THE WATER SHED 4599 6/30/2014 Vater & ice 15.19 95438 7/17/2014 THE WATER SHED 4599 6/30/2014 Vater & ice 15.19 95438 7/17/2014 THE WATER SHED 4599 6/30/2014 Vater & ice 15.19 95438 7/17/2014 THE WATER SHED 4599 6/30/2014 Vater & ice 15.19 95438 7/17/2014 THE WATER SHED 4599 6/30/2014 Vater & ice 15.19 95438 7/17/2014 THE WATER SHED 4590 6/30/2014 Vater & ice 15.19 95438 7/17/2014 THE WATER SHED 4590 6/30/2014 Vater & ice 15.19 95438 7/17/2014 THE WATER SHED 4590 6/30/2014 Vater & ice 15.19 95438 7/17/2014 THE WATER SHED 4590 6/30/2014 Vater & ice 15.19 95438 7/17/2014 THE WATER SHED 4590 6/30/2014 Vater & ice 15.19 95438 7/17/2014 THE WATER SHED 4590 6/30/2014 Vater & ice 15.19 95438 7/17/2014 THE WATER SHED 4590 6/30/2014 Vater & ice 15.19 95438 7/17/2014 THE WATER SHED 4590 6/30/2014 Vater & ice 15.19 95438 7/17/2014 THE WATER SHED 4590 6/30/2014 Vater & ice 15.19 95438 7/17/2014 THE WATER SHED 4590 6/30/2014 Vater & ice 15.19 95438 7/17/2014 THE WATER SHED 4590 6/30/2014 Vater & ice 15.19 95438 7/17/2014 THE WATER SHED 4590 6/30/2014 Vater & ice 15.19 95438 7/17/2014 THE WATER SHED 4590 6/30/2014 Vater & ice 15.19 95438 7/17/2014 THE WATER SHED 4590 6/30/2014 Vater & ice 15.19 95438 7/17/2014 THE WATER SHED 4590 6/30/2014 Vater & ice 15.25 95438 7/17/2014 THE WATER SHED 4590 6/30/2014 Vater & ice 15.25 9	95433	//1//2014	Shi international Corp	BU2117691	6/9/2014		563.38
Professional Services thus Sy31/14 CIP U-73 Phase 0001 Sy31/	05.40.4	7/47/2044	COLUND IN A A CE	500246	10/10/2010		245.00
Systate	95434	//1//2014	SOUND IMAGE	508316	12/13/2013		345.00
95435 7/17/2014 Sunrise Engineering 73292 6/18/2014 Bailey St. Water line 15,472.00							
Superior International Superior Internatio							
95436 7/17/2014 Industr, Inc INV0044519 6/24/2014 Padilla Park tables 14,931.39	95435	7/17/2014	Sunrise Engineering	73292	6/18/2014	Bailey St. Water line	15,472.00
95436 7/17/2014 Industr, Inc INV0044519 6/24/2014 Padilla Park tables 14,931.39							
SURF & SKI			-				
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95438 7/17/2014 THE WATER SHED 4955 6/16/2014 Water & ice 34.55 Safety Equipment: repair of gas meter 326.90 Safety Equipment: repair of gas Safety Equipment: repair of gas Safety Equipment: repair of gas Safety Equipment: repair of gas Safety Equipment: repair of gas Safety Equipment: repair of gas Safety Equipment: repair of gas	T					Water & Ice for Utility	
95439 7/17/2014 United Rentals 119350259-001 5/2/2014 meter 326.90 Safety Equipment: repair of gas Safety Equipment: repair of gas	95438						26.33
95439 7/17/2014 United Rentals 119350259-001 5/2/2014 meter 326.90 Safety Equipment: repair of gas	95438	7/17/2014	THE WATER SHED	4955	6/16/2014	Water & ice	34.55
Safety Equipment: repair of gas						Safety Equipment: repair of gas	
	95439	7/17/2014	United Rentals	119350259-001	5/2/2014	meter	326.90
						Safety Equipment: repair of gas	
	95439	7/17/2014	United Rentals	119350259-001	5/2/2014		163.45

					Safety Equipment: repair of gas	
95439	7/17/2014	United Rentals	119350259-001	5/2/2014	, , , , , ,	163.45
95440	7/17/2014		5331984	6/26/2014		120.36
	<u> </u>	USABlueBook - ACCT		•	Lab Equipment: Wash Bottles &	
95441	7/17/2014	703717	374111	6/17/2014	Safety Bottles	67.97
		VALLEY PUMP &				
95442	7/17/2014	MACHINE	34062	6/19/2014	Repair fuel tank.	150.00
		WALMART				
		COMMUNITY # 0005				
95443	7/17/2014	7118	7796	6/26/2014	Misc. supplies for kitchen	289.18
		WALMART				
		COMMUNITY # 0005				
95443	7/17/2014	7118	7870	6/9/2014	Power Strips	20.71
					Purchase of brush kits with	
95444	7/17/2014	WAM USA INC.	18609	6/25/2014	hardware for SWWTP	3,028.99
95445	7/17/2014	WEX BANK	37349521	6/30/2014	Online Fee	5.00
95445	7/17/2014	WEX BANK	37349521	6/30/2014	FUEL EXPENSE	25,905.93
		AQUATIC				
95446	7/18/2014	ENVIRONMENTAL	IN34763	6/30/2014	Pool chemicals	2,669.72
	· ·	BORDERS TURF &			Wheel Caster Assembly, Rings,	,
95447	7/18/2014	TRACTOR	25367	5/20/2014	V-Belt for Mower	371.88
	· ·	BORDERS TURF &				
95447	7/18/2014	TRACTOR	25378	5/29/2014	Trimmer line	257.38
		BORDERS TURF &				
95447	7/18/2014		25415	6/26/2014	Yellow 18 high back seat"	551.16
			REF		Activity cancelled; not enough	
95448	7/18/2014	TEMPORARY VENDOR	ACT/CANCEL	6/30/2014		20.00
95449		DAKTRONICS	514817-1-1		Little League Scoreboard	9,441.68
	· ·				Activity cancelled; not enough	,
95450	7/18/2014	TEMPORARY VENDOR	ACT/CANCEL FK	6/30/2014	sign ups	20.00
		HAYDON BUILDING				
95451	7/18/2014	CORP.	1	6/30/2014	Padilla Park @ SK Plaza	49,890.81
		HAYDON BUILDING			Padilla Park @ SK Plaza	•
95451	7/18/2014	CORP.	1	6/30/2014	Retainage	(4,989.08)
	· ·	HAYDON BUILDING				, , , ,
95451	7/18/2014	CORP.	2	6/30/2014	Padilla Park @ SK Plaza	7,375.00
						•
95452	7/18/2014	TEMPORARY VENDOR	711250OP	5/16/2014	OVERPAYMENT	34.00
		L. N. CURTIS and			Cylinder storage rack balance	
95453	7/18/2014	SONS	5030476-00	12/31/2013	(credit reversal)	129.14
95454	7/18/2014	TEMPORARY VENDOR	10709018OP	5/19/2014	OVERPAYMENT	65.94
95455	7/18/2014	TEMPORARY VENDOR	71880OP	6/13/2014	OVERPAYMENT	8.50
95456	7/18/2014	TEMPORARY VENDOR	717480OP	5/23/2014	OVERPAYMENT	17.00
		PINAL NUTRITION				
95457	7/18/2014	PROGRAM	41791	6/30/2014	Meals for June	1,129.87
					Repair to door rails damaged by	
95458	7/18/2014	Precision Doors	229959	4/29/2014	cab of truck	2,077.30
					Activity cancelled; not enough	
95459	7/18/2014	TEMPORARY VENDOR	ACT/CANC RV	6/30/2014	sign ups	60.00
					Activity cancelled; not enough	
95460	7/10/2014	TEMPORARY VENDOR	ACT/CANC RS	6/30/2014	cian unc	20.00

1			72009406		<u> </u>	
95461	7/18/2014	SAFEWAY INC.	30141730	6/30/2014	Supplies	19.02
95462		THE WATER SHED	4554		Water & ice	33.74
	., ==, ===	Thunderbird Cylinder,		5/05/2021		
95463	7/18/2014	,	30612	6/26/2014	Hydro test of 40 cylinders	568.17
	· · ·	Thunderbird Cylinder,		· · ·		
95463	7/18/2014	Inc.	30612	6/26/2014	Hydro test of 40 cylinders	152.31
		UNITED				
95464	7/18/2014	EXTERMINATING	176330	6/23/2014	Pest control	45.00
		UNITED				
95464	7/18/2014	EXTERMINATING	176797	5/28/2014	Pest control	45.00
95465	7/18/2014	TEMPORARY VENDOR	710370	7/1/2014	Garbage deposit refund	25.50
95466	7/18/2014	TEMPORARY VENDOR	406803	7/1/2014	Refund Water Deposit	3.79
		AMERICAN				
		PLANNING			APA MEMBERSHIP - MARK	
95467	7/18/2014	ASSOCIATION	117332-1454	7/1/2014	ECKHOFF	492.00
				-1.1		
95468	7/18/2014	TEMPORARY VENDOR	702441	7/1/2014	Garbage deposit refund	72.50
05.460	= /40/2044	TEN 4000 A DV V (EN DOD	742404	7/4/2044		75.00
95469	7/18/2014	TEMPORARY VENDOR	712101	7/1/2014	Garbage deposit refund	75.00
05.470	7/40/2044	TENADODA DV VENDOD	1012010000	7/4/2044	OVEDDAVAAENT	02.00
95470	//18/2014	TEMPORARY VENDOR	101301068OP	//1/2014	OVERPAYMENT	93.89
05.474	7/40/2044	CASA GRANDE	D7C 1014CDA	7/2/2014	D7C 10 14 CDA FT AL	64.60
95471	//18/2014	NEWSPAPERS	PZC-1814GPA	//3/2014	PZC-18-14-GPA ET AL	61.69
05.470	7/10/2011	Casa Grande Rent A	7053	7/7/2011		500.00
95472	7/18/2014		7052		Jons for Freedom Fest	688.98
95473	//18/2014	CASELLE, INC.	58327	//1/2014	Contract Support	1,496.00
95474	7/10/2014	TEMPORARY VENDOR	10313904	7/1/2014	Refund Water Deposit	34.74
95475		Day Auto Supply, Inc	621352		Two in-cabin AC filters	34.44
95475		Day Auto Supply, Inc	621399		Floor Service Jacks	4,408.87
95475		Day Auto Supply, Inc	621649		Blue Def purchase	43.44
33473	7/10/2014	buy Auto Supply, Inc	021043	7/7/2014	Bide Bei parenase	43.44
		Earnhardt Ford			Wire harness for engine cooling	
95476	7/18/2014		388169	7/1/2014	fans for G032ET PD Patrol	96.79
33.70	77107101			., _,	Refund for Pool Party shorter	30.73
95477	7/18/2014	TEMPORARY VENDOR	REF-POOL EG	7/15/2014	time (weather)	25.00
	1, = 0, = 0 = 1	FLORENCE TRUE		.,,	Black spray paint ,Jdeer enamel,	
95478	7/18/2014	VALUE HARDWARE	211330	7/3/2014	nuts & bolts	15.79
		FLORENCE TRUE				
95478	7/18/2014	VALUE HARDWARE	211336	7/3/2014	Zip ties	25.85
	· ·	FLORENCE TRUE			·	
95478	7/18/2014	VALUE HARDWARE	211347	7/3/2014	Supplies for Freedom Fest	4.23
		FLORENCE TRUE		•		
95478	7/18/2014	VALUE HARDWARE	211349	7/3/2014	Supplies for Freedom Fest	32.54
95479	7/18/2014	FRANK ANDREWS	JURY MILEAGE	7/14/2014	Refund mileage for Jury Duty	64.08
95480	7/18/2014	TEMPORARY VENDOR	782300	7/1/2014	Garbage deposit refund	75.00
					Participants were removed	
95481	7/18/2014	TEMPORARY VENDOR	REF LOPEZJ	7/15/2014	from program	142.50
			121701058 2ND			
95482	7/18/2014	TEMPORARY VENDOR	OP	7/9/2014	OVERPAYMENT	176.35

SASS T/18/2014 OXYGEN SVC 42352 T/2/2014 Cylinder refill	34.00 35.34 08.26 99.58 75.00 31.81 92.39 75.00 35.00
State	99.58 75.00 58.00 31.81 92.39 75.00
95485 7/18/2014 DISPOSAL 786679 7/1/2014 Residential 31, ROADRUNNER 7/18/2014 OXYGEN SVC 42352 7/2/2014 Cylinder refill	99.58 75.00 58.00 31.81 92.39 75.00
P5486 7/18/2014 OXYGEN SVC 42352 7/2/2014 Cylinder refill	99.58 75.00 58.00 31.81 92.39 75.00
95486 7/18/2014 OXYGEN SVC 42352 7/2/2014 Cylinder refill 95487 7/18/2014 TEMPORARY VENDOR 712841 7/1/2014 Garbage deposit refund 95488 7/18/2014 TEMPORARY VENDOR 704473 7/1/2014 Garbage deposit refund 95489 7/18/2014 THE WATER SHED 4638 7/7/2014 Water and Ice for PD 95490 7/18/2014 TEMPORARY VENDOR 218025 7/1/2014 Refund Water Deposit 95491 7/18/2014 TEMPORARY VENDOR 708231 7/1/2014 Garbage deposit refund UNITED 95492 7/18/2014 EXTERMINATING 175105 7/1/2014 Exterminating Fees- July 2014 95492 7/18/2014 EXTERMINATING 175108 7/1/2014 Exterminating Fees- July 2014 95492 7/18/2014 EXTERMINATING 175109 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175110 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175111 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175112 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175112 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175112 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175163 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175164 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175164 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175164 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175164 7/1/2014 Exterminating Fees- July 2014	75.00 58.00 31.81 92.39 75.00
95487 7/18/2014 TEMPORARY VENDOR 704473 7/1/2014 Garbage deposit refund 95488 7/18/2014 TEMPORARY VENDOR 704473 7/1/2014 Garbage deposit refund 95489 7/18/2014 THE WATER SHED 4638 7/7/2014 Water and Ice for PD 95490 7/18/2014 TEMPORARY VENDOR 218025 7/1/2014 Refund Water Deposit 95491 7/18/2014 TEMPORARY VENDOR 708231 7/1/2014 Garbage deposit refund UNITED 4014 EXTERMINATING 175105 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175108 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175109 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175110 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175110 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175111 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175112 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175112 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175112 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175163 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175164 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175164 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175164 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175164 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175164 7/1/2014 EXTERMINATING UNITED 95492 7/18/2014 EXTERMINATING 175164 7/1/2014 EXTERMINATING UNITED 95492 7/18/2014 EXTERMINATING 175164 7/1/2014 EXTERMINATING	75.00 58.00 31.81 92.39 75.00
95488 7/18/2014 TEMPORARY VENDOR 704473 7/1/2014 Garbage deposit refund 95489 7/18/2014 THE WATER SHED 4638 7/7/2014 Water and Ice for PD 95490 7/18/2014 TEMPORARY VENDOR 218025 7/1/2014 Refund Water Deposit 95491 7/18/2014 TEMPORARY VENDOR 708231 7/1/2014 Garbage deposit refund UNITED 95492 7/18/2014 EXTERMINATING 175105 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175108 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175109 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175100 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175110 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175111 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175112 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175163 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175163 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175163 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175164 7/1/2014 JULY 2014 EXTERMINATING UNITED 95492 7/18/2014 EXTERMINATING 175164 7/1/2014 JULY 2014 EXTERMINATING UNITED	58.00 31.81 92.39 75.00 35.00
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95488 7/18/2014 TEMPORARY VENDOR 704473 7/1/2014 Garbage deposit refund 95489 7/18/2014 THE WATER SHED 4638 7/7/2014 Water and Ice for PD 95490 7/18/2014 TEMPORARY VENDOR 218025 7/1/2014 Refund Water Deposit 95491 7/18/2014 TEMPORARY VENDOR 708231 7/1/2014 Garbage deposit refund UNITED 7/18/2014 EXTERMINATING 175105 7/1/2014 Exterminating Fees- July 2014 95492 7/18/2014 EXTERMINATING 175108 7/1/2014 Exterminating Fees- July 2014 95492 7/18/2014 EXTERMINATING 175109 7/1/2014 Exterminating Fees- July 2014 95492 7/18/2014 EXTERMINATING 175100 7/1/2014 Exterminating Fees- July 2014 95492 7/18/2014 EXTERMINATING 175110 7/1/2014 Exterminating Fees- July 2014 95492 7/18/2014 EXTERMINATING 175111 7/1/2014 Exterminating Fees- July 2014 95492 7/18/2014 EXTERMINATING 175112 7/1/2014 Exterminating Fees- July 2014 95492 7/18/2014 EXTERMINATING 175112 7/1/2014 Exterminating Fees- July 2014 95492 7/18/2014 EXTERMINATING 175163 7/1/2014 Exterminating Fees- July 2014 95492 7/18/2014 EXTERMINATING 175163 7/1/2014 Exterminating Fees- July 2014 95492 7/18/2014 EXTERMINATING 175163 7/1/2014 Exterminating Fees- July 2014 95492 7/18/2014 EXTERMINATING 175163 7/1/2014 Exterminating Fees- July 2014 95492 7/18/2014 EXTERMINATING 175163 7/1/2014 Exterminating Fees- July 2014 95492 7/18/2014 EXTERMINATING 175164 7/1/2014 JULY 2014 EXTERMINATING 95492 7/18/2014 EXTERMINATING 175164 7/1/2014 JULY 2014 EXTERMINATING	31.81 92.39 75.00 35.00
95490 7/18/2014 THE WATER SHED 4638 7/7/2014 Water and Ice for PD 95490 7/18/2014 TEMPORARY VENDOR 218025 7/1/2014 Refund Water Deposit 95491 7/18/2014 TEMPORARY VENDOR 708231 7/1/2014 Garbage deposit refund UNITED UNITED 10 UNITED 175109 7/1/2014 Exterminating Fees- July 2014 UNITED 10 UNITED	31.81 92.39 75.00 35.00
95490 7/18/2014 THE WATER SHED 4638 7/7/2014 Water and Ice for PD 95490 7/18/2014 TEMPORARY VENDOR 218025 7/1/2014 Refund Water Deposit 95491 7/18/2014 TEMPORARY VENDOR 708231 7/1/2014 Garbage deposit refund UNITED UNITED 10 UNITED 175109 7/1/2014 Exterminating Fees- July 2014 UNITED 10 UNITED	31.81 92.39 75.00 35.00
95490 7/18/2014 TEMPORARY VENDOR 218025 7/1/2014 Refund Water Deposit 95491 7/18/2014 TEMPORARY VENDOR 708231 7/1/2014 Garbage deposit refund UNITED 17/18/2014 EXTERMINATING 175105 7/1/2014 Exterminating Fees- July 2014 UNITED 17/18/2014 EXTERMINATING 175108 7/1/2014 Exterminating Fees- July 2014 UNITED 17/18/2014 EXTERMINATING 175109 7/1/2014 Exterminating Fees- July 2014 UNITED 17/18/2014 EXTERMINATING 175110 7/1/2014 Exterminating Fees- July 2014 UNITED 17/18/2014 EXTERMINATING 175111 7/1/2014 Exterminating Fees- July 2014 UNITED 17/18/2014 EXTERMINATING 175111 7/1/2014 Exterminating Fees- July 2014 UNITED 17/18/2014 EXTERMINATING 175112 7/1/2014 Exterminating Fees- July 2014 UNITED 17/18/2014 EXTERMINATING 175112 7/1/2014 Exterminating Fees UNITED 17/18/2014 EXTERMINATING 175163 7/1/2014 Exterminating Fees- July 2014 UNITED 17/18/2014 EXTERMINATING 175164 7/1/2014 Exterminating Fees- July 2014 UNITED 17/18/2014 EXTERMINATING 175164 7/1/2014 EXTERMINATING UNITED 17/18/2014 EXTERMINATING 175164 7/1/2014 EXTERMINATING UNITED 17/18/2014 EXTERMINATING 175164 7/1/2014 EXTERMINATING UNITED 17/18/2014 EXTERMINATING 17/1/2014 EXTERMINATING UNITED 17/18/2014 EXTERMINATING 17/1/2014 EXTERMINATING 17/1/2014 EXTERMINATING UNITED 17/1/2014 EXTERMINATING 17/1/2014 EXTERMINATING UNITED 17/1/2014 EXTERMINATING 17/1/2014 EXTERMINATING UNITED 17/1/2014 EXTERMINATING 17/1/2014 EXTERMINATING UNITED 17/1/2014 EXTERMINATING 17/1/2014 EXTERMINATING UNITED 17/1/2014 EXTERMINATING 17/1/2014 EXTERMINATING UNITED 17/1/2014 EXTERMINATING UNITED 17/1/2014 EXTERMINATING 17/1/2014 EXTERMINATING UNITED 17/1/2014 EXTERMINATING UNITED 17/1/2014 EXTERMINATING UNITED 17/1/2014 EXTERMINATING UNITED 17/1/2014 EXTERMINATING UNITED 17/1/2014 EXTERMINATING UNITED 17/1/2014 EXTERMINATING UNITED 17/1/2014 EXTERMINATING UNITED 17/1/2014 EXTERMINATING UNITED 17/1/2014 EXTERMINATING UNITED 17/1/2014 EXTERMINATING UNITED 17/1/2014 EXTERMINATING UNITED 17/1/2014 EXTERMINATING UNITED 17/1/2014 EXTERMINATING UNITED 17/1/2014 EXTERMINATING UNITED 17/1/2014	92.39 75.00 35.00
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UNITED 175105 7/1/2014 Exterminating Fees- July 2014	35.00
95492 7/18/2014 EXTERMINATING 175105 7/1/2014 Exterminating Fees- July 2014 95492 7/18/2014 EXTERMINATING 175108 7/1/2014 Exterminating Fees- July 2014 UNITED 175109 7/1/2014 Exterminating Fees- July 2014 UNITED 27/18/2014 EXTERMINATING 175109 7/1/2014 Exterminating Fees- July 2014 UNITED 27/18/2014 EXTERMINATING 175110 7/1/2014 Exterminating Fees- July 2014 UNITED 27/18/2014 EXTERMINATING 175111 7/1/2014 Exterminating Fees- July 2014 UNITED 27/18/2014 EXTERMINATING 175112 7/1/2014 Exterminating Fees- July 2014 UNITED 27/18/2014 EXTERMINATING 175163 7/1/2014 Exterminating Fees- July 2014 UNITED 27/18/2014 EXTERMINATING 175163 7/1/2014 Exterminating Fees- July 2014 UNITED 27/18/2014 EXTERMINATING 175164 7/1/2014 JULY 2014 EXTERMINATING UNITED 2014 UNITED 2014 EXTERMINATING 2015 EXTERMINATING	
UNITED 175108 7/1/2014 Exterminating Fees- July 2014	
95492 7/18/2014 EXTERMINATING 175108 7/1/2014 Exterminating Fees- July 2014 95492 7/18/2014 EXTERMINATING 175109 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175110 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175111 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175112 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175163 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175163 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175164 7/1/2014 JULY 2014 EXTERMINATING UNITED UNITED	25.00
95492 7/18/2014 EXTERMINATING 175109 7/1/2014 Exterminating Fees- July 2014 95492 7/18/2014 EXTERMINATING 175110 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175111 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175112 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175163 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175163 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175164 7/1/2014 JULY 2014 EXTERMINATING UNITED UNITED	25.00
95492 7/18/2014 EXTERMINATING 175109 7/1/2014 Exterminating Fees- July 2014 95492 7/18/2014 EXTERMINATING 175110 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175111 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175112 7/1/2014 Exterminating Fees UNITED 95492 7/18/2014 EXTERMINATING 175163 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175163 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175164 7/1/2014 JULY 2014 EXTERMINATING UNITED UNITED UNITED	
UNITED 175110 7/1/2014 Exterminating Fees- July 2014	
95492 7/18/2014 EXTERMINATING 175110 7/1/2014 Exterminating Fees- July 2014 95492 7/18/2014 EXTERMINATING 175111 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175112 7/1/2014 Exterminating Fees UNITED 95492 7/18/2014 EXTERMINATING 175163 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175164 7/1/2014 JULY 2014 EXTERMINATING UNITED UNITED UNITED UNITED	25.00
UNITED 175111 7/1/2014 Exterminating Fees- July 2014 UNITED 175112 7/1/2014 Exterminating Fees- July 2014 UNITED 175112 7/1/2014 Exterminating Fees UNITED 175163 7/1/2014 Exterminating Fees- July 2014 UNITED 175163 7/1/2014 Exterminating Fees- July 2014 UNITED 175164 7/1/2014 JULY 2014 EXTERMINATING UNITED UN	
95492 7/18/2014 EXTERMINATING 175111 7/1/2014 Exterminating Fees- July 2014 95492 7/18/2014 EXTERMINATING 175112 7/1/2014 Exterminating Fees UNITED 95492 7/18/2014 EXTERMINATING 175163 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175164 7/1/2014 JULY 2014 EXTERMINATING UNITED UNITED UNITED	18.00
95492 7/18/2014 EXTERMINATING 175112 7/1/2014 Exterminating Fees UNITED 95492 7/18/2014 EXTERMINATING 175163 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175164 7/1/2014 JULY 2014 EXTERMINATING UNITED UNITED	
95492 7/18/2014 EXTERMINATING 175112 7/1/2014 Exterminating Fees UNITED 95492 7/18/2014 EXTERMINATING 175163 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175164 7/1/2014 JULY 2014 EXTERMINATING UNITED UNITED	25.00
95492 7/18/2014 EXTERMINATING 175163 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175164 7/1/2014 JULY 2014 EXTERMINATING UNITED UNITED	
95492 7/18/2014 EXTERMINATING 175163 7/1/2014 Exterminating Fees- July 2014 UNITED 95492 7/18/2014 EXTERMINATING 175164 7/1/2014 JULY 2014 EXTERMINATING UNITED	35.00
95492 7/18/2014 EXTERMINATING 175164 7/1/2014 JULY 2014 EXTERMINATING UNITED	
95492 7/18/2014 EXTERMINATING 175164 7/1/2014 JULY 2014 EXTERMINATING UNITED	25.00
UNITED	
UNITED	25.00
95492 7/18/2014 EXTERMINATING 175167 7/1/2014 Pest control	25.00
WALMART OPEN PO FOR RECREATION:	
COMMUNITY # 0005 PROGRAMS, SPORTS, SPECIAL	
95493 7/18/2014 7118 920 7/7/2014 INTEREST	44.42
WALMART OPEN PO FOR RECREATION:	77.72
COMMUNITY # 0005 PROGRAMS, SPORTS, SPECIAL	
95493 7/18/2014 7118 921 7/7/2014 INTEREST	32.08
95493 7/18/2014 7118 921 7/7/2014 INTEREST	J2.UÖ
	- 4 40
	74.43
WALMART	
COMMUNITY # 0005 OPEN PO FOR SPECIAL EVENTS	
95493 7/18/2014 7118 9064 7/2/2014 ONLY	
WALMART	32.14
COMMUNITY # 0005 OPEN PO FOR SPECIAL EVENTS	32.14
95493 7/18/2014 7118 TR04919 7/3/2014 ONLY	32.14
WALMART	32.14 41.58
COMMUNITY # 0005 OPEN PO FOR SPECIAL EVENTS	

					Registration fees for Wheeling	
		Wheeling Park			Park Commission National	
95494	7/18/2014	Commission	BH 8232914	7/1/2014	Training Center- Hughes	2,481.45
33434	7/10/2014	COMMISSION	B11023 2314	7/1/2014	Training center Tragnes	2,401.43
95495	7/18/2014	TEMPORARY VENDOR	224001115 OP	7/1/2014	OVERPAYMENT	197.28
33 133	7/10/2011	ARIZONA	22 1001113 01	7,1,2011	O VEIN / VIIVIEIVI	137.20
		EMERGENCY			Installation of Radar Units for	
95496	7/18/2014	PRODUCTS	INV0010028	6/10/2014	Police Dept.	1,614.15
33.30	7/10/101	Global Gov't/Ed		3, 13, 231	(2) Panasonic Toughpad Tablets-	1,0110
95497	7/18/2014	Solutions Inc.	L33824470101	5/7/2014	StoneGarden Grant	5,611.40
95498		AmeriGas Propane	3030968935		Fuel at station #1	230.05
	, , -	ARIZONA PUBLIC		, - , -		
95499	7/22/2014		41834	7/7/2014	ELECTRIC	455.62
	, , -	ARIZONA PUBLIC		, , -		
95499	7/22/2014		41834	7/7/2014	ELECTRIC	2,109.17
	, ,	ARIZONA PUBLIC		. ,		,
95499	7/22/2014	SERVICE	41834	7/7/2014	ELECTRIC	4,121.25
	, ,	ARIZONA PUBLIC				,
95499	7/22/2014	SERVICE	41834	7/7/2014	ELECTRIC	1,738.33
	, ,	ARIZONA PUBLIC				,
95499	7/22/2014	SERVICE	41834	7/7/2014	ELECTRIC	2,330.45
		ARIZONA PUBLIC				·
95499	7/22/2014	SERVICE	41834	7/7/2014	ELECTRIC	1,672.21
		ARIZONA PUBLIC				·
95499	7/22/2014	SERVICE	41834	7/7/2014	ELECTRIC	999.34
		ARIZONA PUBLIC				
95499	7/22/2014	SERVICE	41834	7/7/2014	ELECTRIC	4,416.92
		ARIZONA PUBLIC				
95499	7/22/2014	SERVICE	41834	7/7/2014	ELECTRIC	957.43
		ARIZONA PUBLIC				
95499	7/22/2014	SERVICE	41834	7/7/2014	ELECTRIC	3,008.75
		ARIZONA PUBLIC				
95499	7/22/2014	SERVICE	41834	7/7/2014	ELECTRIC	4,576.16
		ARIZONA PUBLIC				
95499	7/22/2014		41834	7/7/2014	ELECTRIC	7,859.55
		ARIZONA PUBLIC				
95499	7/22/2014		41834	7/7/2014	ELECTRIC	31,239.35
		ARIZONA PUBLIC				
95499	7/22/2014		41834	7/7/2014	ELECTRIC	710.19
		Arizona Public Service				
95500	7/22/2014		454526287 714	7/7/2014	SLID #1	1,429.42
		Arizona Public Service				
95500	7/22/2014		521526288 714	7/7/2014	SLID #2	1,691.86
		Arizona Public Service				
95500	7/22/2014		915626281 714	7/7/2014	SLID #3	1,172.42
		ARIZONA SECRETARY				
95501	7/22/2014		LCARTER	7/17/2014	Notary filing fee	43.00
		AZ DEPT OF REVENUE				
95502	7/22/2014		PPE 07/11/14	7/21/2014	LEVY	200.00
	= /c = /c = :	AZ MUNICIPAL RISK	01.400400=	- /	61	-
95503	7/22/2014	RETENTION-	CL 13013376	7/13/2014	Claim deductible # 13013376	5,000.00
	- / /	AZ PUBLIC SAFETY	BB5 344 /: :5:5 =	- 1- : 1	RETIREMENT CONTRIBUTIONS	.
95504	7/22/2014	RETIREMENT	PPE 711/14FIRE	7/21/2014	FIKE	17,867.66
	= /os /os :	AZ PUBLIC SAFETY	BB5 344 /:	7/04/22::		/4 222 533
95504	//22/2014	RETIREMENT	PPE 711/14FIRE	//21/2014	Fire INSURANCE PREMIUM TAX	(1,033.62)

		AZ PUBLIC SAFETY			RETIREMENT CONTRIBUTIONS	
95504	7/22/2014	RETIREMENT	PPE 711/14PD	7/21/2014		16,703.76
95505	7/22/2014		41834		104233-electric	143.79
95505	7/22/2014		41834		104233-electric	143.80
95505	7/22/2014		41834		00353-electric	233.75
95505	7/22/2014		41834		10522-electric	110.00
95505	7/22/2014		41834		20509-electric	46.20
95505	7/22/2014		41834		21243-electric	61.60
95505	7/22/2014		41834		21241-electric	2,844.06
95505	7/22/2014		41834		21242-electric	1,092.12
95505	7/22/2014		41834		21245-electric	7,571.79
95506	7/22/2014			. , -		,
	, , -	CASA GRANDE			Public notice environmental	
95507	7/22/2014	NEWSPAPERS	PHCDBGUSE	7/3/2014		88.13
95508		CENTURYLINK	VARIOUS 714	7/4/2014		47.81
95508		CENTURYLINK	VARIOUS 714	7/4/2014		270.24
95508		CENTURYLINK	VARIOUS 714		7347 & 9176 fire phone lines	140.18
95508		CENTURYLINK	VARIOUS 714		0788-Library	86.70
33300	7/22/2014	CENTORIEM	77111003711	77472014	7500,0118,0238,0236 phone	00.70
95508	7/22/2014	CENTURYLINK	VARIOUS 714	7/4/2014	-	886.49
95508		CENTURYLINK	VARIOUS 714		Silver King alarm - 0705	135.12
95508		CENTURYLINK	VARIOUS 714		McFarland Fire Alarm	45.04
95508		CENTURYLINK	VARIOUS 714		Plant Rd 0246	46.83
95508		CENTURYLINK	VARIOUS 714		N w/ww plant 2394	47.81
33300	7/22/2014	Cintas Corporation	VAI(1003 / 14	7/4/2014	IV W/ WW plant 2354	47.01
95509	7/22/2014		696-07388	7/7/2014	Credit	(8.44)
33303	7/22/2014	Cintas Corporation	030-07388	7/7/2014	Weekly fee for uniforms and	(8.44)
95509	7/22/2014	·	696725069	7/4/2014	mats for PW Dept.	35.53
93309	7/22/2014	Cintas Corporation	090723009	7/4/2014	Weekly fee for uniforms and	33.33
95509	7/22/2014		696725069	7/4/2014	mats for PW Dept.	47.21
93309	7/22/2014	Cintas Corporation	090723009	7/4/2014	Weekly fee for uniforms and	47.21
95509	7/22/2014	·	696725069	7/4/2014	mats for PW Dept.	3.98
93309	7/22/2014	Cintas Corporation	090723009	7/4/2014	Weekly fee for uniforms and	3.30
95509	7/22/2014		696725069	7/4/2014	mats for PW Dept.	2.25
95509	7/22/2014	Cintas Corporation	090723009	7/4/2014	Weekly fee for uniforms and	3.35
05500	7/22/2014	· ·	696725069	7/4/2014	mats for PW Dept.	0.54
95509	7/22/2014	Cintas Corporation	090723009	7/4/2014	Weekly fee for uniforms and	0.54
05500	7/22/2014	·	696725070	7/4/2014	mats for Utility Dept. 7/4/14	2 22
95509	7/22/2014	Cintas Corporation	090723070	7/4/2014	Weekly fee for uniforms and	3.23
95509	7/22/2014	·	606725070	7/4/2014	mats for Utility Dept. 7/4/14	15.22
95509	7/22/2014	Cintas Corporation	696725070	7/4/2014	Weekly fee for uniforms and	15.23
05500	7/22/2014	•	606725070	7/4/2014	*	0.24
95509	7/22/2014	Cintas Corporation	696725070	7/4/2014	mats for Utility Dept. 7/4/14 Weekly fee for uniforms and	8.24
05500	7/22/2014	· ·	606735070	7/4/2044	· · · · · · · · · · · · · · · · · · ·	0.24
95509	7/22/2014		696725070	7/4/2014	mats for Utility Dept. 7/4/14 Weekly fee for uniforms and	8.24
05500	7/22/2014	Cintas Corporation	COC72775	7/11/2014	mats for PW Dept.	25.52
95509	7/22/2014		696727258	//11/2014	•	35.53
05500	7/22/2044	Cintas Corporation	606737350	7/11/2011	Weekly fee for uniforms and	00.64
95509	7/22/2014		696727258	//11/2014	mats for PW Dept.	88.64
05500	7/22/2044	Cintas Corporation	606737350	7/44/2044	Weekly fee for uniforms and	3.00
95509	7/22/2014		696727258	//11/2014	mats for PW Dept.	3.98
05500	7/22/2044	Cintas Corporation	606737350	7/44/2044	Weekly fee for uniforms and	2.25
95509	7/22/2014		696727258	//11/2014	mats for PW Dept.	3.35
05500	7/22/2044	Cintas Corporation	(0(737350	7/44/2044	Weekly fee for uniforms and	0.54
95509	7/22/2014	LUCK 696	696727258	//11/2014	mats for PW Dept.	0.54

		Cintas Cornoration	I		Wooldy foo for uniforms and	
05500	7/22/2014	Cintas Corporation	(0(727250	7/44/2044	Weekly fee for uniforms and	2.22
95509	7/22/2014		696727259	//11/2014	mats for Utility Dept. 7/11/14	3.23
		Cintas Corporation			Weekly fee for uniforms and	
95509	7/22/2014		696727259	7/11/2014	mats for Utility Dept. 7/11/14	35.96
		Cintas Corporation			Weekly fee for uniforms and	
95509	7/22/2014		696727259	7/11/2014	mats for Utility Dept. 7/11/14	17.81
		Cintas Corporation			Weekly fee for uniforms and	
95509	7/22/2014	Lock 696	696727259	7/11/2014	mats for Utility Dept. 7/11/14	17.81
					Emergency purchase repair	
95510	7/22/2014	Day Auto Supply, Inc	621836	7/9/2014	north plant san filter	15.21
		FLORENCE TRUE			Emergency Purchase: 232	
95511	7/22/2014	VALUE HARDWARE	211354	7/3/2014	Nebraska water leak	10.21
	· · ·	FLORENCE TRUE			Emergency parts to repair	
95511	7/22/2014	VALUE HARDWARE	211387	7/8/2014	spigots at N & S WWTP	65.45
33311	7/22/2014	FLORENCE TRUE	211307	77072014	Emergency parts to repair	03.43
95511	7/22/2014	VALUE HARDWARE	211387	7/9/2014	spigots at N & S WWTP	65.46
33311	7/22/2014	FLORENCE TRUE	211307	7/8/2014	Emergency parts to repair Well	05.40
05511	7/22/2014	VALUE HARDWARE	211200	7/0/2014	# 4 Hose Bibb	11.01
95511	7/22/2014		211390	7/8/2014		11.01
05544	7/22/224	FLORENCE TRUE	24442	7/0/2011	Emergency purchase adhesive	10.05
95511	//22/2014	VALUE HARDWARE	211412	//8/2014	for repair at SWWTP	10.85
		FLORENCE TRUE			Emergency purchase: North	
95511	7/22/2014	VALUE HARDWARE	211433	7/9/2014	Plant San filter	35.78
		FLORENCE TRUE			Emergency Purchase for	
95511	7/22/2014	VALUE HARDWARE	211434	7/9/2014	NWWTP Filter	18.98
95512	7/22/2014					
		Global Gov't/Ed			Senior Center - Microphone and	
95513	7/22/2014	Solutions Inc.	J73676910101	4/30/2014	iPod Setup	136.03
		Global Gov't/Ed			Document Scanner -	
95513	7/22/2014	Solutions Inc.	L33230600101	4/3/2014	Administration	350.00
		Global Gov't/Ed			Laptops - Council -	
95513	7/22/2014	Solutions Inc.	L35084280101	6/28/2014	Administration	1,806.90
		Global Gov't/Ed		· · ·	5 Drawer Printer -	,
95513	7/22/2014	Solutions Inc.	L35086300102	6/26/2014	Administration	3,206.91
33313	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	Harmon's Safe, Lock	10000000101	0,20,2011	Two keys for Finance cash	3,200.31
95514	7/22/2014	· ·	42813	7/7/2014		3.78
95515		inContact, Inc.	124651309		Telephone	386.23
95516		JASON D. PENROD	REF WK BT		UNIFORM REIMBURSEMENT	151.26
		L & B CANTINA			Meal for fire chief's meeting	
95517	7/22/2014	L & B CANTINA	07152014E	//15/2014	Mear for fire chief's meeting	335.31
05540	7/22/224	0.5 1/6)	555 67 /44 /44	7/24/2044	l.	242.74
95518	//22/2014	Lippman & Reed (fka)	PPE 07/11/14	7/21/2014	Levy	343.74
		Nationwide				
95519	7/22/2014	Retirement Solution	PPE 0711/14	7/21/2014	Nationwide - deferred comp	6,148.39
95520	7/22/2014	OFFICE DEPOT INC	719293145-001	7/9/2014	Office supplies	80.13
95520	7/22/2014	OFFICE DEPOT INC	719293203-001	7/8/2014	Office supplies	44.94
		PETTY CASH - SENIOR				
95521	7/22/2014		707-17/14	7/18/2014	Misc. supplies for Bingo	123.94
	, ,	SENERGY	•	, .,	55 Gal. drum oil SWWTP	
95522	7/22/2014	PETROLEUM	596388	7/8/2014	Effluent Lift station	1,161.62
33322	.,,,		22230	., 5, 2514		_,101.02
95523	7/22/2014	Smith & Loveless, Inc.	97164	7/8/2014	Sonic start Prob 120 Vacuum	573.50
93323	1,22,2014	SOUTHWEST GAS	37104	,,0,2014	Joine Start From 120 Vacuum	3/3.30
95524	7/22/2014	CORPORATION	41834	7/17/2014	GAS	117 27
33324	//22/2014	CONFUNATION	41634	//1//2014	UAS	112.32

		COLITHINITET CAS				
05524	7/22/2014	SOUTHWEST GAS	41024	7/47/2044	Decreation NATURAL CAS	24.25
95524	//22/2014	CORPORATION	41834	//1//2014	Recreation NATURAL GAS	34.25
		SOUTHWEST GAS				
95524	7/22/2014	CORPORATION	41834	7/17/2014	Senior Center NATURAL GAS	56.59
		Target Commercial				
95525	7/22/2014		760102		Console Chairs/Maint.	1,996.07
95526	7/22/2014	THE WATER SHED	4639	7/7/2014	Water & Ice	34.55
					Water & Ice for Utility	
95526	7/22/2014	THE WATER SHED	4640	7/7/2014	Department	21.80
	· · ·				Water & Ice for Utility	
95526	7/22/2014	THE WATER SHED	4640	7/7/2014	Department	10.90
33320	,,22,2011			7,7,2011	Water & Ice for Utility	10.50
05526	7/22/2014	THE WATER SHED	4640	7/7/2014	Department	10.00
95526	7/22/2014	THE WATER SHED	4040	7/7/2014		10.90
					Ice & Water for Utility	
95526	7/22/2014	THE WATER SHED	4691	7/14/2014	Department	25.09
					Ice & Water for Utility	
95526	7/22/2014	THE WATER SHED	4691	7/14/2014	Department	12.55
					Ice & Water for Utility	
95526	7/22/2014	THE WATER SHED	4691	7/14/2014	Department	12.55
95526	7/22/2014	THE WATER SHED	4694	7/14/2014	Ice	29.62
95527	7/22/2014	TriTech Forensics	106976	6/30/2014	NIK Drug Kits	486.50
		United States		-,,	0	
95528	7/22/2014		PPE 0711/14	7/21/2014	Levy	75.00
33320	7/22/2014	UNITED WAY OF	11 2 07 11/14	7/21/2014	LCVY	75.00
05520	7/22/2014		DDF 07/11/14	7/21/2014	EMPLOYEES CONTRIBUTIONS	7.00
95529		PINAL COUNTY	PPE 07/11/14			7.00
95530	//22/2014	USA Funds	PPE 07/11/14	7/21/2014	Levy	317.35
95531		TEMPORARY VENDOR	0101301068OP		OVERPAYMENT	93.89
95532	7/24/2014	Accuvant Inc.	OAINV-11287	6/27/2014	Security Assessment	14,000.00
		Advanced Controls			Diagnostics for Town Hall	
95533	7/24/2014	Corporation	14-1450	7/3/2014	Chambers Units 113 and 110	613.61
		ARIZONA STATE				
95534	7/24/2014	PRISON-FLORENCE	062614-118A	6/30/2014	INMATE LABOR / CEMETERY	90.00
		Arizona Supreme		· · · ·		
95535	7/24/2014	· ·	4595	6/19/2014	Debit set off release	9.00
	., = ., = 0 = .	BEARING-BELT &	.555	0, 13, 101 .	Bearing for Belt Press for	3.00
95536	7/24/2014	CHAIN INC.	1325317	6/4/2014	SWWTP NTE \$200	172.59
93330	7/24/2014	CASA GRANDE	1323317	0/4/2014	Courier fees June 2012 -	172.33
05527	7/24/2044		074	7/4/2044		252.00
95537	//24/2014	COURIER, INC.	871	7/1/2014		252.00
		CASA GRANDE			Courier fees June 2012 -	
95537	7/24/2014	COURIER, INC.	871	7/1/2014		1,004.00
		CASA GRANDE			Courier fees June 2012 -	
95537	7/24/2014	COURIER, INC.	871	7/1/2014	NWWTP	1,004.00
		Corporate Flooring			Senior Center floor and	
95538	7/24/2014	Solutions, Inc.	1251	6/2/2014	upholstery cleaning	1,254.25
		Corporate Flooring			Carpet and upholstery cleaning	
95538	7/24/2014	Solutions, Inc.	1283	6/30/2014	at the Library	739.48
	, ,	, -	,,,	-,,	3 batteries for SWWTP	
95539	7/2/1/201/	Day Auto Supply, Inc	619898	6/13/2014		580.33
93333	,,24,2014	Say Auto Supply, IIIC	013030	0/ 13/ 2014	Radiator fan assembly for	200.33
		ī			•	
05530	7/24/2044	Day Auto Supply Inc	620017	6/26/2014	ICO22ET DD Datro!	
95539	7/24/2014	Day Auto Supply, Inc	620917	6/26/2014	G032ET PD Patrol	151.38
		DESERT BORING AND			Emergency excavation @	
95539 95540		DESERT BORING AND EXCAVATION	620917 7057		Emergency excavation @ McFarland Blvd/Wisconsin	151.38 312.50
	7/24/2014	DESERT BORING AND		6/30/2014	Emergency excavation @	

		DPC ENTERPRISES,	1		10-150 lb. CL2 cylinders for	
95541	7/24/2014	·	272000594-14	7/3/2014	NWWTP & Wells	436.80
33341	772472014	DPC ENTERPRISES,	27200033111	7/3/2014	10-150 lb. CL2 cylinders for	+30.00
95541	7/24/2014	,	272000594-14	7/3/2014	NWWTP & Wells	436.80
33341	7/24/2014	L.II .	272000334 14	7/3/2014	CIP U-69 Well #4 to #5 Water	430.80
					Transmission Line Ext. Project	
95542	7/24/2014	EPS GROUP	13-3304	6/18/2014	I -	2 5/5 26
93342	7/24/2014	LF3 GROOF	13-3304	0/10/2014	13-330	3,545.36
		Ferguson Waterworks			Utility line repair: Replacement	
05543	7/24/2014	a Wolseley Co.	227568	6/24/2014		1 201 02
95543	7/24/2014	a woiseley co.	227308	6/24/2014	curbstops	1,391.93
		Ferguson Waterworks			(2)- 4 x 12 SS 1B Rep Clamp 4.45-	
05543	7/24/2014	•	228388	7/1/2014	1	224.00
95543	//24/2014	a Wolseley Co. FLORENCE TRUE	228388	7/1/2014		324.89
05544	7/24/2044		240046041	C / A / 201 A	Previously took credit where	6.20
95544	//24/2014	VALUE HARDWARE	210816BAL	6/4/2014		6.39
05545	7/04/0044	K - Di D' I	226725	S /2 S /2 O 4 A	Spare Phones - IP212K and	744.00
95545	//24/2014	KeyPhones Direct	226735	6/26/2014	1P265	711.00
	- / /	LANGUAGE LINE	2 4 2 2 2 2 2	0/00/00		
95546	7/24/2014		3403277		Translation service	8.85
		Legend Technical			Analytical Testing - June 2014	
95547	7/24/2014		1409374	6/30/2014		288.00
		Legend Technical			Analytical Testing -June 2014	
95547	7/24/2014		1409445	6/30/2014		2,141.60
		Legend Technical			Analytical Testing - June 2014	
95547	7/24/2014		1709444	6/30/2014		842.00
95548	7/24/2014	LEXIS NEXIS	1406489990		Research - June 2014	175.00
		LOFTIN EQUIPMENT			Annual PM & Load bank test for	
95549	7/24/2014		S057324		NWWTP Generator	592.43
		LOFTIN EQUIPMENT			Annual PM & Load bank test for	
95549	7/24/2014		S058697		N. Florence Booster	761.30
		LOFTIN EQUIPMENT			Annual PM & Load bank test for	
95549	7/24/2014		S058723	6/18/2014	Florence PD Generator	622.41
		LOFTIN EQUIPMENT			Annual PM & Load bank test for	
95549	7/24/2014	CO., INC.	S058883	6/19/2014	Town Hall Generator	678.51
					Annual PM & Load bank test for	
		LOFTIN EQUIPMENT			Florence PD Evidence	
95549	7/24/2014	CO., INC.	S058895	6/20/2014	Generator	754.26
		LOFTIN EQUIPMENT			Annual PM & Load bank test for	
95549	7/24/2014		S058901		Anthem Tower Generator	465.00
33343	772472014		3030301			+03.00
	- / /	LOFTIN EQUIPMENT	505000		Annual PM & Load bank test for	
95549	7/24/2014	CO., INC.	S059998	6/30/2014	NWWTP Generator	586.12
				- 4 4		
95550	7/24/2014	Newegg Business, Inc.	1200478012	6/11/2014	Replacement Workstations	1,585.98
95550	7/24/2014	Newegg Business, Inc.	1200480699	6/13/2014	Clean Wipes - Electronics	16.33
		Onstream Media			Onstream-Streaming Media-	
95551	7/24/2014	Corporation	23471	6/20/2014		120.90
		PINAL CO PUBLIC			Hep B #1 Injection for Francisco	
95552	7/24/2014		INVOICE 07-14	6/13/2014	-	17.50
		PINAL CO PUBLIC			Hep B #1 Injection for Francisco	
95552	7/24/2014		INVOICE 07-14	6/13/2014	Mejia	17.50
		PINAL CO SHERIFF'S				
95553	7/24/2014	OFFICE	41773	6/11/2014	INMATE HOUSING	3,315.09

			1		Construction docs/svcs through	
95554	7/24/2014	RBA Architecture	1400801B	5/5/2014		2,540.00
95555	7/24/2014		1400801B	3/3/2014	Αρι 14	2,340.00
93333	7/24/2014	Void			J9702A - 5400ZL Expansion	
٥٢٢٢	7/24/2014	ComicanCrimalia	2205247	C /12 /2014	·	2 120 00
95556	//24/2014	ServerSupply	2385247	6/13/2014	Module (2)	2,120.00
	- 15 - 15 - 1		500407700	. / /		
95557	7/24/2014	SHI International Corp	B02197782	6/30/2014	Acroat professional - Licenses	563.38
		Streakwave Wireless			UniFi AP PRO - Wireless Access	
95558	7/24/2014		432104	6/26/2014		221.01
		Streakwave Wireless			Video Camera's and NVR for	
95558	7/24/2014	Inc.	432109	6/26/2014	Data Center and DMARQs	1,109.81
		Tri-City Express Care,				
95559	7/24/2014	PLLC	1326250	6/4/2014	Drug testing	25.00
		Tri-City Express Care,				
95559	7/24/2014	PLLC	1329800	6/6/2014	Drug testing	25.00
		Tri-City Express Care,				
95559	7/24/2014		1336408	6/12/2014	Drug testing	25.00
	, , -	Tri-City Express Care,		-, , -	5 5	
95559	7/24/2014		35342	5/29/2014	Drug testing	25.00
33333	772472014	Tri-City Express Care,	333 12	3/23/2014	Drug testing	25.00
95559	7/24/2014		35343	5/21/2014	Drug testing	25.00
93339	7/24/2014	Tri-City Express Care,	33343	3/21/2014	Drug testing	25.00
05550	7/24/2014		25244	4/22/2014	Drug tosting	25.00
95559			35344	4/23/2014	Drug testing	25.00
05550		Tri-City Express Care,	25245	4/24/2044		25.00
95559	7/24/2014		35345	4/21/2014	Drug testing	25.00
		Tri-City Express Care,				
95559	7/24/2014		35346	3/17/2014	Drug testing	25.00
		Tri-City Express Care,				
95559	7/24/2014	PLLC	35433	6/30/2014	Drug testing	25.00
					Operating supplies SWWTP:	
		USABlueBook - ACCT			Kleenguard coveralls, Line-up	
95560	7/24/2014	703717	379895	6/24/2014	pry bar set,	351.39
		WATER WORKS				
95561	7/24/2014	ENGINEERS, LLC	3067D	8/8/2013	Services Rendered	4,320.00
		WATER WORKS			Hydrological Analysis at	
95561	7/24/2014	ENGINEERS, LLC	3067E	8/8/2013	MRWRF NTE \$4500.00	4,155.00
		WATER WORKS				
95561	7/24/2014	ENGINEERS, LLC	3754	6/12/2014	Services Rendered	1,871.50
	, ,	·		<u> </u>	#3694 Task 1.1- W/WW-ADEQ	,
		WATER WORKS			Regulatory Reporting	
95561	7/24/2014	ENGINEERS, LLC	3818	7/7/2014	Assistance	458.13
33301	., = ., =017		3010	.,,,2014	#3694 Task 1.1- W/WW-ADEQ	.50.15
		WATER WORKS			Regulatory Reporting	
95561	7/24/2014	ENGINEERS, LLC	3818	7/7/2014	Assistance	229.06
20001	7/24/2014	LIVOIIVELINO, ELC	2010	////2014	#3694 Task 1.1- W/WW-ADEQ	229.00
		MATER MORKS			l '	
05564	7/24/2044	WATER WORKS	2040	7/7/2044	Regulatory Reporting	220.00
95561	//24/2014	ENGINEERS, LLC	3818	////2014	Assistance	229.06
	= /c - /c - :	WATER WORKS	221-	- /- / :		_
95561	7/24/2014	ENGINEERS, LLC	3818	7/7/2014	Task 1.2- Regulatory Support	796.64
		WATER WORKS			<u> </u>	
95561	7/24/2014	ENGINEERS, LLC	3818	7/7/2014	Task 1.2- Regulatory Support	398.33
		WATER WORKS				
95561	7/24/2014	ENGINEERS, LLC	3818		Task 1.2- Regulatory Support	398.33
		WATER WORKS			#3755 Task 1.4 - Minor Design	
95561	7/24/2014	ENGINEERS, LLC	3818	7/7/2014	& Troubleshooting	3,197.26

95561 7/24/2014 FNGINEERS, LLC 3818 7/7/2014 8 Troubleshooting 1,598.62			WATER WORKS	-		#3755 Task 1.4 - Minor Design	
WATER WORKS #3755 Task 1.4 - Minor Design 1,598.62 WATER WORKS Ty24/2014 ENGINEERS, LLC 3818 7/7/2014 Strowbelshooting 1,598.62 WATER WORKS Ty74/2014 Strowbelshooting 1,598.62 WATER WORKS Ty74/2014 Strowbelshooting 1,598.62 WATER WORKS Task 3.1 CIP U-26 N Reservoir 4,987.56 Ty74/2014 ENGINEERS, LLC 3818 7/7/2014 Upgrade 4,987.56 Task 4.1 CIP U-26 N Reservoir 4,987.56 Task 4.1 CIP U-26 N Reservoir 4,987.56 Task 4.1 CIP U-26 N Reservoir 19,940.00 WATER WORKS Task 4.1 CIP U-26 N Reservoir 19,940.00 WATER WORKS Task 5.1 U-08 SWWWTP & 19,940.00 WATER WORKS WATER WORKS Task 5.1 U-08 SWWWTP & 19,940.00 WATER WORKS WATER WORKS Task 5.1 U-08 SWWWTP & 19,940.00 WATER WORKS Task 5.1 U-08 SWWWTP & 19,940.00 WATER WORKS Task 5.2 U-08 SWWWTP & 19,940.00 WATER WORKS Task 5.2 U-08 SWWWTP & 11,120.00 Reimbursement for lunch WATER WORKS Task 5.2 U-08 SWWWTP & 11,120.00 Reimbursement for lunch WOOd, Patel & Ty24/2014 ENGINEERS, LLC WOOd, Patel & Ty24/2014 CLOMR/LOMR 8,310.00 CDGE Environmental Review Ty24/2014 SCHOOL DIST TOF#1 CJCRNCE UNIFIED CLORENCE UNIFIED TOF#2 CJCRNCE UNIFIED CLORENCE UNIFIED CLORENCE UNIFIED TOF#2 CJCRNCE	05564	7/24/2014		2010	7/7/2014	_	4 500 63
95561 7/24/2014 ENGINEERS, LLC 3818 7/7/2014 STOWENDERS 1,598.62	95561	//24/2014		3818	////2014		1,598.62
WATER WORKS 7/24/2014 ENGINEERS, LLC 38.18 7/7/2014 System 9,876.00		- / /		2010	- /- /	_	
95561 7/24/2014 EMGINEERS, LLC 3818 7/7/2014 System 9,876.00	95561	7/24/2014		3818	7/7/2014	_	1,598.62
WATER WORKS 7/24/2014 ENGINEERS, LLC 3818 7/7/2014 Upgrade 4,987.56 7/24/2014 ENGINEERS, LLC 3818 7/7/2014 Upgrade 19,940.00							
95561 7/24/2014 ENGINEERS, LLC 3818 7/7/2014 Upgrade 19,940.00	95561	7/24/2014		3818	7/7/2014		9,876.00
WATER WORKS 7/24/2014 ENGINEERS, LLC 3818 7/7/2014 Upgrade 19,940.00							
95561 7/24/2014 ENGINEERS, LLC 3818 7/7/2014 Task 6.1 U-08 SWWWTP & Task 6.1 U-08 SWWWTP & Task 6.2 U-08 SWWTP & Task 6.2 U-08 SWWWTP & Task 6.2 U-08 SWWTP & Task 6.2 U-08	95561	7/24/2014		3818	7/7/2014		4,987.56
WATER WORKS 7/24/2014 ENGINEERS, LLC 3818 7/7/2014 fliters Project Management 394.00			WATER WORKS			Task 4.1 CIP U-26 N Reservoir	
95561 7/24/2014 ENGINEERS, LLC 3818 7/7/2014 filters Project Management 394.00	95561	7/24/2014	ENGINEERS, LLC	3818	7/7/2014	. •	19,940.00
WATER WORKS 7/24/2014 ENGINERS, LLC 3818 7/7/2014 Righters/Master (lam U-08 11,120.00 1,120.00			WATER WORKS			Task 6.1 U-08 SWWWTP &	
95561 7/24/2014 ENGINEERS, LLC 3818 7/7/2014 filters/Master (lam U-08 11,120.00 CHARLES A. Wood, Patel & 95562 7/24/2014 Montroya REIM 03-06/14 7/22/2014 Meetings 143.92 TERRITORY SQUARE PHASE 2 - 95563 7/24/2014 Associates, Inc. 78370 7/10/2014 CDMR/LOMR 8,310.00 CDBG Environmental Review 7/23/2014 TERRITORY SQUARE PHASE 2 - 10,000 CDBG Environmental Review 7/23/2014 TERRITORY SQUARE PHASE 2 - 10,000 CDBG Environmental Review 7/20/2014 TERRITORY SQUARE PHASE 2 - 10,000 CDBG Environmental Review 7/20/2014 TERRITORY SQUARE PHASE 2 - 10,000 CDBG Environmental Review 7/20/2014 Territory SQUARE PHASE 2 - 10,000 CDBG Environmental Review 7/20/2014 Territory SQUARE PHASE 2 - 10,000 Territory SQUARE PH	95561	7/24/2014	ENGINEERS, LLC	3818	7/7/2014	filters Project Management	394.00
CHARLES A. REIM 03-06/14 7/22/2014 Reimbursement for lunch 143.92			WATER WORKS			Task 6.2 U-08 SWWWTP &	
CHARLES A. REIM 03-06/14 7/22/2014 Reimbursement for lunch 143.92	95561	7/24/2014	ENGINEERS, LLC	3818	7/7/2014	filtersMaster {lam U-08	11.120.00
95562 7/24/2014 MONTOYA REIM 03-06/14 7/22/2014 meetings 143.92		, , -			, , -	-	,
Wood, Patel & 7/24/2014 Associates, Inc. 78370 7/10/2014 CLOMR/LDMR 8,310.00	95562	7/24/2014		REIM 03-06/14	7/22/2014		143.92
95563 7/24/2014 Associates, Inc. 78370 7/10/2014 CLOMR/LOMR 8,310.00	33302	77 = 17 = 0 = 1			., ==, === :		
95564 7/28/2014 ERNEST FELIZ 7/30-31 14 7/23/2014 Training 77.00 FLORENCE UNIFIED CLORENCE CL	95563	7/24/2014	*	78370	7/10/2014	i i	8 310 00
95564 7/28/2014 ERNEST FELIZ 7/30-31 14 7/23/2014 Training Training Training FLORENCE UNIFIED Capital One FLORENCE UNIFIED FLORENCE UNIFIED FLORENCE UNIFIED FLORENCE UNIFIED FLORENCE UNIFIED TOF#2 6/24/2014 (Feb-May) 5,000.00 1,666.67	93303	7/24/2014	Associates, inc.	76370	7/10/2014	-	8,310.00
School Dist	05564	7/29/2014	EDNIECT EELIZ	7/20 21 14	7/22/2014		77.00
95565 7/28/2014 SCHOOL DIST TOF#1 6/24/2014 CFeb-May) 5,000.00	33304	7/28/2014		7/30-31 14	7/23/2014		77.00
SCHOOL DIST TOF#2 Color Color TOF#2	05565	7/20/2044		TOF#4	C /2 4 /2 04 4		F 000 00
95565 7/28/2014 SCHOOL DIST TOF#2 6/24/2014 June) 1,666.67 FLORENCE UNIFIED TOF#2 6/24/2014 Library Facilities Lease Payment G/24/2014 Jul-Aug) 3,333.33 95565 7/28/2014 SCHOOL DIST TOF#2 6/24/2014 Jul-Aug) 3,333.33 95566 7/29/2014 PRISON-FLORENCE F117REV 7/14/2014 INMATE LABOR / CEMETERY 37.50 95567 7/29/2014 ASHLEY PADILLA 837383 REIM 7/18/2014 Reimbursement for locker 6.00 BAKER & TAYLOR BOOKS T06557700 7/14/2014 DVD'S 365.26 95568 7/29/2014 BOOKS T06557701 7/14/2014 CD'S 78.37 95569 7/29/2014 BENSON SYSTEMS 1215175 7/12/2014 Garbage deposit refund 58.00 95570 7/29/2014 TEMPORARY VENDOR 709071 7/17/2014 Garbage deposit refund 58.00 95571 7/29/2014 Commercial 41774 7/26/2014 Supplies 156.73 95572 7/29/2014 Commercial 41774 7/26/2014 Supplies 156.73 95573 7/29/2014 Counseling Service 675 7/15/2014 Psychiatric Exam 180.00 95574 7/29/2014 COUNSELING Service 675 7/15/2014 Psychiatric Exam 180.00 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 7347 & 9176 fire phone lines 149.12 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 7347 & 9176 fire phone lines 149.12 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 7347 & 9176 fire phone lines 149.12 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 7347 & 9176 fire phone lines 149.12 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 7347 & 9176 fire phone lines 149.12 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 7347 & 9176 fire phone lines 149.12 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 7347 & 9176 fire phone lines 149.12 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 7347 & 9176 fire phone lines 149.12 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 7347 & 9176 fire phone lines 149.12 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 7347 & 9176 fire phone lines 149.12 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 7347 & 9176 fire phone lines 149.12 95575 7/29/2014 CENTURYLINK JUL 14VA	95565	//28/2014		101#1	6/24/2014		5,000.00
School Dist					- 1 1	-	
95565 7/28/2014 SCHOOL DIST TOF#2 6/24/2014 (Jul-Aug) 3,333.33 ARIZONA STATE 070314- 95566 7/29/2014 PRISON-FLORENCE F117REV 7/14/2014 INMATE LABOR / CEMETERY 37.50 95567 7/29/2014 ASHLEY PADILLA 837383 REIM 7/18/2014 Reimbursement for locker 6.00 BAKER & TAYLOR BAKER & TAYLOR BAKER & TAYLOR BAKER & TAYLOR BAKER & TAYLOR BAKER & TAYLOR BAKER & TAYLOR BAKER & TAYLOR BAKER & TAYLOR BAKER & TAYLOR BAKER & TAYLOR BAKER & TAYLOR BAKER & TAYLOR BAKER & TAYLOR BAKER & TAYLOR BAKER & TAYLOR BAKER & TAYLOR TO6557701 7/14/2014 CD'S 78.37 95569 7/29/2014 BENSON SYSTEMS 1215175 7/12/2014 damaged fire alarm panel 1,072.85 95570 7/29/2014 TEMPORARY VENDOR 709071 7/17/2014 Garbage deposit refund 58.00 Coffee, Creamer & Kitchen Supplies Same Same Supplies Same Sudge Hauling from N to SUdge Hauling from N to SUdge Hauling from N to SUdge Hauling from N to SUDGE CASA GRANDE PH PH PUBLIC HEARING PZC-02-14-76.38 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 9627-Police 911 line 283.80 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 0788-Library 102.44	95565	7/28/2014		TOF#2	6/24/2014		1,666.67
ARIZONA STATE 070314- 7/29/2014 PRISON-FLORENCE F117REV 7/14/2014 INMATE LABOR / CEMETERY 37.50 95567 7/29/2014 ASHLEY PADILLA 837383 REIM 7/18/2014 Reimbursement for locker 6.00 8 6.00 8 6.00 8 6.00 8 6.00 6.00 8 6.00 6.						1	
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95567 7/29/2014 ASHLEY PADILLA 837383 REIM 7/18/2014 Reimbursement for locker 6.00 95568 7/29/2014 BOOKS T06557700 7/14/2014 DVD'S 365.26 BAKER & TAYLOR BAKER & TAYLOR BAKER & TAYLOR BAKER & TAYLOR BAKER & TAYLOR BOOKS T06557701 7/14/2014 CD'S 78.37 Emergency call out to troubleshoot/ replace water damaged fire alarm panel 1,072.85 95569 7/29/2014 BENSON SYSTEMS 1215175 7/12/2014 Garbage deposit refund 58.00 Capital One Capital One STORM STORM STORM SUPPLIES 156.73 Casa Gande Pumping STORM STORM STORM SUPPLIES 156.73 Casa Gande Pumping STORM STORM STORM SUPPLIES 156.73 Casa Gande Casa Grande Casa Grande Casa Grande Pumping Postor STORM SUND PUBLIC HEARING PZC-02-14-7/29/2014 NEWSPAPERS PZC0214PUD 7/10/2014 PUD ET AL 76.38 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 7347 & 9176 fire phone lines 149.12 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 0788-Library 102.44							
BAKER & TAYLOR BOKS T06557700 7/14/2014 DVD'S 365.26	95566	7/29/2014	PRISON-FLORENCE	F117REV			37.50
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BAKER & TAYLOR BOOKS T06557701 7/14/2014 CD'S 78.37			BAKER & TAYLOR				
95568 7/29/2014 BOOKS T06557701 7/14/2014 CD'S 78.37 Emergency call out to troubleshoot/ replace water 7/12/2014 damaged fire alarm panel 1,072.85 95570 7/29/2014 TEMPORARY VENDOR 709071 7/17/2014 Garbage deposit refund 58.00 Capital One Capital One Casa Gande Pumping Sov., Inc 8709 7/16/2014 Plant 8 loads 2,300.00 Casa Grande Casa Grande Phapting Sov. Casa Grande Phapting Sov. Inc 8709 7/16/2014 Plant 8 loads 2,300.00 CASA GRANDE PH PUBLIC HEARING PZC-02-14-7/29/2014 NEWSPAPERS PZC0214PUD 7/10/2014 PSC-02-14-7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 9627-Police 911 line 283.80 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 0788-Library 102.44	95568	7/29/2014	BOOKS	T06557700	7/14/2014	DVD'S	365.26
Emergency call out to troubleshoot/ replace water damaged fire alarm panel			BAKER & TAYLOR				
Emergency call out to troubleshoot/ replace water damaged fire alarm panel	95568	7/29/2014	BOOKS	T06557701	7/14/2014	CD'S	78.37
95569 7/29/2014 BENSON SYSTEMS 1215175 7/12/2014 damaged fire alarm panel 1,072.85 95570 7/29/2014 TEMPORARY VENDOR 709071 7/17/2014 Garbage deposit refund 58.00 Capital One Copital One Coffee, Creamer & Kitchen 156.73 95571 7/29/2014 Commercial 41774 7/26/2014 supplies 156.73 95572 7/29/2014 Svc., Inc 8709 7/16/2014 Plant 8 loads 2,300.00 95573 7/29/2014 Counseling Service 675 7/15/2014 Psychiatric Exam 180.00 95574 7/29/2014 NEWSPAPERS PZC0214PUD 7/10/2014 PUD ET AL 76.38 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 7347 & 9176 fire phone lines 149.12 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 0788-Library 102.44						Emergency call out to	
95569 7/29/2014 BENSON SYSTEMS 1215175 7/12/2014 damaged fire alarm panel 1,072.85 95570 7/29/2014 TEMPORARY VENDOR 709071 7/17/2014 Garbage deposit refund 58.00 Capital One Copital One Coffee, Creamer & Kitchen 156.73 95571 7/29/2014 Commercial 41774 7/26/2014 supplies 156.73 95572 7/29/2014 Svc., Inc 8709 7/16/2014 Plant 8 loads 2,300.00 95573 7/29/2014 Counseling Service 675 7/15/2014 Psychiatric Exam 180.00 95574 7/29/2014 NEWSPAPERS PZC0214PUD 7/10/2014 PUD ET AL 76.38 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 7347 & 9176 fire phone lines 149.12 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 0788-Library 102.44						troubleshoot/ replace water	
95570 7/29/2014 TEMPORARY VENDOR 709071 7/17/2014 Garbage deposit refund 58.00 Capital One Coffee, Creamer & Kitchen Supplies 156.73 Casa Gande Pumping Sudge Hauling from N to S 95572 7/29/2014 Svc., Inc 8709 7/16/2014 Plant 8 loads 2,300.00 Casa Grande Counseling Service 675 7/15/2014 Psychiatric Exam 180.00 CASA GRANDE PH PUBLIC HEARING PZC-02-14-70/2014 PUD ET AL 76.38 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 9627-Police 911 line 283.80 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 7347 & 9176 fire phone lines 149.12	95569	7/29/2014	BENSON SYSTEMS	1215175	7/12/2014		1.072.85
Capital One 41774 7/26/2014 Coffee, Creamer & Kitchen supplies 156.73		, -, -			, , -	·	,
Capital One 41774 7/26/2014 Coffee, Creamer & Kitchen supplies 156.73	95570	7/29/2014	TEMPORARY VENDOR	709071	7/17/2014	Garbage deposit refund	58.00
95571 7/29/2014 Commercial 41774 7/26/2014 supplies 156.73 95572 Casa Gande Pumping Sludge Hauling from N to S 2,300.00 95572 7/29/2014 Svc., Inc 8709 7/16/2014 Plant 8 loads 2,300.00 95573 7/29/2014 Counseling Service 675 7/15/2014 Psychiatric Exam 180.00 95574 7/29/2014 NEWSPAPERS PZC0214PUD 7/10/2014 PUD ET AL 76.38 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 9627-Police 911 line 283.80 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 7347 & 9176 fire phone lines 149.12 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 0788-Library 102.44	33370	., _5, 2014		. 330, 1	., 1,, 2014	_ :	30.00
Casa Gande Pumping Sludge Hauling from N to S 2,300.00	95571	7/20/2014	· ·	41774	7/26/2014		156 72
95572 7/29/2014 Svc., Inc	33371	,,23,2014		71//4	,, 20, 2014		130.73
Casa Grande 95573 7/29/2014 Counseling Service 675 7/15/2014 Psychiatric Exam 180.00	05572	7/20/2014		9700	7/16/2014		2 200 00
95573 7/29/2014 Counseling Service 675 7/15/2014 Psychiatric Exam 180.00 CASA GRANDE PH PUBLIC HEARING PZC-02-14- 95574 7/29/2014 NEWSPAPERS PZC0214PUD 7/10/2014 PUD ET AL 76.38 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 9627-Police 911 line 283.80 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 7347 & 9176 fire phone lines 149.12 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 0788-Library 102.44	955/2	1/29/2014		8709	//10/2014	riant o ivaus	2,300.00
PH PUBLIC HEARING PZC-02-14- 95574 7/29/2014 NEWSPAPERS PZC0214PUD 7/10/2014 PUD ET AL 76.38 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 9627-Police 911 line 283.80 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 7347 & 9176 fire phone lines 149.12 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 0788-Library 102.44	05573	7/20/2044		675	7/15/2044	Davahiatuia Evans	400.00
95574 7/29/2014 NEWSPAPERS PZC0214PUD 7/10/2014 PUD ET AL 76.38 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 9627-Police 911 line 283.80 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 7347 & 9176 fire phone lines 149.12 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 0788-Library 102.44	955/3	//29/2014			//15/2014		180.00
95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 9627-Police 911 line 283.80 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 7347 & 9176 fire phone lines 149.12 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 0788-Library 102.44		= /20 /20 : :			= /4.6./5.5 : -		
95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 7347 & 9176 fire phone lines 149.12 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 0788-Library 102.44	95574	//29/2014	NEWSPAPERS	PZCUZ14PUD	//10/2014	PUD ET AL	76.38
95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 7347 & 9176 fire phone lines 149.12 95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 0788-Library 102.44							
95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 0788-Library 102.44	95575	7/29/2014	CENTURYLINK	JUL 14VARIOUS	7/16/2014	9627-Police 911 line	283.80
95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 0788-Library 102.44							
	95575	7/29/2014	CENTURYLINK	JUL 14VARIOUS	7/16/2014	7347 & 9176 fire phone lines	149.12
	Ι Τ			Ι Τ			
95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 0705-Silver King Alarm 141.90	95575	7/29/2014	CENTURYLINK	JUL 14VARIOUS	7/16/2014	0788-Library	102.44
95575 7/29/2014 CENTURYLINK JUL 14VARIOUS 7/16/2014 0705-Silver King Alarm 141.90				-			
, ,	95575	7/29/2014	CENTURYLINK	JUL 14VARIOUS	7/16/2014	0705-Silver King Alarm	141.90

			-		T	
95575	7/29/2014	CENTURYLINK	JUL 14VARIOUS	7/16/2014	0246 W/WW	49.16
95575	7/29/2014	CENTURYLINK	JUL 14VARIOUS	7/16/2014	2394- N W/W Plant	50.48
95575	7/29/2014	CENTURYLINK	JUL 14VARIOUS	7/16/2014	8030-McFarland Alarm	47.99
95575	7/29/2014	CENTURYLINK	JUL 14VARIOUS	7/16/2014	7500-Town Hall	81.90
95576	7/29/2014	TEMPORARY VENDOR	202701095OP	7/24/2014	ASSESSMENT OVER-PAYMENT	582.01
05577	7/20/2011	Cintas Corporation	606730466	7/40/0044	Weekly fee for uniforms and	05.50
95577	7/29/2014		696729466	//18/2014	mats for PW Dept.	35.53
05577	7/20/2014	Cintas Corporation	606730466	7/40/2044	Weekly fee for uniforms and	40.27
95577	7/29/2014		696729466	//18/2014	mats for PW Dept.	49.37
05577	7/20/2014	Cintas Corporation	606730466	7/10/2014	Weekly fee for uniforms and	2.00
95577	7/29/2014		696729466	//18/2014	mats for PW Dept. Weekly fee for uniforms and	3.98
05577	7/20/2014	Cintas Corporation	606730466	7/10/2014	*	2.25
95577	7/29/2014		696729466	//18/2014	mats for PW Dept.	3.35
05577	7/20/2044	Cintas Corporation	606730466	7/40/2044	Weekly fee for uniforms and	0.54
95577	7/29/2014		696729466	//18/2014	mats for PW Dept.	0.54
	- / /	Cintas Corporation	505700457	- / - 2 / - 2 - 4	Weekly fee for uniforms and	
95577	7/29/2014		696729467	7/18/2014	mats for Utility Dept. 7/18/14	3.26
		Cintas Corporation			Weekly fee for uniforms and	
95577	7/29/2014		696729467	7/18/2014	mats for Utility Dept. 7/18/14	16.41
		Cintas Corporation			Weekly fee for uniforms and	
95577	7/29/2014		696729467	7/18/2014	mats for Utility Dept. 7/18/14	8.08
		Cintas Corporation			Weekly fee for uniforms and	
95577	7/29/2014		696729467	7/18/2014	mats for Utility Dept. 7/18/14	8.08
		COX				
95578	7/29/2014	COMMUNICATIONS	221288801 714	7/3/2014	Phone lines for station #2	101.89
					Lunch Per Diem: 7/25/14	
95579	7/29/2014	Daniel Helsdingen	224442	7/17/2014		11.00
					Per Diem for APAAC Annual	
95580	7/29/2014	DANIELLE ROBERTS	730-801/14	7/23/2014	Conference 2014	67.97
95581	7/29/2014	Day Auto Supply, Inc	621669	7/7/2014	Motor oil for G043FM PD Patrol	17.35
95581	7/29/2014	Day Auto Supply, Inc	621973	7/10/2014	Motor Oil for ST-14	21.69
95581	7/29/2014	Day Auto Supply, Inc	621973	7/10/2014	Air and oil filter for St-14	16.74
95581	7/29/2014	Day Auto Supply, Inc	622047	7/11/2014	Motor oil for G030ET PD Patrol	30.36
					Air and oil filter for G030ET PD	
95581	7/29/2014	Day Auto Supply, Inc	622047	7/11/2014	Patrol	17.89
	· · ·	, , , ,		· · · ·		
95581	7/29/2014	Day Auto Supply, Inc	622069	7/11/2014	Antifreeze for G030ET PD Patrol	18.47
	· ·	, , , , ,		· · ·	Wiper blades for Senior Center	
95581	7/29/2014	Day Auto Supply, Inc	622076	7/11/2014	· ·	11.28
95581		Day Auto Supply, Inc	622111		Air and oil filter for ST-9	87.99
95581		Day Auto Supply, Inc	622274		Acetylene for welder	30.43
	, -,	DPC ENTERPRISES,		, .,====.	,	
95582	7/29/2014	· · · · · · · · · · · · · · · · · · ·	272000674-14	7/17/2014	1 ton CL2 cylinder for SWWTP	666.12
	.,=5,=51	Earnhardt Ford		.,=.,==.	OPDOD WIRING FOR G029ET	
95583	7/29/2014		388395	7/2/2014	PD Patrol	119.21
33303	., _5, 2017	Earnhardt Ford	230333	. , =, 2017		113.21
95583	7/29/2014		388837	7/7/2014	Tank for G044FM PD Patrol	546.17
22203	,,23,2014	33. 1100	300037	,,,,2014		540.17

г		Earnhardt Ford	T		Т	
95583	7/29/2014		388907	7/0/2014	SOP pipe for G044FM PD Patrol	161 50
95565	7/29/2014	Service	300907	7/9/2014	30P pipe for G044FIVI PD Patrol	161.58
		Ferguson Waterworks			Misc. Parts needed for Hydrant	
95584	7/20/2014	a Wolseley Co.	229379	7/17/2014	install for Sun western	193.30
93364	7/29/2014	a woiseley co.	229379	7/17/2014	ilistali foi Suli Westerii	195.50
		Ferguson Waterworks				
95584	7/20/2014	a Wolseley Co.	229381	7/16/2014	Replacement clamps 6X12	385.19
93364	7/29/2014	FLORENCE TRUE	229361	7/10/2014	Wax ring for toilet at Senior	303.19
95585	7/20/2014	VALUE HARDWARE	211453	7/9/2014	I	3.90
33363	7/23/2014	FLORENCE TRUE	211433	7/3/2014	Center	3.50
95585	7/20/2014	VALUE HARDWARE	211470	7/10/2014	Hinges for Fitness Center	7.60
33363	7/23/2014	FLORENCE TRUE	211470	7/10/2014	Timiges for Fittiess center	7.00
95585	7/20/2014	VALUE HARDWARE	211472	7/10/2014	Paint for Fitness Center	43.47
93363	7/23/2014	FLORENCE TRUE	211472	7/10/2014	Light bulbs for Town Hall Flag	43.47
95585	7/20/2014	VALUE HARDWARE	211531	7/14/2014	_	32.48
33363	7/23/2014	FLORENCE TRUE	211551	7/14/2014	Emergency purchase repair to	32.40
95585	7/20/2014	VALUE HARDWARE	211553	7/15/2014		2.75
95565	7/29/2014	VALUE HANDWANE	211333	7/15/2014	Emergency purchase-	2./3
		FLORENCE TRUE			installation of new meter at	
05505	7/20/2014	VALUE HARDWARE	211578	7/15/2014	High School	12.00
95585	7/29/2014	FLORENCE TRUE	211376	7/15/2014	Purchase of repair parts for	13.00
٥٢٥٥	7/20/2014	VALUE HARDWARE	211504	7/16/2014	· ·	F02 FC
95585	7/29/2014	FLORENCE TRUE	211584	7/10/2014	Emergency purchase: parts to	502.56
05505	7/20/2014		211507	7/16/2014		22.74
95585	7/29/2014	VALUE HARDWARE FLORENCE TRUE	211597	7/10/2014	repair Well #5 Emergency purchase: parts to	33.74
٥٢٥٥	7/20/2014	VALUE HARDWARE	211600	7/16/2014	repair Well #5	14.00
95585	7/29/2014	FLORENCE TRUE	211609	7/16/2014	Emergency purchase: parts to	14.00
٥٢٥٥	7/20/2014	VALUE HARDWARE	211610	7/16/1040		26.40
95585	7/29/2014		211610	7/16/1949	repair Well #5	26.49
٥٢٥٥	7/20/2014	FLORENCE TRUE	211613	7/16/2014	Emergency purchase: parts to	4.02
95585	7/29/2014	VALUE HARDWARE FLORENCE TRUE	211013	7/16/2014	repair Well #5	4.92
٥٢٥٥	7/20/2014	VALUE HARDWARE	211615	7/16/2014	Emergency purchase: parts to	2.74
95585	7/29/2014	FLORENCE TRUE	211615	//16/2014	repair Well #5 Emergency purchase: parts for	2.74
٥٢٥٥	7/20/2014		211625	7/17/2014		27.75
95585	7/29/2014	VALUE HARDWARE	211635	//1//2014	repairs to Well #5 Emergency purchase: parts for	27.75
٥٢٥٥	7/20/2014	FLORENCE TRUE VALUE HARDWARE	211637	7/17/2014	repairs to Well #5	20.05
95585	7/29/2014	FLORENCE TRUE	211037	//1//2014	Emergency purchase parts for	20.85
٥٦٦٥٦	7/20/2014	VALUE HARDWARE	211670	7/21/2014	leak at Well#1	0.45
95585		GARRETT MOTORS	211678		Inside door handle for ST-037	9.45
95586	7/29/2014	HILL BROTHERS	5006615-1W	//10/2014	Restock of Sodium Bisulfate for	65.16
05507	7/20/2014	CHEMICAL CO,	E07000E	7/16/2014		2 464 40
95587	7/29/2014	James Duncan and	5079085	//10/2014	SWWTP NTE \$3500	3,464.40
05500	7/20/2044		2470	7/20/2044	Review of Impact Fee Usage	427.00
95588		Associates	3470			437.60
95589		LISA GASTON	725/14	//1//2014	Per diem 7/25/14 Training	11.00
95590	7/29/2014	voia			Advaissing for a property field twin	
05504	7/20/2044	Mass Colfland LTD	F3003	7/24/2044	Admission for summer field trip	200.00
95591		Mesa Golfland, LTD.	53002	7/21/2014		388.66
95592	//29/2014	MESA MATERIALS	1966866	//16/2014	25 tons of AC Cold Mix	2,520.92
05500	7/20/2044	MOUNT ATHOS	764057	7/47/2044	Meal for seniors from donation	465.00
95593	//29/2014	RESTAURANT	761057	7/17/2014	account	165.00
0===:	7/20/22:	MSC Industrial Supply	6600043001	7/40/55:	Destable Note 8 But	a= a=
95594	7/29/2014		6690042001	//10/2014	Restock - Nuts & Bolts	27.69
05504	7/20/2044	MSC Industrial Supply	6600043004	7/40/2044	Dantarla Mata 8, Dalla	27.60
95594	7/29/2014	CO.	6690042001	//10/2014	Restock - Nuts & Bolts	27.69

		MSC Industrial Supply	Г		T T	
95594	7/29/2014		6690042001	7/10/2014	Restock - Nuts & Bolts	27.69
33334	7/23/2014	MSC Industrial Supply	0030042001	7/10/2014	Nestock - Nuts & Boits	27.03
95594	7/29/2014		6690042001	7/10/2014	Restock - Nuts & Bolts	27.69
33334	7/25/2014	MSC Industrial Supply	0030012001	7/10/2014	nestock itals a Boils	27.03
95594	7/29/2014		6690042001	7/10/2014	Restock - Nuts & Bolts	27.68
	.,==,===	MSC Industrial Supply		1, 20, 2021		
95594	7/29/2014		6690042001	7/10/2014	Restock - Nuts & Bolts	27.68
	· ·	New-Tech Electric &		· · ·	Repairs to helicopter pad at Fire	
95595	7/20/2014	Communication LLC	126	7/14/2014		1,692.03
33333	7/23/2014	Communication LLC	120	7/14/2014	Lab supplies: QCI-112-7 ph 7-	1,092.03
95596	7/29/2014	Nsilab Solutions	312564	7/14/2014	500mL & QCI-148-TRC .1mg/L	112.00
33330	7/23/2011		01200.	,,1,,2011	300.112 G Q0. 2.10 11.0 12.11.g/ 2	112.00
95597	7/29/2014	OFFICE DEPOT INC	719827994-001	7/11/2014	OFFICE SUPPLIES	44.73
33337	7,23,202.	Pro-Tec		,, 11, 201 :	Clean Post EQ Basin @ SWWTP-	
95598	7/29/2014	Environmental, Inc.	14071702	7/17/2014	NTE \$2500	2,602.50
		Public Safety			Registration for (3) dispatchers	·
95599	7/29/2014	Consultants	16280	7/3/2014	training	477.00
		Pulte Homes				
95600	7/29/2014	Corporation	131801064OP	7/24/2014	Assessment Overpayment	175.27
95601	7/29/2014	RESERVE ACCOUNT	7/14 2ND 1	7/18/2014	Postage refill meter	1,500.00
		RIGHT AWAY			RAD SANIATION CONTRACT	
95602	7/29/2014	DISPOSAL	787073	7/25/2014	COMMERCIAL	6,607.00
		RV STRIPES &			Revised Badge for Anthem	
95603	7/29/2014	GRAPHICS, INC.	18801	7/10/2014	Substation Door	291.86
					Reimbursement for Paint for	
95604	7/29/2014	SCOTT MORRIS	REIM 03175	7/5/2014	Booking Room	27.14
	= /= = /= =	S5005740V 05 S7475	1.00/5.1/7/4.4	- / - / - 0		
95605	//29/2014	SECRETARY OF STATE	LOVE V 7/14	//1//2014	Notary Stamp	43.00
95606	7/29/2014	SHAMROCK FOODS	15656633	7/21/2014	Snacks for Recreation programs	691.56
93000	7/29/2014	SHRED-IT USA -	13030033	7/21/2014	Shacks for Recreation programs	091.30
95607	7/29/2014		9403926312	7/17/2014	Shredding - Admin	22.66
33007	7/23/2014	SHRED-IT USA -	3403320312	7/17/2014	Sincoding Flamm	22.00
95607	7/29/2014		9403926312	7/17/2014	Shredding - Finance	22.67
33007	7,23,202.	SHRED-IT USA -		7,17,201		
95607	7/29/2014		9403926312	7/17/2014	Shredding - Police	22.67
	· ·	Specialized				
95608	7/29/2014	Armament	20140711-01	7/17/2014	Registration for Armorer School	850.00
			CR20140034			
95609	7/29/2014	TEMPORARY VENDOR	714	7/23/2014	Restitution	283.41
					Refund 1st week summer kid	
95610	7/29/2014	TEMPORARY VENDOR	Refund 1 Week	7/21/2014		54.00
					Refund 1st week summer kid	
95610		TEMPORARY VENDOR	Refund 1 Week	7/21/2014		54.00
95611	7/29/2014	The Arizona Republic	718183	7/1/2014	Subscription-AZ Republic	310.55
0-545	= /0.0 /0.00	TI - 0.000 - 0 - 1	04.04.433.35	= /4 = /55 : :	Subject to the	
95612		The Office Center Inc.	0101430-001		Police Subscriptions	91.00
95613	//29/2014	THE WATER SHED	4642	////2014	Drinking Water for Aquatics Drinking Water and Ice for	19.75
05612	7/20/2014	THE MATER CHEA	1615	7/7/2014	parks maintenance	10.10
95613	7/23/2014	THE WATER SHED	4645	////2014	Drinking Water for after school	13.16
95613	7/20/2014	THE WATER SHED	4689	7/14/2014	_	26.91
95613		THE WATER SHED	4690		Water & Ice	50.19
95613		THE WATER SHED	4693		Water and Ice for PD	38.67
33013	,, = 5, 2014		7033	,, 1-,, 2014		30.07

		<u> </u>	<u> </u>		Drinking Water and Ico for	
05613	7/20/2014	THE WATER CHED	4696	7/14/2014	Drinking Water and Ice for parks maintenance	12.16
95613	7/29/2014	THE WATER SHED	4090	//14/2014	Drinking Water and Ice for	13.16
05613	7/20/2014	THE WATER CHED	4697	7/14/2014	Recreation/Fitness Center	10.75
95613 95613		THE WATER SHED THE WATER SHED	4697 4761		Water & Ice for Utility dept.	19.75 27.16
		THE WATER SHED	4761		Water & Ice for Utility dept. Water & Ice for Utility dept.	
95613						13.57
95613		THE WATER SHED	4761		Water & Ice for Utility dept. Water and Ice for PD	13.57
95613	//29/2014	THE WATER SHED	4765	//21/2014		37.91
0.5.4.0	7/20/2011	TUE 14/4 TED 61/5D	4000	7/44/2044	30 gallons of distilled water for	
95613	//29/2014	THE WATER SHED	4820	7/11/2014		5.51
0.5.4.0	7/20/2011	THE WATER CHER	4020	7/44/2044	30 gallons of distilled water for	5.40
95613	7/29/2014	THE WATER SHED	4820	7/11/2014		5.48
					30 gallons of distilled water for	
95613	7/29/2014	THE WATER SHED	4820	7/11/2014	-	5.48
					30 gallons of distilled water for	
95613	7/29/2014	THE WATER SHED	4820	7/11/2014		5.48
					30 gallons of distilled water for	
95613	7/29/2014	THE WATER SHED	4820	7/11/2014		5.48
					30 gallons of distilled water for	
95613		THE WATER SHED	4820	7/11/2014		5.48
95614	7/29/2014	Tiffin Mats, Inc.	147613	7/14/2014	Mats for Fitness Center	1,085.36
		UNITED				
95615	7/29/2014	EXTERMINATING	175146	7/14/2014	Monthly Pest Control	25.00
		USABlueBook - ACCT				
95616	7/29/2014	703717	394771	7/11/2014	12 Master locks for Water dept.	169.19
		USABlueBook - ACCT			NWWTP Sludge Judge set and	
95616	7/29/2014	703717	394852	7/11/2014	Algae Brushes	204.83
		USABlueBook - ACCT			NWWTP Sludge Judge set and	
95616	7/29/2014	703717	395820	7/14/2014	Algae Brushes	222.39
		WALMART			Misc. Janitorial Supplies: Paper	
		COMMUNITY # 0005			towels, Pine sol, etc. for	
95617	7/29/2014	7118	3790	7/17/2014	WWTPs	75.00
		WALMART				
		COMMUNITY # 0005			Misc. Supplies: Paper towels,	
95617	7/29/2014		3790	7/17/2014	Pine sol, etc. for WWTPs	36.95
95618		Wist Office Products	1244034		ink refill, Bates stamp	8.61
	, -, -	ARIZONA GLOVE &		, -, -	, ,	
95619	7/30/2014		7338931	6/26/2014	Restock Gloves. Safety.	59.68
33323	7,00,201	ARIZONA GLOVE &		0/ 20/ 201 :		
95619	7/30/2014		7338931	6/26/2014	Restock Gloves. Safety.	59.67
33013	773072011	Arizona Public Service	7330331	0,20,2011	nestock Groves: Surety:	33.07
95620	7/30/2014		AR0480004056	7/23/2014	SUD #1	189.76
33020	7/30/2014	Arizona Public Service	711040004030	7/23/2014	3213 WI	103.70
95620	7/30/2014		AR0480004056	7/23/2014	SUD #3	49.50
93020	7/30/2014	Arizona Public Service	AN0480004030	7/23/2014	310 #2	49.50
05620	7/30/2014		AR0480004056	7/23/2014	SLID #3	250 51
95620	7/30/2014		AN0460004030	7/23/2014	3LID #3	258.51
05.534	7/20/2044	AZ PUBLIC SERVICE	AD0400004055	7/22/2011	Chroatlight Mainters	2 206 2 4
95621		COMPANY	AR0480004055		Streetlight Maintenance	2,296.34
95622		Day Auto Supply, Inc	601791		Spark plugs, tire sealant	81.91
95622	//30/2014	Day Auto Supply, Inc	602176	12/17/2013	Steel welding wire	63.24
		FLORENCE TRUE			<u></u>	
95623	7/30/2014	VALUE HARDWARE	210151	4/29/2014	Plumbers putty	3.41
		FLORENCE TRUE				
95623	7/30/2014	VALUE HARDWARE	210212	5/1/2014	5pk 20a yel auto fuse	4.33

1		ELODENICE TRUE	<u> </u>		And anon ming Injury to har 2 mbil	
05.633	7/20/2014	FLORENCE TRUE VALUE HARDWARE	210200	5/12/2014	4pc snap ring lpiers,tub#2 phil	26.02
95623	//30/2014	FLORENCE TRUE	210390	5/12/2014	insert bit	26.02
05622	7/20/2014	VALUE HARDWARE	210394	E /12 /2014	Nuts & bolts	5.58
95623	7/30/2014	FLORENCE TRUE	210594	5/12/2014	Nuts & Doits	3.36
95623	7/20/2014	VALUE HARDWARE	210612	5/22/2014	Key cut (6)	12.98
93023	7/30/2014	FLORENCE TRUE	210012	3/22/2014	Rey Cut (0)	12.90
95623	7/20/2014	VALUE HARDWARE	210684	5/28/2014	Whistle	21.03
93023	7/30/2014	HOME DEPOT CREDIT	210084	3/28/2014	vviiistie	21.03
95624	7/30/2014		2350991	6/26/2014	Nozzla	33.35
33024	7/30/2014	HOME DEPOT CREDIT	2550551	0/20/2014	1402210	33.33
95624	7/30/2014		4511170	6/28/2014	Hose	76.07
33024	7/30/2014	IDCSERVCO BUSINESS	4311170	0/20/2014	11030	70.07
95625	7/30/2014		420035	5/22/2014	Cyan, magenta & yellow toner	1,047.00
33023	7/30/2014	SERVICES	420033	3/22/2014	Brunenkant building	1,047.00
95626	7/30/2014	Swan architects, Inc.	2	6/17/2014	stabilization/rehabilitation	8,328.00
95627		Verizon Wireless	9727335728		Cell phones	261.00
95627		Verizon Wireless	9727335728		Cell phones	170.35
95627		Verizon Wireless	9727335728		Cell phones	17.93
95627		Verizon Wireless	9727335728		Cell phones	53.45
95627		Verizon Wireless	9727335728		Cell phones	87.90
95627		Verizon Wireless	9727335728		Cell phones	18.40
95627		Verizon Wireless	9727335728		Cell phones	99.15
95627		Verizon Wireless	9727335728		Cell phones	357.66
95627		Verizon Wireless	9727335728		Cell phones	636.07
95627		Verizon Wireless	9727335728		Cell phones	373.84
95627		Verizon Wireless	9727335728		Cell phones	143.97
95627		Verizon Wireless	9727335728		Cell phones	72.36
95627		Verizon Wireless	9727335728		Cell phones	17.93
					Cell phones	151.99
95627		Verizon Wireless Verizon Wireless	9727335728 9727335728		Cell phones	35.86
95627					Cell phones	
95627		Verizon Wireless	9727335728		Cell phones	53.45
95627		Verizon Wireless Verizon Wireless	9727335728		Cell phones	54.14
95627			9727335728			585.49
95627		Verizon Wireless Verizon Wireless	9727335728 9727335728		Cell phones Cell phones	69.32
95627					-	182.72
95627		Verizon Wireless	9727335728		Cell phones	182.71
95627		Verizon Wireless	9727335728		DATA CARDS	1,038.61
95627		Verizon Wireless	9727335728		DATA CARDS	1,038.60
95627	//30/2014	Verizon Wireless	9727335728	6/21/2014	Credit	(200.00
		WALMART				
	- 10 0 10 0 1 1	COMMUNITY # 0005	5046			
95628	7/30/2014		5216	12/13/2013	Lap top cases	131.54
		WALMART				
	= /2.2./2.2	COMMUNITY # 0005	5050			
95628	7/30/2014		6350	12/13/2013	Lap top cases	210.36
		WALMART				
c====	= /c c /= = :	COMMUNITY # 0005		4 - 4 :		
95628	7/30/2014	/118	7978	1/21/2013	Credit	(33.18)
		WATER WORKS			Professional Services/Merrill	
95629	7/30/2014	ENGINEERS, LLC	3067F	8/8/2013	Ranch WWTP B	3,000.00
		A.C. Sanitation		· · · · · · · · · · · · · · · · · · ·		
95630	7/31/2014	Service, LLC	35	7/17/2014	Landfill fees	8,364.67
95631	7/31/2014	TEMPORARY VENDOR	SSREFUND714	7/31/2014	4Q2010 SS & Interest Refund	108.44

		Ι	Γ			
95632	7/31/2014	TEMPORARY VENDOR	SSREFUND 714	7/31/2014	4Q2010 SS & Interest Refund	863.66
93032	7/31/2014	APD POWER CENTER,	33KLI 0ND /14	7/31/2014	4Q2010 33 & IIITEI EST NETUTO	803.00
95633	7/31/2014		162646	7/14/2014	Pull handle for concrete saw	21.36
93033	7/31/2014		102040	7/14/2014	r dii fiandie for concrete saw	21.30
	- /0 . /0 0	Benefit Intelligence,		- / /		
95634	7/31/2014	Inc. (ConsultADoc)	13	7/23/2014	Monthly Consult A Doc Services	603.75
					Alarm monitoring at Anthem	
95635	7/31/2014	BENSON SYSTEMS	125371	7/17/2014	Fire Station	40.99
					Alarm System Monitoring -	
95635	7/31/2014	BENSON SYSTEMS	125546	7/17/2014	Silver King	202.84
		Bishop & Bishop	0= /		Service & Replace filters for RO	
95636	7/31/2014	Installations	07/1114	7/11/2014	& water softener	117.00
95637	7/31/2014	TEMPORARY VENDOR	SSREFUND 714	7/31/2014	4Q2010 SS & Interest refund	997.37
		BRUTINEL PLUMBING			Provide and install Reverse	
95638		& ELEC., INC	116800		Osmosis System at Police Dept.	850.29
95639	7/31/2014		15-105	6/25/2014	2015 Assessments	16,990.00
		CASA GRANDE			Request for bids 145 N. Main	
95640	7/31/2014	NEWSPAPERS	BID 145MAIN	6/26/2014	Street	131.46
95641	7/31/2014	TEMPORARY VENDOR	SS REFUND 714	7/31/2014	4Q2010 SS & Interest Refund	844.07
					Cleaning of a urinal at the	
95642	7/31/2014	Clemans Plumbing	4281	7/21/2014	Florence Fire Station #1	178.00
95643	7/31/2014	TEMPORARY VENDOR	SSREFUND 714	7/31/2014	4Q2010 SS & Interest Refund	1,139.05
95644	7/31/2014	TEMPORARY VENDOR		7/31/2014	4Q2010 SS & Interest Refund	90.11
		сох	8502204998001			
95645	7/31/2014	COMMUNICATIONS	714	7/23/2014	Monthly Internet	1,930.00
		COX	8502204998001			
95645	7/31/2014	COMMUNICATIONS	5/14	5/22/2014	Monthly Internet	1,905.00
95646		TEMPORARY VENDOR	SSREFUND714		4Q2010 SS & Interest Refund	1,065.14
95647	7/31/2014	DAVID ALEXANDER	41821	7/1/2014	pro-tem services	50.00
95648	7/31/2014	TEMPORARY VENDOR	SSREFUND 714	7/31/2014	4Q2010 SS & Interest Refund	778.62
	, .	DOUGLAS SCOTT				
95649	7/31/2014	CAMPBELL	41834	7/1/2014	Pro-tem services	250.00
		Earnhardt Ford			Repairs to AC compressor on	
95650	7/31/2014		1178989	7/7/2014	G032ET PD Patrol	801.78
		Earnhardt Ford]		Repairs to cooling fan on	
95650	7/31/2014		1178992	7/7/2014	G029ET PD Patrol	902.25
		Earnhardt Ford				
95650	7/31/2014	Service	520730	7/16/2014	AC repair on ST-10	1,087.93
		Earnhardt Ford			Repairs to AC, fuel pump and	
95650	7/31/2014	Service	520731	7/16/2014	filter on G017FM PD Patrol	904.97
		Farnsworth			Small Tools: Water dept. Reed	
95651	7/31/2014	Wholesale Company	S2324865001	5/28/2014	Ratchet Soil Pipe Cutter	727.66
		Farnsworth			CIP U-30 Misc. parts for Hydrant	
95651	7/31/2014	Wholesale Company	S23254320011	5/12/2014	· · · · · · · · · · · · · · · · · · ·	2,947.23
	· · · · · · · · · · · · · · · · · · ·	Farnsworth		· · · · · · · · · · · · · · · · · · ·	CIP U-30 Hydrant project Misc.	•
95651	7/31/2014	Wholesale Company	S2332854001	5/20/2014	parts -School hydrant	2,132.19
					· '	

		ELODENCE TRUE	I			
05.053	7/24/2014	FLORENCE TRUE	310500	F /1 C /2014	Valera Basan baath sunnlins	12.02
95652	//31/2014	VALUE HARDWARE	210509	5/16/2014	Velcro-Recon booth supplies	13.02
	- /0 . /0 0	FLORENCE TRUE	240724	- / /		
95652	//31/2014	VALUE HARDWARE	210721	5/29/2014	Key cut-silver King suite 202	4.33
					Two rear tires for Rec Center -	
95653		GCR Tires & Service	827-38781	7/16/2014		254.01
95653	7/31/2014	GCR Tires & Service	827-38782	7/16/2014		177.18
					Two front tires for WW-24	
95653	7/31/2014	GCR Tires & Service	827-38782	7/16/2014		88.59
					Two front tires for WW-24	
95653	7/31/2014	GCR Tires & Service	827-38782	7/16/2014	Backhoe	88.59
					Two front tires for Senior	
95653	7/31/2014	GCR Tires & Service	827-38783	7/16/2014	Center -5	257.34
					Restock of light bulbs and one	
		HOME DEPOT CREDIT			outside lantern for Brunenkant	
95654	7/31/2014	SERVICES	5011020	7/23/2014	building	145.59
				· · ·	Drill bit sets, drill, sockets,	
		HOME DEPOT CREDIT			loppers, hoes, scrapers, tape	
95654	7/31/2014		9026256	7/29/2014	measure, shovels	656.93
33034	7/31/2014	HOME DEPOT CREDIT	3020230	7/23/2014	Door bell for exterior front	030.33
95654	7/31/2014		W290203510	7/22/2014	door/ Fire Station #2	49.44
93034	7/31/2014	Hughes Fire	W230203310	7/23/2014	Fabrication & installation of	45.44
05655	7/24/2014	•	404260	2/42/2044		20.020.00
95655	//31/2014	Equipment	484260	3/13/2014	tool units for ladder	20,829.06
	- /0 . /0 0			- /- / / /		
95656	7/31/2014	TEMPORARY VENDOR	SS REFUND714	7/31/2014	4Q2010 SS & interest Refund	1,092.02
95657	7/31/2014	TEMPORARY VENDOR	SS REFUND 714	7/31/2014	4Q2010 SS & Interest Refund	1,299.08
95658	7/31/2014	TEMPORARY VENDOR	SS REFUND 714	7/31/2014	4Q2010 SS & Interest Refund	122.56
		LEAGUE OF AZ CITIES				
95659	7/31/2014	AND TOWNS	2014-2015	7/1/2014	Annual dues for 2014-2015	15,752.00
95660	7/31/2014	TEMPORARY VENDOR	SSREFUND 714	7/31/2014	4Q2010 SS & Interest Refund	934.23
	<u> </u>	MetLife - Group	KM05993410		Monthly Invoice (June	
95661	7/31/2014	•	714		Adjustments)	321.20
95662		MICHAEL BACA	339900		Car Wash for SC/ Ford	40.00
33002	7,31,201		33330	,,22,2011	Wash of two Rec vehicles / blue	10.00
95662	7/21/2014	MICHAEL BACA	339900	7/22/2014	van , white van	80.00
93002	7/31/2014	WITCHALL BACA	339900	7/22/2014	vair, writte vair	80.00
05663	7/21/2014	TEMPODA BY VENDOR	CCDEELIND 71.4	7/21/2014	102010 SS & Interest Refused	021 71
95663	//31/2014	TEMPORARY VENDOR	SSREFUND714	//31/2014	4Q2010 SS & Interest Refund	931.71
0.555	7/24/224	TENADODA DVI VENDOS	CC DEFLINE 74	7/04/004	403040 55 8 154 22 24 5 5	0== 65
95664	//31/2014	TEMPORARY VENDOR	SS REFUND 714	//31/2014	4Q2010 SS & Interest Refund	855.06
		New-Tech Electric &			Repair to Town Hall flagpole	
95665	7/31/2014	Communication LLC	127	7/15/2014	lights	197.87
		New-Tech Electric &			Installation of 10 electrical	
95665	7/31/2014	Communication LLC	129	7/15/2014	receptacles in Brunenkant Bldg.	1,374.37
		New-Tech Electric &			Installation of two exhaust fans	·
95665	7/21/2014	Communication LLC	130	7/21/2014	in office bathrooms/ PW	454.56
93003	//31/2014	Communication LLC	71*9568267-	//21/2014	in office bacillooms/ PW	434.30
05000	7/24/2044	OFFICE DEPOT INC		7/10/2014	Office Cupplies	043.40
95666	//31/2014	OFFICE DEPOT INC	001	//10/2014	Office Supplies	913.16
0=000	7/04/00:	OFFICE DEDOT ::::	740560204 001	7/40/50:	Office Council of	aa a=
95666	7/31/2014	OFFICE DEPOT INC	719568391-001	7/10/2014	Office Supplies	60.27
95666	7/31/2014	OFFICE DEPOT INC	724176119-001	7/22/2014	OFFICE SUPPLIES	128.41

			7241765259-			
95666	7/31/2014	OFFICE DEPOT INC	001	7/22/2014	OFFICE SUPPLIES	34.63
33000	7/31/2014	OTTICE DEL OTTIVE	001	7/22/2014	Reimbursement for ADEQ	34.03
					Operator Cert. Exam Water	
95667	7/31/2014	Peter Kelm	REF 72314	7/23/2014	Treatment 2	43.50
33007	7/31/2014	r eter keim	ILL 72314	7/23/2014	Reimbursement for ADEQ	43.30
					Operator Cert. Exam Water	
95667	7/21/2014	Peter Kelm	REF 72314	7/23/2014		21.75
93007	7/31/2014	reter Keiiii	ILI 72314	7/23/2014	Reimbursement for ADEQ	21.73
					Operator Cert. Exam Water	
95667	7/21/2014	Peter Kelm	REF 72314	7/23/2014	-	21.75
93007	7/31/2014	reter Keiiii	ILI 72314	7/23/2014	11 (11111) 2	21.73
95668	7/31/2014	TEMPORARY VENDOR	SSREFUND 714	7/31/2014	4Q2010 SS & Interest Refund	90.11
33008	7/31/2014	PETTY CASH -	33NET OND 714	7/31/2014	4Q2010 33 & Interest Neruna	90.11
95669	7/31/2014		JN 14	7/23/2014	Food & water council	26.52
93009	7/31/2014	PETTY CASH -	JN 14	7/23/2014	1 000 & Water council	20.32
95669	7/31/2014		JN 14	7/23/2014	Water	4.58
93009	7/31/2014	PETTY CASH -	314 14	7/23/2014	water	4.36
05660	7/31/2014		JN 14	7/22/2014	Fuel reimbursement	20.00
95669	7/31/2014	PETTY CASH -	JN 14	7/23/2014	ruerreimbursement	20.00
95669	7/31/2014		JN 14	7/22/2014	Key for cash drawer	1.50
93009	7/31/2014	PETTY CASH -	JN 14	7/23/2014	Rey for cash drawer	1.50
05.00	7/24/2014		IN 14	7/22/2014	Call phone sass	0.05
95669	7/31/2014	PETTY CASH -	JN 14	7/23/2014	Cell phone case	9.95
05.00	7/21/2014		41024	7/1/2014	Nacla for council manting	90.70
95669	7/31/2014		41834	//1/2014	Meals for council meeting	80.79
05.00	7/24/2044	PETTY CASH -	41024	7/4/2044	Doctors	24.70
95669	7/31/2014	PRINCIPAL LIFE	41834 1044683-10001	7/1/2014	Postage	24.70
05.670	7/24/2044	-		7/4/2044	Dantal numericum	0.674.00
95670	7/31/2014	PRINCIPAL LIFE	714 1044683-10001	//1/2014	Dental premiums	8,671.09
05.670	7/24/2044	-	714	7/4/2044	Life Income	4 000 25
95670	7/31/2014	COMPANY	714	//1/2014	Life Insurance	4,080.35
05.671	7/21/2014	TEMPODA DV VENDOD	CC DEFLIND 714	7/21/2014	402010 SS & Interest Refund	061.53
95671	//31/2014	TEMPORARY VENDOR	33 KEFUND /14	//31/2014	4Q2010 SS & Interest Refund	961.53
05.673	7/21/2014	TEMADODA DV VENDOD	CCDEELIND 714	7/21/2014	402010 CC R Interest Defined	700.33
95672	//31/2014	TEMPORARY VENDOR	SSREFUND 714	//31/2014	4Q2010 SS & Interest Refund	799.32
05.672	7/24/2044	TEMADODA DV VENDOD	CCDEELIND 714	7/24/2044	402010 CC R Interest Defined	440.30
95673	//31/2014	TEMPORARY VENDOR	SSREFUND 714	//31/2014	4Q2010 SS & Interest Refund	418.29
05.674	7/24/2044	TEMADODA DV VENDOD	CCDEELIND 714	7/24/2044	402010 CC R Interest Defined	004.53
95674	//31/2014	TEMPORARY VENDOR	SSREFUND 714	//31/2014	4Q2010 SS & Interest Refund	804.53
05.675	7/24/2044	smartschoolsplus, inc	F17 022	7/4/2044	Laba Mitaball Contract	4.760.42
95675	7/31/2014	smartschoolsplus, inc	517-022	//1/2014	John Mitchell Contract	4,760.43
05.675	7/24/2044	· ·	F47 033	7/4/2044	Labor Naitaball Cauturat	4.760.42
95675	7/31/2014	ара	517-022	//1/2014	John Mitchell Contract	4,760.42
05.676	7/24/2044	Consider Frankrise	72625	C /20 /2014	Professional services thru	6 1 10 00
95676	//31/2014	Sunrise Engineering	73635	6/28/2014	6/28/14 CIP U-73	6,140.90
05.676	7/24/2044	Consider Franks and a	72625	C /20 /201 1	Professional services thru	2 440 00
95676	//31/2014	Sunrise Engineering	73635	6/28/2014	6/28/14 CIP U-73	3,110.00
05.636	7/24/2044	Cuprico Fraince	73.630	7/44/2044	Professional services thru	4.030.40
95676		Sunrise Engineering	73638		6/28/14 CIP U-38	1,930.40
95677		THE WATER SHED	4637		Water & Ice	21.39
95677		THE WATER SHED	4692 4766		Water & Ice	29.07
95677		THE WATER SHED	4766		Water & Ice	29.07
95677		THE WATER SHED	47962		Water & Ice	54.30
95677	//31/2014	THE WATER SHED	4967	//28/2014	Water & Ice	38.39

95678	7/31/2014	TEMPORARY VENDOR	SSREFUND 714	7/31/2014	4Q2010 SS & Interest Refund	810.39
95679	7/31/2014	TEMPORARY VENDOR	SSREFUND 714	7/31/2014	4Q2010 SS & Interest Refund	386.58
		UNITED				
95680	7/31/2014	EXTERMINATING	165714	10/22/2013	Pest control for the year	35.00
		UNITED				
95680	7/31/2014	EXTERMINATING	169664	7/2/2014	Pest control for the year	35.00
0.5.00	7/24/2244	UNITED	475465	7/4/2044		25.00
95680	7/31/2014	EXTERMINATING	175165	7/1/2014	Exterminating fees- Town Hall	35.00
0.5.00	7/24/2244	UNITED	475466	7/4/2044	E to controller for a City of Con-	27.00
95680	7/31/2014	EXTERMINATING	175166	7/1/2014	Exterminating fees - Silver King	25.00
		WALMART				
05.004	7/24/2044	COMMUNITY # 0005	2005	7/45/2044	G and the state of	100.00
95681	7/31/2014		2885	//15/2014	Supplies for the center	196.96
		WALMART				
05.04	7/24/2244	COMMUNITY # 0005	2005	7/45/2044	St V	20.07
95681	7/31/2014		2885	//15/2014	Shop Vacuum	39.97
		WALMART				
05.004	7/24/2044	COMMUNITY # 0005	2005	7/45/2044	lanikarial aynalia a	24.02
95681	7/31/2014		2885	//15/2014	Janitorial supplies	24.82
		WALMART				
05.001	7/21/2014	COMMUNITY # 0005	2005	7/15/2014	Office supplies	12.70
95681	7/31/2014	WATER WORKS	2885	//15/2014	Office supplies	12.76
05693	7/21/2014	ENGINEERS, LLC	3067C	0/0/2012	App Hydrology; Misc. Svcs @ Merrill Ranch	2 200 00
95682	7/31/2014	WATER WORKS	30070	6/6/2013	Professional Svcs/Merrill Ranch	3,290.00
05693	7/21/2014	ENGINEERS, LLC	3067G	8/8/2013		4 270 00
95682	7/31/2014	WATER WORKS	30070	6/6/2013	Professional services 2/01/14-	4,270.00
05693	7/21/2014		2572	2/12/2014		EE1 13
95682	7/31/2014	ENGINEERS, LLC	3572	3/12/2014	2/28/14	551.12
95683	7/21/2014	TEMPORARY VENDOR	SSREFUND 714	7/21/2014	4Q2010 SS & Interest Refund	759.68
93063	7/31/2014	TEIVIFORART VENDOR	33KLI 0ND 714	7/31/2014	4Q2010 33 & Interest Refund	759.06
95684	7/21/2014	TEMPORARY VENDOR	SSREFUND 714	7/21/2014	4Q2010 SS & Interest Refund	965.06
93064	7/31/2014	TEIVIFORART VENDOR	33KLI 0ND 714	7/31/2014	4Q2010 33 & Interest Refund	903.00
95068	6/30/2014	SPRINT	5062142037200	6/8/2014	Monthly Phone Bill	(880.00)
33008	0/30/2014	31 Kilvi	3002142037200	0/0/2014	Wortenity i Hone Bill	(880.00)
95069	6/30/2014	SPRINT Data Services	5063142000037	6/8/2014	Data Services Recurring Charges	(82.02)
23003	0/30/2014	Waste Management	5505172000037.	0/0/2014	Data Scribes Recurring Charges	(02.02)
95081	6/30/2014	_	5531-0563-6	4/1/2014	Load of Trash to Dump	(48.70)
33001	0, 50, 2014	3 WIEGING	2231 0303 0	1, 1, 2014		(=0.70)
					Total Warrants	1,857,028.22
						1,007,020.22



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM

MEETING DATE: September 2, 2014

DEPARTMENT: Community Development

STAFF PRESENTER: Mark Eckhoff, AICP

Community Development Director

SUBJECT: Ordinance No. 619-14: Magic Ranch

Annexation No. 2013-01

|--|--|

- Information Only
- ☐ Public Hearing ☐ Resolution
- ⊠ Ordinance
 - \square Regulatory

 - ⊠ 2 Read

☐ Other

RECOMMENDED MOTION/ACTION:

Motion to adopt Ordinance No. 619-14 for the Magic Ranch Annexation 2013-01.

BACKGROUND/DISCUSSION:

The proposed Magic Ranch annexation area encompasses a land area of approximately 2,571 acres or 4.02 square miles. The subject area is generally bound by the Gila River Indian Community to the west, the Copper Basin Railroad to the east, Arizona Farms Road to the north and State and Federal land to the south.

Growth is occurring in Magic Ranch today. If the Town annexes this area, the Town can capitalize on permit revenues, sales taxes and the collection of Development Impact Fees. Magic Ranch has a permitted build out of 6,478 dwelling units. Nearly 1,500 dwelling units exist in Magic Ranch today, and hundreds of lots are ready for vertical development. Additional lots are in various stages of entitlements and engineering. This means that Magic Ranch has the capacity to maintain consistent production of rooftops for many years to come.

Magic Ranch is the largest planned community within this annexation area. Much of the Magic Ranch master plan is yet to be constructed, and there are other current low density areas within these annexation areas that likely will develop with more intense uses over time. Ultimately, this likely will result in at least a doubling of single-family home construction activity over what would be expected just within the Town's only existing active development, Anthem at Merrill Ranch. With the completion of the Magma Dam project, additional projects (e.g., Skyview Farms, Sunbelt Holdings, Dobson Farms, etc.) in the north area of Florence are expected to come online, further accelerating growth and development activities.

Subject: Ordinance No. 619-14 Magic Ranch Annexation 2013-01 Meeting Date: September 2, 2014

Page 1 of 3

These areas will develop whether they are incorporated or not, as seen by the recent history of the San Tan Valley area. If these areas develop in unincorporated Pinal County, the Town would likely have to contend with the challenging issues that come with growth in areas generally surrounded by the Town, while not being able to appreciate the positive fiscal benefits of growth. For example, the Town would experience increasing pressures on municipal park facilities from new residents in this area that did not pay development fees to support new parks and are not paying local property taxes to support the operational costs of municipal parks.

The added rooftops equates to added population, positively impacting future non-residential development opportunities. The control of major arterial corridors (Hunt Highway and Arizona Farms Road within the Magic Ranch annexation area and Arizona Farms Road and Felix Road within the Arizona Farms annexation area), adds to the Town's ability to plan for and encourage non-residential land uses along these critical arterial corridors. The future alignment of the ADOT North-South Freeway alignment within the Arizona Farms annexation and the likely freeway interchange on Arizona Farms Road would facilitate opportunities for intense, revenue-generating, employment creating, non-residential development.

Opportunities for higher density residential development would also exist and be complementary to the projected commercial and employment development. Without this annexation, there could be a scenario where major commercial and employment development occurs on land outside of the Town's corporate limits, thus depriving the Town of substantial revenues. The employment possibilities along these major arterial corridors could help the Town diversify from a government and prison based economy.

Overall, this annexation is consistent with the growth plans envisioned by the Town's 2020 General Plan and the annexation policies of the Mayor and Council of the Town of Florence. These annexations allow Florence to grow into its planning area, something that could be constrained over time as areas such as these build out and adjacent areas incorporate.

FINANCIAL IMPACT:

The financial impact of the proposed annexation is discussed in detail in the two annexation reports that were previously presented to the Mayor and Council of the Town of Florence. The Magic Ranch development will require immediate Town Fire and Police protection upon annexation. A new police beat will be created to provide public safety resulting in a financial impact to the Town. Town staff and Jim Rounds, with Elliot D. Pollack & Company, provided an overview of "Fiscal Impact Cost/Benefit Analysis – Magic Ranch and Arizona Farms Annexations" to the Mayor and Council. Staff contends that the future development of the Magic Ranch area will have a positive fiscal impact on the Town.

Subject: Ordinance No. 619-14 Magic Ranch Annexation 2013-01 Meeting Date: September 2, 2014

RECOMMENDATION:

Motion to adopt Ordinance No. 619-14 for the Magic Ranch Annexation 2013-01.

ATTACHMENTS:

Ordinance No. 619-14 Exhibit A Exhibit B

Subject: Ordinance No. 619-14 Magic Ranch Annexation 2013-01 Meeting Date: September 2, 2014

Page 3 of 3

ORDINANCE NO. 619-14

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, BY ANNEXING CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING TOWN LIMITS OF THE TOWN OF FLORENCE, ARIZONA AND PROVIDING FOR A RESCISSION OF SUCH ANNEXATION IF THE ANNEXATION IS CHALLENGED (MAGIC RANCH ANNEXATION NO. 2013-01).

WHEREAS, a blank petition was filed with Pinal County Recorder's Office with a true and correct description of all exterior boundaries of the entire area proposed to be annexed and which has had attached thereto at all times an accurate map of the territory to be annexed; and thereafter, a public hearing was noticed and held within the last ten days of the thirty day waiting period pursuant to A.R.S. § 9-471; and

WHEREAS, a petition has been presented in writing to the Mayor and Council of the Town of Florence, Arizona, signed, not earlier than thirty days the filing of a blank petition and not later than one year after the thirty day waiting period after the filing of the blank petition, by the owners of one-half or more in value of the real and personal property and more than one-half of the persons owning real and personal property that would be subject to taxation by the Town of Florence in the event of annexation as shown by the last assessment of the property and which said territory is contiguous to the Town of Florence, asking that the property more particularly hereinafter described be annexed to the Town of Florence, and to extend and increase the corporate limits of the Town of Florence, so as to embrace the same; and

WHEREAS, the Mayor and Council of the Town of Florence, Arizona, are desirous of complying with said signed petition and extending and increasing the corporate limits of the Town of Florence, Arizona, to include said territory; and

WHEREAS, the said petition sets forth a true and correct description of all exterior boundaries of the entire area proposed to be annexed to the Town of Florence, Arizona, and has had attached thereto at all times an accurate map of the territory desired to be annexed; and

WHEREAS, no additions or alterations increasing or reducing the territory sought to be annexed have been made after the petition has been signed by the owners of real and personal property in such territory; and

WHEREAS, proper and sufficient certification and proof of the foregoing facts are now on file in the office of the Town Clerk of the Town of Florence, Arizona, together with the original petition referred to herein:

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

- 1. The territory described in the legal description and map attached as Exhibits "A" and "B" by this reference incorporated herein is annexed to the Town of Florence, and the present corporate limits are extended and increased to include the described territory.
- 2. This annexation shall become final after expiration of thirty days from the adoption of this ordinance: provided however, if any party files a verified petition with the Town regarding the validity of the annexation, then upon the request of the owners of the territory to be annexed, the Town promptly and within thirty days of the adoption of this ordinance shall rescind this ordinance.
- 3. The Town Clerk is hereby directed immediately after this annexation becomes final to record a certified copy of this ordinance together with all exhibits hereto with the Pinal County Recorder's Office.

PASSED AND ADOPTED by the Mayor and Council of the Town of Florence, Arizona, this 2nd day of September 2014.

	Tom J. Rankin, Mayor
ATTEST:	APPROVED AS TO FORM:
Lisa Garcia. Town Clerk	James E. Mannato. Town Attorney

Annexation petitions are on file at the Town Clerk's office, which is located at 775 N. Main Street, Florence, Arizona.



Exhibit A Legal Description Annexation 2013-01: Magic Ranch Annexation 2,571 Ac, m.o.l.

Those portions of Township 4 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona described as follows:

Section 1

That portion of Section 1 lying Southwesterly of the Southwesterly right-of-way line of the Union Pacific Railroad (as shown on Pinal County Assessor Map 200-24_3 dated 5-11-2012).

Section 2

All of Section 2.

Section 3

The East Half of Section 3.

Section 10

The Northeast Quarter of Section 10.

Section 11

All of Section 11.

Section 12

The West Half of Section 12.
The West Half of the Northeast Quarter of Section 12.



That portion of Township 3 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona described as follows:

Section 36

That portion of the Southwest Quarter of Section 36 lying Southwesterly of the Southwesterly right-of-way line of the Union Pacific Railroad (as shown on Pinal County Assessor Map 210-32 dated 9-9-2008).

Section 34

The South 75 feet of the Southeast Quarter of Section 34.

Section 35

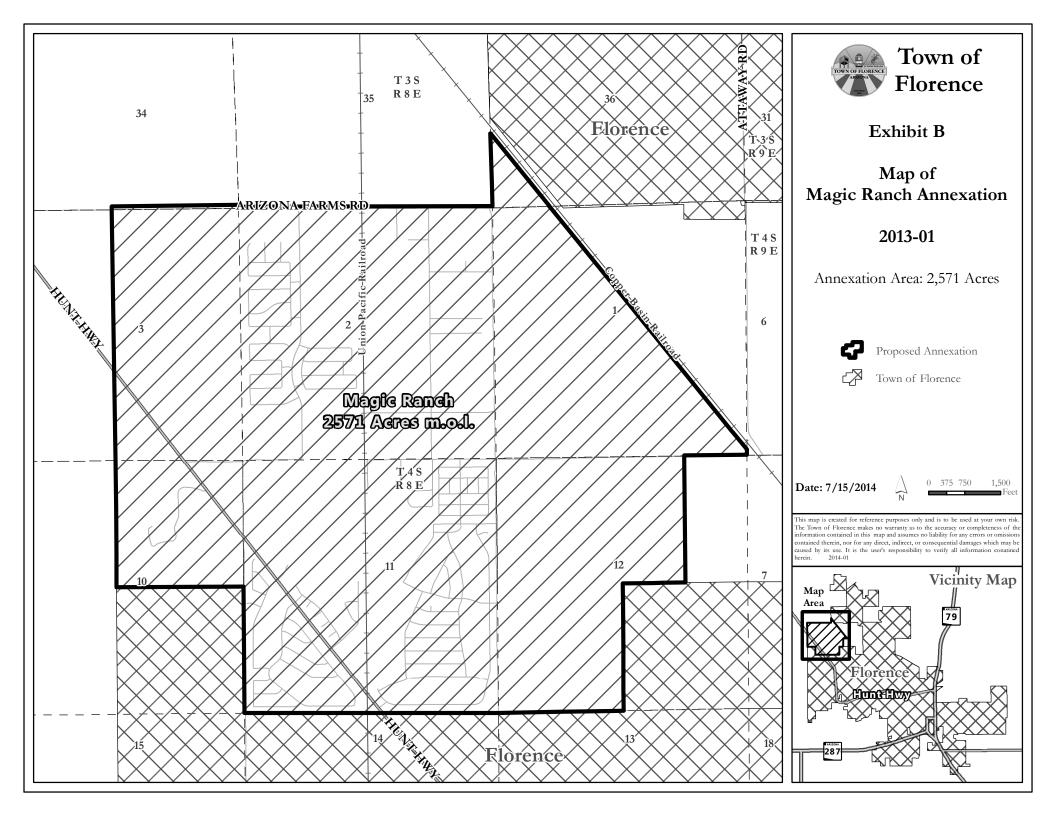
The South 40 feet of Section 35.

Prepared by:

THE WLB GROUP, INC.

Jack A. Buchanan, RLS







TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM

MEETING DATE: September 2, 2014

DEPARTMENT: Community Development

STAFF PRESENTER: Mark Eckhoff, AICP

Community Development Director

SUBJECT: Ordinance No. 620-14: Arizona Farms

Annexation No. 2013-02

- Information Only
- ☐ Public Hearing
 ☐ Resolution
- ☐ Resolution
 - ☐ Regulatory
 - ☐ 1st Reading

☐ Other

RECOMMENDED MOTION/ACTION:

Motion to adopt Ordinance No. 620-14 for the Arizona Farms Annexation 2013-02.

BACKGROUND/DISCUSSION:

The proposed Arizona Farms annexation area encompasses a land area of approximately 1,171 acres or 1.89 square miles. The subject area is generally bound by the Copper Basin Railroad to the west, Felix Road to the east, Arizona Farms Road to the north and the Anthem at Merrill Ranch community to the south.

Growth is occurring in Arizona Farms area today. If the Town annexes this area, the Town can capitalize on permit revenues, sales taxes and the collection of Development Impact Fees. Several homes exist and hundreds of lots are ready for vertical development. Additional lots are in various stages of entitlements and engineering.

The majority of the Arizona Farms master plan is yet to be constructed and there are other current low density areas within these annexation areas that likely will develop with more intense uses over time. Ultimately, this likely will result in at least a doubling of single-family home construction activity over what would be expected just within the Town's only existing active development, Anthem at Merrill Ranch. With the pending completion of the Magma Dam project, additional projects (e.g., Skyview Farms, Sunbelt Holdings, Dobson Farms, etc.) in the north area of Florence are expected to come online, further accelerating growth and development activities.

These areas will develop whether they are incorporated or not, as seen by the recent history of the San Tan Valley area. If these areas develop in unincorporated Pinal County, the Town would likely have to contend with the challenging issues that come with growth in areas generally surrounded by the Town, while not being able to appreciate the positive fiscal benefits of growth. For example, the Town would

experience increasing pressures on municipal park facilities from new residents in this area that did not pay development fees to support new parks and are not paying local property taxes to support the operational costs of municipal parks.

The added rooftops equate to added population, positively impacting future non-residential development opportunities. The control of major arterial corridors (Hunt Highway and Arizona Farms Road within the Magic Ranch annexation area and Arizona Farms Road and Felix Road within the Arizona Farms annexation area), adds to the Town's ability to plan for and encourage non-residential land uses along these critical arterial corridors. The future alignment of the ADOT North-South Freeway alignment within the Arizona Farms annexation and the likely freeway interchange on Arizona Farms Road would facilitate opportunities for intense, revenue-generating, employment creating, non-residential development.

Opportunities for higher density residential development would also exist and be complementary to the projected commercial and employment development. The Town would have control of all four corners of this interchange if the Arizona Farms annexation is completed. Without these annexations, there could be a scenario where the major commercial and employment development at this interchange occurs on land outside of the Town's corporate limits, thus depriving the Town of substantial revenues. The employment possibilities along these major arterial corridors could help the Town diversify from a government and prison based economy.

Overall, this annexation is consistent with the growth plans envisioned by the Town's 2020 General Plan and the annexation policies of the Mayor and Council of the Town of Florence. These annexations allow Florence to grow into its planning area, something that could be constrained over time as areas such as these build out and adjacent areas incorporate.

FINANCIAL IMPACT:

The financial impact of the proposed annexation is discussed in detail in the two annexation reports that were previously presented to the Mayor and Council of the Town of Florence. The Arizona Farms development will require immediate Town Fire and Police protection upon annexation. A new police beat will be created to provide public safety resulting in a financial impact to the Town. Town staff and Jim Rounds, with Elliot D. Pollack & Company, provided an overview of "Fiscal Impact Cost/Benefit Analysis – Magic Ranch and Arizona Farms Annexations" to the Mayor and Council. Staff contends that the future development of the area a positive fiscal impact on the Town.

RECOMMENDATION:

Motion to adopt Ordinance No. 620-14 for the Arizona Farms Annexation 2013-02.

ATTACHMENTS:

Ordinance No. 620-14 Exhibit A Exhibit B

Subject: Ordinance No. 620-14 Arizona Farms Annexation 2013-02 Meeting Date: September 2, 2014 Page 3 of 3

ORDINANCE NO. 620-14

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS THERETO, BY ANNEXING CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING TOWN LIMITS OF THE TOWN OF FLORENCE, ARIZONA AND PROVIDING FOR A RESCISSION OF SUCH ANNEXATION IF THE ANNEXATION IS CHALLENGED (ARIZONA FARMS ANNEXATION NO. 2013-02).

WHEREAS, a blank petition was filed with Pinal County Recorder's Office with a true and correct description of all exterior boundaries of the entire area proposed to be annexed and which has had attached thereto at all times an accurate map of the territory to be annexed; and thereafter, a public hearing was noticed and held within the last ten days of the thirty day waiting period pursuant to A.R.S. § 9-471; and

WHEREAS, a petition has been presented in writing to the Mayor and Council of the Town of Florence, Arizona, signed, not earlier than thirty days the filing of a blank petition and not later than one year after the thirty day waiting period after the filing of the blank petition, by the owners of one-half or more in value of the real and personal property and more than one-half of the persons owning real and personal property that would be subject to taxation by the Town of Florence in the event of annexation as shown by the last assessment of the property and which said territory is contiguous to the Town of Florence, asking that the property more particularly hereinafter described be annexed to the Town of Florence, and to extend and increase the corporate limits of the Town of Florence, so as to embrace the same; and

WHEREAS, the Mayor and Council of the Town of Florence, Arizona, are desirous of complying with said signed petition and extending and increasing the corporate limits of the Town of Florence, Arizona, to include said territory; and

WHEREAS, the said petition sets forth a true and correct description of all exterior boundaries of the entire area proposed to be annexed to the Town of Florence, Arizona, and has had attached thereto at all times an accurate map of the territory desired to be annexed; and

WHEREAS, no additions or alterations increasing or reducing the territory sought to be annexed have been made after the petition has been signed by the owners of real and personal property in such territory; and

WHEREAS, proper and sufficient certification and proof of the foregoing facts are now on file in the office of the Town Clerk of the Town of Florence, Arizona, together with the original petition referred to herein:

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

- 1. The territory described in the legal description and map attached as Exhibit "A" and "B" by this reference incorporated herein is annexed to the Town of Florence, and the present corporate limits are extended and increased to include the described territory.
- 2. This annexation shall become final after expiration of thirty days from the adoption of this ordinance: provided however, if any party files a verified petition with the Town regarding the validity of the annexation, then upon the request of the owners of the territory to be annexed, the Town promptly and within thirty days of the adoption of this ordinance shall rescind this ordinance.
- 3. The Town Clerk is hereby directed immediately after this annexation becomes final to record a certified copy of this ordinance together with all exhibits hereto with the Pinal County Recorder's Office.

PASSED AND ADOPTED by the Mayor and Council of the Town of Florence, Arizona, this 2nd day of September 2014.

	Tom J. Rankin, Mayor
ATTEST:	APPROVED AS TO FORM:
Lisa Garcia, Town Clerk	James E. Mannato, Town Attorney

Annexation petitions are on file at the Town Clerk's office, which is located at 775 N. Main Street, Florence, Arizona.



Exhibit A Legal Description Annexation 2013-02: Arizona Farms Annexation 1,171 Ac, m.o.l.

Those portions of Township 4 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona described as follows:

Section 1

All of Section 1 lying Northeasterly of the Northeasterly right-of-way line of the Copper Basin Railroad;

EXCEPT the following described parcel (tax assessor parcel numbers 200-24-001M, 200-24-001G, and 200-24-001F as shown on Pinal County Assessor Map 200-24_3 dated 5-11-2012):

Commencing at the Northeast corner of Section 1;

Thence Westerly along the North line of Section 1 a distance of 89.42 feet to the POINT OF BEGINNING;

Thence Southerly a distance 45.57 feet;

Thence Southeasterly a distance 52.88 feet;

Thence Easterly a distance of 72.26 feet to a point on the East line of Section 1:

Thence Southerly along the East line of Section 1 a distance of 248.47 feet:

Thence Southwesterly a distance of 30.30 feet;

Thence Southerly a distance of 22.78 feet;

Thence Westerly a distance of 447.74 feet;

Thence Northerly a distance of 13.27 feet;

Thence Westerly a distance of 822.07 feet;

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Page 1 of 3



Thence Northerly a distance of 350.90 feet;

Thence Easterly along the North Line of Section 1 a distance of 1184.15 feet to the POINT OF BEGINNING.

AND FURTHER EXCEPTING the North 40 feet of Section 1 lying Northeasterly of the Northeasterly right-of-way line of the Copper Basin Railroad; except the East 1273.57 feet thereof.

That portion of Township 4 South, Range 9 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona described as follows:

Section 6

All of Section 6 lying Northeasterly of the Northeasterly right-of-way line of the Copper Basin Railroad;

EXCEPT the North 40 feet of Section 6 excluding the East 1669.39 feet thereof;

AND FURTHER EXCEPTING the following described parcel (tax assessor parcel number 200-31-007J as shown on Pinal County Assessor Map 200-31 dated 4-17-2012):

Commencing at the Northeast corner of Section 6 (POINT OF BEGINNING);

Thence Southerly a distance of 1,220 feet along the East line of Section 6;

Thence Westerly a distance of 1,127 feet;

Thence Northerly a distance of 190 feet;

Thence Westerly a distance of 509.39 feet;

Thence Northerly a distance of 1,030 feet to a point on the North line of Section 6;

Thence Easterly a distance of 1,669.39 feet to the POINT OF BEGINNING (Northeast corner of Section 6).

AND FURTHER EXCEPTING the East 33 feet of Section 6; except the North 1,030 feet.



Section 7

The Northeast Quarter of Section 7;

The Southeast Quarter of Section 7;

The East 495.76 feet of the Northwest Quarter of Section 7;

That portion of Section 7 described as follows (as shown on Pinal County Assessor Map 200-31 dated 4-17-2012 and Book 13 of Surveys, Page 152 dated 4-23-2005):

Commencing at the Northwest corner of Section 7;

Thence Easterly a distance of 280.94 feet to the POINT OF BEGINNING;

Thence Easterly a distance of 1839.50 feet;

Thence Southerly a distance of 2279.58 feet to a point on the Northeasterly right-of-way line of the Copper Basin Railroad;

Thence Northwesterly along said right-of-way a distance of 2940.91 feet to the POINT OF BEGINNING.

AND FUTHER EXCEPTING the East 55 feet of the Northeast Quarter of Section 7.

AND FUTHER EXCEPTING the East 50 feet of the Southeast Quarter of Section 7.

AND FUTHER EXCEPTING the South 33 feet of the Southeast Quarter of Section 7.

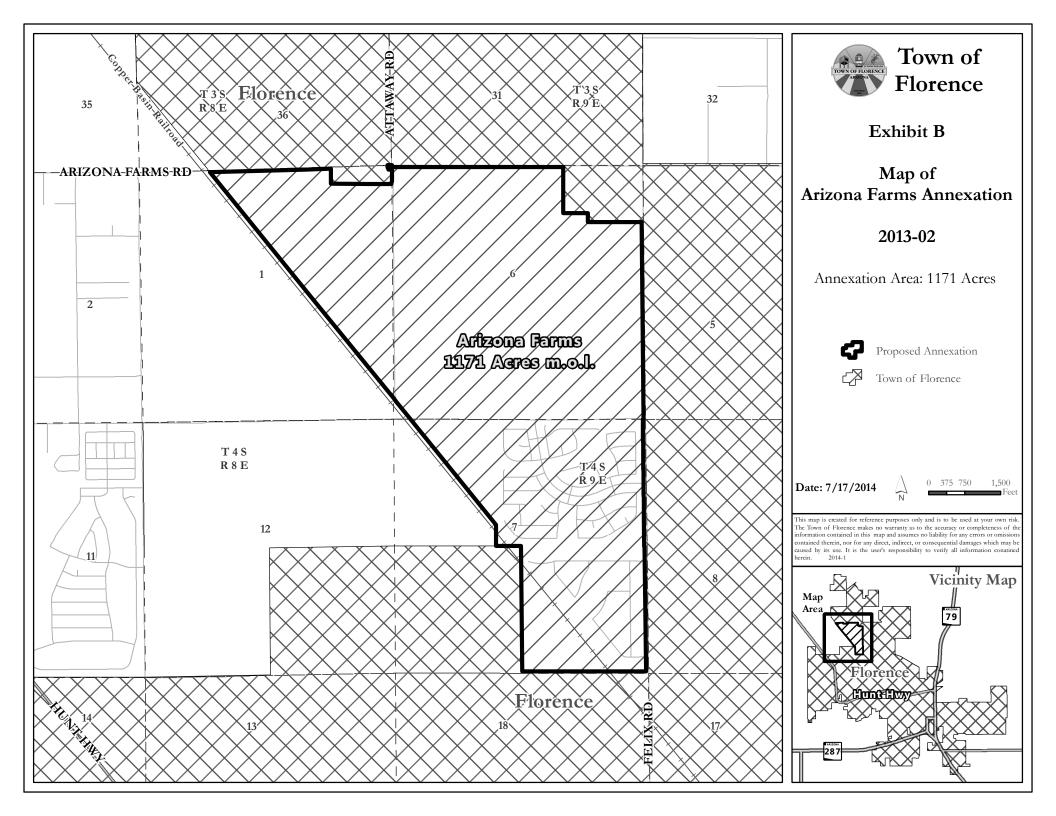
Prepared by:

THE WLB GROUP, INC.

Jack A. Buchanan, RLS



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TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 8a.

MEETING	DATE:	September	2,	2014
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DEPARTMENT: Community Development

STAFF PRESENTER: Mark Eckhoff, AICP

Community Development Director

SUBJECT: Ordinance No. 623-14: Magic Ranch Annexation

Comparable/Initial Zoning

- ☐ Information Only☐ Public Hearing
- Resolution
- - ☑ Regulatory☐ 1st Reading
 - ☐ 2nd Reading
- ☐ Other

RECOMMENDED MOTION/ACTION:

Motion to adopt Ordinance No. 623-14 for the initial/comparable zoning on the Magic Ranch Annexation area.

BACKGROUND/DISCUSSION:

The proposed Magic Ranch annexation area encompasses a land area of approximately 2,571 acres or 4.02 square miles. The subject area is generally bound by the Gila River Indian Community to the west, the Copper Basin Railroad to the east, Arizona Farms Road to the north, and State and Federal land to the south.

The Magic Ranch annexation area was incorporated by the adoption of Ordinance No. 619-14. Arizona Revised Statute 9-471(L) requires that a municipality grant comparable zoning to newly annexed territory. The Town of Florence comparable/initial zoning to the County's zoning is as follows:

- Planned Area Development Overlay Zoning District (PAD) to Planned Unit Development (PUD) Zoning District; and
- General Rural Zone (GR) to Single-Residential Ranchette (R1-R) Zoning District.

Zoning shall be applied upon the subject properties upon annexation. A map of the comparable/initial zoning for the annexation area is attached as Exhibit A.

FINANCIAL IMPACT:

None, the application of comparable/initial zoning is required by Arizona Revised Statute 9-471(L).

RECOMMENDATION:

Motion to adopt Ordinance No. 623-14 for the initial/comparable zoning on the Magic Ranch Annexation area.

ATTACHMENTS:

Ordinance No. 623-14

Exhibit A

ORDINANCE NO. 623-14

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING THE "TOWN OF FLORENCE ZONING MAP" BY CHANGING THE ZONING CLASSIFICATIONS OF CERTAIN PARCELS OF LAND FROM PINAL COUNTY PLANNED AREA DEVELOPMENT OVERLAY ZONING DISTRICT (PAD) AND GENERAL RURAL ZONE (GR) TO TOWN OF FLORENCE PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT AND SINGLE-RESIDENTIAL RANCHETTE (R1-R) ZONING DISTRICT (MAGIC RANCH ANNEXATION COMPARABLE/INITIAL ZONING).

WHEREAS, the subject area has been recently annexed into the Town of Florence (Magic Ranch Annexation No. 2013-01); and

WHEREAS, Arizona Revised Statutes requires that the Town adopt a zoning classification for the subject area that permits densities and uses no greater than those permitted by the County immediately before the annexation; and

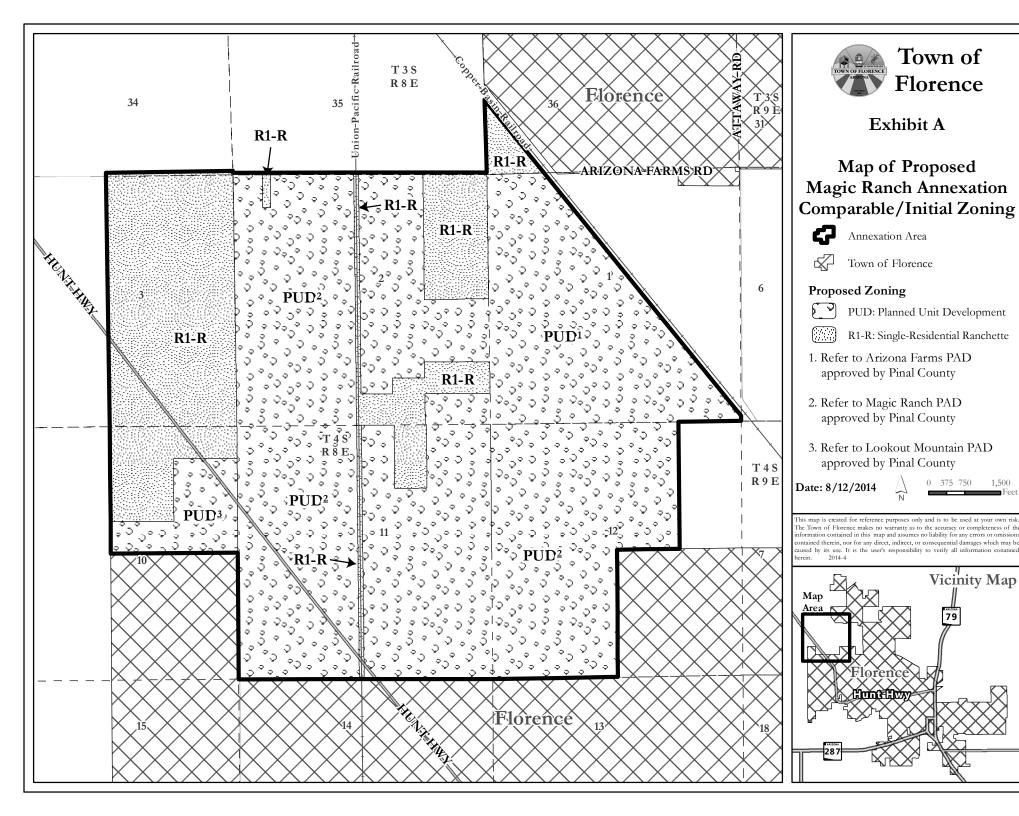
WHEREAS, said proposal has been considered by the Mayor and Council and the recommended zoning classification is found to be appropriate and thereby should be imposed, and further found to promote the welfare of the residents of the Town and its orderly growth.

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

The Zoning Map for Florence Arizona is hereby amended by changing the zoning classifications of the parcels of land depicted on EXHIBIT A attached hereto from Pinal County Planned Area Development Overlay Zoning District (PAD) and General Rural Zone (GR) to Town of Florence Planned Unit Development (PUD) Zoning District and Single-Residential Ranchette (R1-R) Zoning District and upon the effective date of this ordinance all provisions of the stated Florence Zoning Districts shall apply to said parcels of land.

PASSED AND ADOPTED by the Mayor and Council of the Town of Florence this 15th day of September 2014.

	Tom J. Rankin, Mayor
ATTEST:	APPROVED AS TO FORM:
Lisa Garcia, Town Clerk	James E. Mannato, Town Attorney





TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 8b.

MEETING DATE:	September 2,	2014
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DEPARTMENT: Community Development

STAFF PRESENTER: Mark Eckhoff, AICP

Community Development Director

SUBJECT: Ordinance No. 624-14: Arizona Farms Annexation

Comparable/Initial Zoning

Action	
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- Information Only
- Public Hearing
 Resolution
- ⊠ Ordinance
 - $oxed{\boxtimes}$ Regulatory
 - ☐ 1st Reading
 - ☐ 2nd Reading

☐ Other

RECOMMENDED MOTION/ACTION:

Motion to adopt Ordinance No. 624-14 for the initial/comparable zoning on the Arizona Farms Annexation area.

BACKGROUND/DISCUSSION:

The proposed Arizona Farms annexation area encompasses a land area of approximately 1,171 acres or 1.89 square miles. The subject area is generally bound by the Copper Basin Railroad to the west, Felix Road to the east, Arizona Farms Road to the north, and the Anthem at Merrill Ranch community to the south.

The Arizona Farms annexation area was incorporated by the adoption of Ordinance No. 620-14. Arizona Revised Statute 9-471(L) requires that a municipality grant comparable zoning to newly annexed territory. The Town of Florence comparable/initial zoning to the County's zoning is as follows:

- Planned Area Development (PAD) Overlay Zoning District to Planned Unit Development (PUD) Zoning District;
- General Rural Zone (GR) and Single Residential Zone (CR-1A) to Single-Residential Ranchette (R1-R) Zoning District; and
- Manufactured Home Zone (MH) to Rural Residential Equestrian Subdivision (RRES) Zoning District.

Zoning shall be applied upon the subject properties upon annexation. A map of the comparable/initial zoning for the annexation area is attached as Exhibit A.

FINANCIAL IMPACT:

None, the application of comparable/initial zoning is required by Arizona Revised Statute 9-471(L).

RECOMMENDATION:

Motion to adopt Ordinance No. 624-14 for the initial/comparable zoning on the Arizona Farms Annexation area.

ATTACHMENTS:

Ordinance No. 624-14

Exhibit A

ORDINANCE NO. 624-14

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING THE "TOWN OF FLORENCE ZONING MAP" BY CHANGING THE ZONING CLASSIFICATIONS OF CERTAIN PARCELS OF LAND FROM PINAL COUNTY PLANNED AREA DEVELOPMENT OVERLAY ZONING DISTRICT (PAD), GENERAL RURAL ZONE (GR), SINGLE RESIDENCE ZONE (CR-1A) AND MANUFACTURED HOME ZONE (MH) TO TOWN OF FLORENCE PLANNED UNIT DEVELOPMENT (PUD) ZONING DISTRICT, SINGLE-RESIDENTIAL RANCHETTE (R1-R) ZONING DISTRICT AND RURAL RESIDENTIAL EQUESTRIAN SUBDIVISION (RRES) ZONING DISTRICT (ARIZONA FARMS ANNEXATION COMPARABLE/INITIAL ZONING).

WHEREAS, the subject area has been recently annexed into the Town of Florence (Arizona Farms Annexation No. 2013-02); and

WHEREAS, Arizona Revised Statutes requires that the Town adopt a zoning classification for the subject area that permits densities and uses no greater than those permitted by the County immediately before the annexation; and

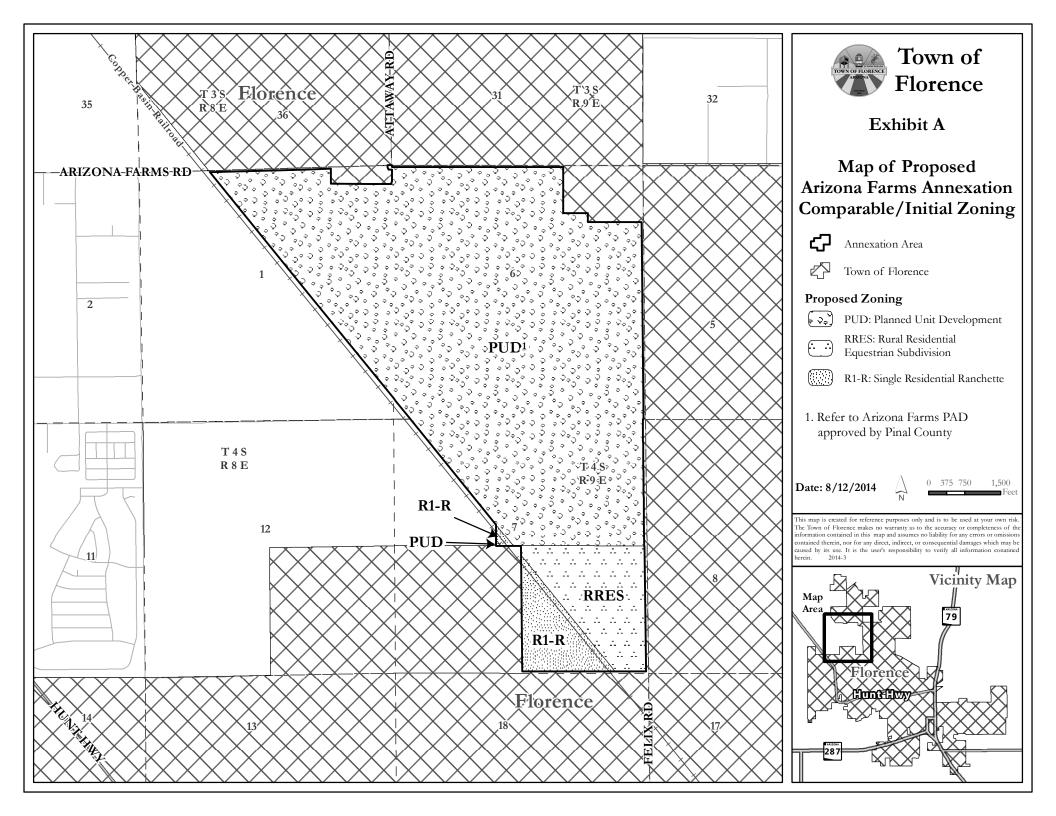
WHEREAS, said proposal has been considered by the Mayor and Council and the recommended zoning classification is found to be appropriate; and thereby, should be imposed, and further found to promote the welfare of the residents of the Town and its orderly growth.

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

The Zoning Map for Florence Arizona is hereby amended by changing the zoning classification of the parcels of land depicted on EXHIBIT A attached hereto from Pinal County Planned Area Development (PAD) Overlay Zoning District, General Rural Zone (GR), Single Residence Zone (CR-1A) and Manufactured Home Zone (MH) to Planned Unit Development (PUD) Zoning District, Single-Residential Ranchette (R1-R) Zoning District and Rural Residential Equestrian Subdivision (RRES) Zoning District and upon the effective date of this ordinance all provisions of the stated Florence Zoning Districts shall apply to said parcels of land.

PASSED AND ADOPTED by the Mayor and Council of the Town of Florence this 15th day of September 2014.

	Tom J. Rankin, Mayor
ATTEST:	APPROVED AS TO FORM:
Lisa Garcia. Town Clerk	James E. Mannato, Town Attorney





TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 9a.

MEETING DATE: September 2, 2014

DEPARTMENT: Community Development

STAFF PRESENTER: Mark Eckhoff, AICP

Community Development Director

SUBJECT: Ordinance No. 613-14: Ashburn at Magic Ranch

(PZC-20-14-PUD)

oxtimes A	ction
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- Information Only
- ☐ Public Hearing☐ Resolution
- **⊠** Ordinance
 - ☐ Regulatory
 - ☐ 1st Reading

RECOMMENDED MOTION/ACTION:

Motion to adopt Ordinance No. 613-14 for the Ashburn at Magic Ranch PUD.

REQUEST:

This is a request by United Engineering Group, on behalf of Palms-Magic Ranch 80, LLC, for approval of the following:

An application to replace the existing Planned Unit Development (PUD) zoning with a new Planned Unit Development (PUD). The Ashburn at Magic Ranch PUD is a planned single-family residential community of approximately 80 acres that is generally located west of Mitchell Trail, south of Arizona Farms Road and east of the Union Pacific Railroad. This case is contingent upon the annexation of the property into the Town of Florence, per pending Annexation 2013-01.

BACKGROUND/DISCUSSION:

The purpose of this report is to request the approval of a new Planned Unit Development (PUD) zoning for Ashburn at Magic Ranch, an approximately 80 acre site. This PUD lays out the land use characteristics for the development that includes single family residential homes, open space tracts and a potential new fire station site. This document adheres to the Town's overall plan and Florence's vision for future build out. The proposed land use for this project will aid the Town in meeting their growth area goals and to help the expanding economy.

The subject property is located along North Mitchell Trail, 1/4 mile south of East Arizona Farms Road, in Pinal County, Arizona, and is currently within the jurisdiction of Pinal County; however, it is part of a large Magic Ranch annexation initiated by the Town of Florence. The surrounding properties in the area include finished lots within the Magic

Subject: Ordinance No. 613-14: Ashburn at Magic Ranch PUD PZC-20-14-PUD

Meeting Date: September 2, 2014

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Ranch Master Plan, vacant desert to the south, a mini storage facility to the north, the Union Pacific Railroad to the west and additional vacant desert to the east, followed by farm land.

The current Magic Ranch Master Plan consists of more than 1,500 acres of mixed development featuring low to medium density housing, a golf course and several areas reserved for neighborhood commercial uses. Other surrounding property owners in the area include residential lots, Johnson Utilities Waste Water Treatment Plant and a refuse transfer station.

The proposed development encourages active interaction and safety through the use of pedestrian friendly paths/trails/sidewalks as well as including various amenities. The landscape design concept for the open space areas (over 22% open space proposed in conceptual layout) will include the use of shade trees, shrubs, ground cover, and areas of turf for recreation. Plant material selections will be adaptable to the desert low water environment.

ANALYSIS:

This project intends to develop with residential lots, as well as a four acre fire station site. In addition, the development will conform to the Town's 2020 General Plan goals as well as incorporate a common community design identity and will also adhere to all standards within the Pre-Annexation and Development Agreement (PADA) being negotiated concurrently with the annexation.

Residential Development

The residential land use within this proposed project will be subject to the requirements with this PUD book dated May 13, 2014, as well as other applicable Town ordinances. The lots will range from 5,000 sq. ft. to 6,000 sq. ft. and residential lot sizes are anticipated to be 45' x 115' and 55' x 115' in size.

Architectural styles will vary with the final design and the sizing of homes. The master developer will help determine the final products of housing to be offered in this development. Options to individualize the homes such as a variety of colors and desert front yard landscaping arrangements will be encouraged.

Open Space, Parks and Trails

A minimum of 15% overall open space area will be required based upon the total site acreage (79.77 acres) of the Project. Therefore, a minimum of 12 acres will be necessary for open space within the community. The preliminary site plan and proposed lot layout calls for over 17 acres of open space or 22.48%. This exceeds the minimum requirements and will provide plenty of recreational space for residents.

Open space will consist of a proposed trail, a network of parks, tot lots, retention areas, other amenities and landscape buffers along the arterial and collector roadways. Pathways are connected by sidewalks and streets so the recreation system is easily

Subject: Ordinance No. 613-14: Ashburn at Magic Ranch PUD PZC-20-14-PUD

Meeting Date: September 2, 2014

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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 will be improved concurrent with the development phase in which the landscaping or amenities are located. All residential open space areas, including landscaping within adjacent right-of-ways, will be maintained by a homeowner's association. Parks, trails and path areas are to be developed to the standards set forth in the 2008 Town's Parks, Trails and Open Space Master Plan. Certain paths and trails located in the Ashburn at Magic Ranch PUD may be identified on the landscape plans as lighted/illuminated to encourage safe pedestrian access. 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, and walkways. Turf play areas may also be provided for additional activities.

Public Safety

This community, upon annexation, will be served by the Town Police and Fire Departments. A police beat is being established for this area and a police sub-station will be housed in the Anthem at Merrill Ranch Fire Station No. 2, which will also be the nearest fire station for the annexation area. The property owner is dedicating a four acre site to for a new fire station that may also include a police sub-station. This dedication is discussed in greater detail in the Pre-Annexation and Development Agreement (PADA) for the subject property. If this dedication does not occur in accordance with the terms of the PADA, the subject four acre site will be developed with single-family homes consistent with the project's planned lot and housing types.

Sound Mitigation for Railroad

The Union Pacific Railroad runs east of the subject site and is currently in use. Railroads in this area are common and this rail line runs north/south through nearby cities and towns including Queen Creek, Chandler and Gilbert. Due to the noise the railroad will create, sound mitigation will be included in this development. There are several new developments that have been constructed adjacent to this same Union Pacific Railroad which have utilized a barrier wall to effectively reduce the noise.

Barrier walls are typically used near railroad lines to mitigate the noise from trains. A barrier wall will be installed for safety purposes and noise reduction adjacent to the railroad right-of-way. This will aid in further buffering the site. This is typical for developments situated along railroad corridors and helps significantly reduce the effects associated with living near railroad tracks.

Water

Potable water for the project will be provided by Johnson Utility Company (JUC). A water master plan report and plans, meeting the approval of the Town Engineer and JUC, are required prior to the approval of final plats for this development. If required,

Subject: Ordinance No. 613-14: Ashburn at Magic Ranch PUD PZC-20-14-PUD

Meeting Date: September 2, 2014

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this PUD shall permit the placement of the necessary water infrastructure, including, but not limited to water mains, wells, pumps, and water storage facilities within the project.

Sewer

Sewer service for the project will be provided by Johnson Utilities. A sewer master plan study and plans, meeting the approval of the Town Engineer, are required prior to the approval of final plats for this development. If required, this PUD shall permit the placement of the necessary sewer infrastructure, including, but not limited to, sewer mains, recharge areas and lift stations within the project.

Currently, Johnson Utilities owns a non-operational lift station located behind an eight foot chain link fence near the main entrance. The subject site will tie into this lift station where it will then be pumped into the Section 8 Waste Water Treatment Plant (WWTP) located just southeast of the site. The lift station is approximately 30% complete with the grit chamber constructed.

Once development resumes, JUC will likely build the lift station sized for Magic Ranch 80 only. The lift station may be upsized in the future for any of the surrounding neighbors who contribute to the upsizing.

Transportation

The transportation and circulation plan will be developed consistent with recommendations from the Community Development Director and Town Engineer. This project proposes three entry/exit points located along Mitchell Trail with one entry/exit point for the proposed fire station along Mitchell Trail. Required improvements, as well as any potential phasing of required improvements, shall be further determined upon the review of detailed construction plans for the subject site. Roadway standards, roadway development and traffic impact analysis reports (as requested by the Town) will be subject to review and approval of the Town Engineer.

General Plan

The subject site's proposed uses and PUD zoning are consistent with the Town of Florence 2020 General Plan. The subject site retains the General Plan designation of Medium Density Residential 1(MDR1).

PUBLIC PARTICIPATION:

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

 A notice for the Planning and Zoning Commission public hearings was mailed to all property owners within 300 feet of the site

Subject: Ordinance No. 613-14: Ashburn at Magic Ranch PUD PZC-20-14-PUD

Meeting Date: September 2, 2014

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- Property Posting (Sign) Notice of public hearing for a Planned Unit Development was posted on the site
- Advertisements in the local Town paper
- One public hearing for the Planning and Zoning Commission
- Town Council public hearing

As of this writing, staff has not received any public comments on this case.

HEARINGS:

June 19, 2014 Planning and Zoning Public Hearing

August 4, 2014 Town Council Public Hearing and 1st Reading

September 2, 2014 2nd Reading and 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 zoning is consistent with the Town of Florence 2020 General Plan
- 2. The proposed Planned Unit Development (PUD) zoning is consistent with the MDRI General Plan land use designation on the subject property

The Planning and Zoning Commission found that the Ashburn at Magic Ranch Planned Unit Development (PZC-18-14-PUD) is 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 a unanimous favorable recommendation on the Ashburn at Magic Ranch Planned Unit Development, as described in Exhibit A, to the Mayor and Town Council, subject to the following conditions listed within the recommendation.

FINANCIAL IMPACT:

The zoning in itself has no fiscal impact. The future development of the site will generally have a positive fiscal impact on the Town.

Subject: Ordinance No. 613-14: Ashburn at Magic Ranch PUD PZC-20-14-PUD

Meeting Date: September 2, 2014

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RECOMMENDATION:

Motion to adopt Ordinance No. 613-14, subject to the following conditions:

- The development of the subject site shall be in conformance with the Ashburn at Magic Ranch Planned Unit Development (PUD) development book dated May 13, 2014, any applicable Development Agreements, Town codes and ordinances.
- 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 Planning Department reviews and approvals of development/construction plans and engineering reports.
- 4. Final plans for grading, drainage, infrastructure phasing, right-of-way dedications, roadway improvements, water plans and sewer plans are subject to the review and approval of the Town Engineer.
- 5. 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, building materials, lighting, parking, landscaping, grading, drainage, access, circulation, building colors, signage, building locations, buffering, sanitation, walls, fences, fire protection and compatibility with surrounding properties. Design Review approval is required prior to the issuance of building permits for the site.
- 6. Any additional conditions deemed necessary by the Town Council.

ATTACHMENTS:

Ordinance No. 613-14 Exhibit A Exhibit B Application materials

Subject: Ordinance No. 613-14: Ashburn at Magic Ranch PUD PZC-20-14-PUD

Meeting Date: September 2, 2014

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ORDINANCE NO. 613-14

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE ASHBURN AT MAGIC RANCH PLANNED UNIT DEVELOPMENT (PZC-20-14-PUD).

WHEREAS, a request to amend the existing zoning on the subject properties from the existing Planned Unit Development (PUD) to a new Planned Unit Development (PUD) that 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 Ashburn at Magic Ranch 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, Arizona, an unanimous favorable recommendation for the Ashburn at Magic Ranch PUD, subject to certain conditions; and

WHEREAS, said proposal has been considered by the Mayor and Council of the Town of Florence, Arizona, and the Ashburn at Magic Ranch 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 RESOLVED 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 attached hereto, from existing Planned Unit Development (PUD) to a new Planned Unit Development (PUD), subject to the following condition:

- 1. The development of the subject site shall be in conformance with the Ashburn at Magic Ranch Planned Unit Development (PUD) development book dated May 13, 2014, any applicable Development Agreements, Town codes and ordinances.
- 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.
- 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 Planning Department reviews and approvals of development/construction plans and engineering reports.

- 4. Final plans for grading, drainage, infrastructure phasing, right-of-way dedications, roadway improvements, water plans and sewer plans are subject to the review and approval of the Town Engineer.
- 5. 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, building materials, lighting, parking, landscaping, grading, drainage, access, circulation, building colors, signage, building locations, buffering, sanitation, walls, fences, fire protection and compatibility with surrounding properties. Design Review approval is required prior to the issuance of building permits for the site.

PASSED AND ADOPTED by the Mayor and Council of the Town of Florence, Arizona, this 2nd day of September 2014.

	Tom J. Rankin, Mayor
ATTEST:	APPROVED AS TO FORM:
Lisa Garcia, Town Clerk	James E. Mannato, Town Attorney

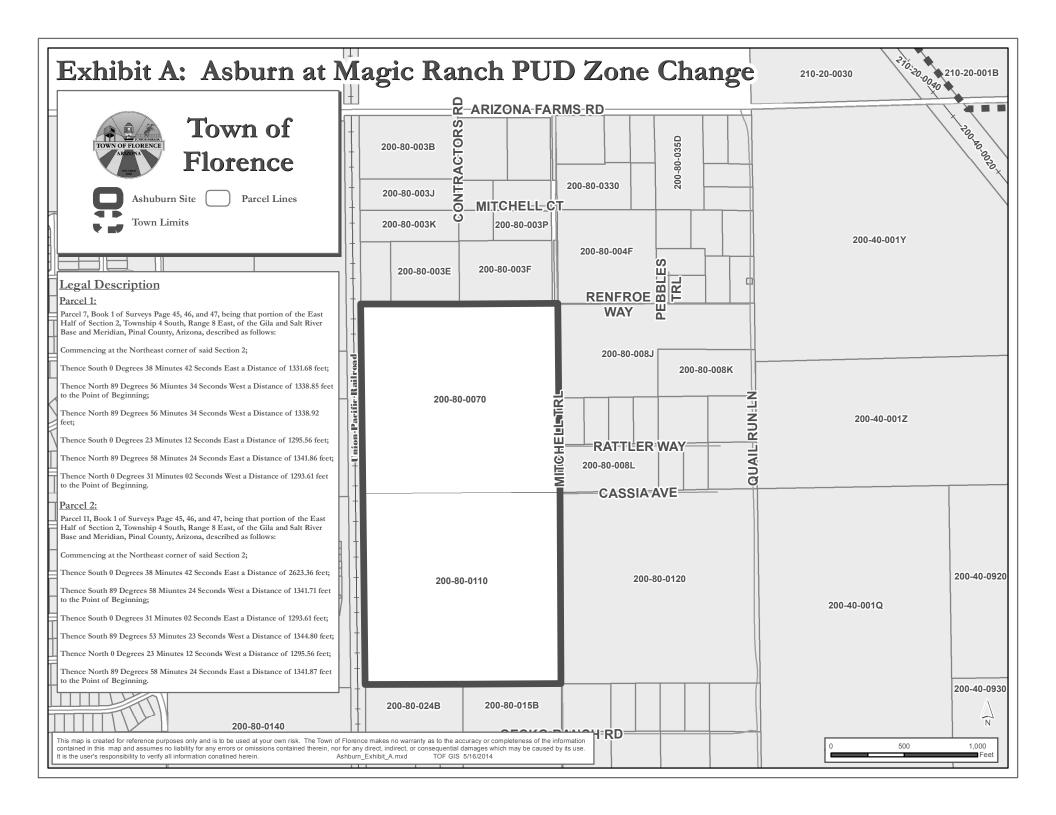


EXHIBIT B

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-20-14-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-20-14-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-20-14-PUD. Except as expressly set forth in the Zone Change/Planned Unit Development Application PZC-20-14-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.

200-24-086 Parcel(s) Numbers
PALMS-MAGIC RANCH 80, L.L.C., an Arizona limited liability company By: RMG REAL ESTATE SERVICES II, L.L.C., an Arizona limited liability company, its Administrator
By: Ronald H. McRae, as Trustee of the Ronald McRae Trust dated February 28, 1995, its Member
STATE OF ARIZONA)) ss County of MARICOPA)
On this
N WITNESS WHEREOF, I hereto set my hand and official sea
My commission expires: 10/31/20/7 Warsha K. Friege MARSHA K. GRIEP Notary Public - State of Artecing MARICOPA COUNTY My Comm. Expires Oct. 31, 2017
Notary Public

APPLICATION FOR REZONING

PROJECT NAME: 45	hburn at 1	Nagic Ranch	
APPLICATION TYPE:	Rezoning	⊠ PUD	☐PUD Amendment
1. Property Owner:	Address: 88 Scottsdal Phone: 480	MS - Magic R. 00 N Guinay Le, AZ BSIS 609-1200 D Ron Mcrue,	Center Drive, Svite 255 8 Fax:
2. Applicant/Developer:	Address: 32 <u>Chandles</u> Phone: 480-	ted Engineering 05 Willay R AE 85226 705-5372 le @ United en	d, ste 1 Fax: 480-705-5376
3. Address or Location of of Arizona Fa	Property: On M	itchell Trail,	1/4 mile South
4. Legal Description of Pr Name: Scc alla Tax Parcel N	umbers:	Pescription 200-58-007	and 200 -58-011
	79.77	Net Acres:	
5. Current Zoning District:	(ounty) C	R2 & CR3 P	40
6. Proposed Zoning District SIGNATURE OF PROPER	U	EPRESENTATIVE	4123/14 DATE
FOR STAFF USE ONLY:			
case no. PZC-2	0-14-PU	$oldsymbol{\mathcal{O}}_{\!$	ND TIME
PZ HEARING DATE Such	19, 2014 421, 2014	FEE \$	
2 nd TC HEARING DATE And	ust 4, 2014	REVIEWED BY:	
RECOMMENDATION:	APPROVAL	DISAPPROVAL	

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 <u>not</u> the owner of the property.

I/we, the Undersigned, do hereby grant permission to: United Engineering Group to act on my/our behalf for the purpose of obtaining 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: 1/ 90 acres located on N. Mitchell Trail; referred to as Megic Ronoh 80 1/C Owner(s) Signature RON H. MCRAS **Print or Type Name Address** Telephone STATE OF ARIZONA County of MARIEDPA 1) ecember, 20 19, before me, the undersigned On this 30 4 day of Notary Public, personally appeared R.H. Mc.RAF , known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and executed the same. acknowledged that R. H. McRAU IN WITNESS WHEREOF, I hereto set my hand and official seal. Marsh Kies My commission expires: 10/31/2017

2013 General Plan Amendment Application

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United Engineering Group

Ashburn at Magic Ranch

Planned Unit Development (PUD)

Florence, Arizona

May 13, 2014



PLANNED UNIT DEVELOPMENT (PUD) NARRATIVE

FOR

Ashburn at Magic Ranch

Submitted to Town of Florence, Arizona

April 23, 2014

Revised May 13, 2014

PROPERTY OWNER

Palms – Magic Ranch 80 8800 N. Gainey Center Drive Suite 255 Scottsdale, AZ 85258 (480) 609-1200

AGENT/ENGINEER

UNITED ENGINEERING GROUP, LLC

3205 W. Ray Road Suite 1 Chandler, AZ 85226 (480) 705-5372

UEG Project No. 15918

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EXHIBITS

- A. Vicinity Map
- B. Assessor Parcel Map
- C. Topographic Map
- D. FEMA FIRM Map
- E. Surrounding Ownership Map
- F. Magic Ranch Master Plan
- G. Magic Ranch Land Use Plan
- H. Pinal County Existing Zoning
- I. Florence Proposed Zoning
- J. Florence 2020 General Plan
- K. Conceptual Development Plan (with existing utilities and preliminary drainage layout)
- L. Area Circulation Map

APPENDIX

- A. Rezoning / PUD Application
- B. Legal Description and ALTA Survey
- C. Approved (Pinal County) Pre-Plat

1.0 PURPOSE OF REQUEST

The purpose of this report is to establish and request the approval of Planned Unit Development (PUD) zoning for Ashburn at Magic Ranch (the **Project**), an approximate 80 acre community. This PUD lays out the land use characteristic for the development. The PUD calls for <u>single family residential homes</u>, <u>open space tracts</u>, and <u>a fire station</u>.

This project narrative serves as an application to the Town of Florence to establish the Ashburn at Magic Ranch PUD zoning. The signed Rezoning/PUD Amendment application can be found in *Appendix A*.

2.0 EXISTING SITE CONDITIONS

The Project area is roughly 80 acres in size and located along N. Mitchell Trail, 1/4 mile south of E. Arizona Farms Road in Pinal County, Arizona (Refer to Exhibit A – Vicinity Map and Figure 1 below). The Project is currently within the jurisdiction of Pinal County, however, it is part of a large Magic Ranch annexation initiated by the Town of Florence. The annexation is expected to be completed in 2014. The parcel numbers making up this project are 200-58-0070 and 200-58-0110 totaling 79.77 acres. (Refer to Exhibit B – Assessor Parcel Map). A legal description and ALTA Survey for the subject site can be found in Appendix B.

Currently the site consists of undeveloped desert land that runs approximately 1/2 mile in length by approximately 1/4 mile in width. The site gradually slopes to the southeast at approximately 0.2% (**Refer to** *Exhibit C – Topographic Map*).

The Project currently has an Approved Tentative Plat consisting of 320 residential lots with a density of 4.01 dwelling units per acre (du/ac) (Refer to Appendix C Approved Pinal County Pre-Plat).



Figure 1 - Aerial Photo

The property is located within a Flood Zone X as identified in Map No. 04021C0850E, dated December 4, 2007 (Refer to Exhibit D FIRM Map).

3.0 RELATIONSHIP TO SURROUNDING PROPERTIES

The surrounding properties in the area include finished lots within the Magic Ranch Master Plan, raw desert to the south, a Mini Storage facility to the north, the Union Pacific Railroad to the west and raw desert to the east, followed by farm land (Refer to Exhibit E Surrounding Ownership Map). Currently there is an approved Magic Ranch Planned Area Development with Pinal County (Refer to Exhibit F – Magic Ranch Master Plan). The Magic Ranch Master Plan consists of more than 1,500 acres of mixed development featuring low to medium density housing, a golf course, and several areas reserved for neighborhood commercial uses. Other surrounding property owners in the area include residential lots, Johnson Utilities Waste Water Treatment Plant (WWTP), and a refuse transfer station (Refer to Exhibit E Surrounding Ownership Map).

4.0 RELATIONSHIP TO TOWN OF FLORENCE GENERAL PLAN

The Project will be located near existing and proposed residential areas. This area is also part of the Magic Ranch Master Plan and is designated as residential.

The proposed PUD land use will include varying housing products to be utilized on the property as well as a proposed four (4) acre Fire Station site. The current proposed layout and land use for this Project can be found in **Exhibit G Magic Ranch Land Use Plan**. Currently the north parcel (200-58-0070) is zoned CR-2 PAD and the south parcel (200-58-0110) is zoned CR-3 PAD (**Refer to Exhibit H Pinal County Existing Zoning**), both within the County. The following shows a breakdown of both General Plan land use and Zoning in this area:

The surrounding General Plan land use designations are as follows:

North: Employment/Light Industrial (E/LI)
South: Medium Density Residential (MDR1)

East: Employment/Light Industrial (E/LI), Medium Density Residential (MDR1)

West: Medium Density Residential (MDR1)

The surrounding County Zoning districts are as follows:

North: Residential CR-2 PAD, Industrial Buffer Zone (CI-B), General Business Zone (CB-2)

South: Residential CR-3 PAD

East: General Rural (GR), Residential CR-2 PAD

West: Local Business Zone CB-1 PAD, Residential CR-3 PAD

After completion of the annexation, the Town will assign zoning comparable to County Zoning. The Magic Ranch PAD will adapt PUD zoning within the Town (Refer to Exhibit I Florence Proposed Zoning).

The land use designation proposed with this application is consistent with the General Plan for the subject site as MDR1 (Refer to Exhibit J and Figure 2– Florence 2020 General Plan). This Project is requesting PUD zoning which fits into the zoning the Town of Florence will adopt (Refer to Exhibit I Florence Proposed Zoning). This adheres to the Town's overall plan and Florence's vision for future build out. The proposed land use for this project will aid the Town in meeting their growth area goals and to help the expanding economy.

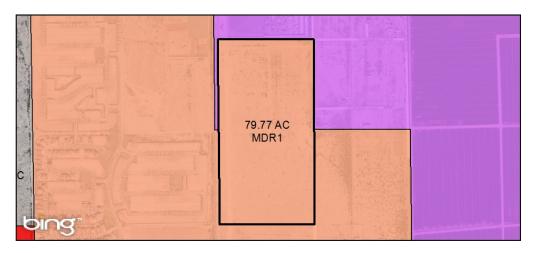


Figure 2 - Florence 2020 General Plan

5.0 PRELIMINARY DEVELOPMENT PLAN

The Project intends to develop with residential lot sizes of 45'x115' and 55'x115', as well as a four (4) acre fire station. In addition, the development will conform to the town's Park, trails, and open space goals as well as incorporate a common community design identity (Refer to Exhibit K Conceptual Development Plan). The Project will also adhere to all standards within the Pre-Annexation and Development Agreement (PADA) being negotiated concurrently with the annexation.

The density proposed for the project will remain consistent with the general plan by providing 3.81 du/ac.

5.1 Residential

The residential land use, Medium Density Residential (MDR1), within the Project will be subject to the requirements in *Table 1*: *Residential Development Standards*, as well as other applicable Town standards and codes. The lots range from 5,000 s.f to 6,000 s.f. lots.

Architectural styles will vary with the final design and the sizing of homes. The master developer will help determine the final products of housing to be offered in this development. Options to individualize the homes such as a variety of colors and desert front yard landscaping arrangements will be encouraged.

Table 1: Residential Development Standards

Land Use	Min. Lot Area (sf)	Min. Lot Width (ft)	Min. Setbacks (ft)	Max. Build. Height (ft)	Min. Distance Between Bldg's (ft)
S.F.R.	6,000 SF (55' x 115')	55′	Front $-20'$ (1,2) (garage door facing street) Rear $-15'$ (2,3) Side $-5'$ (2); Street Side $-10'$	30′	10'
S.F.R.	5,000 SF (45' x 115')	45′	Front $-20'$ (1,2) (garage door facing street) Rear $-15'$ (2,3) Side $-5'$ (2); Street Side $-5'$	30′	10'

Notes:

- 1. Side entry garage or living area 10'
- 2. Fireplace, Chimneys, and Architectural projections may extend 2' into all setbacks
- 3. Patio covers may encroach into side and rear setbacks 5'

A Conceptual Development Plan (**Refer to** *Exhibit K Conceptual Development Plan*) has been prepared to demonstrate a potential configuration for layout of homes, circulation pattern, and open space/recreation opportunities, however, the final lotting layout will be determined with the preparation of a Preliminary Plat.

All residential products will be subject to the Town's Design Review process.

5.1.1 Single Family Residential

This residential area is intended to provide a safe and attractive pedestrian-friendly environment that encourages connectivity, recreation, and interaction. The Project was planned with sensitivity to the planned land uses in the immediate and distant surrounding areas. The design utilizes a mix of Single Family Residential (SFR) areas with lots ranging from 5,000 s.f. to 6,000 s.f. for the neighborhood. The Project will be subject to the development standards listed within *Table 1 Residential Development Standards*, as well as other applicable Town standards and codes.

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. Primary uses include, but are not limited to, the following:

- a. Single-family detached dwelling unit.
- 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.

5.1.1.1 Minimum Lot Size

The proposed development will have a minimum lot size of 5,000 s.f. The lots will meet the residential development standards of the Town and in *Table 1 Residential Development Standards*.

5.1.1.2 Building Height

Dwellings and other accessory structures shall not exceed thirty (30) feet in overall height.

5.1.1.3 Setbacks and Other Site Development Criteria

Front, side, and rear setbacks and other site development standards not specifically referenced in this section shall be subject to the residential development standards within *Table 1 Residential Development Standards*.

5.2 Open Space, Parks, and Trails

A minimum of 15% overall open space area will be required based upon the total site acreage (79.77 acres) of the Project. Therefore, a minimum of 12 acres will be necessary for open space within the community. The preliminary site plan and proposed lot layout calls for over 17 acres of open space or 22.48% (Refer to *Exhibit K Conceptual Development Plan*). This exceeds the minimum requirements and will provide plenty of recreational space for residents.

Open space for the Project will consist of a proposed trail, a network of parks, tot lots, retention areas, other amenities, and landscape buffers along the arterial and collector roadways. Pathways are connected by sidewalks and streets so the recreation system is easily 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

concurrent with the development phase in which the landscaping or amenities are located. All residential open space areas, including landscaping within adjacent right-of-ways, will be maintained by a homeowner's association. Parks, trails, and path areas are to be developed to the standards set forth in the Town's Parks, Trails, and Open Space Master Plan. Certain paths and trails located in the Project may be identified on the landscape plans as lighted/illuminated to encourage safe pedestrian access.

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, and walkways. Turf play areas may also be provided for additional activities.





Figure 3 - Example photos of Typical Subdivision Amenities

5.2.1 Sound Mitigation for Railroad

The Union Pacific Railroad runs east of this proposed Project and is currently in use. Railroads in this area are common and this rail line runs north/south through nearby cities and towns including Queen Creek, Chandler, and Gilbert. Due to the noise the railroad will create when trains are running on the tracks, sound mitigation will be included in this development. There are several new developments that have been constructed adjacent to this same Union Pacific Railroad which have utilized a barrier wall to effectively reduce the noise. Barier walls are typically used near railroad lines to mitigate the noise from trains. A barrier wall will be installed for this Project for safety purposes and noise reduction adjacent to the railroad right-of-way. This will aid in further buffering the site. This is typical for developments situated along railroad corridors and helps significantly reduce the effects associated with living near railroad tracks.

5.3 Public Safety

This community, upon annexation, will be served by the Town Police and Fire Departments. A new Police beat is being established for this area and a local Police sub-station will be housed in the nearby Anthem at Merrill Ranch Fire Station, which will also be the nearest Fire Station for the annexation area. The property owner is dedicating a four acre site to the Town of Florence for a new Fire Station that may also include a Police sub-station. This dedication is discussed in greater detail in the Pre-Annexation and Development Agreement (PADA) for the subject property. If this dedication does not occur in accordance with the terms of the PADA, the subject four acre site will be developed with single-family homes consistent with the project's planned lot and housing types.

5.4 Entry Monuments, Walls, and Project Theme

Monument features and entry landscaping have not been determined for this Project but will be planned and designed to establish a theme for this master planned community. A comprehensive sign plan will be provided for the development. Materials, colors, and construction methods for entry monuments are subject to some variation, so long as the proposed character and theme of the monuments is preserved and per the approval of the Community Development Director.

Perimeter and other wall materials, designs, and colors, will carry on the project's theme established by the project's monument signage and landscaping. View walls will be determined at the final design and per association guidelines. Wall and fence heights will be limited to a maximum height of six (6) feet. Materials, colors, and construction methods for theme, view and accent walls are subject to some variation, so long as the proposed character and theme of the walls is preserved and per the approval of the Community Development Director.

5.5 Front Yard Landscaping

Front yard landscaping is required for all homes and will be provided by the developer/home builder unless approved by the Community Development Director. Front yard landscaping provided by the developer/builder or their representative must be installed within one month of closing. The Community Development 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 Community Development Director and must meet the following requirements: a variety of standard and upgraded front yard landscape packages with automatic irrigation systems shall be provided.

6.0 UTILITIES

All existing and new onsite utilities that will serve the subject site will be placed underground except as approved by the Town Engineer. 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. **Refer to Exhibit K Conceptual Development Plan** for locations of existing utilities. The utility providers at the Project can be found in **Table 2 Utility Providers**.

Table 2: Utility Providers

Services	Provider	Location
Electrical	APS	At Site
Telephone	CenturyLink	At Site
Cable	Cox	At Site
Gas	City of Mesa	At Site
Potable Water	Johnson Utilities	At Site
Sanitary Sewer	Johnson Utilities	At Site
Fire and Emergency	Town of Florence	At Site, Facility at Anthem
		Merrill Ranch, and Town of
		Florence

6.1 Water

Potable water for the Project will be provided by Johnson Utility Company (JUC). A water master plan report and plans, meeting the approval of the Town Engineer and JUC, are required prior to the approval of Final Plats for this development. If required, this PUD shall permit the placement of the necessary water infrastructure, including, but not limited to water mains, wells, pumps, and water storage facilities within the project.

6.2 Sewer

Sewer service for the Project will be provided by Johnson Utilities. A sewer master plan study and plans, meeting the approval of the Town Engineer, are required prior to the approval of Final Plats for this development. If required, this PUD shall permit the placement of the necessary sewer infrastructure, including, but not limited to sewer mains, recharge areas, and lift stations within the project.

Currently Johnson Utilities owns a non-operational lift station located behind an 8 foot chain link fence near the main entrance. The subject site will tie into this lift station where it will then be pumped into the Section 8 waste water treatment plant (WWTP) located just southeast of the site. The lift station is approximately 30% complete with the grit chamber constructed.

Once development resumes JUC will likely build the lift station sized for Magic Ranch 80 only. The lift station may be upsized in the future for any of the surrounding neighbors who contribute to the upsizing.

7.0 TRANSPORTATION

The transportation and circulation plan will be developed consistent with recommendations from the Community Development Director and Town Engineer. This Project proposes three entry/exit points located along Mitchell Trail with one entry/exit point for the proposed fire station along Mitchell Trail. Required improvements, as well as any potential phasing of required improvements, shall be further determined upon the review of detailed construction plans for the subject site (Refer to Exhibit L Area Circulation Map).

Roadway standards, roadway development, and traffic impact analysis reports (as requested by the Town) will be subject to review and approval of the Town Engineer.

8.0 GRADING AND DRAINAGE

The topography is generally flat with approximately 0.2% slope to the southeast corner of the proposed development. The high point of the proposed project is currently the northeast corner near the proposed fire station. (Refer to Exhibit C –Topographic Map). The property is located within Flood Zone 'X' (areas determined to be outside of the 100-year and 500-year floodplain). (Refer to Exhibit D – FIRM Map) (Map No. 04021C0850E, dated December 4, 2007).

Preliminary and final grading and drainage plans and reports will be subject to the review and approval of the Town Engineer.

9.0 COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S)

Common areas within the Project will be subject to maintenance by a Home Owners Association (HOA) which will be established in conjunction with Ashburn at Magic Ranch. The CC&R's that include language for the establishment of a HOA and provision for creation of liens in conjunction with the HOA for maintenance funding will be provided at the time of final platting.

10.0 CONCLUSION

Ashburn at Magic Ranch is a proposed 80 acre community that is requesting the approval of Planned Unit Development (PUD) zoning. The project is located within the greater Magic Ranch Master Plan area and

has land characteristics of single family residential homes, open space tracts, and a fire station. The development encourages active interaction and safety through the use of pedestrian friendly paths/trails/sidewalks as well as including various amenities. The landscape design concept for the open space areas (over 22% open space proposed in conceptual layout) will include the use of shade trees, shrubs, ground cover, and areas of turf for recreation. Plant material selections will be adaptable to the desert low water environment. Minimum lot sizes of 5,000 square feet and a proposed 3.81 dwelling units/acre are utilized to meet the Town of Florence's residential requirements and work inside of the proposed future land use the town is envisioning. The project will include a barrier wall as safety and sound mitigation from the nearby Union Pacific rail that runs in this area.

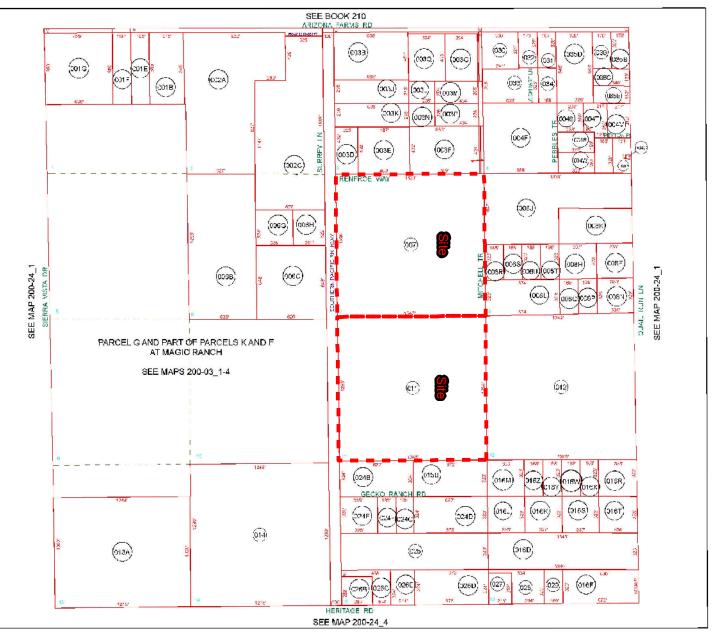
In conclusion, The Ashburn at Magic Ranch will be a safe, fun, active, and aesthetic residential community in the Town of Florence. It is designed to work with the town's future land use plans as well as with the greater Magic Ranch Master Plan Development. The development will bring growth to the Town as well as help the expanding economy.

EXHIBITS

Planned Unit Ashburn at Magic Ranch

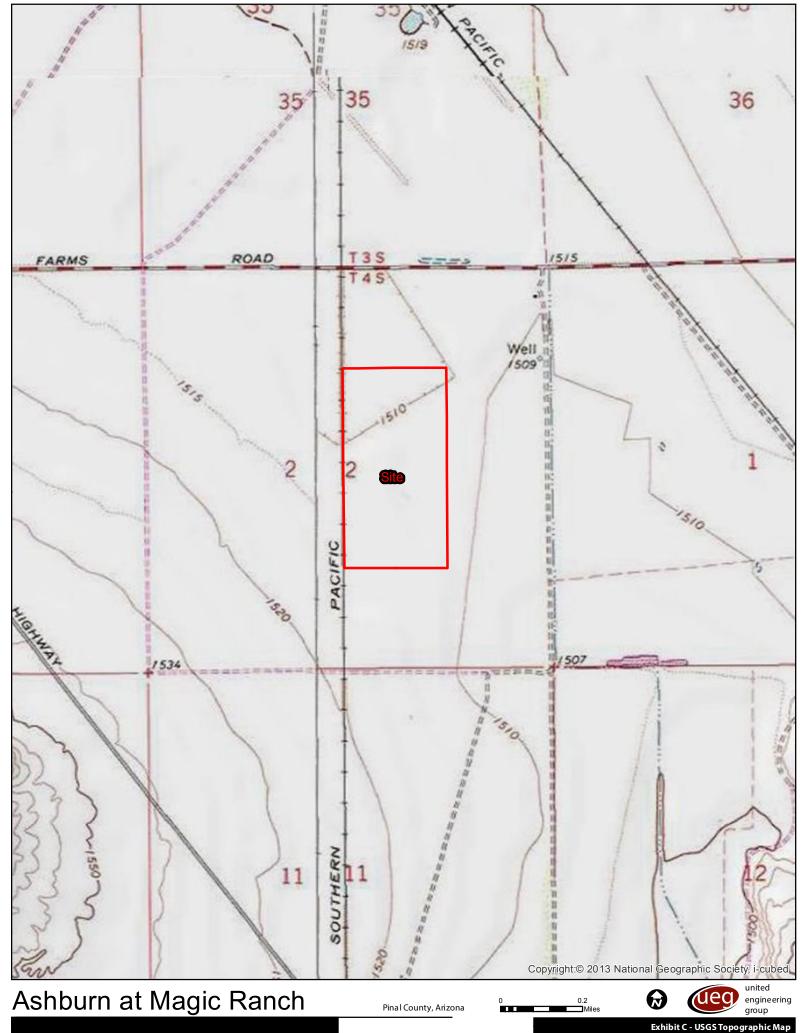






BOCK - MAP 200-58 SEC. 2 T.04S. R.08E. MAGMA BUTTE RANCHES **SURVEY BOOK 1 - PAGES 45 & 46** LGD41KON MAME 84 **38**/03/2010 AHB PINAL+COUNTY male open oppositually **Pinal County Assessor** THE MAP DOCUMENT PETROSPITA SURVEY HOLLABILITY OR SOURCE FOR HEAD MACHINER A EFFECTIVE AND HEAD OF THE AND FETROSPITATION AND HEAD OF THE ADMINISTRATION OF THE AND A COUNTY OF THE MACHINER STREET AND A COUNTY OF THE ADMINISTRATION OF THE ADMI

COUNTY ASSESSOR'S OFFICE PURPOSES.



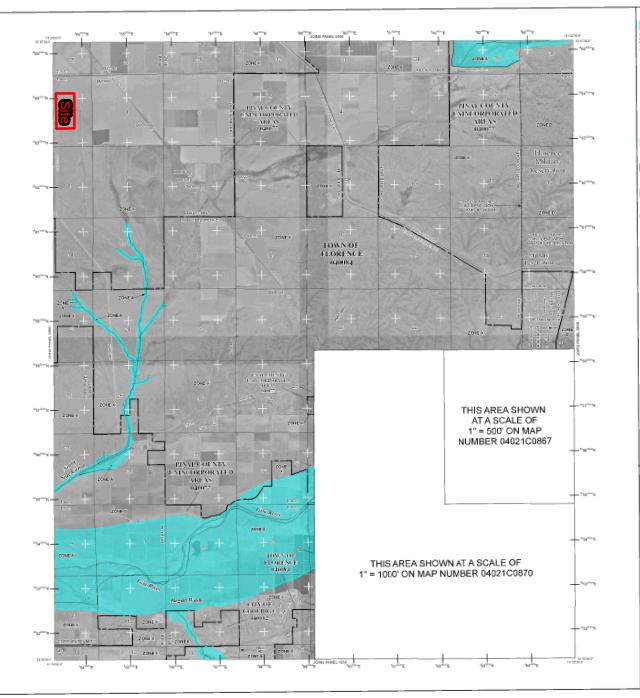
NOTES TO USERS

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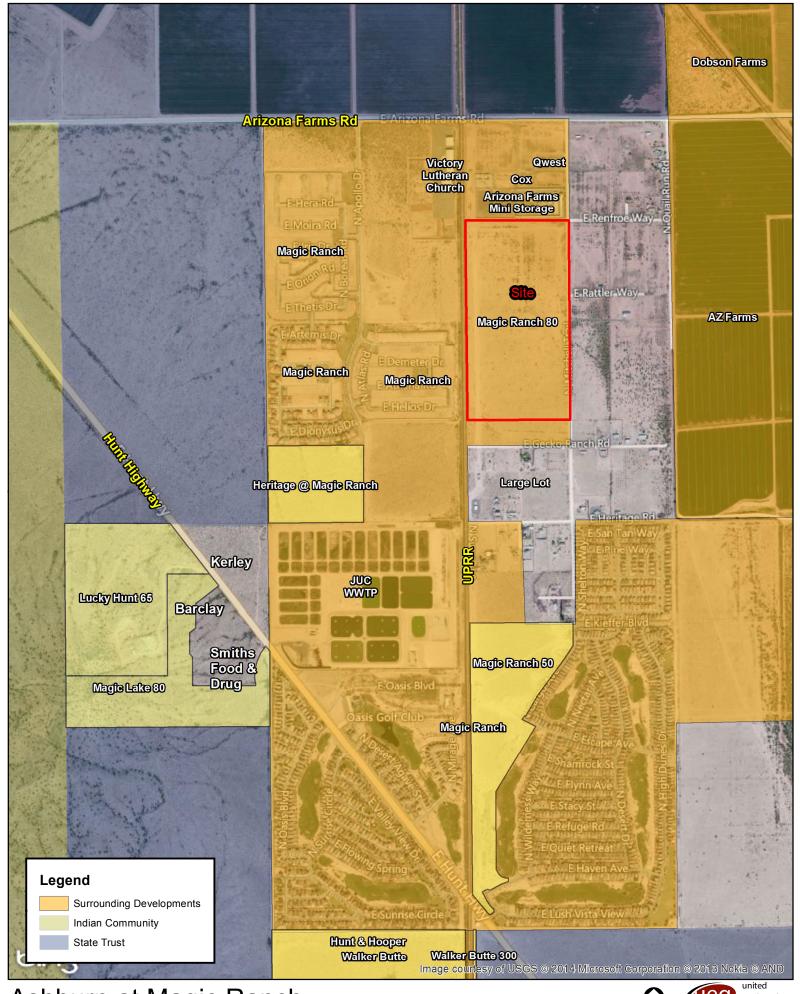
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MAP NUMBER

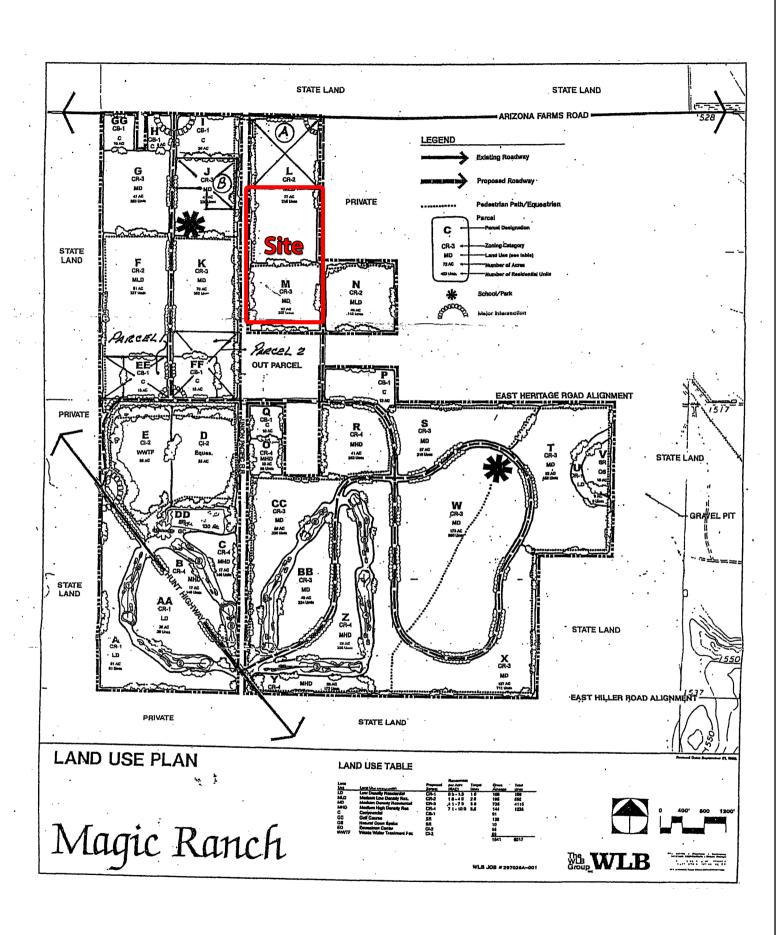


united engineering group

6



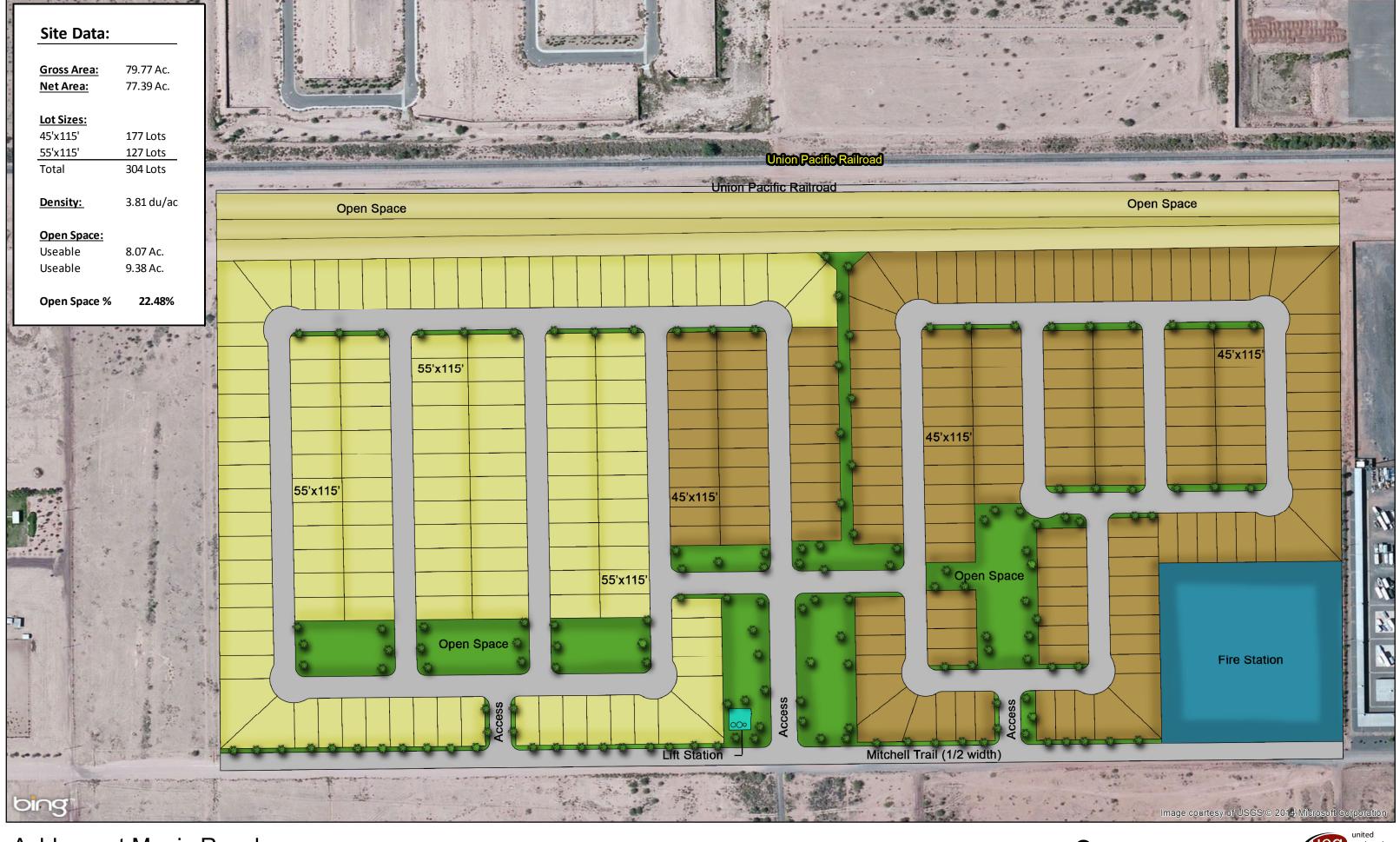






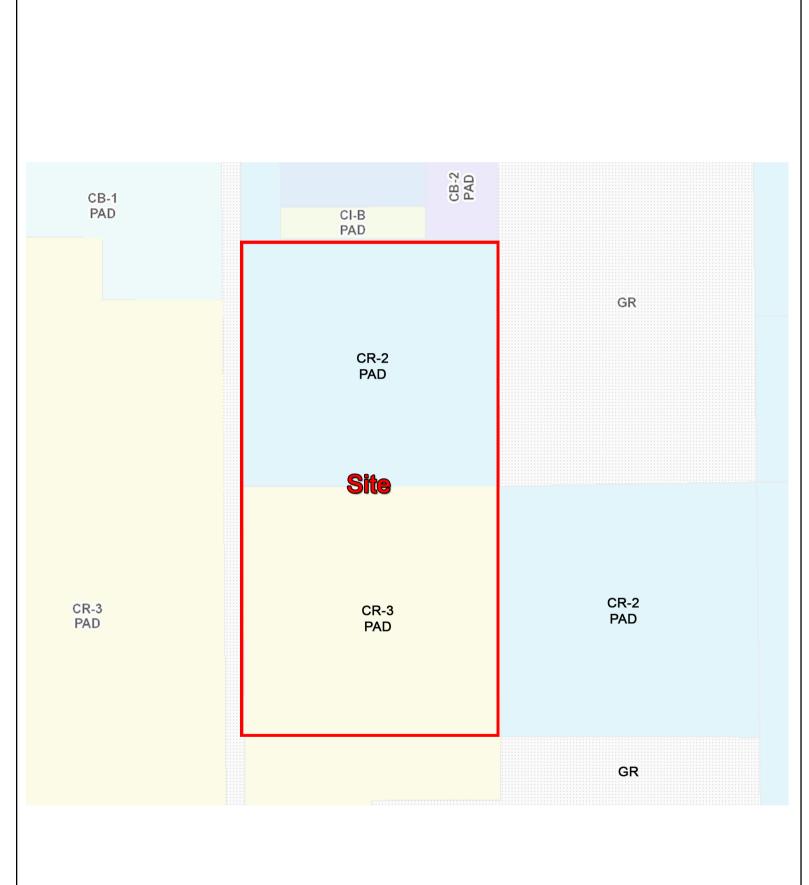




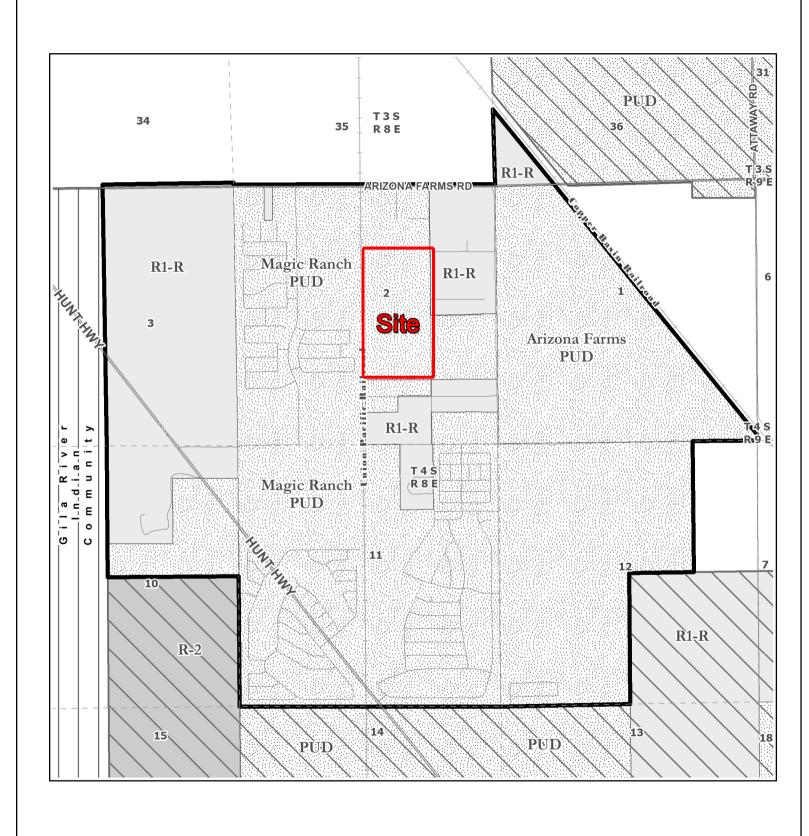


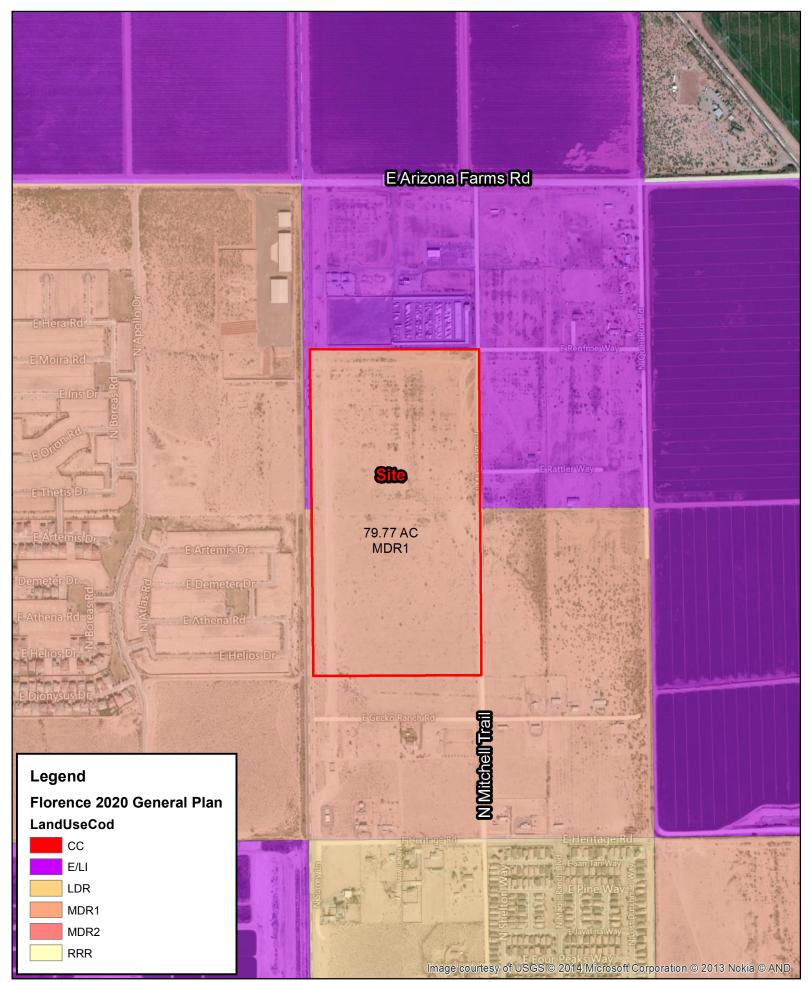












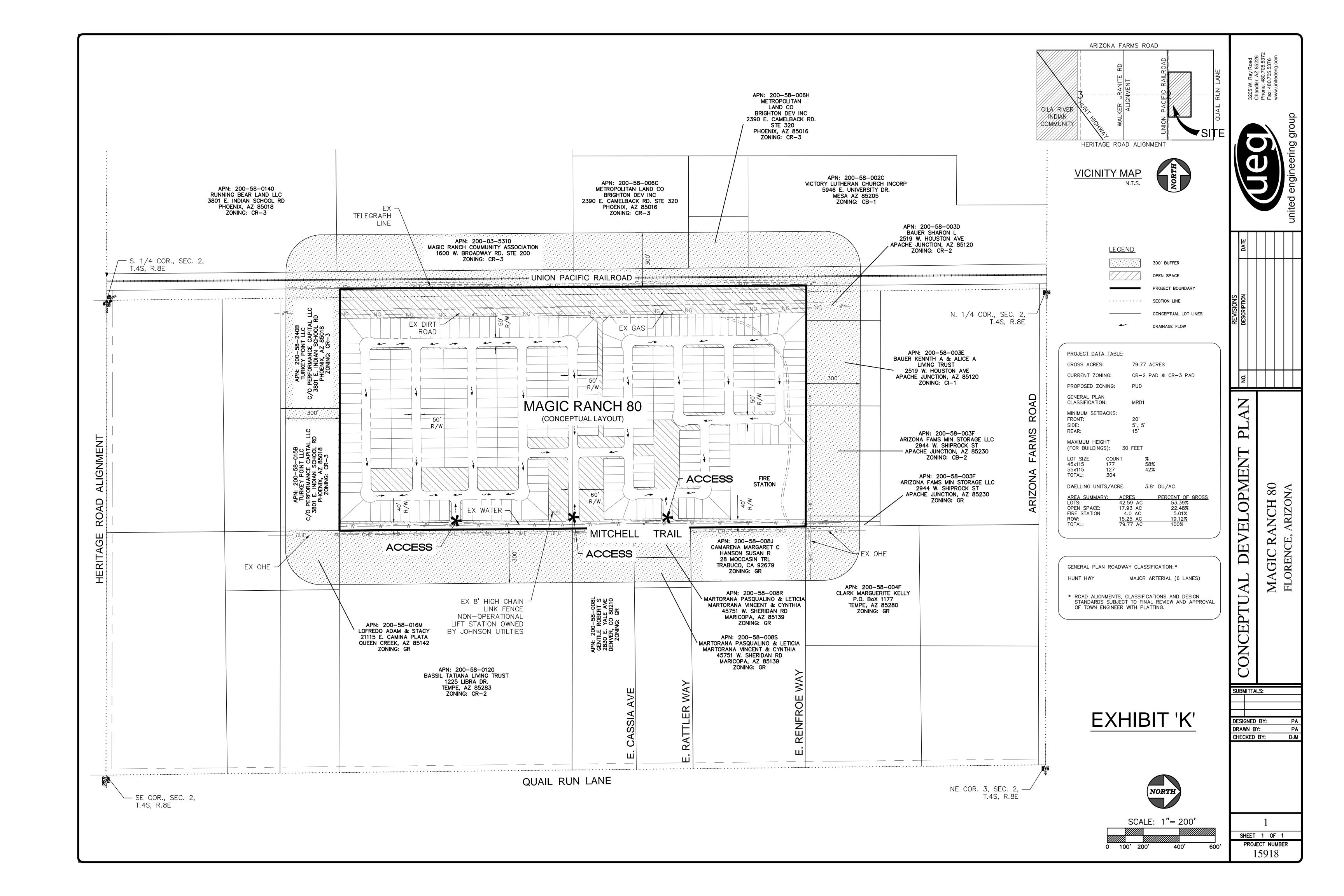
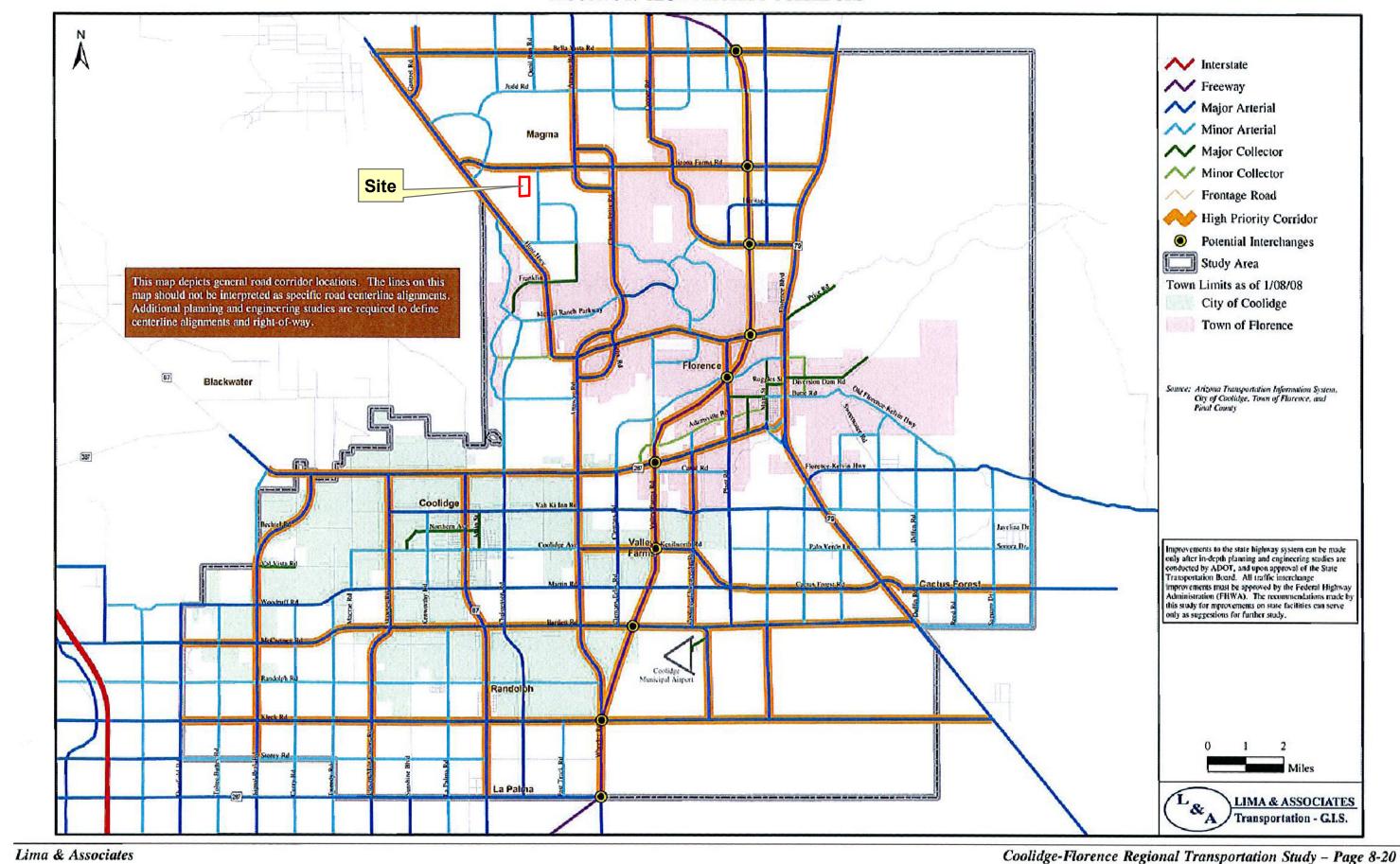


FIGURE 8-2. HIGH PRIORITY CORRIDORS







APPENDIX A

Planned Unit Ashburn at Magic Ranch

APPLICATION FOR REZONING

PROJECT NAME: 45	hburn at 1	Nagic Ranch				
APPLICATION TYPE:	Rezoning	M PUD	☐PUD Amendment			
1. Property Owner:	Phone: <u>480</u>	ms - Magic 6 00 N Guinay le, AZ 8525 -609-1200 @ Ron Mcrue	Fanch 80, LLC Center Drive, Svite 25: Fax: . com			
2. Applicant/Developer:	Name: United Engineering broup Address: 3205 Willay Rd, Stc I Chandler, AZ 85226 Phone: 480-705-5372 Fax: 480-705-5376 Email: Briddle @ United eng. com					
3. Address or Location of Arizona Fa	Property: On M	Mitchell Trail	, 14 mile South			
Name: Scc atta			F and 200-58-011			
Gross Acres	: 79.77	Net Acres:				
5. Current Zoning District	: County)	CR2 & CR3	PAO			
6. Proposed Zoning Distr	ict: . PUD					
SIGNATURE OF PROPE	10	REPRESENTATIVE	4123/14 DATE			
FOR STAFF USE ONLY:						
CASE NO.			E AND TIME			
PZ HEARING DATE						
1st TC HEARING DATE		FEE \$				
2 nd TC HEARING DATE		REVIEWED BY:				
RECOMMENDATION:	APPROVAL	DISAPPROVAL				

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: United Engineering Group 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: 1/ 90 acres located on N. Mitchell Trail; referred to as Megic Ronah 80 1/C Owner(s) Signature RON H. MCRAU **Print or Type Name Address** Telephone STATE OF ARIZONA SS County of MARICOPA On this 30 th day of , 20 13 , before me, the undersigned Notary Public, personally appeared R. H. Mc LAU known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and executed the same. acknowledged that R. H. McRAU

2013 General Plan Amendment Application

My commission expires:

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

Page 12 of 16



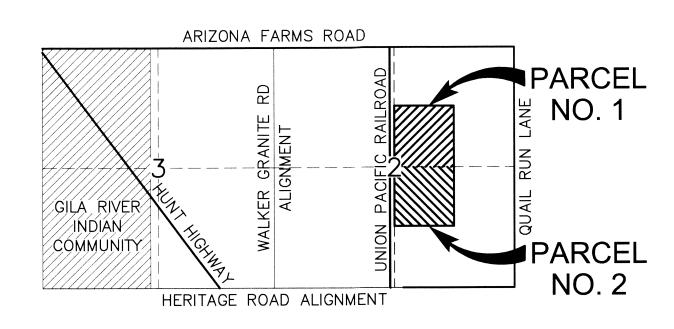
APPENDIX B

Planned Unit Ashburn at Magic Ranch

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

MAGIC RANCH 80

A PORTION OF THE EAST HALF OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 8 EAST AND A PORTION OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA,





SCHEDULE "B" ITEMS

- 1. TAXES FOR THE FULL YEAR OF 2012. (THE FIRST HALF IS DUE OCTOBER 1, 2012 AND IS DELINQUENT NOVEMBER 1, 2012. THE SECOND HALF IS DUE MARCH 1, 2013 AND IS DELINQUENT MAY 1, 2013).
- RESERVATIONS OR EXCEPTIONS IN PATENTS. OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- WATER RIGHTS, CLAIMS OR TITLE TO WATER, AND AGREEMENTS, COVENANTS, CONDITIONS OR RIGHTS INCIDENT THERETO, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS. THIS EXCEPTION IS NOT LIMITED BY REASON OF DISCLOSURE OF ANY MATTER RELATING TO WATER RIGHTS AS MAY BE SET FORTH ELSEWHERE IN SCHEDULE B.
- 4. ANY CHARGE UPON THE LAND BY REASON OF ITS INCLUSION IN MAGMA FLOOD CONTROL DISTRICT; PHOENIX ACTIVE MANAGEMENT AREA GROUNDWATER REPLENISHMENT DISTRICT; CENTRAL ARIZONA WATER CONSERVATION DISTRICT; PINAL COUNTY FLOOD CONTROL DISTRICT AND NEW MAGMA IRRIGATION AND DRAINAGE DISTRICT. (ALL ASSESSMENTS DUE ARE PAID CURRENT TO DATE OF POLICY).
- (5.) AN EASEMENT FOR PIPELINE AND INCIDENTAL PURPOSES RECORDED IN DOCKET 139, PAGE 15, OF OFFICIAL
- AS DOCKET 872, PAGE 275; DOCKET 878, PAGE 932 AND RE-RECORDED AS DOCKET 887, PAGE 322 AND THEREAFTER AS AFFECTED BY TERMINATION OF DECLARATION OF RESTRICTIONS RECORDED AS 2004-86974 AND TERMINATION OF EASEMENTS RECORDED AS 2007-66175. OF OFFICIAL RECORDS.
- (7.) ALL MATTERS AS SET FORTH IN ZONING CHANGE RESOLUTION, CASE NO. PZ-007A-98, RECORDED AS 98-21900 AND 98-21901, OF OFFICIAL RECORDS.
- \langle 8. \rangle an easement for natural gas pipeline and incidental purposes recorded as 2003-53309 and THEREAFTER REAL PROPERTY ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED AS 2006-107262, OF OFFICIAL RECORDS.
- (9.) AN EASEMENT FOR NATURAL GAS PIPELINE AND INCIDENTAL PURPOSES RECORDED AS 2003-56587 AND THEREAFTER REAL PROPERTY ASSIGNMENT AND ASSUMPTION AGREEMENT RECORDED AS 2006-107262, OF
- (10.) ALL MATTERS AS SET FORTH IN MEMORANDUM OF MASTER UTILITY AGREEMENT, RECORDED AS 2010-80569, OF OFFICIAL RECORDS.
- 11. ANY FACTS, RIGHTS, INTERESTS OR CLAIMS THAT WOULD BE DISCLOSED BY A CORRECT ALTA/ACSM SURVEY.
- 12. ANY FACTS ABOUT THE LAND THAT AN INSPECTION OR INQUIRY OF PARTIES IN POSSESSION WOULD DISCLOSE AND THAT ARE NOT SHOWN BY PUBLIC RECORDS.
- 13. ANY RIGHTS, INTEREST OR CLAIMS OF PARTIES IN POSSESSION OF THE LAND NOT SHOWN BY PUBLIC RECORDS. NOTE: THIS MATTER WILL BE MORE FULLY SET FORTH OR DELETED UPON COMPLIANCE WITH THE APPLICABLE REQUIREMENT.

NOTES:

- 1. THIS SURVEY WAS PREPARED IN ACCORDANCE WITH FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. 126025, DATED JANUARY 24, 2012 AT 5:00 PM.
- 2. THERE IS NO OBSERVABLE EVIDENCE OF BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.
- 3. THERE IS NO OBSERVABLE EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.
- 4. POSSIBLE ENCROACHMENTS ON PROPERTY: 1. AN EXISTING NON-OPERATIONAL LIFT STATION LOCATED IN THE NORTHWEST CORNER OF PARCEL NO. 2.

LEGAL DESCRIPTION:

PARCEL NO. 1:

PARCEL 7, BOOK 1 OF SURVEYS, PAGE 45, 46, AND 47, BEING THAT PORTION OF THE EAST HALF OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 2;

THENCE SOUTH O DEGREES 38 MINUTES 42 SECONDS EAST A DISTANCE OF 1331.68 FEET;

THENCE NORTH 89 DEGREES 56 MINUTES 34 SECONDS WEST A DISTANCE OF 1338.85 FEET TO THE POINT OF

THENCE NORTH 89 DEGREES 56 MINUTES 34 SECONDS WEST A DISTANCE OF 1338.92 FEET;

THENCE SOUTH O DEGREES 23 MINUTES 12 SECONDS EAST A DISTANCE OF 1295.56 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 24 SECONDS EAST A DISTANCE OF 1341.86 FEET;

THENCE NORTH O DEGREES 31 MINUTES 02 SECONDS WEST A DISTANCE OF 1293.61 FEET TO THE POINT OF BEGINNING.

PARCEL NO. 2:

PARCEL 11, BOOK 1 OF SURVEYS, PAGE 45, 46, AND 47, BEING THAT PORTION OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 2;

THENCE SOUTH O DEGREES 38 MINUTES 42 SECONDS EAST A DISTANCE OF 2623.36 FEET;

THENCE SOUTH 89 DEGREES 58 MINUTES 24 SECONDS WEST A DISTANCE OF 1341.71 FEET TO THE POINT OF **BEGINNING:**

THENCE SOUTH O DEGREES 31 MINUTES 02 SECONDS EAST A DISTANCE OF 1293.61 FEET;

THENCE SOUTH 89 DEGREES 53 MINUTES 23 SECONDS WEST A DISTANCE OF 1344.80 FEET;

THENCE NORTH O DEGREES 23 MINUTES 12 SECONDS WEST A DISTANCE OF 1295.56 FEET;

THENCE NORTH 89 DEGREES 58 MINUTES 24 SECONDS EAST A DISTANCE OF 1341.87 FEET TO THE POINT OF BEGINNING.

FLOOD ZONE:

ACCORDING TO THE FLOOD INSURANCE RATE MAP #04021C0875E, DATED DECEMBER 4, 2007. THIS PROPERTY IS LOCATED IN FLOOD ZONE "X". ZONE "X" IS DESCRIBED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.

SURVEYOR:

MERESTONE LAND SURVEYING 14820 NORTH CAVE CREEK ROAD PHOENIX, ARIZONA 85032 PHONE (602) 569-2000 FAX (602) 569-2021 CONTACT: GENE C. HARRISON II, R.L.S.

BASIS OF BEARINGS:

THE BASIS OF BEARINGS FOR THIS SURVEY WAS ESTABLISHED BETWEEN THE SOUTHEAST CORNER AND THE SOUTHEAST CORNER OF SECTION 2.

BEARING = $S00^{\circ}37'17"E$ (M) (ASSUMED)

NOTE: THE RECORD BEARING PER THE "PLAT OF SURVEY" AS RECORDED IN BOOK 1 OF SURVEYS, PAGE 46. PINAL COUNTY RECORDER = S00°38'42"W

AREA:

PARCEL NO. 1:

1,735,663.62 SF, OR 39.8454 AC., MORE OR LESS

PARCEL NO. 2:

1.738.977.93 SF, OR 39.9214 AC., MORE OR LESS

ZONING:

PARCEL NO. 1: CR-2 P.A.D. PARCEL NO. 2: CR-3 P.A.D.

CERTIFICATION:

TO: PALMS - MAGIC RANCH 80, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY; RMG REAL ESTATE SERVICES III, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY; THOMAS TITLE & ESCROW, L.L.C., AN ARIZONA LIMITED LIABILITY COMPANY; FIRST AMERICAN TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE "2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS", JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 3, 4, 6, 8, 11(b), 16, 17, 18, 20(b) OF TABLE A THEREOF. PURSUANT TO THE ACCURACY STANDARDS AS ADOPTED BY ALTA AND NSPS AND IN EFFECT ON THE DATE OF THIS CERTIFICATION, THE UNDERSIGNED FURTHER CERTIFIES THAT IN MY PROFESSIONAL OPINION. AS A LAND SURVEYOR REGISTERED IN THE STATE OF ARIZONA, THE RELATIVE POSITIONAL ACCURACY OF THIS SURVEY DOES NOT EXCEED THAT WHICH IS SPECIFIED THEREIN.

GENE C. HARRISON II, R.L.S., 22762

DATE

4-11-12

www.merestonelandsurvey.com

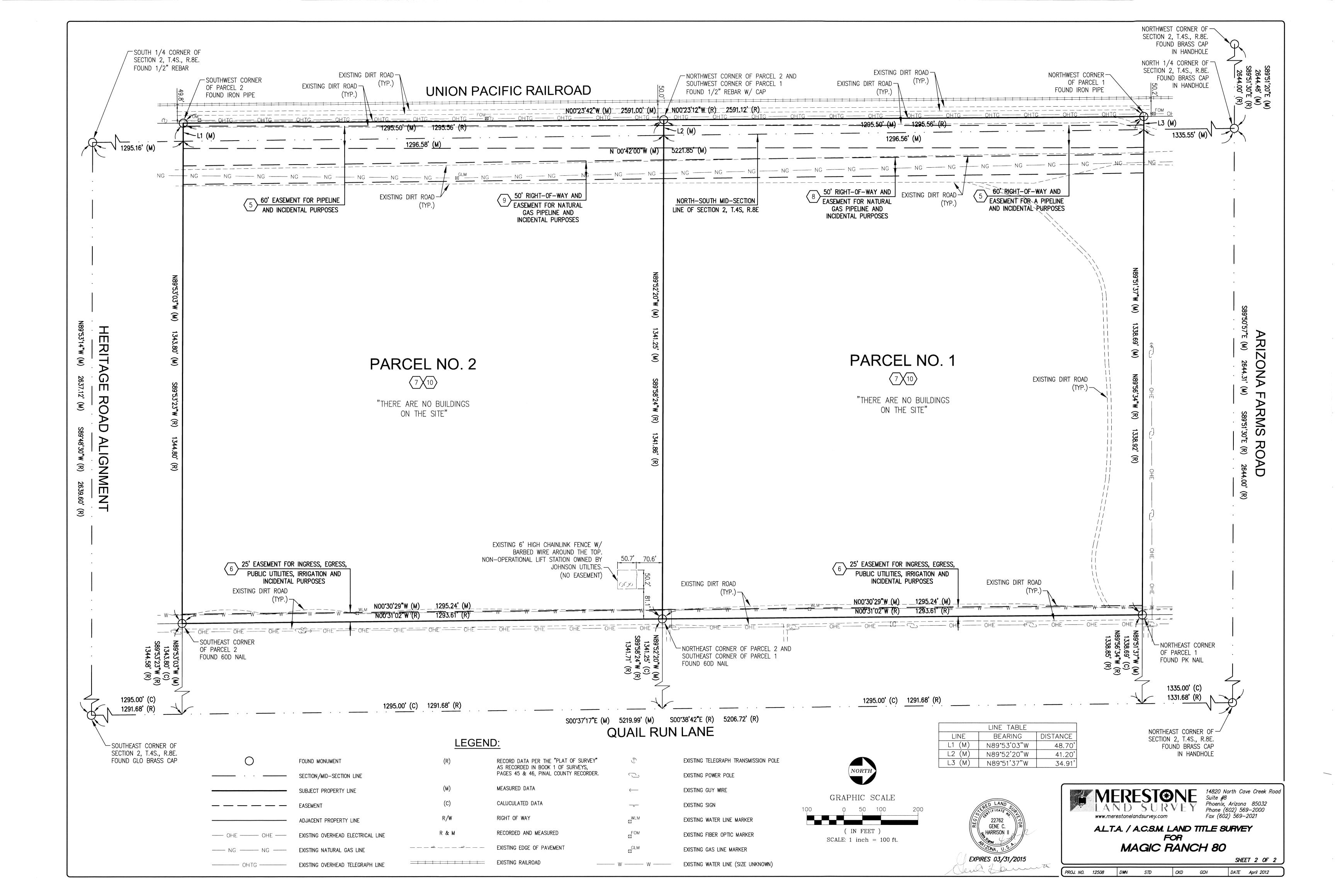
14820 North Cave Creek Road Phoenix, Arizona 85032 LAND SURVI Phone (602) 569-2000 Fax (6Ò2) 569-2021

A.L.T.A. / A.C.S.M. LAND TITLE SURVEY MAGIC RANCH 80

SHEET 1 OF 2

DATE April 2012 PROJ. NO. 12508 DWN STD CKD GCH





APPENDIX C

Planned Unit Ashburn at Magic Ranch

DEVELOPMENT SUMMARY

1) ACREAGE: GROSS

79.76 AC.

2) YIELD: 3) DENSITY: 320 LOTS 4.01 D.U./GR. AC.

4) OPEN SPACE: USEABLE 4.71 AC. / 5.9% TOTAL 14.59 AC. / 18.3%

5) ZONING: EXISTING CR-2 PAD. CR-3 PAD.

6) LOT SIZE: TYPICAL: 55'x110'

BENCHMARK

NGS DESIGNATION B 517, PID DU2292 ELEVATION = 1516.07 (NAVD 88 DATUM) ELEVATION = 1516.07 (MAVD 88 DATUM)
2.8 KM (1.75 MI) NORTHERLY ALONG U.S. HIGHWAY 89 (PINAL PARKWAY)
FROM THE JUNCTION OF STATE HIGHWAY 287 (BUTTE AVENUE) IN FLORENCE,
THENCE 7.4 KM (4.60 MI) WESTERLY ALONG HUNT HIGHWAY, THENCE 7.5 KM
WESTERLY ALONG ARIZONA FARMS ROAD, THENCE 0.1 KM (0.05 MI)
NORTHWESTERLY ALONG THE SOUTHERN PACIFIC RAILROAD, 6.8 M (22.3 FT)
SOUTHWEST OF THE NEAR RAIL, 3.7 M (12.1 FT) SOUTHWEST OF MILEPOST
951, 2.3 M (7.5 FT) NORTHEAST OF A UTILITY POLE STUB, 1.6 M (5.2 FT)
BELOW THE LEVEL OF THE TRACK, AND 0.5 M (1.6 FT) SOUTHEAST OF A
WITNESS POST. NOTE — ACCESS TO THE DATUM POINT IS THROUGH A 5—INCH

PIPE IN HANDHOLE AT THE INTERSECTION OF ARIZONA FARMS ROAD & SURREY LANE (N. 1/4 COR. SECTION 2, T.4S., R.8E.) ELEVATION = 1513.92 (NAVD 88 DATUM)

FD. PIPE MARKING THE NORTHWEST CORNER OF PARCEL 7 ELEVATION = 1511.55 (NAVD 88 DATUM)

FD. 1/2" REBAR W/CAP RLS #21081 MARKING THE SOUTHWEST CORNER OF PARCEL 11
ELEVATION = 1515.47 (NAVD 88 DATUM)

BASIS OF BEARINGS

THE BASIS OF BEARING IS THE NORTH LINE OF THE NORTHEAST QUARTER OF SECTION 2, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA. A BEARING OF SOUTH 89 DEGREES 51 MINUTES 30 SECONDS WEST WAS USED PER THE PLAT OF SURVEY RECORDED IN BOOK 1 OF SURVEYS, PAGES 45, 46, AND 47, RECORDS OF PINAL COUNTY, ARIZONA.

TRACT TABLE AREAS DESCRIPTIONS Gasline Easements, Equestrian Trail and Landscaping (where allowed) Retention, Landscape, Open Space and Equestrian Trail Tract 'B' - 2.54 ac. Tract "C" - 0.27 ac. Retention, Landscape, Open Space and Equestrian Trail Retention, Landscape, Open Space and Equestrian Trail Tract 'B' - 1.05 ac. Tract 'E' - 1.20 ac. Retention, Landscape and Open Space Tract 'F' - 0.12 ac. Landscape Tract 'G' - 0.17 ac. Landscape Tract 'H' - 0.05 ac. Landscape

TENTATIVE PLAT OF

ASHBURN at MAGIC RANCH - UNITS 1, 2 & 3 Parcels L & M of the MAGIC RANCH Planned Area Development

A RESUBDIVISION OF PARCELS 7 & 11 OF "MAGMA BUTTE RANCHES" AS RECORDED IN BOOK 1 OF SURVEYS PAGE 45, PINAL COUNTY RECORDS LOCATED IN SECTION 2 OF TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

OWNERS:

Graham and Peggy Driscoll 7912 E. North Lane Scottsdale, AZ 85258 Phone: (480) 391-4080

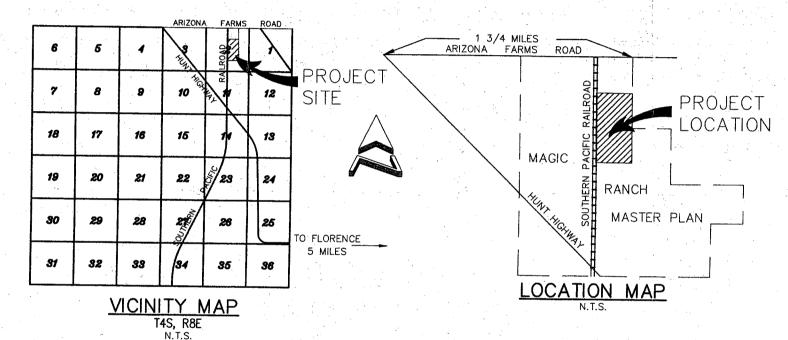
8639 E. Virginia Scottsdale, AZ 85257 Phone: (602) 525-8735

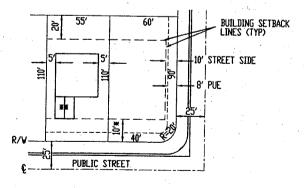
DEVELOPER: V&M HOMES

5803 S. 27th Street Phoenix, AZ 85040 Phone: (602) 304-9446 Fax: (602) 304-1235

ENGINEER:

STANDAGE AND ASSOCIATES. 409 S. El Dorado Mesa, AZ 85202 Contact: Bill Standage





TYPICAL LOT DETAIL * - 10' TO BUILDING, (18' TO GARAGE DOOR FRIM CURS)

UTILITY SERVICES

WATER & SEWER -JOHNSON UTILITY CO. QWEST



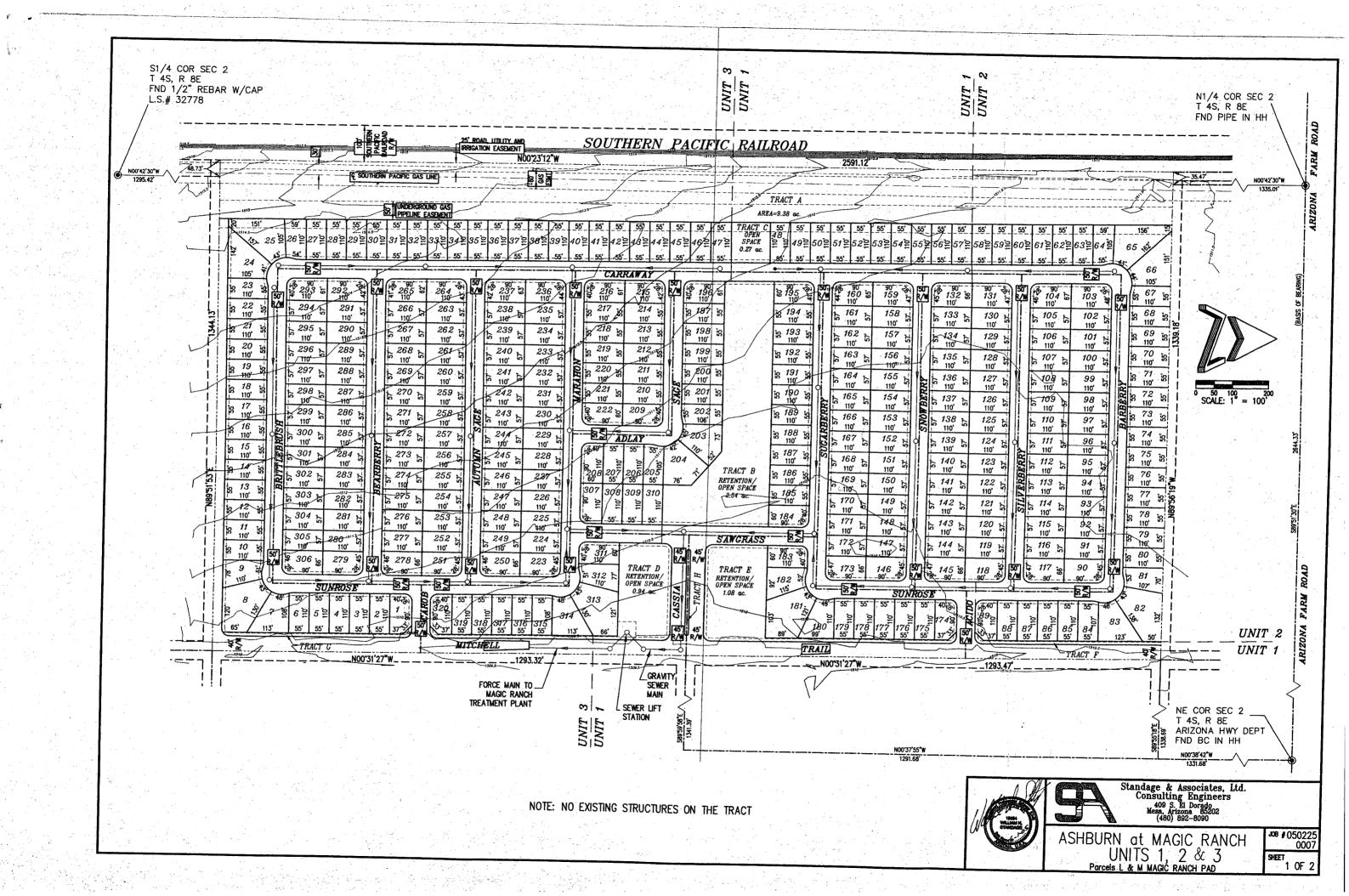


Standage & Associates, Ltd.
Consulting Engineers
409 S. El Dorado
Mesa, Arizona 85202
(480) 892-8090

ASHBURN at MAGIC RANCH UNITS 1, 2 & 3 Parcels L & M of the MAGIC RANCH PAD

JOB #050225 0007 SHEET 1 OF 2

Two marking days before you dig CALL FOR THE BLE STAYES (602) 263—1100 Blue Steler Conster CALL COLLETT





TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 9b.

MEETING DATE: September 2, 2014

DEPARTMENT: Community Development

STAFF PRESENTER: Mark Eckhoff, AICP

Community Development Director

SUBJECT: Ordinance No. 618-14: The Reserve at Lookout

Mountain PUD (PZC-02-14-PUD)

Action

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

RECOMMENDED MOTION/ACTION:

Motion to adopt Ordinance No. 618-14 for the Reserve at Lookout Mountain PUD.

REQUEST:

This is a request by United Engineering Group, on behalf of RMG Lucky Hunt LLC, for approval of the following:

A request to change the existing zoning on approximately 65 acres from Single-Residential Ranchette (R1-R) to Planned Unit Development (PUD). The Reserve at Lookout Mountain PUD is a proposed single-family residential community generally located on the west side of Hunt Highway at the Heritage Road alignment. This case is contingent upon the annexation of the property into the Town of Florence, per pending Annexation 2013-01.

BACKGROUND/DISCUSSION:

The purpose of this application is to change the zoning on the subject property from Single-Residential Ranchette (R1-R) to Planned Unit Development (PUD). This PUD lays out the land use characteristics for the development that will include single family residential homes and open space tracts. This PUD adheres to the Town's overall plan and Florence's vision for future build out. The proposed land use for this project will aid the Town in meeting their growth area goals and to help the expanding economy.

The proposed project encompasses 65.07 acres located adjacent to Hunt Highway, west of the future Walker Butte Pkwy alignment and the Oasis at Magic Ranch Master Planned Community, south of a large parcel of Arizona State Trust land and east of the Gila River Indian Community.

Subject: Ordinance No. 618-14 The Reserve At Lookout Mountain PZC-02-14-PUD

Meeting Date: September 2, 2014

Page 1 of 6

The subject site is currently within the jurisdiction of Pinal County; however, it is part of a large annexation by the Town of Florence. The Reserve consists of three parcels, 200-25-001C, 200-25-001E and 200-25-001F. Currently, the Reserve at Lookout Mountain PUD is mostly raw desert and there are remnants of an old storage shed and a small abandoned granite mining operation. The topography varies from relatively flat with a slight slope from south to north, to area with slopes of 18% and greater.

The surrounding properties in the area include vacant desert land, Gila River Indian Community, Johnson Utilities WWTP, Lookout Mountain PUD, future commercial center and the Magic Ranch Master Planned Community. Downtown Florence is located approximately 12 miles southeast of the site.

ANALYSIS:

The Reserve lies within the designated "Middle Suburban" growth area. The General Plan identifies the property within one of six areas that will assist the Town of Florence in meeting its growth area goals and help shape the Town's character and future expanding economy.

Residential Development

The Reserve at Lookout Mountain development intends to develop as a premier hillside community with multiple residential lot sizes of 50' x 115' and 60' x 120'. In addition, the development will include pocket parks, a looped trail system, and a common community design identity. The community will be developed in phases under a "Planned Unit Development" master plan and per the Development Agreement being negotiated concurrently with the annexation.

The density proposed for the project will remain consistent with the General Plan with a maximum of 4.0 dwelling units per acre or 260 residential lots and residential uses permitted within this PUD range from lots sizes for the area of 5,175 sq. ft. to larger 7,200 sq. ft. lots.

Architectural styles will vary with the final design and the sizing of homes. It is envisioned that the master developer will help determine the character of the homes being built within the project. Builders will be encouraged to offer a variety of options to individualize the homes, color variety, and low-water-use front yard designs.

A Conceptual Development Plan has been prepared to demonstrate a potential configuration for the various housing lots, circulation pattern, and open space/recreation opportunities. The opportunity to develop a unique community utilizing the hillside and open space has been incorporated into the layout with the use of looped trail systems. The final lotting layout will be determined with preparation of a preliminary plat.

Hillside Residential Requirements

Subject: Ordinance No. 618-14 The Reserve At Lookout Mountain PZC-02-14-PUD

Meeting Date: September 2, 2014

Page 2 of 6

No lots shall be developed where a natural slope of 18% percent or greater is present. The 18% percent slope line will be determined by slope analysis provided by the applicant. The Community Development Director may require the slope analysis to be certified by a qualified civil engineer or licensed surveyor.

Open Space, Parks and Trails

A minimum of 15% overall open space area will be required based upon the total site acreage (65.07 acres) of the Project. Therefore, a minimum of 9.7 acres will be necessary for open space within the community. Open space for the project will consist of a network of hillside preserve, looped trails, parks, pedestrian pathways, tot lots, ramadas, retention areas, and landscape buffers along the arterial and collector roadways. Pathways are connected by sidewalks and streets so the recreation system is fluid and 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 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. Parks, trails and path areas are to be developed to the standards set forth in the 2008 Town's Parks, Trails and Open Space Master Plan. All paths and trail systems shall be lighted to help ensure pedestrian safety except for the hillside trails. Only the hillside trailhead will be lighted.

Utilities

All existing and new onsite utilities that will serve the subject site will be placed underground except as approved by the Town Engineer. 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.

Water

Potable water for the project will be provided by Johnson Utilities. A water master plan report and plans, meeting the approval of the Town Engineer, are required prior to the approval of final plats for this development. If required, this PUD shall permit the placement of the necessary water infrastructure, including, but not limited to, water mains, wells, pumps, and water storage facilities within the project.

Subject: Ordinance No. 618-14 The Reserve At Lookout Mountain PZC-02-14-PUD

Meeting Date: September 2, 2014

Page **3** of **6**

Sewer

Sewer service for the project will be provided by Johnson Utilities. A sewer master plan study and plans, meeting the approval of the Town Engineer, are required prior to the approval of final plats for this development. If required, this PUD shall permit the placement of the necessary sewer infrastructure, including, but not limited to sewer mains, recharge areas, and lift stations within the project.

Transportation

The transportation and circulation plan will be developed consistent with recommendations from the Community Development Director and Town Engineer as well as the approved Lookout Mountain Traffic Impact Study which identifies the point of ingress/egress for this project. The Reserve will share a point of ingress/egress off Hunt Highway with the proposed neighboring Lookout Mountain project and an adjacent commercial center. Required improvements, as well as any potential phasing of required improvements, shall be further determined upon the review of detailed construction plans for the subject site.

General Plan

The subject site's proposed uses and PUD Zoning are consistent with the Town of Florence 2020 General Plan. The subject site retains the General Plan designation of Medium Density Residential 1(MDR1).

PUBLIC PARTICIPATION:

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

- A notice for the Planning and Zoning Commission public hearings was mailed to all property owners within 300 feet of the site
- Property Posting (Sign) Notice of public hearing for a Planned Unit Development was posted on the site
- Advertisements in the local Town paper
- One public hearing for the Planning and Zoning Commission
- Town Council public hearing and action meeting

As of this writing, staff has not received any public comments on this case.

Subject: Ordinance No. 618-14 The Reserve At Lookout Mountain PZC-02-14-PUD

Meeting Date: September 2, 2014

HEARINGS:

June 19, 2014 Planning and Zoning Public Hearing

August 4, 2014 Town Council Public Hearing and 1st Reading

September 2, 2014 2nd Reading and 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 zoning is consistent with the Town of Florence 2020 General Plan
- 2. The zone change from Single-Residential Ranchette (R1-R) to Planned Unit Development (PUD) for The Reserve at Lookout Mountain is consistent with the MDR1 General Plan land use designation.

The Planning and Zoning Commission found that The Reserve at Lookout Mountain Planned Unit Development (PZC-02-14-PUD) is 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 a unanimous favorable recommendation on The Reserve at Lookout Mountain Planned Unit Development, as described in Exhibit A, to the Mayor and Town Council, subject to the following conditions listed within the recommendation.

FINANCIAL IMPACT:

This Planned Unit Development will have no immediate financial impact; however, future residential development of the subject area will have a positive impact on the Town.

RECOMMENDATION:

Motion to adopt Ordinance No. 618-14, subject to the following conditions:

 The development of the subject site shall be in conformance with The Reserve at Lookout Mountain Planned Unit Development (PUD) development book dated May 13, 2014, any applicable Development Agreements, Town codes and ordinances.

Subject: Ordinance No. 618-14 The Reserve At Lookout Mountain PZC-02-14-PUD

Meeting Date: September 2, 2014

Page **5** of **6**

- 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.
- 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 Planning
 Department reviews and approvals of development/construction plans and
 engineering reports.
- 4. Final plans for grading, drainage, infrastructure phasing, right-of-way dedications, roadway improvements, water plans and sewer plans are subject to the review and approval of the Town Engineer.
- 5. 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, building materials, lighting, parking, landscaping, grading, drainage, access, circulation, building colors, signage, building locations, buffering, sanitation, walls, fences, fire protection and compatibility with surrounding properties. Design Review approval is required prior to the issuance of building permits for the site.
- 6. Any additional conditions deemed necessary by the Town Council.

ATTACHMENTS:

Ordinance No. 618-14 Exhibit A Exhibit B Application materials

Subject: Ordinance No. 618-14 The Reserve At Lookout Mountain PZC-02-14-PUD

Meeting Date: September 2, 2014

ORDINANCE NO. 618-14

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE RESERVE AT LOOKOUT MOUNTAIN PLANNED UNIT DEVELOPMENT (PZC-02-14-PUD).

WHEREAS, a request to change the existing zoning on the subject properties from Single-Residential Ranchette (R1-R) to 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 Reserve at Lookout Mountain 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, Arizona, an unanimous favorable recommendation for the Reserve at Lookout Mountain PUD, subject to certain conditions; and

WHEREAS, said proposal has been considered by the Mayor and Council of the Town of Florence, Arizona, and the Reserve at Lookout Mountain 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 RESOLVED 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 attached hereto, from Single-Residential Ranchette (R1-R) to Planned Unit Development (PUD), subject to the following condition:

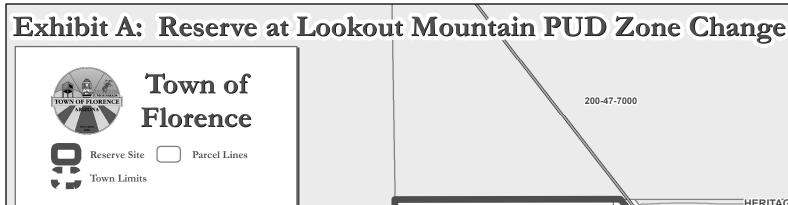
- The development of the subject site shall be in conformance with The Reserve at Lookout Mountain Planned Unit Development (PUD) development book dated May 13, 2014, any applicable Development Agreements, Town codes and ordinances.
- 2. Property Owners agree to waive claims for diminution in value pursuant 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

Planning Department reviews and approvals of development/construction plans and engineering reports.

- 4. Final plans for grading, drainage, infrastructure phasing, right-of-way dedications, roadway improvements, water plans and sewer plans are subject to the review and approval of the Town Engineer.
- 5. 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, building materials, lighting, parking, landscaping, grading, drainage, access, circulation, building colors, signage, building locations, buffering, sanitation, walls, fences, fire protection and compatibility with surrounding properties. Design Review approval is required prior to the issuance of building permits for the site.

PASSED AND ADOPTED by the Mayor and Council of the Town of Florence, Arizona, this 2nd day of September 2014.

	Tom J. Rankin, Mayor
ATTEST:	APPROVED AS TO FORM:
Lisa Garcia, Town Clerk	James E. Mannato, Town Attorney



Legal Description

Parcel No. 1:

The North half of the Northwest Quarter of the Northeast Quarter and the North half of the South half of the Northwest Quarter of the Northeast Quarter of Section 10, Township 4 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Parcel No. 2:

The North half of the Northeast Quarter of the Northeast Quarter of Section 10, Township 4 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, lying West of Hunt Hwy Right of Way line.

Parcel No. 3:

It is the user's responsibility to verify all information conatined herein

The South half of the south half of the Northwest Quarter of the Northeast Quarter and the North half of the Southwest Quarter of the Northeast Quarter of Section 10, Township 4 South, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County.

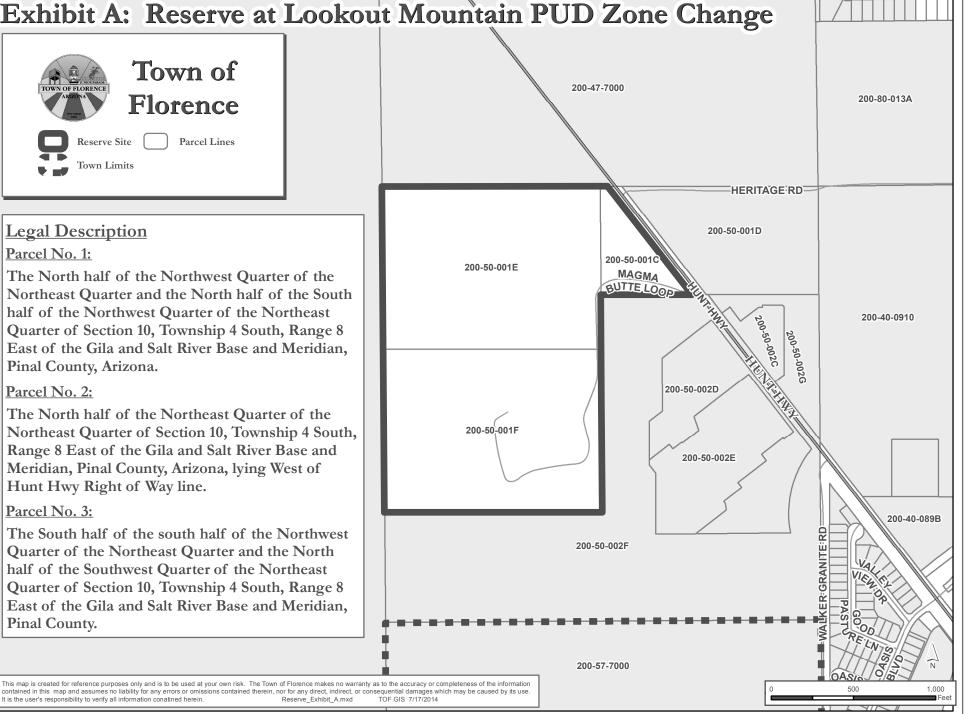


EXHIBIT B

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-02-14-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-02-14-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-02-14-PUD. Except as expressly set forth in the Zone Change/Planned Unit Development Application PZC-02-14-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.

Parcel(s) Numbers PMG Lucky Hunt 65 LLC, on Avisona limited liability Companible Py: RMG Avisona Proporties Holding XXI, LLC, an Avisona limited liability Companible Py: RMG Avisona Proporties Holding XXI, LLC, an Avisona limited liability Companible Owner(s) Signature Authorized Agent	y peny
Print or Type Name	
STATE OF ARIZONA) County of MARICORA) ss	
On this	
IN WITNESS WHEREOF, I hereto set my hand and official seal. My commission expires: 2/26/20/7	tons ITY 1, 2017
Notary Public	*3 ∮

APPLICATION FOR REZONING

PROJECT NAME: 1he	Keserve at La	exhaut Mountain	
APPLICATION TYPE:	Rezoning	∑ PUD	☐PUD Amendment
1. Property Owner:	Address: 4800 N		Suite 255 Fax: 480-649-1130
2. Applicant/Developer:	Phone: 480-765- Email: 5 ha mil	1@ unitedens con	Fax: <u>480-765-5316</u> n
3. Address or Location of	Property: SUC H	unt Hwy & Heritag	eKd
4. Legal Description of Pr Name: A Portion of A Township 4 South II Tax Parcel N Gross Acres: 5. Current Zoning District:	he Northeast Quest	-25-001C \$ 200-	·25-001E
 Current Zoning District. Proposed Zoning District. 			
6. Proposed Zorling Distri	UI		
SIGNATURE OF PROPER	RTY OWNER <u>or</u> RE	PRESENTATIVE	/2-//-/ 3 DATE
SIGNATURE OF PROPER	RTY OWNER <u>or</u> RE	PRESENTATIVE	
SIGNATURE OF PROPER FOR STAFF USE ONLY:		PRESENTATIVE APPLICATION DATE A	DATE
FOR STAFF USE ONLY: CASE NO. PZC-07 PZ HEARING DATE		APPLICATION DATE A	DATE ND TIME
FOR STAFF USE ONLY: CASE NO. PZC-07 PZ HEARING DATE		APPLICATION DATE A	DATE

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.

Review and/or Preliminary/Final Plat, is not the owner of the property.
I/we, the Undersigned, do hereby grant permission to: United Engineering Group
to act on my/our behalf for the purpose of obtaining 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: +/-65 acres located at the SEC of Hunt Hwy & Arizona Farms Rd, referred to as RMG Lucky Hunt 65, LLC
Proc Lucky Hunt 65, LLC, on fitous limited liberity company. Re. Das Among Properties Holding BET LLC, on Among limited labority
Owner(s) Company of he is
I'm Manager
Signature
Rusald H. Makse
Print or Type Name
Address
8800 N Gainey Center Dr unit 255
Scottsdale AZ, 85258
Telephone
480-609-1200
STATE OF ARIZONA)) ss County of MARICOPA)
On this
N WITNESS WHEREOF, I hereto set my hand and official seal.
My commission expires: // / / / / / / / / / / / / / / / / /
Notary Public State of Arizona Maricopa County Marsha K Griep Motary Public Motary Public Motary Public

Design Review Application

Page 9 of 11

United Engineering Group



At Lookout Mountain

Planned Unit Development (PUD)

Florence, Arizona

May 13th, 2013

PLANNED UNIT DEVELOPMENT (PUD) NARRATIVE

FOR

The Reserve At Lookout Mountain

Submitted to Town of Florence, Arizona

December 17th, 2013

Revised May 13th, 2014

APPLICANT/PROPERTY OWNER

RMG LUCKY HUNT, LLC

8800 N. Gainey Center Drive Suite 255 Scottsdale, AZ 85258 (480) 609-1200

AGENT/ENGINEER

UNITED ENGINEERING GROUP, LLC

3205 W. Ray Road Suite 1 Chandler, AZ 85226 (480) 705-5372

UEG Project No. 15922

Planned Unit The Reserve

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- A. Vicinity Map
- B. Assessor Parcel Map
- C. Topographic Map
- D. Slope Analysis
- E. FEMA FIRM Map
- F. Florence 2020 General Plan
- G. Florence Existing Zoning
- H. Florence Proposed Zoning
- I. Area Circulation Map

APPENDIX

- A. Rezoning / PUD Application
- B. Legal Description
- C. Conceptual Development Plan
- D. Reciprocal Easement Agreement

1.0 PURPOSE OF REQUEST

The purpose of this report is to establish and request the approval of Planned Unit Development (PUD) zoning for The Reserve at Lookout Mountain ("The Reserve" or "The Project"), an approximate 65 acre community. This PUD lays out the land use characteristic for the development. The PUD calls for singlefamily residential, open space tracts and hillside uses.

This project narrative serves as an application to the Town of Florence to establish The Reserve PUD zoning. The signed Rezoning/PUD Amendment application can be found in Appendix A.



Figure 1 - Conceptual Lotting Plan

2.0 EXISTING SITE CONDITIONS

The Reserve is located adjacent to Hunt Highway, west of the future Walker Butte Pkwy alignment and the Oasis at Magic Ranch Master Planned Community, south of a large parcel of Arizona State Trust land, and east of the Gila River Indian Community (See Exhibit A – Vicinity Map). The Project is currently within the jurisdiction of Pinal County, however, it is part of a large annexation initiated by the Town of Florence. The annexation is expected to be completed in 2014. The Project consists of three (3) parcels, 200-25-001C, 200-25-001E, and 200-25-001F totaling 65.077 acres (See Exhibit B - Assessor Parcel Map). A legal description for the subject site can be found in Appendix B.



Figure 2 - Hillside



Figure 3 - Hillside Views

The Project is currently mostly raw desert. There are remnants of an old storage shed and what appears to be a small abandoned granite mining operation. The topography varies from relatively flat with a slight slope from south to north, to area with slopes of 18% and greater. There are two significant peaks on the site, one rising 75 feet above the entry elevation and the other 125 feet (See **Figure 1 & 2** as well as **Exhibit C –Topographic Map and Exhibit D – Slope Analysis**). The property is located within Flood Zone 'X' areas determined to be outside of the 100-year and 500-year floodplain (See **Exhibit E – FIRM Map** {Map No. 04021C0850E, dated December 4, 2007}).

The property has a land use designations of Medium Density Residential (MDR1) which allows between 4.0 - 8.0 du/ac (See Exhibit F – Florence 2020 General Plan, Exhibit G – Florence Existing Zoning, and Exhibit H – Proposed Florence Zoning).

Transportation corridors and area circulation will be developed in conformance with the Town's General Plan. See Exhibit I – Area Circulation Map for a representation of the major roadways in the areas of the subject site.

3.0 RELATIONSHIP TO SURROUNDING PROPERTIES

The surrounding properties in the area include vacant desert land, Gila River Indian Community, Johnson Utilities WWTP, Lookout Mountain PUD, future Barclay/Fry's commercial center, and the Magic Ranch Master Planned Community and Golf Course. Downtown Florence is located approximately 12 miles southeast of the site via major roadways.

The surrounding General Plan land use designations are as follows:

North: Medium Density Residential (MDR1) and Community Commercial (CC) South: Medium Density Residential (MDR1) and Community Commercial (CC) Medium Density Residential (MDR1) and Community Commercial (CC) East:

West: Gila River Indian Community (GRIC)

The surrounding zoning districts are as follows:

North: General Rural (GR) – Pinal County

South: Planned Area Development (PAD) - Pinal County Planned Area Development (PAD) – Pinal County

West: Gila River Indian Community (GRIC)

Refer to Exhibit F - Florence 2020 General Plan and Exhibit G - Florence Existing Zoning for a map of the subject site and surrounding properties.

4.0 RELATIONSHIP TO TOWN OF FLORENCE LAND USE PLAN

The Reserve lies within the designated "Middle Suburban" growth area. The General Plan identifies the property within one of six areas that will assist the Town in meeting its growth areas goals, will greatly shape the Town's character and are vital to its expanding economy.

The subject site currently consists of MDR1 Medium Density Residential (4 to 8 homes per acre) (Refer to Exhibit F – Florence 2020 General Plan):

The land use designation proposed with this application is consistent with the General Plan for the subject site.

5.0 PRELIMINARY DEVELOPMENT PLAN

The Reserve at Lookout Mountain development intends to develop as a premier hillside community with multiple residential lot sizes of 50'x115' and 60'x120'. In addition, the development will include pocket parks, a looped trail system, and a common community design identity (Refer to the Conceptual Development Plan located in **Appendix C**). The community will be developed in phases under a "Planned Unit Development" master plan and per the Development Agreement being negotiated concurrently with the annexation.

The density proposed for the project will remain consistent with the General Plan with a maximum of **4.0 dwelling units per acre** or **260 residential lots**.

5.1 Residential

Residential uses permitted within the Project range from lots sizes typical for the area of 5,175 s.f. to larger 7,200+ s.f. lots. The residential land use, Medium Density Residential (MDR1), within the Project will be subject to the requirements in, **Table 1: Residential Development Standards**, as well as other applicable Town standards and codes.

Architectural styles will vary with the final design and the sizing of homes. It is envisioned that the master developer will help determine the character of the homes being built within the Project. Builders will be encouraged to offer a variety of options to individualize the homes, color variety, and low-water-use front yard designs.

A Conceptual Development Plan has been prepared to demonstrate a potential configuration for the various housing products, circulation pattern, and open space/recreation opportunities. The opportunity to develop a unique community utilizing the hillside and open space has been incorporated into the layout with the use of looped trail systems. The final lotting layout will be determined with preparation of a preliminary plat.

All residential products will be subject to the Town's Design Review process.

Table 1 - Residential Development Standards

Land Use	Min. Lot Area (sf)	Min. Lot Width (ft)	Min. Setbacks (ft)	Max. Build. Height (ft)	Min. Distance Between Bldg's (ft)
S.F.R.	7,000 SF (60' x 120')	60′	Front $-20'$ (1,2) (garage door facing street) Rear $-15'$ (2,3) Side $-5'$ (2); Street Side $-10'$	35' ⁽⁵⁾	10'
S.F.R.	6,000 SF (55' x 115')	55′	Front $-20'$ (1,2) (garage door facing street) Rear $-15'$ (2,3) Side $-5'$ (2); Street Side $-10'$	35' ⁽⁵⁾	10'
S.F.R.	5,500 SF (50' x 115')	50′	Front $-20'$ (1,2) (garage door facing street) Rear $-15'$ (2,3) Side $-5'$ (2); Street Side $-5'$	35' ⁽⁵⁾	10'
S.F.R.	5,000 SF (45' x 115')	45′	Front $-20'$ (1,2) (garage door facing street) Rear $-15'$ (2,3) Side $-5'$ (2); Street Side $-5'$	35' ⁽⁵⁾	10'

Notes:

- 1. Side entry garage or living area 10'
- 2. Fireplace, Chimneys, and Architectural projections may extend 2' into all setbacks
- 3. Patio Cover 5'
- 4. Patio covers may encroach into side and rear setbacks 5'
- 5. Max building height will be limited to 30' on slopes of 10% or greater as per the slope analysis.

5.1.1 Single Family Residential

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. This project includes an appropriately balanced mix of lots. The Reserve was planned with sensitivity to the planned land uses within the development and to the surrounding areas. To achieve diversity, the final design may feature a mix of SFR areas with lots ranging from 5,175 s.f. to over 7,200 s.f. for the neighborhoods. The Project will be subject to the development standards listed within **Table 1,** as well as other applicable Town standards and codes.

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. 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.

5.1.2 Hillside Residential Requirements.

5.1.2.1 Slope Development Restrictions.

No lots shall be developed where a natural slope of eighteen (18) percent or greater is present. The eighteen (18) percent slope line will be determined by slope analysis provided by the applicant as described under subsection 5.1.2.6 of this section. The community development director may require the slope analysis to be certified by a qualified civil engineer or licensed surveyor (Refer to Exhibit D - Slope Analysis to illustrate to existing slopes within the Project).



5.1.2.2 Minimum Lot Size.

Minimum lot size shall be 5,000 sq.ft. within a slope category of eighteen (18) percent or less

5.1.2.3 Building Height.

Dwellings and other accessory structures shall not exceed thirty (30) feet in overall height, provided that on slopes of less than ten (10) percent, the overall height shall not exceed thirty-five (35) feet.

5.1.2.4 Setbacks and Other Site Development Criteria.

Front, side and rear setbacks and other site development standards not specifically referenced in this section shall be subject to the residential development standards within Table 1.

5.1.2.5 Slope Calculations.

For the purposes of this section, the following method will be used to determine slope.

- a. "Slope" is defined as the relationship between the change in elevation (rise) of the land and the horizontal distance (run) over which that change in elevation occurs. The percent of any given slope is determined by dividing the rise by the run on the natural slope of land, multiplied by one hundred (100).
- b. For the purpose of determining the amount and location of land falling into each slope category, the applicant shall submit to the community development department, at the time of application, a base topographic map of the subject site prepared and signed by a registered civil engineer or licensed land surveyor. Such a map shall have a scale of not less than one inch to two hundred (200) feet and a contour interval of not more than ten (10) feet.
- c. This base topographic map shall include all adjoining properties within fifty (50) feet of the site boundaries. Slope bands in the range of less than ten (10) percent, ten (10) to eighteen (18) percent, and greater than eighteen (18) percent shall be delineated on the topographic map. The map shall be accompanied by a tabulation of the land area in each slope category specified in acres. The exact method for computing the percent slope and area by percent slope category is to be sufficiently described and presented so that a review can readily be made.

Refer to **Exhibit D** for the Project Slope Analysis.

5.1.2.6 Slope Mapping Method.

- a. The percent slope of any particular piece of land shall be plotted on the map as described in this subsection.
- b. In preparing a slope map, those portions of ravines, ridges and terraces of less area generally sloping at twenty-five (25) percent slope or greater, shall be regarded as part of the bordering twenty-five (25) percent slope or greater band.

5.2 Open Space, Parks and Trails

A minimum of 15% overall open space area will be required based upon the total site acreage (65.077 acres) of the Project. Therefore, a minimum of 9.7 acres will be necessary for open space within the community.

Open space for the Project will consist of a network of hillside preserve, looped trails, parks, pedestrian pathways, tot lots, ramadas, retention areas, and landscape buffers along the arterial and collector roadways. Pathways are connected by sidewalks and streets so the recreation system is fluid and highly accessible (See Figure 3 Sample Walking Trail).

The landscape design concept for the open space areas will include the use of shade trees, shrubs, ground cover, and



Figure 4 - Sample Walking Trail

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 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. Parks, trails and path areas are to be developed to the standards set forth in the Town's Parks, Trails and Open Space Master Plan. All paths and trail systems shall be lighted to help ensure pedestrian safety except for the hillside trails. Only the hillside trailhead will be lighted.

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, and walkways. Turf play areas may also be provided for additional activities.

5.3 Entry Monuments, Walls and Project Theme

Monumentation features and entry landscaping have not been determined for The Reserve at Lookout Mountain, but will be planned and designed to establish a theme for this master planned community. A comprehensive sign plan will be provided for the development. Materials, colors, and construction methods for entry monuments are subject to some variation, so long as the proposed character and theme of the monuments is preserved and per the approval of the Community Development Director.

Perimeter and other wall materials, designs, and colors, will carry on the project's theme established by the project's monument signage and landscaping. View walls will be determined

at the final design and per association guidelines. Wall and fence heights will be limited to a maximum height of six (6) feet. Materials, colors, and construction methods for theme, view and accent walls are subject to some variation, so long as the proposed character and theme of the walls is preserved and per the approval of the Community Development Director.

5.4 Front Yard Landscaping

Front yard landscaping is required for all homes and unless approved by the Community Development 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 Community Development 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 Community Development 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.

6.0 UTILITIES

All existing and new onsite utilities that will serve the subject site will be placed underground except as approved by the Town Engineer. 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.

Table 2 - Utility Providers

Services	Provider	Location
Electrical	APS	At Site
Telephone	Century Link	At Site
Cable	Cox	At Site
Natural Gas	None	To be Extended
Potable Water	Johnson Utilities	At Site
Sanitary Sewer	Johnson Utilities	At Site
Fire and Emergency	Town of Florence	Facility at Anthem Merrill
		Ranch and Town of Florence

6.1 Water

Potable water for the Project will be provided by Johnson Utilities. A water master plan report and plans, meeting the approval of the Town Engineer, are required prior to the approval of Final Plats for this development. If required, this PUD shall permit the placement of the necessary water infrastructure, including, but not limited to water mains, wells, pumps, and water storage facilities within the project.

6.2 Sewer

Sewer service for the Project will be provided by Johnson Utilities. A sewer master plan study and plans, meeting the approval of the Town Engineer, are required prior to the approval of Final Plats for this development. If required, this PUD shall permit the placement of the necessary sewer infrastructure, including, but not limited to sewer mains, recharge areas, and lift stations within the project.

7.0 TRANSPORTATION

The transportation and circulation plan will be developed consistent with recommendations from the Community Development Director and Town Engineer as well as the approved Lookout Mountain traffic impact study which identifies the point of ingress/egress for this Project. The Reserve will share a point on ingress/egress off Hunt Highway with the neighboring Lookout Mountain and Barclay/Fry's commercial center. The shard access point has been established via a **Reciprocal Easement Agreement** recorded in Pinal County under fee number: 2005-160220 (See **Appendix D – Reciprocal Easement Agreement**). Lookout Mountain is controlled under another McRae Group Entity and a similar agreement will be entered into between the Project and Lookout Mountain. Required improvements, as well as any potential phasing of required improvements, shall be further determined upon the review of detailed construction plans for the subject site.

Roadway standards, roadway development, and traffic impact analysis reports (as requested by the Town) will be subject to review and approval of the Town Engineer.

The design, phasing, and construction of Hunt Highway will be subject to compliance with the *Roadway Alignment and Dedication Development Agreement* recorded and approved in June 2007 (Pinal County Recorder No. 2007-073827), as well as all applicable Town codes.

8.0 GRADING AND DRAINAGE

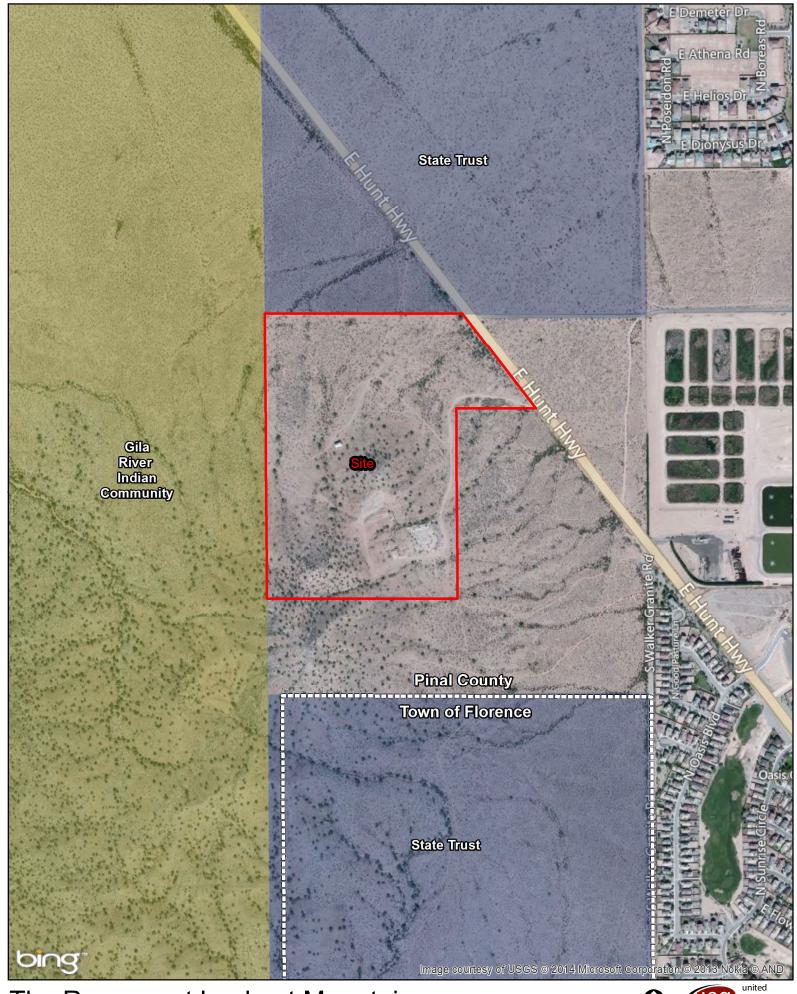
The topography varies from relatively flat with a slight slope from south to north, to area with slopes of 18% and greater. There are two peaks on the site, one rising 75 feet above the entry elevation and the other 125 feet. (See **Exhibit C –Topographic Map and Exhibit D – Slope Analysis**). The property is located within Flood Zone 'X' areas determined to be outside of the 100-year and 500-year floodplain (See **Exhibit E – FIRM Map** {Map No. 04021C0850E, dated December 4, 2007}).

Preliminary and final grading and drainage plans and reports will be subject to the review and approval of the Town Engineer.

9.0 COVENANTS, CONDITIONS AND RESTRICTIONS (CC&R'S)

Common areas within The Reserve at Lookout Mountain will be subject to maintenance by a Home Owners Association (HOA) which will be established in conjunction with development of Phase I of the Master Plan. CC&R's The Reserve that include language for the establishment of a HOA and provision for creation of liens in conjunction with the HOA for maintenance funding will be provided at the time of final platting.

EXHIBITS

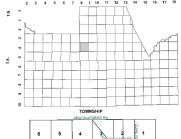


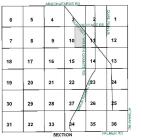


BOOK - MAP 200-25

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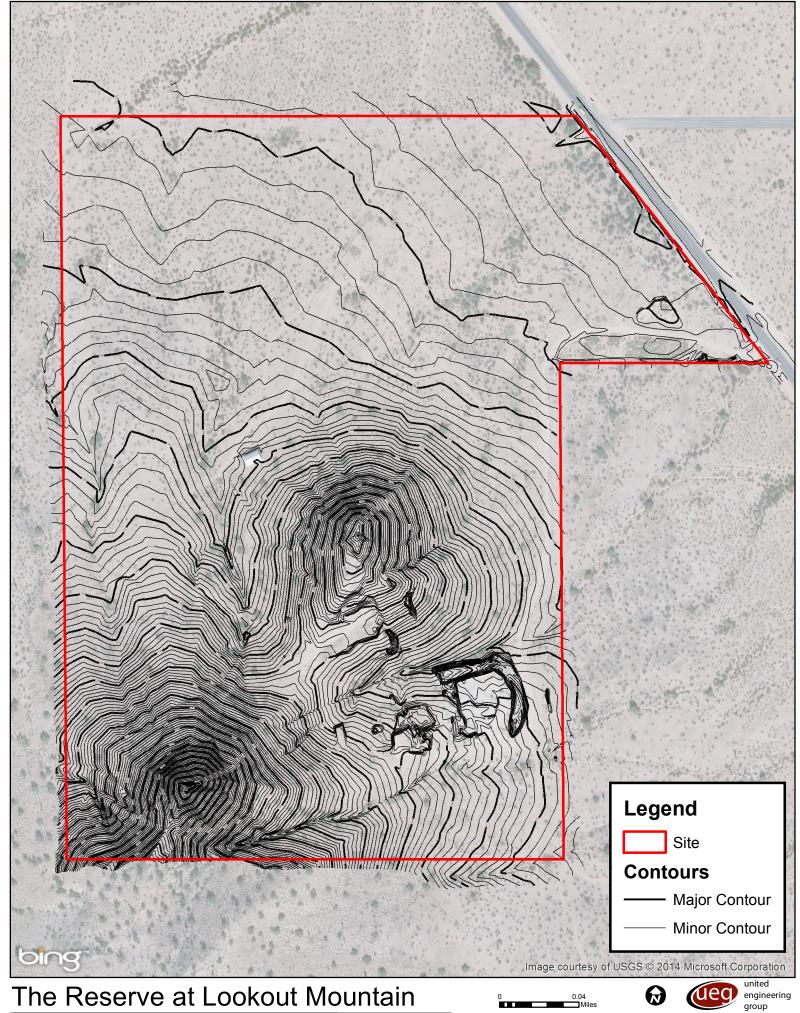
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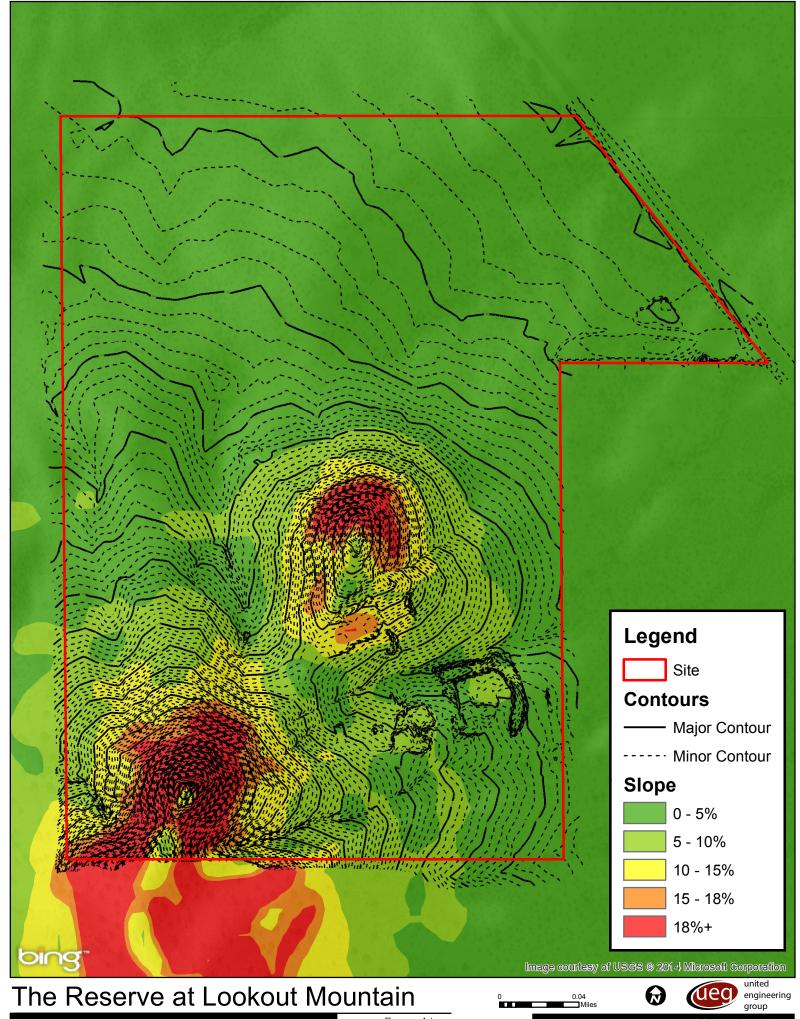


PINAL + COUNTY wide open opportunity

Pinal County Assessor

THIS MAP DOES NOT REPRESENT A SURVEY, NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HERRIN, ETHER EXPRESSED OR MPLIED BY PNAL COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR THE PINAL COUNTY ASSESSOR'S OFFICE PURPOSES.





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NOTES TO USERS

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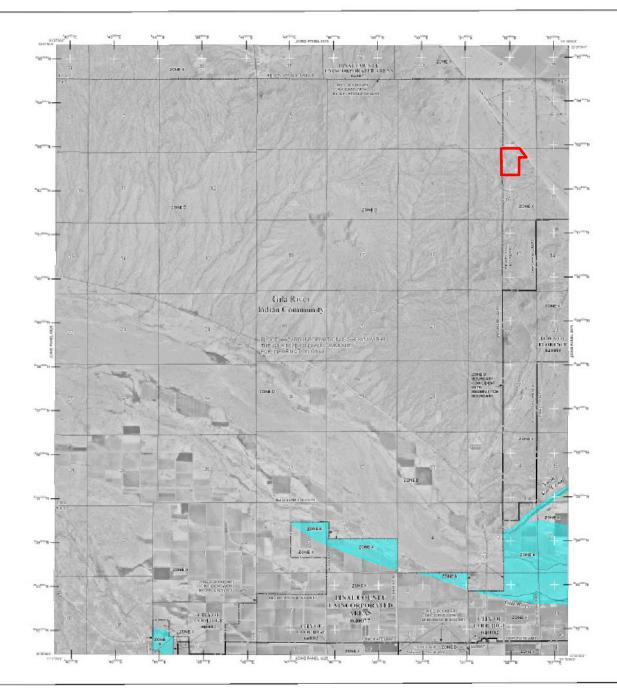
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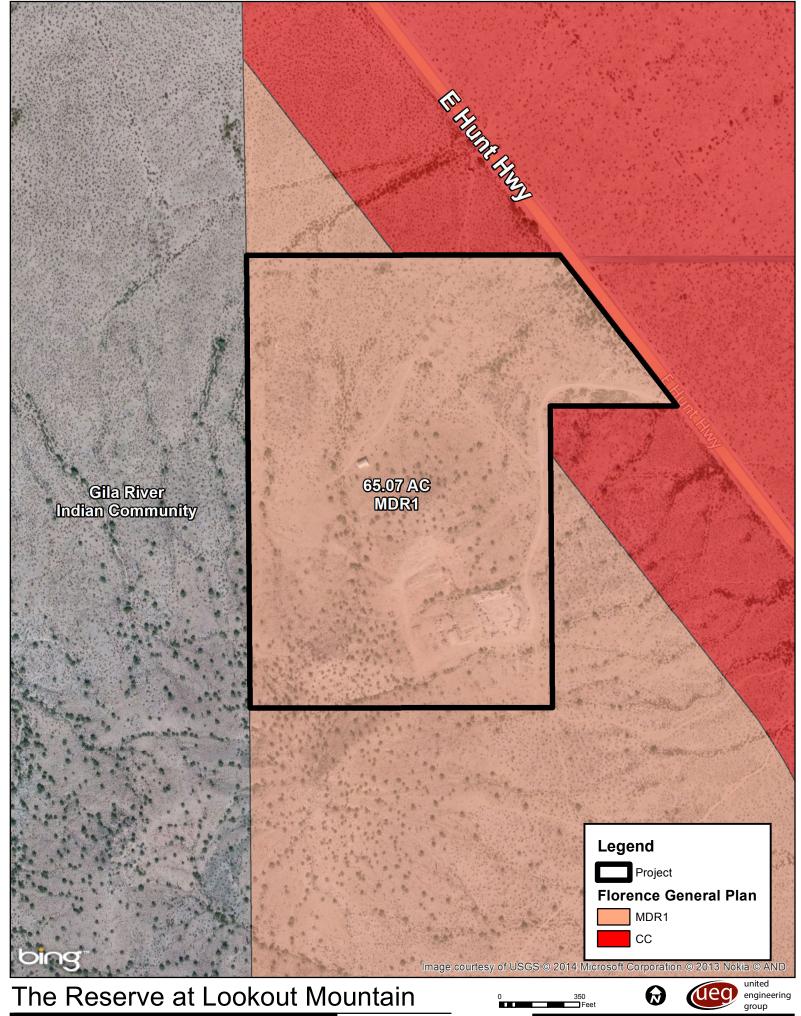
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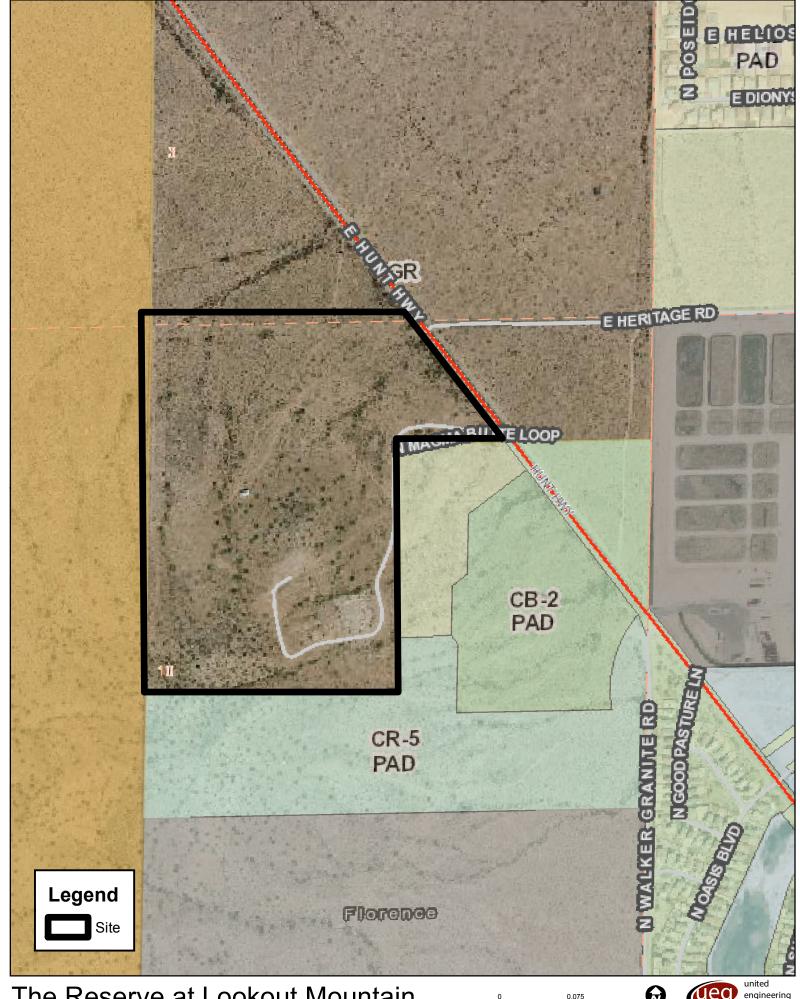




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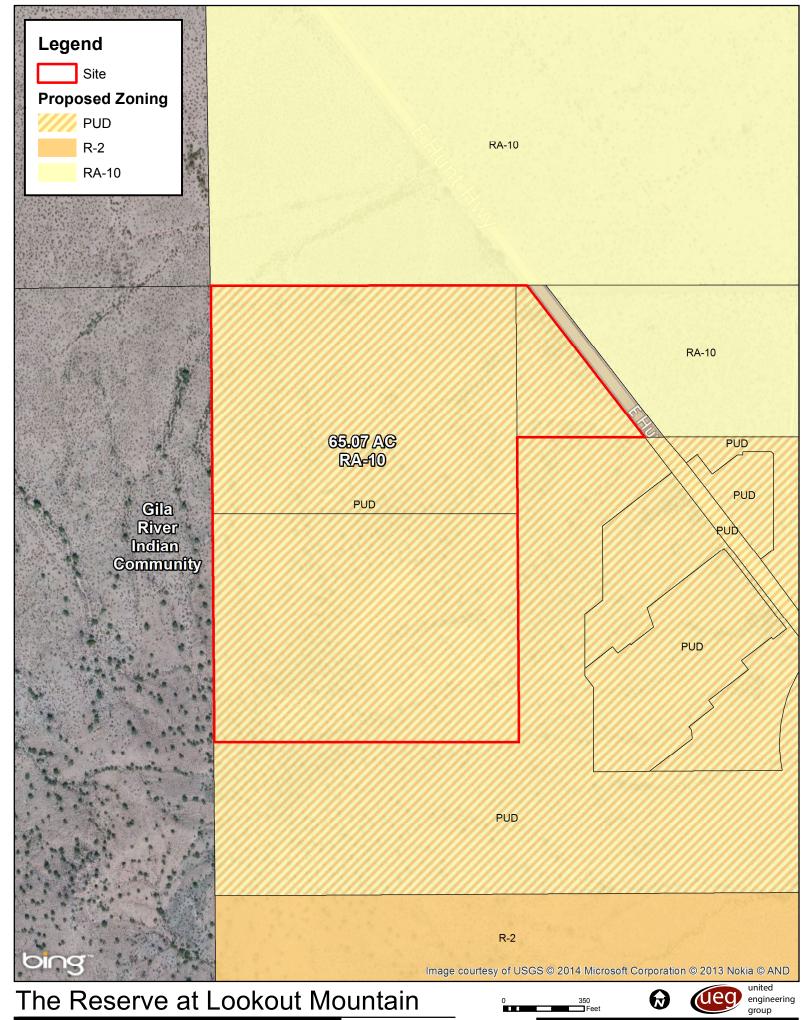


FIGURE 8-2. HIGH PRIORITY CORRIDORS / Interstate ✓ Freeway / Major Arterial /// Minor Arterial Magma Major Collector // Minor Collector Frontage Road Site Migh Priority Corridor ! Potential Interchanges Study Area This map depicts general road corridor locations. The lines on this Town Limits as of 1/08/08 map should not be interpreted as specific road centerline alignments. City of Coolidge Additional planning and engineering studies are required to define centerline alignments and right-of-way. Town of Florence Blackwater Source: Arizona Transportation Information System, City of Coolidge, Town of Florence, and Pinat County Coolidge Vah Ki lan Improvements to the state highway system can be made Improvements to the state highway system can be mode only after in deepth planning and engineering sudies are conducted by ADOT, and upon approval of the State Transportation Board. All traffic interchange improvements must be approved by the Federal Highway Administration (FHWA). The recommendations made by this study for proporements on state facilities can serve only as suggestions for further study. LIMA & ASSOCIATES Transportation - G.I.S. Lima & Associates Coolidge-Florence Regional Transportation Study - Page 8-20

The Reserve at Lookout Mountain

0 19,500 Feet





APPENDIX A

APPLICATION FOR REZONING

PROJECT NAME: The Reserve at Lookiout Mountain					
APPLICATION TYPE:	Rezoning	∑ PUD	☐PUD Amendment		
Property Owner:	Address: 8800		Suite 265 Fax: 410-49-1130		
2. Applicant/Developer:	Chandle Phone: 480-76 Email: 5 ham	vill@ united eng.co	Fax: <u>480-765-5316</u> .m		
3. Address or Location of	Property: <u>SUC</u>	Hunt Hwy : Heritag	se Rd		
4. Legal Description of Property: If applicable, include Lot(s), Block(s), and Subdivision Name: A Partion of the Northeast Querter of Section 10, Township 4 South, Zence 8 East Tax Parcel Numbers: 200-25-001C £ 200-25-001E Gross Acres: 65.077 Net Acres: 65.077					
5. Current Zoning District: General Rural (county)					
6. Proposed Zoning District: 12-1/-13 SIGNATURE OF PROPERTY OWNER or REPRESENTATIVE DATE					
FOR STAFF USE ONLY:					
CASE NO.		APPLICATION DATE	AND TIME		
PZ HEARING DATE 1st TC HEARING DATE		FEE \$			
2 nd TC HEARING DATE		REVIEWED BY:			
RECOMMENDATION:	APPROVAL	DISAPPROVAL			

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: United Engineering Group 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: +/-65 acres located at the SEC of Hunt Hwy & Arizona Farms Rd, referred to as RMG Lucky Hunt 65, LLC RMG Lucky Hunt 65, LLC, on Arizons limited libridges. RMG Arizons Properties Holding SEI, LLC, on Owner(s) Signature Print or Type Name **Address** 8800 N Gainey Center Dr unit 255 Scottsdale AZ, 85258 Telephone 480-609-1200 STATE OF ARIZONA SS County of MARICOPA On this 2nd day of October , 20 13 , before me, the undersigned Notary Public, personally appeared ____ R. H. McRA5, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that 7.4. executed the same. IN WITNESS WHEREOF, I hereto set my hand and official seal. My commission expires:

Page 9 of 11

Notary Public State of Arizona Maricopa County Marsha K Griep My Commission Expires

10/31/13

Design Review Appli

APPENDIX B

LEGAL DESCRIPTION

LUCKY HUNT 65-TOWN OF FLORENCE PUD ZONING APPLICATION

PARCEL NO.1

THE NORTH HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER AND THE NORTH HALF OF THE SOUTH HALF OF THE NORHTWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA

PARCEL NO. 2

THE NORTH HALF OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, LYING WEST OF HUNT HIGHWAY RIGHT OF WAY LINE.

PARCEL NO. 3

THE SOUTH HALF OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE NORTHWAST QUARTER AND THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

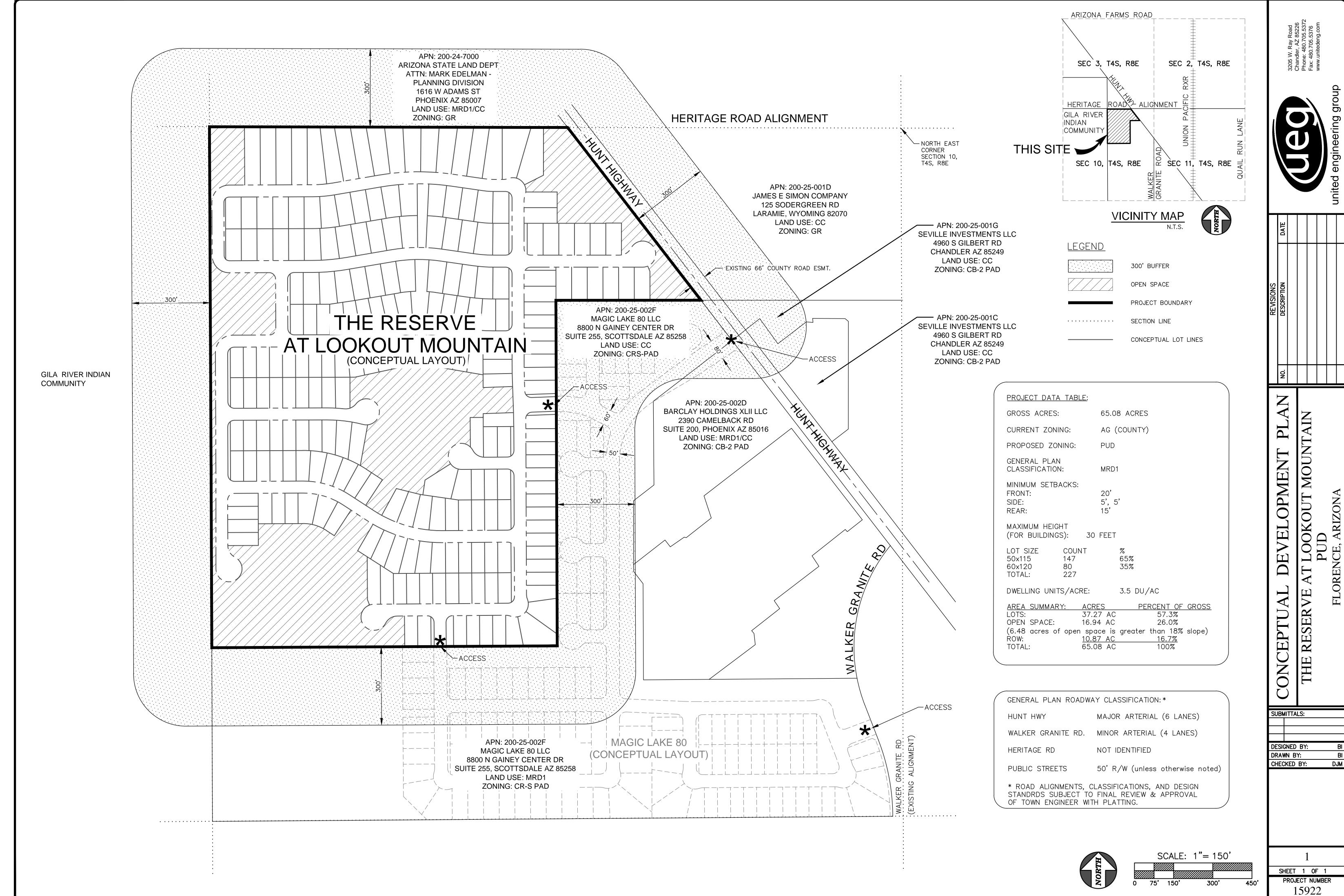
MATTHEW A. GRAHAM ARIZONA R.L.S. 28724



APPENDIX C







APPENDIX D

FIDELITY NATIONAL TITLE AGENCY

When recorded return to:

Jeffrey J. Miller, Esq. Gammage & Burnham P.L.C. Two North Central Avenue 18th Floor Phoenix, Arizona 85004



OFFICIAL RECORDS OF PINAL COUNTY RECORDER LAURA DEAN-LYTLE

DATE/TIME: 11/18/05 1452

FEE:

\$20.00

PAGES:

11

FEE NUMBER:

2005-160220

RECIPROCAL EASEMENT AGREEMENT

THIS RECIPROCAL EASEMENT AGREEMENT ("Agreement") is made and entered into to be effective as of the 18th day of November, 2005, by and between BARCLAY HOLDINGS XLIII, LLC, an Arizona limited liability company ("Barclay"), and MAGIC LAKE 80, L.L.C., an Arizona limited liability company ("Magic Lake").

RECITALS:

- A. Barclay is the owner of that real property legally described in *Exhibit "A"* consisting of approximately 20 acres of land and located in Pinal County, Arizona (the "Barclay Property"). Barclay presently intends to develop a mixed-use retail and office project on the Barclay Property.
- B. Magic Lake is the owner of that real property legally described in *Exhibit "B"* attached hereto, consisting of approximately 51 acres of land, and located adjacent to the Barclay Property (the "Magic Lake Property").
- C. Pursuant to the terms and conditions of this Agreement, it is the desire and intention of Barclay and Magic Lake to establish mutual, reciprocal, nonexclusive easements appurtenant to the Barclay Property and the Magic Lake Property for ingress and egress and utilities over and under that portion of the Barclay Property and the Magic Lake Property legally described and depicted by cross-hatching on *Exhibit "C"* attached hereto and incorporated herein by this reference (the "Access Drive") for the use and benefit of Barclay, Magic Lake and their respective successors, assigns, tenants, invitees, permittees, occupants, visitors and contractors (collectively, "Permitted Users").

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties hereto state, confirm and agree as follows:

AGREEMENT

l. Grant of Easements. Barclay hereby grants to Magic Lake, for the use and benefit of Magic Lake and all of its Permitted Users, a permanent, nonexclusive easement upon, over, under and across those portions of the Access Drive located on the Barclay Property for the purpose of pedestrian and vehicular ingress and egress to and from the Magic Lake Property and

Hunt Highway, and for the construction, installation, maintenance and repair of wet and dry utilities required in connection with the development of the Magic Lake Property. Magic Lake hereby grants to Barclay, for the use and benefit of Barclay and all of its Permitted Users, a permanent, nonexclusive easement upon, over, under and across those portions of the Access Drive located on the Magic Lake Property for the purpose of pedestrian and vehicular ingress and egress to and from the Barclay Property and Hunt Highway and for the construction, installation, maintenance and repair of wet and dry utilities required in connection with the development of the Barclay Property. The reciprocal easements granted by the parties hereto shall hereinafter be collectively referred to or described as the "Easements."

2. <u>Limitations on Use</u>. The Easements granted by this Agreement are limited to use for pedestrian and vehicular ingress and egress, and utility installation, maintenance and repair, only by Barclay, Magic Lake and their respective Permitted Users. Exclusive use of the Easements is not hereby granted, and each party hereto, as the fee owner of the land burdened by the Easements, expressly reserves the right to use their respective portions of such Easements for other uses which do not unreasonably interfere with the use of the Easements for the purposes provided herein.

3. <u>Maintenance and Construction Obligations; Property Taxes.</u>

- 3.1 After such time as either party has constructed or caused to be constructed any driveway improvements within the Access Drive pursuant to the Cost-Sharing Agreement entered into by the parties essentially concurrently herewith, Barclay shall cause such improvements to be maintained in a safe, passable first-class condition and repair and in compliance with all applicable laws and requirements; provided, however, that any repair or replacement made necessary by the act or omission of Magic Lake or any of its Permitted Users shall be the responsibility of Magic Lake or the homeowners association formed with respect to the Magic Lake Property or any portion thereof (hereinafter, the "Association").
- 3.2 The costs and expenses incurred by Barclay in connection with the maintenance and repair of the Access Drive improvements pursuant to **Section 3.1** shall be paid one hundred percent (100%) by Barclay until such time as Magic Lake or its assignee has obtained a building permit with respect to the construction of any improvements within the Magic Lake Property. Thereafter, the costs and expenses incurred by Barclay in connection with the maintenance and repair of the Access Drive shall be paid 50% by Barclay and 50% by Magic Lake for by the Association after such time as the Association has assumed responsibility for the maintenance of all common areas within the Magic Lake Property). Magic Lake, or the Association, as applicable, shall remit payment of its allocable share of the costs of such maintenance and repair within thirty (30) days after receipt of a written statement therefor from Barclay after Barclay incurs any cost or expense in connection therewith.
- 3.3 All utility lines and conduits desired to be constructed and installed within the Access Drive by either party hereto shall be installed underground, except for any aboveground equipment, meters or other facilities which are appurtenant to such underground utilities. Each of the parties hereto shall be solely responsible for the costs of the installation, maintenance, repair and replacement of any utility lines or conduits which such party installs within

the Access Drive and, in connection therewith, shall repair and restore any damage or destruction caused to any driveway improvements, landscaping improvements or other improvements existing within the Access Drive which are damaged or destroyed by such maintenance, repair or replacement.

- 3.4 Each of the parties hereto shall pay, prior to delinquency, all real property and other *ad valorem* taxes, assessments and governmental impositions levied on the portions of the Easement which such party owns in fee.
- 4. <u>Indemnification; Insurance</u>. Each of the parties hereto shall indemnify, defend and hold harmless the other, and their respective successors and assigns, from and against any and all claims, costs, expenses and liabilities (including reasonable attorneys' fees) incurred in connection with any actions or proceedings brought thereon, arising from or as a result of any accident, loss, injury or damage occurring to any person or property as a result of the use of the Easements which is caused by the indemnifying party or any of their respective Permitted Users. In connection with such indemnification, Barclay and Magic Lake shall each maintain or cause to be maintained, at its sole cost and expense, general public liability insurance coverage issued by an insurance company in good standing and qualified to do business in Arizona, with limits of coverage of not less One Million Dollars (\$1,000,000.00) for personal injury and/or property damage arising from any one incident, and Two Hundred Fifty Thousand Dollars (\$250,000.00) for property damage. Such insurance policies shall name the other party to this Agreement as an additional named insured and shall provide for a minimum of thirty (30) days prior written notice in the event of cancellation by the insurer.

5. <u>Default</u>; Remedies.

- 5.1 In the event of any breach or default of any term or provision of this Agreement which is not cured by the defaulting party within fifteen (15) days after receipt of written notice thereof, the nondefaulting party shall have any and all rights and remedies available at law or in equity, including without limitation, the following:
 - (a) The right to demand and have specific performance;
 - (b) The right to recover damages resulting from such breach or default; and
 - (c) Without curing the breach or default, the right to perform any act (including without limitation, any maintenance or repair required pursuant to this Agreement), in which event all expenses, costs, losses, damages and fees (including without limitation, reasonable attorneys' fees) incurred in so doing shall be immediately due and payable from the defaulting party to the nondefaulting party and shall bear interest until paid at a per annum rate equal to the lesser of (i) fifteen percent (15%), or (ii) the maximum amount permitted by law.

The parties hereto hereby acknowledge and agree that in no event shall either party have the right to terminate the Easements granted to the parties pursuant to this Agreement, notwithstanding any breach or default of the provisions of this Agreement.

- 5.2 If either party hereto breaches any term of this Agreement, the defaulting party agrees to pay the nondefaulting party all attorneys' fees, expenses and costs reasonably incurred as a result thereof, as determined by a court and not by a jury.
- 5.3 The remedies permitted available pursuant to the provision of this Agreement shall be cumulative.
- 6. <u>Notices</u>. Any notices or requests desired to be given pursuant to this Agreement shall be made in writing, delivered by hand delivery or certified mail, return receipt requested, to the parties at the following addresses:

Barclay: Barclay Holdings XLIII, LLC

c/o Barclay Group Venture Capital, L.L.C. 7702 East Doubletree Ranch Road – Suite 220

Scottsdale, Arizona 85258 Attention: Bob Austin

With a Copy to: Jeffrey J. Miller, Esq.

Gammage & Burnham LLC Two North Central Avenue

18th Floor

Phoenix, Arizona 85004

Magic Lake 80, L.L.C.

8800 North Gainey Center Drive – Suite 255

Scottsdale, Arizona 85258 Attention: Ron McRae

With a Copy to: Robert L. Shaw, Esq.

8800 North Gainey Center Drive – Suite 255

Scottsdale, Arizona 85258

The date of service of each notice shall be the date the same is delivered personally by courier or three (3) days after the date deposited in United States mail in the manner described above. Any party hereto may change the address for the service of notices for the party to whom notice should be delivered by delivering written notice of such change to the other party hereto and to each holder of a mortgage who is previously provided notice of its name and address in the manner above provided.

7. General.

7.1 <u>Arizona Law</u>. This Agreement and the rights and obligations of the parties hereunder shall be interpreted and enforced in accordance with Arizona law.

- All provisions of this Agreement, including the benefits and burdens, shall run with the land and shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns, including without limitation, all future owners of any portion of the Barclay Property and the Magic Lake Property. In connection with the foregoing, Magic Lake shall have the right to assign to any Association, pursuant to a recorded assignment specifically referencing this Agreement, the Easement rights appurtenant to the Magic Lake Property granted pursuant to this Agreement, whereupon such Association shall be deemed to have assumed, for itself and on behalf of the Magic Lake Property, all such rights and obligations, including, without limitation, the right to waive or modify, on behalf of all of the Magic Lake Property, any of the terms and conditions of this Agreement pursuant to a written and recorded instrument executed by and between Barclay and the Association.
- 7.3 <u>Termination of Liability</u>. Whenever a transfer of ownership of the Barclay Property or the Magic Lake Property or any portion thereof or interest therein occurs, the liability of the transferor for the breach of any covenant contained herein with respect to such portion of the Barclay Property or the Magic Lake Property, as the case may be, and occurring after the date of such transfer, shall automatically terminate.
- 7.4 <u>Time of Essence</u>. Time is of the essence with respect to the performance of each of the covenants contained in this Agreement.
- 7.5 <u>Severability</u>. If any term, provision or condition contained in this Agreement shall, to any extent, be deemed invalid or unenforceable, the remainder of this Agreement shall not be effected thereby, and each term, provision and condition of this Agreement shall be valid and enforceable to the fullest extent permitted by law.
- 7.6 <u>Condemnation</u>. All awards and proceeds resulting from a taking or condemnation, or conveyance in lieu of a taking or condemnation, of any portion of the Barclay Property or the Magic Lake Property, as the case may be, shall belong solely to the owner of such property, and no other party or Permitted User of the Easements granted hereunder shall have any right or claim with respect thereto.
- 7.7 <u>No Waiver</u>. No modification, waiver, release or amendment of any provision of this Agreement shall be made except by written agreement signed by all of the owners of any portion or all of the Barclay Property and the Magic Lake Property.

SIGNATURE PAGES FOLLOW

IN WITNESS WHEREOF, the undersigned have executed this Agreement as of the day and year first above written.

				BARCLAY imited liabil			I, LLC, an	Arizona	
			F	By Scott T. A Alix Sn	archer, M	lanager		<u>)</u>	
STATE OF_COUNTY OF	On this	lbth day o)) ss.) of <u>Nov</u>	ember	, 2005, '	before me	e, the undo	ersigned	officer,
HOLDINGS X	peared Sec KLIII, LLC	now persona	r, who a limited l	cknowledge	d him seli bany:	f to be th	e Manager	r of BAI oath	RCLAY
	witness by whose	y me duly sv identity		verified	on	the	basis	a of	his
and he, in su	ein contain		f of that	entity.				trument	for the
NOTARY SEA				Karol	20.4		<u> </u>		
	"OFFICIAL S Karol D. Nel Notary Public-P Maricopa Co	son drizona							

My Commission Expires 5/1/2007

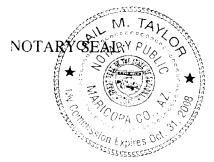
MAGIC LAKE 80, L.L.C., an Arizona limited liability company

By:	KT/RMG MANAGER, L.L.C., an Arizona
	limited liability company, its Manager

				Title_	γοι	HND G	61C				
				•							
STATE OF	KIZONA)								
STATE OF <u>-</u> COUNTY OF	Marico	pa) ss.)								
	On this	17 day o	f Nove	ember	, 2005	, before	me, the	under	signed	_	
personally acknowledged								,	of I	wl XT/RM	
MANAGER, L.L.C., an Ai					npany,	the Mai	nager of	MAG	IC L	AKE 8	0,
		now persona	-					_		_	_
	whose	identity	was	proven	to	me	on	the ,	oa ^r	th credib	of le
***************************************		y me duly sv identity	vorn; I	verified	on	the	bas	is	of	his/h	er

and s/he, in such capacity, being authorized so to do, executed the foregoing instrument for the purposes therein contained on behalf of that entity.

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



Order No.: 30021854-RD - C

EXHIBIT "A "

A portion of the Northeast quarter of Section 10, Township 4 south, Range 8 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

commencing at the Northeast corner of said Section 10, which is a GLO brass cap, from which the East quarter corner of said Section 10 bears South 00 degrees 11 minutes 14 seconds East 2636.06 feet;

thence South 00 degrees 11 minutes 14 seconds East along the East line of said Section 10 a distance of 2106.80 feet;

thence South 89 degrees 48 minutes 46 seconds West a distance of 174.96 feet to the point of beginning;

thence South 89 degrees 34 minutes 14 seconds West a distance of 818.22 feet;

thence North 0.0 degrees 12 minutes 59 seconds West a distance of 368.30 feet;

thence North 37 degrees 38 minutes 44 seconds West a distance of 59.70 feet;

thence North 00 degrees 01 minutes 34 seconds West a distance of 270.62 feet;

thence North 52 degrees 21 minutes 16 seconds East a distance of 98.77 feet;

thence North 00 degrees 25 minutes 46 seconds West a distance of 320.97 feet;

thence North 52 degrees 21 minutes 16 seconds East a distance of 380.65 feet to the Westerly right-of-way line of Hunt Highway;

thence South 37 degrees 38 minutes 44 seconds East along said Westerly right-of-way line of Hunt highway a distance of 992.78 feet to the point of curve of a non-tangent curve to the left, of which the radius point lies South 50 degrees 38 minutes 20 seconds East a radius distance of 613.00 feet;

mence Southerly along the arc through a central angle of 50 degrees 33 minutes 11 seconds a distance of 540.86 feet to the point of beginning.

EXHIBIT "B"

LOOKOUT MOUNTAIN RESIDENTIAL REMAINDER PARCEL LEGAL DESCRIPTION

A PORTION OF SECTION 10 TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE EAST QUARTER CORNER OF SAID SECTION 10, WHICH IS A GLO BRASS CAP, FROM WHICH THE NORTHEAST CORNER OF SAID SECTION 10 BEARS NORTH 00°11'14" WEST, 2636.06 FEET AND SERVES AS THE TRUE POINT OF BEGINNING:

THENCE SOUTH 89°35'51" WEST, A DISTANCE OF 2645.56 FEET ALONG THE EAST-WEST MIDSECTION LINE OF SAID SECTION 10 TO THE CENTER OF SAID SECTION;

THENCE NORTH 00°13'10" WEST, A DISTANCE OF 665.38 FEET ALONG THE NORTH-SOUTH MIDSECTION LINE OF SAID SECTION 10:

THENCE NORTH 89°44'04" EAST, A DISTANCE OF 1323.08 FEET;

THENCE NORTH 00°11'36" WEST, A DISTANCE OF 1324.44 FEET:

THENCE SOUTH 89°59'29" EAST, A DISTANCE OF 596.62 FEET TO THE CENTERLINE OF HUNT HIGHWAY;

THENCE SOUTH 37°38'44" EAST, A DISTANCE OF 169.75 FEET ALONG SAID CENTERLINE OF HUNT HIGHWAY;

THENCE SOUTH 52°21'16" WEST, A DISTANCE OF 413.81 FEET;

THENCE SOUTH 00°25'46" EAST, A DISTANCE OF 320.97 FEET;

THENCE SOUTH 52°21'16" WEST, A DISTANCE OF 98.77 FEET;

THENCE SOUTH 00°01'34" EAST, A DISTANCE OF 270.62 FEET:

THENCE SOUTH 37°38'44" EAST, A DISTANCE OF 59.70 FEET;

THENCE SOUTH 00°12'59" EAST, A DISTANCE OF 368.30 FEET:

THENCE NORTH 89°34'14" EAST, A DISTANCE OF 818.22 FEET;
TO A POINT OF CURVE OF A NON TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT LIES NORTH 11°09'55" EAST A RADIAL DISTANCE OF 613.00 FEET;

THENCE NORTHERLY ALONG THE ARC, THROUGH A CENTRAL ANGLE OF 50°33'12", A DISTANCE OF 540 86 FEET TO THE SOUTHWESTERLY RIGHT-OF-WAY LINE OF HUNT HIGHWAY:

THENCE NORTH 52°21'16" EAST, A DISTANCE OF 33.00 FEET PERPENDICULAR TO SAID RIGHT-OF-WAY LINE OF HUNT HIGHWAY TO A POINT ON THE CENTERLINE OF HUNT HIGHWAY;

THENCE SOUTH 37°38'44" EAST, A DISTANCE OF 32.21 FEET ALONG SAID CENTERLINE OF HUNT HIGHWAY TO THE POINT OF INTERSECTION OF SAID CENTERLINE OF HUNT HIGHWAY AND THE EAST SECTION LINE OF SAID SECTION 10;

THENCE SOUTH 00°10'00" EAST, A DISTANCE OF 1031.12 ALONG SAID SECTION LINE TO THE EAST QUARTER CORNER OF SECTION 10 AND THE TRUE POINT OF BEGINNING

CONTAINING 2,234,161.93 SQUARE FEET OR 51.29 ACRES, MORE OR LESS.



LEGAL DESCRIPTION SIGN EASEMENT

A PORTION OF SECTION 10, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER MERIDIAN, PINAL COUNTY, ARIZONA, MORE PARTICULARY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 10, WHICH IS A GLO BRASS CAP, FROM WHICH THE EAST QUARTER CORNER OF SAID SECTION 10 BEARS SOUTH 00°11'14" EAST, 2636.06 FEET;

THENCE SOUTH 00°11'14" EAST ALONG THE EAST LINE OF SAID SECTION 10, A DISTANCE OF 1,625.56 FEET;

THENCE SOUTH 89°48'46" WEST, A DISTANCE OF 68.90 FEET TO THE POINT OF BEGINNING;

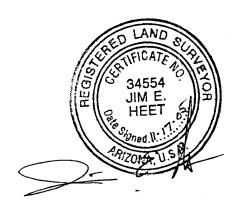
THENCE SOUTH 31°23'28" WEST, A DISTANCE OF 50.00 FEET TO THE POINT OF TANGENT CURVE TO THE RIGHT, OF WHICH THE RADIUS POINT BEARS NORTH 31°23'28" EAST, A DISTANCE OF 50.00 FEET;

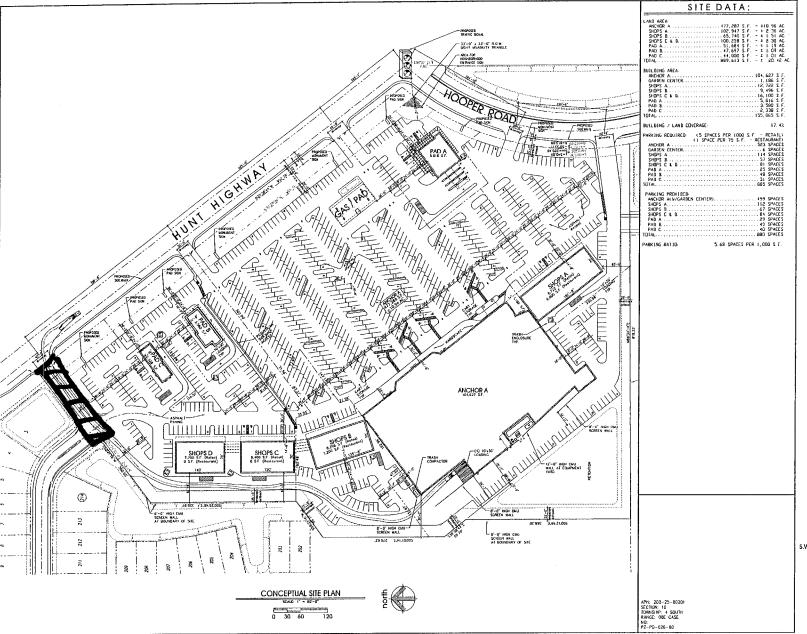
THENCE NORTHERLY ALONG SAID ARC, THROUGH A CENTRAL ANGLE OF 113°24'11", A DISTANCE OF 98.96 FEET;

THENCE SOUTH 35°12'22" EAST, A DISTANCE OF 50.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 2,474 SQUARE FEET OR 0.06 ACRES(MORE OR LESS)

50PROJECTS\2005\2005\005\005\005\Legals-Exhibits\11_17_05-sign esmt\11_17_05 sign esmt-new.rtf





Mr. DW.	41/5/74
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A	
BARCLAY G	ROUP
15974 NORTH	1 77Ih STREET
SUITE 100	
SCOTISDALE.	AZ. 85260-1761
PHONE	(480) 596-9399
FAX	(480) 596-6366
CONTACT .	. TYSON REMENSNYDER

KURT D. REED ASSOC. INC. 7400 EAST McDONALD DRIVE SUITE 101 SCOTISDALE, AZ, 85250

... (480) 941-1440 (480) 948-1045 ... PATRICIA FLOWER PHONE FAX CONTACT.

VICINTY MAP: HERITAGE RD. HUNTHWY RANCHVIEW



MAGIC RANCH NEIGHBORHOOD RETAIL CENTER
S.W.C. OF HUNT HIGHWAY AND HOOPER ROAD PINAL COUNTY, ARIZONA

BARCLAY GROUP SCOTISDALE, ARIZONA

CONCEPTUAL SITE PLAN

Project No:	042358	5h
Dole:	15 SEP 05	
Scale:	SEE PLAN	•
Drawn;	kamaripa	•
Chacked:	TF	

SP



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 9c.

MEETING DATE: September 2, 2014

DEPARTMENT: Community Development

STAFF PRESENTER: Mark Eckhoff, AICP

Community Development Director

SUBJECT: Ordinance No. 614-14 Lookout Mountain II PUD

(PZC-21-14-PUD)

|--|

- Information Only
 Dublic Hearing
- Resolution
- **⊠** Ordinance
 - ☐ Regulatory
 - ☐ 1st Reading
 - ☑ 2nd Reading

☐ Other

RECOMMENDED MOTION/ACTION:

Motion to adopt Ordinance No. 614-14 for Lookout Mountain II PUD.

REQUEST:

The Town of Florence, on behalf of the Arizona State Land Department, requests approval of the following application:

PZC-21-14-PUD. A request to change the existing zoning on approximately 320 acres from Single-Residential Ranchette (R1-R) to Planned Unit Development (PUD). The Lookout Mountain II PUD proposes underlying zoning of Multi-Family Residential (MFR) and Highway Business Commercial (B-2) on the property, which is generally located south of Arizona Farms Road, east and adjacent to the Gila River Indian Community and west of the Union Pacific Railroad. The subject site is also bisected by Hunt Highway. This case is contingent upon the annexation of the property into the Town of Florence, per pending Annexation 2013-01.

BACKGROUND/DISCUSSION:

The purpose of this application is to propose a zone change for a project known as Lookout Mountain II that consists of approximately 320 acres located south of Arizona Farms Road, east and adjacent to the Gila River Indian Community and west of the Union Pacific Railroad. The subject site is also bisected by Hunt Highway.

The Arizona State Selection Board unanimously approved the Town's request to annex the Lookout Mountain II property along with multiple State Land parcels on November 5, 2009. When annexed into the Town of Florence, properties are given comparable zoning. The current zoning for the Lookout Mountain II site, in Pinal County, is General

Subject: Ordinance No. 614-14 Lookout Mountain II PUD PZC-21-14-PUD

Meeting Date: September 2, 2014

Page **1** of **5**

Rural (GR). Comparable zoning in the Town is Single-Family Ranchette Residential (R1-R).

Planning efforts with the Arizona State Land Department (ASLD), that preceded or ran concurrently with the Selection Board action, focused on the opportunities and the fulfillment of anticipated land uses expected to be demanded by the market in the future. The positioning of this land and its relationship to strong future transportation corridors, as well as anticipated future growth patterns in the Town of Florence, drove the decisions that produced the Conceptual Land Use Plan. Through this extensive and multi-faceted process, the ASLD requested the Town's General Plan designation on the subject site be changed to High Density Residential (HDR) and Community Commercial (CC). The Pre-Annexation and Development Agreement also requested the future Planned Area Development (PAD) zoning of the site, with zoning categories consistent with the General Plan.

ANALYSIS:

The subject property is currently in Pinal County and under a pending annexation into the Town of Florence. The existing zoning for this site is General Rural (GR); however, upon annexation, the subject site will receive comparable/initial zoning to Single-Residential Ranchette (R1-R). The applicant is requesting a zone change for the entire site from Single-Residential Ranchette (R1-R) to Planned Unit Development (PUD) zoning which will comprise of Highway Business Commercial (B-2) zoning and Multi-Family Residential (MFR) zoning.

Residential Development

Growth has and will continue to come to the Florence market due to the Town's small, but progressive 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.

ASLD requested to use this PUD zoning category since Planned Unit Developments are more desirable for land development because of the road improvements, provision of water and sewer, and drainage improvements, if needed, are more comprehensively planned for an area.

This PUD will encompass two underlying Zoning categories as follows: Multi-Family Residential (MFR)

MFR zoning will allow for high density residential development in close proximity to potential commercial centers. This direct relationship provides consumer support for the commercial center and places necessary services and employment centers within walking distance of a large number of people. Open space and landscaping

Subject: Ordinance No. 614-14 Lookout Mountain II PUD PZC-21-14-PUD

Meeting Date: September 2, 2014

Page 2 of 5

requirements for this district are intended to ensure a spacious residential character and will buffer this use from adjacent properties.

Commercial Development

The Commercial component in this PUD serves to provide areas for retail services and retail goods for the benefit of the immediate and surrounding areas. The intent of this zoning district is to provide the business opportunity for a wide variety of goods and services to the community, enhance local sales tax revenues and buffer traffic noise to prevent it from reaching surrounding neighborhoods.

The Highway Business Commercial zoning district is intended to provide for general business and commercial uses in locations that are suitable and appropriate, taking into consideration existing conditions, future land use needs and the availability of public services. The intent of this zoning district is to allow commercial uses to satisfy the needs of the community while providing for a broad range of commercial activities.

Water and Wastewater

Wastewater and water service to the site will be provided by Johnson Utilities LLC.

Utilities

APS will provide electric power to the site.

Public Safety

Upon annexation, the subject site will be served by the Town Police and Fire Departments. A police beat is being established for this area and a police sub-station will be housed in the Anthem at Merrill Ranch Fire Station No. 2, which will also be the nearest fire station for the annexation area. Additional stations will be added within the annexation growth areas as the subject areas develop over time.

General Plan

The 2020 General Plan designates the site for High Density Residential 1 (HDR1) and Community Commercial (CC) land use and the proposed zoning conforms to the 2020 General Plan.

The proposed zoning district of Planned Unit Development is consistent with this surrounding zoning and provides the foundation for future growth that is consistent.

PUBLIC PARTICIPATION:

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

Subject: Ordinance No. 614-14 Lookout Mountain II PUD PZC-21-14-PUD

Meeting Date: September 2, 2014

Page 3 of 5

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

The public living within the vicinity of the subject site has expressed their opposition to this case, primarily because of their concerns related to the future multi-family development of the site and the perceived impacts this would have on them.

HEARINGS:

June 19, 2014 Planning and Zoning Public Hearing

August 4, 2014 Town Council Public Hearing and 1st Reading

September 2, 2014 2nd Reading and Action

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

The Planning and Zoning Commission found that Lookout Mountain II Planned Unit Development (PZC-21-14-PUD) is 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 a unanimous favorable recommendation on Lookout Mountain II Planned Unit Development, as described in Exhibit A, to the Mayor and Town Council, subject to the following conditions:

1) Any additional conditions deemed necessary by the Town Council.

FINDINGS:

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

- 1. The proposed zoning is consistent with the Town of Florence 2020 General Plan.
- 2. The Town's 2020 General Plan has High Density Residential 1 (HDR1) and Community Commercial (CC) designations on the site that support the proposed zoning.

Subject: Ordinance No. 614-14 Lookout Mountain II PUD PZC-21-14-PUD

Meeting Date: September 2, 2014

3. The proposed zoning is consistent with the State Selection Board annexation approval and the Pre-annexation and Development Agreement between the Arizona State Land Department and the Town of Florence.

FINANCIAL IMPACT:

This Planned Unit Development will have no immediate financial impact; however, future residential and commercial development of the subject area will have a positive impact on the Town.

RECOMMENDATION:

Motion to adopt Ordinance No. 614-14, subject to the following condition:

1. Any additional conditions deemed necessary by the Town Council.

ATTACHMENTS:

Ordinance No. 614-14
Exhibit A
Exhibit B
Application materials
Letter of Opposition

Subject: Ordinance No. 614-14 Lookout Mountain II PUD PZC-21-14-PUD

Meeting Date: September 2, 2014

Page **5** of **5**

ORDINANCE NO. 614-14

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE LOOKOUT MOUNTAIN II PLANNED UNIT DEVELOPMENT (PZC-21-14-PUD).

WHEREAS, a request change the existing zoning on the subject property from Single-Residential Ranchette (R1-R) to Planned Unit Development (PUD) with underlying zoning of Multi-Family Residential (MFR) and Highway Business Commercial (B-2) on the property has been proposed and a public hearing has been held by the Planning and Zoning Commission; and

WHEREAS, the proposed zoning is consistent with the State Selection Board annexation approval and the Pre-Annexation and Development Agreement between the Arizona State Land Department and the Town of Florence; and

WHEREAS, the Planning and Zoning Commission has found the Lookout Mountain II PUD is in conformance with the Town's 2020 General Plan; and

WHEREAS, the Planning and Zoning Commission has forwarded to the Mayor and Council of the Town of Florence, Arizona, an unanimous favorable recommendation for the Lookout Mountain II PUD; and

WHEREAS, said proposal has been considered by the Mayor and Council of the Town of Florence, Arizona, and the Lookout Mountain II 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 RESOLVED 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 EXHIBITS A and B attached hereto, from Single-Residential Ranchette (R1-R) to Planned Unit Development (PUD), with underlying zoning of Multi-Family Residential (MFR) and Highway Business Commercial (B-2) on the property.

PASSED AND ADOPTED by the Mayor and Council of the Town of Florence, Arizona, this 2nd day of September 2014.

	Tom J. Rankin, Mayor
ATTEST:	APPROVED AS TO FORM:
Lisa Garcia, Town Clerk	James E. Mannato, Town Attorney

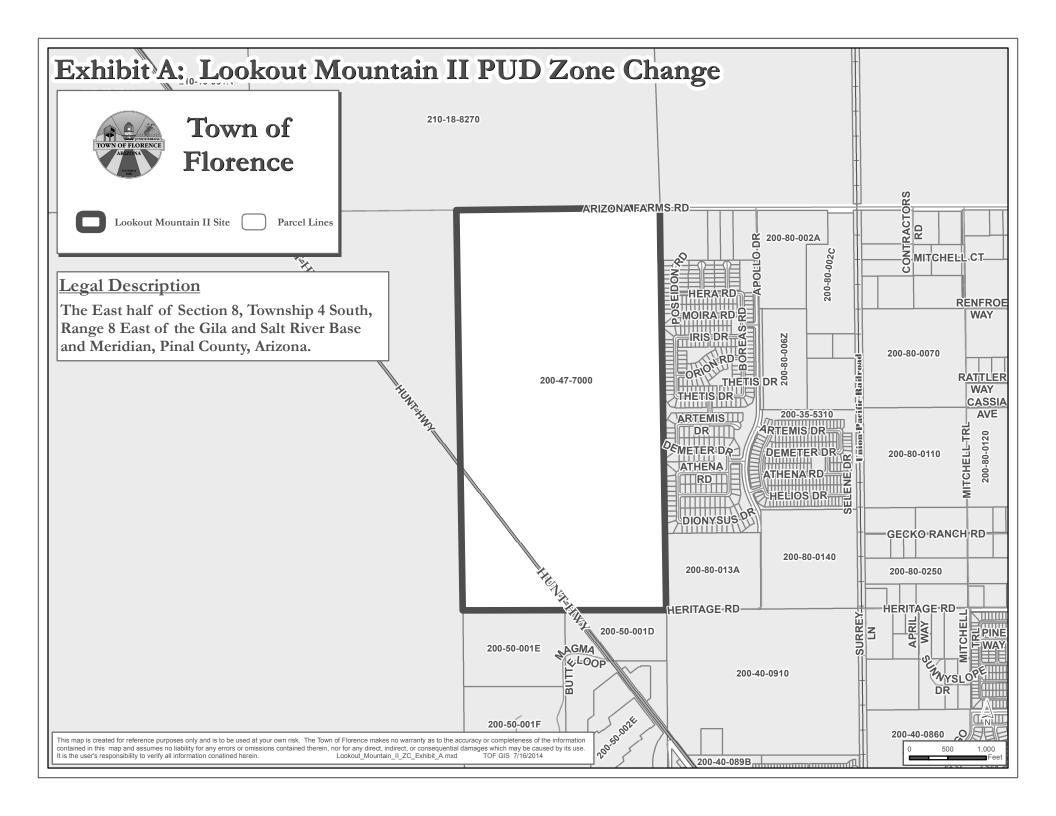


Exhibit B: Lookout Mountain II Conceptual Land Use Plan ARIZONA FARMS RD. PUD B-2 40 AC. В **PUD MFR** 95 AC. **PUD MFR** 95 AC. PUD B-2 70 AC. PUD B-2 Lookout Mountain II 20 AC. Conceptual Land Use Plan

APPLICATION FOR REZONING

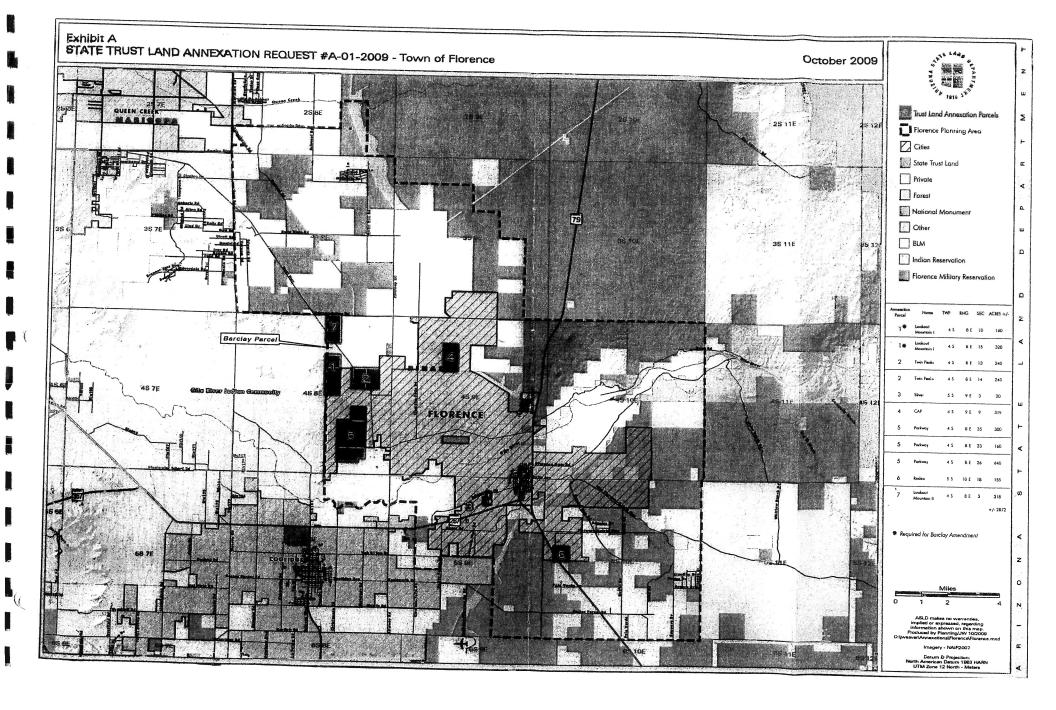
PROJECT NAME: LOOK	out Mountain II F	PUD (ASLD)	
APPLICATION TYPE:	Rezoning	⊠PUD	PUD Amendment
1. Property Owner:	Address:1 Phone:	Contact Person: Mic	Phoenix, AZ 85007 chelle Green Fax:
2. Applicant/Developer:	Address: 6 Fhone: 5	lorence, Az 85132	et :;
Address or Location of adjacent to the Gila Ringer The subject site is also	<u>ver Indian Comr</u>	munity and west of	na Farms Road, east and the Union Pacific Railroad.
4. Legal Description of Property Name:			, Block(s), and Subdivision
Tax Parcel N		APN 200-24-7	7000
Gross Acres	320	Net Acres:	
5. Current Zoning District:	General	Rural (GR)	
6. Proposed Zoning Distri		1	1 / /
FOR STAFF USE ONLY:	(III CAVINER OF	REPRESENTATIV	E DATE
CASE NOPZC-21-14-PUL)	APPLICATION D	ATE AND TIME
PZ HEARING DATEJune 19		FEE\$	N/A
1 st TC HEARING DATE <u>August</u>	4		W/ S
2 nd TC HEARING DATE <u>August</u>	11	REVIEW	ED BY:
RECOMMENDATION:	APPROVAL	DISAPPROVAL	

OWNER'S PERMISSION FORM

I/we, the Undersigned, do hereby grant permission to the Town of Florence (the "Town"), through its Planning and Zoning Department, to act on behalf of The Arizona State Land Department ("ASLD") for the purpose of obtaining the Zoning Changes set forth as the "Proposed Town Zoning" on Exhibit A of that certain Pre-Annexation and Development Agreement dated September 21, 2009 between ASLD and the Town, recorded as Document No. 2009-120804 in the Official Penal County Recorder's Records, for each of the applicable properties corresponding to the respective Zoning Change set forth on said Exhibit A. A copy of Exhibit A is attached hereto.

	The Ariztha State Land Department By: Printed Name: Its:
	Address: 1616 W. Adams Phoenix, Arizona 85007
	Tel.: 602-542-3000
STATE OF ARIZONA)) ss County of Maricopa)	A COMPANY OF THE PARTY OF THE P
On this <u>lease</u> day of <u>December</u> Notary Public, personally appeared <u>Notallo</u> be the person(s) whose name(s) is/are acknowledged that <u>Maria</u> ballo	subscribed to the within instrument and
IN WITNESS WHEREOF, I hereto set my ha	
6/11/00/15	NOTARY PUBLIC
My commission expires: 5 4 2012	·





MAGIC RANCH COMMUNITY ASSOCIATION

c/o AAM, LLC 1600 W. Broadway Road, Suite 200 Tempe, AZ 85282 (602) 957-9191

August 19, 2014

Mr. Mark Eckhoff, AICP, CFM Town of Florence, Planning Department 600 N. Main Street Florence, Arizona 85132

Re: Rezoning of ±320 acres of Arizona State Trust Land from R1-R to Planned Unit Development (MFR & B-2 designations) upon Annexation-South of Arizona Farms Road, East and adjacent to the Gila River Indian Community (PZC-21-14-PUD).

Dear Mr. Eckhoff:

I am writing on behalf of the Magic Ranch Community Association, which is a homeowners association generally located at the Southwest corner of Arizona Farms Road and Apollo Drive, to voice our opposition to the rezoning application submitted for the above referenced land.

We do not believe these zoning designations are compatible with the surrounding single family residential uses, nor do we believe the proposed multi-family designation is consistent with the general character of the area.

I would like to request that you document our opposition to the proposed rezoning of this property.

Sincerely,

Kím M. Olson

Kim M. Olson Authorized Representative Magic Ranch Community Association



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 9d.

MEETING DATE: September 2, 2014

DEPARTMENT: Community Development

STAFF PRESENTER: Mark Eckhoff, AICP

Community Development Director

SUBJECT: Ordinance No. 616-14: Arizona Farms West PUD

(PZC-24-14-PUD)

oxtimes Action

- ☐ Information Only☐ Public Hearing
- Resolution
- **⊠** Ordinance
 - ☐ Regulatory
 - ☐ 1st Reading

☐ Other

RECOMMENDED MOTION/ACTION:

Motion to adopt Ordinance No. 616-14 for Arizona Farms West PUD.

REQUEST:

This is a request by The WLB Group, Inc., on behalf of El Dorado Arizona Farms, LLC, for approval of the following:

A request to replace the existing Planned Unit Development (PUD) zoning with a new Planned Unit Development (PUD). The Arizona Farms West PUD is a planned mixed use community of approximately 389 acres generally located on the south side of Arizona Farms Road, east of the Quail Run Lane alignment, north of the Heritage Road alignment and west of the Copper Basin Railroad. This case is contingent upon the annexation of the property into the Town of Florence, per pending Annexation 2013-01.

BACKGROUND/DISCUSSION:

The purpose of this report is to request the approval of a new Planned Unit Development (PUD) zoning for Arizona Farms West, an approximately 389 gross acre site. It should be noted that the entire Arizona Farms Project includes both this proposed PUD and the Arizona Farms East PUD. The entirety of the project lies within two proposed annexation areas, those being the Magic Ranch Annexation 2013-01 and the Arizona Farms Annexation 2013-02. The entire Arizona Farms Project encompasses approximately 1,155 acres.

The proposed PUD intends to provide a mixture of residential land uses that will provide diversity in housing for the region, as well as supporting land uses such as parks, open

Subject: Ordinance No. 616-14 Arizona Farms West PUD PZC-24-14-PUD

Meeting Date: September 2, 2014

Page **1** of **8**

space and a proposed school site. The subject property lies near the confluence of several planned major transportation corridors, those being the major arterial roadways (Arizona Farms Road, Felix Road and Attaway Road) as well as the future ADOT North-South Freeway Conceptual Corridor.

The site is currently zoned Planned Area Development in Pinal County. Upon annexation, the whole site would receive comparable PUD Zoning. This proposed PUD would then replace the initial PUD zoning.

The owners of this property intends to work closely with the Town of Florence to provide the foundation for a community envisioned to consist of a variety of residential types, an elementary school site and a 20-acre community park to be owned/maintained by the Town of Florence, in addition to other open space amenities. The community will be consistent with the goals and policies of the Town of Florence 2020 General Plan and the PUD District, as described in the Florence Town Code.

ANALYSIS:

Arizona Farms West PUD will provide the following land uses: single-family residential, open space and recreation, a 20-acre community park and potentially an elementary school site. All of these uses will be served by a hierarchy of roadways, consisting of arterial roads, collector roads and local streets.

Internal planning efforts focused on the opportunities presented by the property and the fulfillment of anticipated land uses expected to be demanded by the market. The positioning of this land and its relationship to strong future transportation corridors, as well as anticipated future growth patterns in the Town of Florence, drove the decisions that produced the conceptual land use plan.

Some of the broad goals that were established during the planning of this community included the following:

- Creation of a land use plan that not only included a variety of land uses, but also located them in such a manner to create an environment where land uses are complementary.
- The formation of land entitlements that create a foundation for a successful, sustainable community.
- The establishment of a mixture of land uses that a varied and diverse demographic makeup is achieved for the community.
- Creation of an onsite area for an elementary school site.
- Creation and development of a roadway system that will meet the transportation needs of the near and distant future.
- Development of a thoughtful and enjoyable open space park and trail system to keep the community residents fit and active.

Subject: Ordinance No. 616-14 Arizona Farms West PUD PZC-24-14-PUD

Meeting Date: September 2, 2014

This proposed master-planned community consists of different land use elements, and the overall concept for the community is to provide residential housing types, school site and open space amenities.

Residential

This community will provide residential housing options, from traditional larger single-family detached residential units to more conservative size single-family detached residential units. This will provide for housing opportunities for a broad range of lifestyles and preferences and will assist in providing a community demographic that touches different age groups. The dwelling units demanded by the general public will dictate the final type of residential units constructed. The Conceptual Development Plan for this community provides a scheme for the location and amount of each residential component.

Residential Medium Low (RML)

The Residential Medium Low portion of this community has been strategically located in the western portion of the property, adjacent to the Copper Basin Railroad. The RML area will provide for an adequate transition and buffering along the railroad right-of-way.

Housing in this area will consist of traditional single-family detached homes situated on lots measuring a minimum of 6,500 square feet. The maximum gross density for RML is 3.5 dwelling units per acre.

Residential Medium (RM)

The Residential Medium portion of this community has been placed in the western portion of the property. These development parcels will contain traditional single-family detached residential product. The maximum gross density for RM is 5.5 dwelling units per acre.

Open Space, Parks and Trails

The primary open space includes greenways along the primary collector roads and between development parcels that provide connectivity throughout the development, and buffer areas along the arterial roadways, which contain sidewalks and landscaping.

Also, retention areas that are designed for recreational use must have at least 15% of the basin elevated above a 10-year storm floodwater surface elevation. All open space not improved for recreational use will be landscaped, according to an approved, water-conserving, final landscape plan.

Finally, each dwelling unit should be within 1,000 feet of recreational facilities. The proposed open space area for the Arizona Farms West PUD targets 58 acres or 15% of the residential area of the subject site.

Subject: Ordinance No. 616-14 Arizona Farms West PUD PZC-24-14-PUD

Meeting Date: September 2, 2014

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The proposed open space system focuses on several integral interconnected components that are discussed as follows.

This subject site includes a 20-acre community park, linear park with a pathway along the western side of the Copper Basin Railroad right-of-way and a system of linear open space areas or greenways that provide connectivity throughout the development, and connect to the 20-acre community park and school site. The linear park will parallel the railroad, as well as the community park and school site, and provide a buffer between the residential areas and the railroad.

Within the development parcels there will be smaller scale neighborhood parks or pocket parks. These parks will be approximately 2,500 square feet to two acres in size and will offer recreational opportunities to those living within a ¼ mile radius. They will be visually accessible focal points of the community and visible from all angles and may contain play equipment, benches, paths, grass and other landscaping.

Greenways are open space corridors that allow all residents to move easily and safely throughout the community in a pleasurable environment. They have been designed such that they serve as open space links, providing strong non-vehicular connections between all the residential, recreational, educational and commercial components of the community. The greenways consist of landscaping, a paved multi-use path that may be used by pedestrians and cyclists, as well as to be utilized as sitting areas and community gathering areas.

It should be noted that the homeowner's association established for this community will be responsible for maintaining all enriched pavement treatments, all open space areas and all landscaping. The homeowner's association will maintain such areas as regulated through the Covenants, Conditions and Restrictions for each parcel. A master homeowner's association will be established and will be responsible for maintaining the privately owned open space areas within the project. A final landscape plan, wall plan, and amenity plan, meeting the approval of the Town of Florence, will be submitted prior to the approval of any final subdivision plats for this development.

Public Services

This community, upon annexation, will be served by the Town Police and Fire Departments. A police beat is being established for this area and a police sub-station will be housed in the Anthem at Merrill Ranch Fire Station No. 2, which will also be the nearest fire station for the annexation area. This proposed community will generate the need for services within this community. Accordingly, a 5-acre site has been designated within the Arizona Farms East PUD for a future fire station with police substation.

Subject: Ordinance No. 616-14 Arizona Farms West PUD PZC-24-14-PUD

Meeting Date: September 2, 2014

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Schools

The project includes at least one K-8 school site located within this PUD. Additional schools sites may be provided if there is the demand for such.

Water

Water will be provided by Johnson Utilities Company (JUC). The owner/developer will work with JUC to analyze the existing water system and determine the infrastructure that would be required to serve the property at build-out condition.

Wastewater

Wastewater collection and treatment will be provided by Johnson Utilities Company (JUC). The owner/developer will work with JUC to analyze the existing wastewater system and determine the infrastructure that would be required to serve the property at build-out condition.

Transportation

The transportation and circulation plan will be developed consistent with recommendations from the Community Development Director and Town Engineer. The primary access to the property will be via Arizona Farms Road, Felix Road and Heritage Road. According to the Coolidge – Florence Regional Transportation Plan (April 2008), Arizona Farms Road, which is located along the north edge of this site, is designated as a major arterial road with a future right-of-way width of 150 feet (75 feet of half right-of-way).

A 400-foot corridor has been located within Arizona Farms East Planned Unit Development to allow for the future ADOT North-South Freeway and Passenger Rail projects that will impact the Arizona Farms West PUD as well. The subject site will be easily accessible via the planned traffic interchange at Arizona Farms Road. As such, the development vision for the property respects the hierarchy of roadways that are shown in the circulation element of the General Plan.

An internal major collector roadway system will collect traffic from the development parcels and convey it primarily to Arizona Farms Road, the arterial roadway adjacent to the northern boundary of the site. This road will be constructed to the standards of the Town of Florence. It is anticipated that major collector roadways with the project will have a minimum right-of-way width of 80 feet. Minor collector roads will have a minimum right-of-way width of 60 feet.

Local streets will be constructed within the development parcels to provide for internal circulation. These streets will provide direct access to all residential lots within the PUD. These streets may be public or private, but in either case will be constructed in

Subject: Ordinance No. 616-14 Arizona Farms West PUD PZC-24-14-PUD

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accordance with Town standards. If public, these streets will be owned and maintained by the Town. If private, the streets will be owned and maintained by an HOA to be established in the future.

A Traffic Impact Analysis (TIA) will be prepared in accordance with current Town of Florence TIA 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.

General Plan

An application was submitted to the Town of Florence requesting a Minor Amendment to the Town of Florence 2020 General Plan to change the General Plan land use classification on this property to Master Planned Community. This requested Minor Amendment was supported by the Planning and Zoning Commission on June 19, 2014, and approved by the Town Council on July 21, 2014. This PUD will be consistent with the General Plan.

The General Plan land use classifications surrounding the property are as follows:

North: Master Planned Community (MPC) (Dobson Farms PUD).

East: Master Planned Community (MPC). Felix Farms PUD, Sun Valley

Farms PUD, Aspen Farms/Paloroso PUD and Skyview Farms PUD are located within one mile of the subject property; these PUDs are not yet

developed.

South: Medium Density Residential 1 (MDR1). Crestfield Manor PAD and Wild

Horse Estates PAD are located within one mile of the subject property.

West: Master Planned Community (MPC) (Arizona Farms West).

PUBLIC PARTICIPATION:

The Town has reached out to all Town residents and other property owners though 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 (Sign) Notice of Public Hearing for a Planned Unit Development was posted on the site in one location
- Advertisements in the local Town paper
- One public hearing for the Planning and Zoning Commission

Subject: Ordinance No. 616-14 Arizona Farms West PUD PZC-24-14-PUD

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Town Council public hearing and action meetings

The public has expressed concerns with this application however; it appears such concerns are related to the rezoning of a nearby state land parcel, a concern about future growth in general and the Town's proposed annexations.

HEARINGS:

*July 10, 2014 Planning and Zoning Public Hearing

August 4, 2014 Town Council Public Hearing and 1st Reading

September 2, 2014 2nd Reading and 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 Planned Unit Development (PUD) zoning will be consistent with the General Plan land use designation of MPC
- 2. The PUD conforms to all local plans and ordinances

The Planning and Zoning Commission found that The Arizona Farms West Planned Unit Development (PZC-24-14-PUD) is 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 a unanimous favorable recommendation on the Arizona Farms West Planned Unit Development, as described in Exhibits A-1 and A-2, to the Mayor and Town Council, subject to the following condition:

1. Any additional conditions deemed necessary by the Town Council.

FINANCIAL IMPACT:

This Planned Unit Development will have no immediate financial impact; however, future residential development and the addition of the public community park will have a positive fiscal impact for the Town.

RECOMMENDATION:

Subject: Ordinance No. 616-14 Arizona Farms West PUD PZC-24-14-PUD

Meeting Date: September 2, 2014

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^{*}Indicates Special Meetings by the Planning and Zoning Commission.

Motion to adopt Ordinance No. 616-14, subject to the following condition:

1. Any additional conditions deemed necessary by the Town Council.

ATTACHMENTS:

Ordinance No. 616-14 Exhibit A-1 Exhibit A-2 Application materials

Subject: Ordinance No. 616-14 Arizona Farms West PUD PZC-24-14-PUD

Meeting Date: September 2, 2014

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ORDINANCE NO. 616-14

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE ARIZONA FARMS WEST PLANNED UNIT DEVELOPMENT (PZC-24-14-PUD).

WHEREAS, a request to change the existing zoning on the subject properties from existing Planned Unit Development (PUD) to the Arizona Farms West Planned Unit Development (PUD) that 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 Arizona Farms West 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, Arizona, an unanimous favorable recommendation for the Arizona Farms West PUD, subject to certain conditions; and

WHEREAS, said proposal has been considered by the Mayor and Council of the Town of Florence, Arizona, and the Arizona Farms West 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 RESOLVED 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 EXHIBITS A-1 and A-2 attached hereto, from existing Planned Unit Development (PUD) to Arizona Farms West Planned Unit Development (PUD).

PASSED AND ADOPTED by the Mayor and Council of the Town of Florence, Arizona, this 2nd day of September 2014.

	Tom J. Rankin, Mayor
ATTEST:	APPROVED AS TO FORM:
	- <u> </u>
Lisa Garcia, Town Clerk	James E. Mannato, Town Attorney

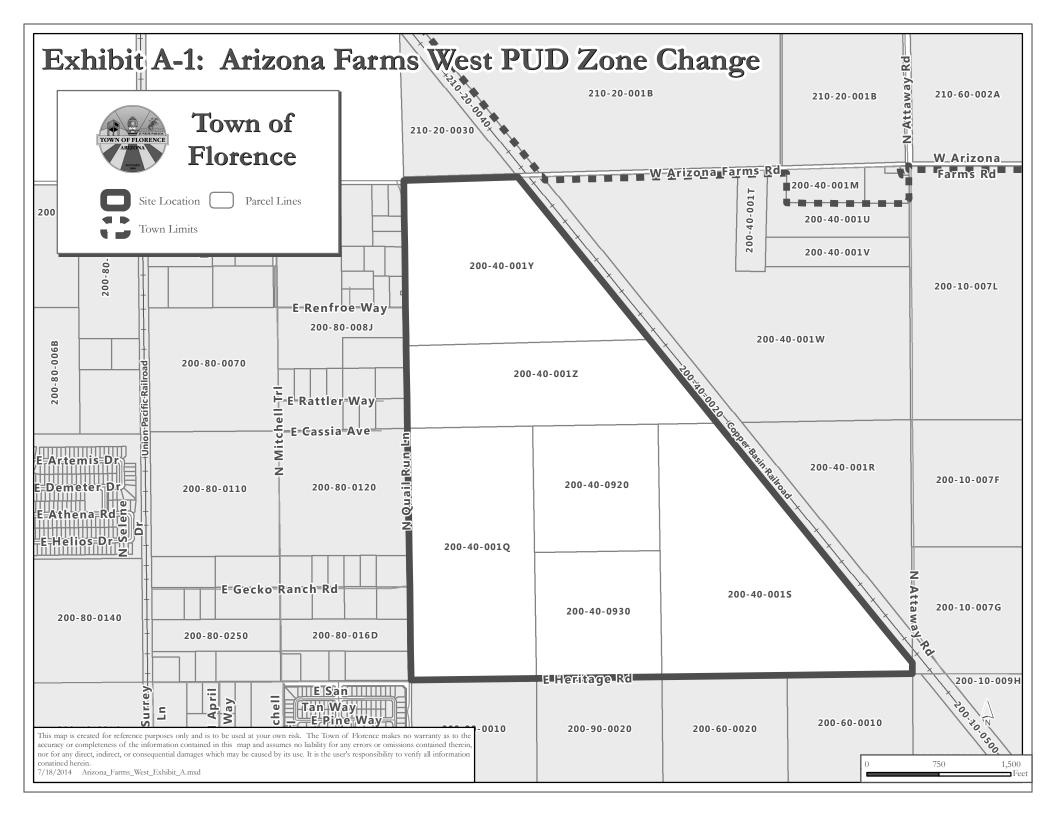


Exhibit A-2

Legal Description of Arizona Farms West PUD Zone Change

PARCEL NO. 1:

THAT PART OF THE NORTH HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 1, BEING MARKED BY A BRASS CAP IN HAND HOLE AND FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 1, BEING MARKED BY A BRASS CAP IN HAND HOLE, BEARS NORTH 88 DEGREES 30 MINUTES 00 SECOND EAST, (BASIS OF BEARING), 2632.80 FEET DISTANT THEREFROM;

THENCE SOUTH 88 DEGREES 32 MINUTES 15 SECONDS WEST, ALONG THE NORTHERTY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1445.73 FEET TO A POINT ON THE WESTERTY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING:

THENCE SOUTH 38 DEGREES 53 MINUTES 46 SECONDS EAST, ALONG SAID WESTERTY RIGHT-OF WAY LINE, 2176.38 FEET TO A POINT FROM WHICH A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 1, BEARS SOUTH 38 DEGREES 53 MINUTES 46 SECONDS EAST, 1122.99 FEET DISTANT THEREFROM;

THENCE SOUTH 88 DEGREES 32 MINUTES 15 SECONDS WEST, BEING PARALLEL WITH THE NORTHERTY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1 A DISTANCE OF 2532.53 FEET TO A POINT ON THE WESTERLY LINE OF THE SAID NORTHWEST QUARTER OF SECTION 1, AND FROM WHICH POINT THE WEST CORNER OF SAID SECTION 1, BEARS SOUTH 00 DEGREES 39 MINUTES 32 SECONDS EAST, 853.13 FEET DISTANT THEREFROM;

THENCE NORTH 00 DEGREES 39 MINUTES 32 SECONDS WEST, 1728.34 FEET TO THE NORTHWEST CORNER OF SAID SECTION 1, BEING MARKED BY A BRASS CAP IN HAND HOLE;

THENCE NORTH 88 DEGREES 32 MINUTES 15 SECONDS EAST, ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1185.40 FEET TO THE TRUE POINT OF BEGINNING;

EXCEPT AN UNDIVIDED HALF INTEREST IN ANY AND ALL MINERALS AS RESERVED IN DEED RECORDED IN DOCKET 808, PAGE 382, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 2:

THAT PART OF THE NORTH HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 1, BEING MARKED BY A BRASS CAP IN HAND HOLE AND FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 1, BEING MARKED BY A BRASS CAP IN HAND HOLE, BEARS NORTH 88 DEGREES 30 MINUTES 00 SECONDS EAST, (BASIS OF BEARING), 2632.80 FEET DISTANT THEREFROM;

THENCE SOUTH 88 DEGREES 32 MINUTES 15 SECONDS WEST, ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1445.73 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILIROAD, AND FROM WHICH POINT THE NORTHWEST CORNER OF SAID SECTION 1, BEING MARKED BY A BRASS CAP IN HAND HOLE, BEARS SOUTH 88 DEGREES 32 MINUTES 15 SECONDS WEST, 1185.40 FEET DISTANT THEREFROM;

THENCE SOUTH 38 DEGREES 53 MINUTES 46 SECONDS EAST, ALONG THE SAID WESTERTY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, 2176.38 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 38 DEGREES 53 MINUTES 46 SECONDS EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 1122.99 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 1 AND FROM WHICH POINT, THE EAST QUARTER CORNER OF SAID SECTION 1, BEING MARKED BY A 1" CONCRETE FILLED PIPE, BEARS NORTH 89 DEGREES 13 MINUTES 27 SECONDS EAST, 2014.69 FEET DISTANT THEREFROM;

THENCE SOUTH 89 DEGREES 13 MINUTES 27 SECONDS WEST, 3227.33 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 1 AND FROM WHICH

POINT THE SW CORNER SAID SECTION 1, BEING MARKED BY A 2 ½ INCH ALUMINUM CAP, BEARS SOUTH 00 DEGREES 39 MINUTES 32 SECONDS EAST, 2623.71 FEET DISTANT THEREFROM;

THENCE NORTH 00 DEGREES 39 MINUTES 32 SECONDS WEST, ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 853.13 FEET TO A POINT FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 1 BEARS NORTH 00 DEGREES 39 MINUTES 32 SECONDS WEST, 1728.34 FEET DISTANT THEREFROM;

THENCE NORTH 88 DEGREES 32 MINUTES 15 SECONDS EAST, BEING PARALLEL WITH THE NORTHERLY LINE OF THE NORTHWEST OUARTER OF SAID SECTION 1, A DISTANCE OF 2532.53 FEET TO THE TRUE POINT OF BEGINNING:

EXCEPT AN UNDIVIDED HALF INTEREST IN ANY AND ALL MINERALS AS RESERVED IN DEED RECORDED IN DOCKET 808, PAGE 382, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO.3:

THE WEST HALF OF THE WEST HALF OF THE SOUTH HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT AN UNDIVIDED HALF INTEREST IN ANY AND ALL MINERALS AS RESERVED IN DEED RECORDED IN DOCKET 808, PAGE 382, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO.5:

TIE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTH HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN ANY OIL AND MINERALS AS RESERVED IN DEED RECORDED IN DOCKET 808, PAGE 382, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 8:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD:

EXCEPT AN UNDIVIDED HALF INTEREST IN ANY OIL AND MINERALS AS RESERVED IN DEED RECORDED IN DOCKET 808, PAGE 382, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL 1:

TIE NORTH HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTH HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN ANY OIL AND MINERALS AS RESERVED IN DEED RECORDED IN DOCKET 808, PAGE 382, RECORDS OF PINAL COUNTY, ARIZONA.

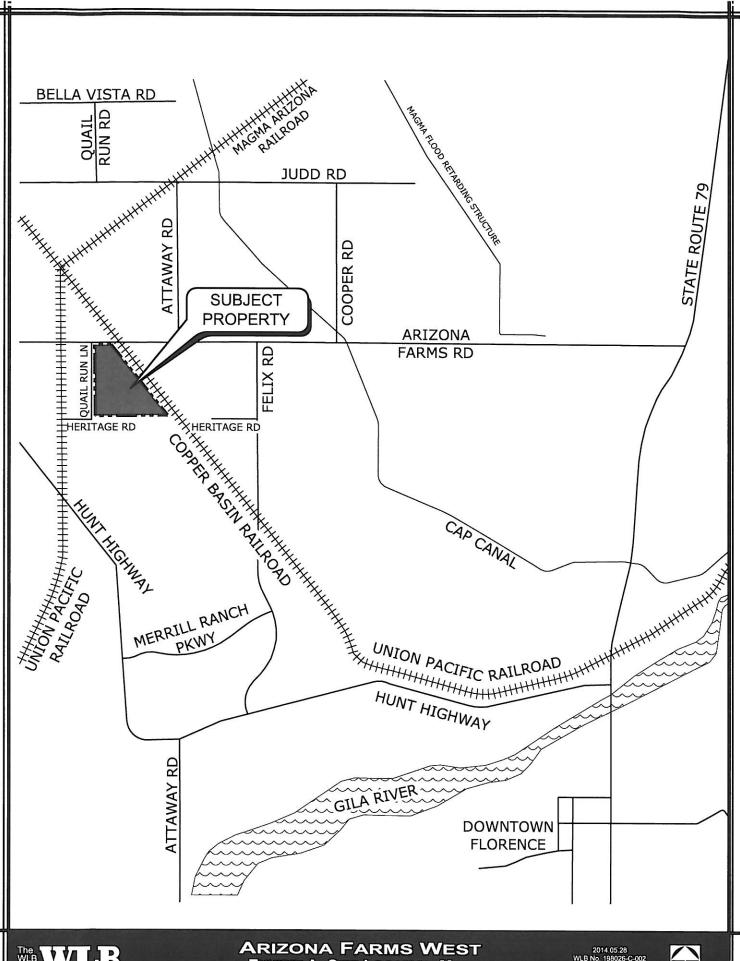
APPLICATION FOR REZONING

PROJECT NAME: Arizona Farms West (PUD #1)			
APPLICATION TYPE:	Rezoning	XPUD	PUD Amendment
1. Property Owner:	Address: 426 Phote: 602-95	orado Arizona Farm N. 44th Street, Ste. enix, AZ 85008 5-2424 (@eldoradoholding	100 Fax:
2. Applicant/Developer:	Address: 4444 Tucso Phone: 520-88	VLB Group, Inc. E. Broadway Blvd n, AZ 85711 81-7480 ker@wlbgroup.com	Attn: Rob Longaker Fax: 520-881-7492
3. Address or Location of	Property: See A	Attached Exhibit A:	Site Location Map
4. Legal Description of Property: If applicable, include Lot(s), Block(s), and Subdivision Name: See attached legal descriptions Tax Parcel Numbers: 200-24-001Y, 001Z, 001Q, 001S, 0920, 0930 Gross Acres: 389.2± Ac. Net Acres: 5. Current Zoning District: Arizona Farms PAD (Pinal County)			
6. Proposed Zoning District: PUD 6. Line Pub 6. Line Pu			
FOR STAFF USE ONLY: DATE			
CASE NO.		APPLICATION D	ATE AND TIME
PZ HEARING DATE1st TC HEARING DATE		FEE \$	
2 nd TC HEARING DATE		REVIEWED BY:	
RECOMMENDATION:	APPROVAL	DISAPPROVAL	

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 <u>not</u> the owner of the property.

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: Tax Parcels 200-31-007D, 200-31-007E, 200-31-007G,
200-24-001R, 200-24-001W, 200-31-007L, 200-24-001Q, 200-24-001Y,
200-24-001Z, 200-24-0930, 200-24-001S, 200-31-007B, 200-31-007F 200-24-0920 Owner(s)
Vice Presidentiure Dovado Holdi
As Agent for:
El Dorado Arizona Farms, L.L.C.
Print or Type Name
Address
426 N. 44th Street, Suite 100
Phoenix, AZ 85008
Telephone
602-955-2424
STATE OF ARIZONA)
County of Maricopa) ss
On this
N WITNESS WHEREOF, I hereto set my hand and official seal.
My commission expires: 5/9/20(6 Leland Notary Public
Notary Fublic
2013 General Plan Amendment Application Notary Public State of Arizona Maricopa County Notary Public State of Arizona Maricopa County



The WLB Group

EXHIBIT A: SITE LOCATION MAP

2014.05.28 WLB No. 198026-C-002 N.T.S.



El Dorado Arizona Farms, LLC. Legal Descriptions:

PARCEL NO. 1:

THAT PART OF THE NORTH HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 1, BEING MARKED BY A BRASS CAP IN HAND HOLE AND FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 1, BEING MARKED BY A BRASS CAP IN HAND HOLE, BEARS NORTH 88 DEGREES 30 MINUTES 00 SECOND EAST, (BASIS OF BEARING), 2632.80 FEET DISTANT THEREFROM;

THENCE SOUTH 88 DEGREES 32 MINUTES 15 SECONDS WEST, ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1445.73 FEET TO A POINT ON THE WESTERLY RIGHT-OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, SAID POINT ALSO BEING THE TRUE POINT OF BEGINNING;

THENCE SOUTH 38 DEGREES 53 MINUTES 46 SECONDS EAST, ALONG SAID WESTERLY RIGHT-OF WAY LINE, 2176. 38 FEET TO A POINT FROM WHICH A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 1, BEARS SOUTH 38 DEGREES 53 MINUTES 46 SECONDS EAST, 1122.99 FEET DISTANT THEREFROM;

THENCE SOUTH 88 DEGREES 32 MINUTES 15 SECONDS WEST, BEING PARALLEL WITH THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1 A DISTANCE OF 2532.53 FEET TO A POINT ON THE WESTERLY LINE OF THE SAID NORTHWEST QUARTER OF SECTION 1, AND FROM WHICH POINT THE WEST CORNER OF SAID SECTION 1, BEARS SOUTH 00 DEGREES 39 MINUTES 32 SECONDS EAST, 853.13 FEET DISTANT THEREFROM:

THENCE NORTH OO DEGREES 39 MINUTES 32 SECONDS WEST, 1728 34 FEET TO THE NORTHWEST CORNER OF SAID SECTION 1, BEING MARKED BY A BRASS CAP IN HAND HOLE;

THENCE NORTH 88 DEGREES 32 MINUTES 15 SECONDS EAST, ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1185.40 FEET TO THE TRUE POINT OF BEGINNING:

EXCEPT AN UNDIVIDED HALF INTEREST IN ANY AND ALL MINERALS AS RESERVED IN DEED RECORDED IN DOCKET 808, PAGE 382, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 2:

THAT PART OF THE NORTH HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS;

COMMENCING AT THE NORTH QUARTER CORNER OF SAID SECTION 1, BEING MARKED BY A BRASS CAP IN HAND HOLE AND FROM WHICH POINT THE NORTHEAST CORNER OF SAID SECTION 1, BEING MARKED BY A BRASS CAP IN HAND HOLE, BEARS NORTH 88 DEGREES 30 MINUTES 00 SECOND EAST, (BASIS OF BEARING), 2632.80 FEET DISTANT THEREFROM;

THENCE SOUTH 88 DEGREES 32 MINUTES 15 SECONDS WEST, ALONG THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 1445.73 FEET TO A POINT ON THE WESTERLY RIGHT—OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, AND FROM WHICH POINT THE NORTHWEST CORNER OF SAID SECTION 1, BEING MARKED BY A BRASS CAP IN HAND HOLE, BEARS SOUTH 88 DEGREES 32 MINUTES 15 SECONDS WEST, 1185.40 FEET DISTANT THEREFROM;

THENCE SOUTH 38 DEGREES 53 MINUTES 46 SECONDS EAST, ALONG THE SAID WESTERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD, 2176.38 FEET TO THE TRUE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 38 DEGREES 53 MINUTES 46 SECONDS EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, 1122.99 FEET TO A POINT ON THE EAST-WEST MID-SECTION LINE OF SAID SECTION 1 AND FROM WHICH POINT, THE EAST QUARTER CORNER OF SAID SECTION 1, BEING MARKED BY A 1" CONCRETE FILLED PIPE, BEARS NORTH 89 DEGREES 13 MINUTES 27 SECONDS EAST, 2014.69 FEET DISTANT THEREFROM;

THENCE SOUTH 89 DEGREES 13 MINUTES 27 SECONDS WEST, 3227.33 FEET TO THE WEST QUARTER CORNER OF SAID SECTION 1 AND FROM WHICH POINT THE SW CORNER SAID SECTION 1, BEING MARKED BY A 2 ½ INCH ALUMINUM CAP, BEARS SOUTH 00 DEGREES 39 MINUTES 32 SECONDS EAST, 2623.71 FEET DISTANT THEREFROM;

THENCE NORTH 00 DEGREES 39 MINUTES 32 SECONDS WEST, ALONG THE WESTERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 853.13 FEET TO A POINT FROM WHICH THE NORTHWEST CORNER OF SAID SECTION 1 BEARS NORTH 00 DEGREES 39 MINUTES 32 SECONDS WEST, 1728.34 FEET DISTANT THEREFROM;

THENCE NORTH 88 DEGREES 32 MINUTES 15 SECONDS EAST, BEING PARALLEL WITH THE NORTHERLY LINE OF THE NORTHWEST QUARTER OF SAID SECTION 1, A DISTANCE OF 2532.53 FEET TO THE TRUE POINT OF BEGINNING:

EXCEPT AN UNDIVIDED HALF INTEREST IN ANY AND ALL MINERALS AS RESERVED IN DEED RECORDED IN DOCKET 808, PAGE 382, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 3:

THE WEST HALF OF THE WEST HALF OF THE SOUTH HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT AN UNDIVIDED HALF INTEREST IN ANY AND ALL MINERALS AS RESERVED IN DEED RECORDED IN DOCKET 808, PAGE 382, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 5:

THE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTH HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA.

EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN ANY OIL AND MINERALS AS RESERVED IN DEED RECORDED IN DOCKET 808, PAGE 382, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 8:

THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, LYING WEST OF THE WESTERLY RIGHT-OF-WAY LINE OF THE SOUTHERN PACIFIC RAILROAD;

EXCEPT AN UNDIVIDED HALF INTEREST IN ANY OIL AND MINERALS AS RESERVED IN DEED RECORDED IN DOCKET 808, PAGE 382, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL 1:

THE NORTH HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTH HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT AN UNDIVIDED ONE-HALF INTEREST IN ANY OIL AND MINERALS AS RESERVED IN DEED RECORDED IN DOCKET 808, PAGE 382, RECORDS OF PINAL COUNTY, ARIZONA.

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-24-14-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-24-14-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-24-14-PUD. Except as expressly set forth in the Zone Change/Planned Unit Development Application PZC-24-14-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.

200-24-001Q, 001S, 001Y, 001Z, 0920, 0930 Parcel(s) Numbers El Dorado Arizonatar mas LLC El Dorado Holdings, Inc. as Administrative Agent Owner(s) Signature Vice President
Print or Type Name
STATE OF ARIZONA)) ss County of Maricopa)
On this 14 day of July, 20 14, before me, the undersigned Notary Public, personally appeared linda J. Cheney, 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: 5/9/16 Rotary Public State of Arizona Maricopa County Louise A Leland My Commission Expires 05/09/2016



389.2± GROSS ACRES

A PORTION OF SECTION 1
TOWNSHIP 4 SOUTH, RANGE 8 EAST

TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

Prepared for:

El Dorado Arizona Farms, LLC 426 N. 44th Street Phoenix, Arizona 85008

Prepared by:

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

July 2, 2014

WLB No. 198026-C-004

The WLB Group WLB

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F1: Conceptual Development Plan

H: Street Sections

I: Trail and Path Sections

G: Conceptual Parks, Trails and Open Space Plan

I. INTRODUCTION

A. PURPOSE OF REQUEST

This request relates to the proposed Arizona Farms West Planned Unit Development (PUD), a 389.2+/- acre property located at the southeast corner of Arizona Farms Road and Quail Run Lane and west of the Copper Basin Railroad. It should be noted that the Arizona Farms West (PUD) is part of a larger project named the Arizona Farms project that lies both east and west of the Copper Basin Railroad. Also, the entirety of the project lies within two proposed annexation areas, those being the Magic Ranch Annexation area and the Arizona Farms Annexation area. Due to this fact, the Arizona Farms project has been divided into two separate PUDs — the Arizona Farms West PUD (consisting of 389.2+/- acres located west of the Copper Basin Railroad); and the Arizona Farms East PUD (consisting of 797.7+/- acres located east of the Copper Basin Railroad).

Please refer to Exhibit A: Context Map for an illustration of the two parts of the overall Arizona Farms project, and of the two annexation areas.

The owners of this property intend to work closely with the Town of Florence to provide the foundation for a community envisioned to consist of a variety of residential housing types, a proposed elementary school site, a 20-acre community park to be owned and maintained by the Town of Florence, in addition to other open space and recreational opportunities. The community will be consistent with the goals and policies of the Town of Florence 2020 General Plan and the PUD District as described in the Florence Town Code.

PUDs are more desirable for the planning of future land uses as compared with straight zone changes on smaller parcels of land. Inherent in the PUD is a master planning process, which comprehensively and cohesively plans for and provides a framework for the infrastructure that is necessary to support the development of the land, including road improvements, water and sewer infrastructure, drainage improvements and open space/recreational systems.

B. PROJECT LOCATION

The property is bounded on the north by Arizona Farms Road, on the east by the Copper Basin Railroad, on the south by the Heritage Road alignment and on the west by Quail Run Lane.

Please refer to Exhibit B: Regional Location Map.



C. TAX ASSESSOR PARCEL NUMBERS

According to the Pinal County Assessor, the subject property consists of the following tax parcel numbers:

200-24-001Y, 001Z, 001Q, 001S, 0920, and 0930

II. EXISTING CONDITIONS

A. EXISTING ZONING

The subject property was zoned with a Planned Area Development (PAD) Overlay in Pinal County in November 1998. The existing PAD, known as the Arizona Farms PAD, includes the following Pinal County zoning districts: Low Density Single-Family Residential (CR-1), Medium Low Density Single-Family Residential (CR-2), Medium Density Single-Family Residential (CR-3), Medium High Density Multiple Residence Zone (CR-4), Local Business Zone (CB-1), Light Industrial (CI-1) and Suburban Ranch (SR) (golf course and open space).

The zoning districts in the existing PAD that are located within the area of this PUD include the following: Medium Low Density Single-Family Residential (CR-2), Local Business Zone (CB-1) and Light Industrial (LI).

B. EXISTING LAND USES

The property is currently being farmed and has been for many years. There are no other uses occurring on the site.

C. EXISTING GENERAL PLAN CLASSIFICATIONS

An application was submitted to the Town of Florence requesting a Minor Amendment to the Town of Florence 2020 General Plan to change the General Plan land use classifications on this property from Employment/Light Industrial (E/LI) to Master Planned Community. This requested Minor Amendment was supported by the Planning and Zoning Commission on June 19, 2014 and will be considered by the Town Council on July 21, 2014. Once approved, this PUD will be consistent with the General Plan.

The General Plan land use classifications surrounding the property are as follows:

North: Master Planned Community (MPC) (Dobson Farms PUD).

East: Master Planned Community (MPC) (Proposed Arizona Farms East PUD). Note that other MPC properties (Aspen Farms/Paloroso PUD and Skyview Farms



PUD) are located within one mile of the subject property; these PUDs are not yet developed.

South: Medium Density Residential 1 (MDR1).

West: Employment/Light Industrial (E/LI) and Medium Density Residential 1 (MDR1).

Please refer to Exhibit C: General Plan Land Use Classifications.

D. SURROUNDING LAND USES

North: Arizona Farms Road with vacant and farmed land to the north of the road.

East: Copper Basin Railroad to the immediate east, then Arizona Farms East (proposed PUD) is located across the railroad and is currently being farmed.

South: Vacant land and Arizona Pacific Materials LLC (rock quarry).

Southwest: The Oasis at Magic Ranch (single-family residential community and golf course).

West: Various commercial and residential land uses.

Please refer to Exhibit D: Existing Conditions/Proposed Projects.

E. SURROUNDING ZONING

North: Dobson Farms PUD and General Rural (Pinal County).

East: Single Residence Zone (CR-3) and Light Industrial (LI) (Pinal County) and Arizona Farms East PUD to be rezoned concurrently with this Arizona Farms West PUD.

South: General Rural and Single Residence Zone (CR-2 & CR-3) (Pinal County).

West: Magic Ranch PAD, General Rural, Single Residence Zone (CR-2) and Local Business Zone (CB-1) (Pinal County).

F. TOPOGRAPHY

Based on United States Department of Interior Geological Survey information, and more specifically the Florence 7.5 Minute Series QUAD sheet, the subject property slopes generally from northeast to southwest at a slope of less than 1%.



The elevations on the property range from approximately 1515 feet above sea level at the northeast corner of the property to approximately 1510 feet above sea level at the southwest corner of the property.

The site has been graded to accommodate farming, and as such any natural topographic features that may have once been on the site no longer exist.

G. SURFACE HYDROLOGY

As mentioned above, the site slopes gently from northeast to southwest. Historically, flows from the east entered the site and then continued through the property, leaving the site at its western boundary. Due to farming activity on the site, the drainage patterns have been altered. Flows from the east now are intercepted and diverted by Copper Basin Railroad.

According to FEMA FIRM Panel 04021C0875E dated December 4, 2007, the site is located within Zone X, which is defined as an area determined to be outside of the .2% annual chance floodplain. The Magma Dam/Flood Control Structure lies approximately 5 miles east of the site and the property lies inside the boundary of the Magma Flood Control District (MFCD). The dam/flood control structure was constructed by MFCD in 1964 to protect the downstream farm fields from regular flooding by removing them from the floodplain. The District is in the process of rehabilitating this structure and is 85% complete with the rehabilitation work, with final completion expected in July/August 2015.

A detailed drainage report, conforming to the Floodplain Regulations of the Town of Florence and Pinal County, will be submitted at the time of platting or development plan review.

H. ACCESSIBILITY AND EXISTING ROAD CONDITIONS

The northern boundary of the site is adjacent to Arizona Farms Road, a two-lane paved road. Arizona Farms Road extends to the east and west and crosses the Copper Basin Railroad with an at-grade signalized crossing.

Quail Run Lane is a dirt road running north-south along the western boundary of the site.

Heritage Road alignment is a dirt road running east-west along the southern boundary of the site. It crosses the Copper Basin Railroad with an at-grade crossing. There is no legal access across the railroad at this location, and this at-grade crossing will cease to exist at some point in the future as the property develops.



I. UTILTIES AND INFRASTRUCTURE

1. Water

The property is located within the Certificate of Convenience and Necessity (CC&N) of Johnson Utilities Company (JUC). There are 12" water lines in Arizona Farms Road, Heritage Road and Felix Road. The property owner/developer will work with JUC to conduct system modeling and negotiate line extension agreements to bring (or upgrade) the necessary infrastructure to the property.

2. Sewer

There are existing sewer force mains in Heritage Road and Felix Road. There is an existing wastewater treatment plant (named the Section 11 Plant) located within the Oasis at Magic Ranch project located to the southwest of the subject property. This plant currently has a permitted capacity of 2 mgd but is constructed with a capacity of 1.6 mgd. The current operational flows are in the range of 1.1 mgd to 1.4 mgd. JUC recently submitted an application to amend the Aquifer Protection Permit (APP) to allow for a plant expansion to 6.4 mgd. This plant expansion would facilitate the provision of wastewater services for the property. This plant is located approximately one mile west of the western boundary of the site.

3. Electric

The project lies on the boundary of the Salt River Project (SRP) service area and the Arizona Public Service (APS) service area. This property will either be serviced by SRP or APS. There is an existing SRP 500kV transmission line that runs just to the east of the site, within a 130-foot easement located adjacent to the eastern boundary of the Copper Basin Railroad. The provider of electrical service to this site will be determined in the future.

Please refer to Exhibit E: Existing Utilities/Infrastructure.



III. DEVELOPMENT PLAN

A. PROJECT OVERVIEW

This PUD, Arizona Farms West PUD, will provide the following land uses: single-family residential, open space and recreation, a 20-acre community park to be owned and maintained by the Town of Florence and potentially an elementary school site. All of these uses will be served by a hierarchy of roadways, consisting of arterial roads, collector roads and local streets.

Internal planning efforts focused on the opportunities presented by the property and the fulfillment of anticipated land uses expected to be demanded by the market. The positioning of this land and its relationship to strong future transportation corridors, as well as anticipated future growth patterns in the Town of Florence, drove the decisions that produced the conceptual land use plan included in this document.

Some of the broad goals that were established during the planning of this community included the following:

- Creation of a land use plan that not only included a variety of land uses, but also located them in such a manner to create an environment where land uses are complementary.
- The formation of land entitlements that create a foundation for a successful, sustainable community.
- The establishment of a mixture of land uses such that a varied and diverse demographic makeup is achieved for the community.
- Creation of an onsite area for an elementary school site.
- Creation and development of a roadway system that will meet the transportation needs of the near and distant future.
- Development of a thoughtful and enjoyable open space park and trail system to keep the community residents fit and active.

B. PROPOSED LAND USES

This proposed master-planned community consists of several different land use elements. Please refer to *Exhibit F1: Conceptual Development Plan* for a conceptual illustration of these proposed land uses. This plan shows each



proposed development parcel, type of development, arterial roads, collector roads, open space and other proposed features. Please refer to *Exhibit F2:* Conceptual Development Plan (Arizona Farms East & Arizona Farms West) to see a land use plan for the entire Arizona Farms project.

1. Residential

a. Residential Medium Low (RML)

The Residential Medium Low portion of this community has been strategically located in two places on the property: (1) the southeastern portion of the property, adjacent to the Copper Basin Railroad and (2) the northwestern area of the site near the primary community entrance. The RML area will provide for an adequate transition and buffering along the railroad right-of-way and Quail Run Road to the west.

Housing in this area will consist of traditional single-family detached homes situated on lots measuring a minimum of 6,500 square feet. The maximum gross density for RL is 3.5 dwelling units per acre.

b. Residential Medium (RM)

The Residential Medium portion of this community has been placed in the western portion of the property. These development parcels will contain traditional single-family detached residential product on lots measuring a minimum of 4,500 square feet. The maximum gross density for RM is 5.5 dwelling units per acre.

Note that *Exhibit F1: Conceptual Development Plan* shows a 20-acre Town-owned community park and a 14-acre elementary school site. These sites have an underlying zoning of residential (as defined herein) and if they are not developed with these planned uses, then they are permitted for single-family residential development.

2. Non Residential

a. Parks and Open Space

This community acknowledges the importance of open areas and outdoor recreation, particularly in a climate that can support year-round outdoor recreation. As such, it will provide residents



with a quality open space environment as well as a range of recreational activities. The recreation and open space areas planned for this community, besides providing areas of human interaction, will provide physical separation, buffer zones and transition areas.

This PUD will provide a minimum of 15 percent of the residential area of the community as open space. Also, retention areas that are designed for recreational use must have at least 15 percent of the basin elevated above a 10-year storm floodwater surface elevation. All open space not improved for recreational use will be landscaped, according to an approved, water-conserving, final landscape plan. Finally, each dwelling unit should be within 1,000 feet of recreational facilities.

This community embraces these standards. The proposed open space area for the Arizona Farms West PUD targets 58 acres or 15 percent of the residential area of the project site. The proposed open space system focuses on several integral interconnected components that are discussed as follows.

The primary open space includes a 20-acre community park, linear park with path along the western side of the Copper Basin Railroad right-of-way and a system of linear open space areas, or greenways, that provide connectivity throughout the development, and connect to the 20-acre community park and school site. The linear park with path paralleling the railroad, as well as the community park and school site, provide a buffer between the residential areas and the railroad. Please refer to Exhibit G: Conceptual Parks, Trails and Open Space Plan and Exhibit I: Trail and Path Sections.

Secondary open space areas will be included within the development parcels and may consist of pocket parks, landscaped tracts along local streets, common areas, entry monuments and trails or paths. These open space areas would be identified on future plats.

This community proposes a community park site, to be dedicated to the Town, consisting of 20 acres. It has been strategically located near the central portion of this proposed community and adjacent to the elementary school site, making it easily accessible to all future community members. It will also provide a buffer between residential areas and the Copper Basin Railroad. This



park will be the primary area in which children of all ages will play and where families and friends will gather. It is sized in such a manner that it will contain such elements as athletic fields, sports courts, children's play areas, picnic tables and ramadas, walking or bicycling paths and seating areas. The developers of this property will work with Town of Florence staff to program the recreational facilities within the park. It is intended that this park will be owned and maintained by the Town of Florence.

Within the development parcels there will be smaller scale neighborhood parks or pocket parks. These parks will be approximately 2,500 square feet to 2 acres in size and will offer recreational opportunities to those living within a ¼ mile radius. They will be visually accessible and may contain play equipment, benches, paths, grass and other landscaping.

Greenways are linear open space corridors that allow all residents to move easily and safely throughout the community in a pleasurable environment. They have been designed such that they serve as open space links, providing strong non-vehicular connections between all the residential, recreational, and educational components of the community. The greenways consist of landscaping, trails and a multi-use path that may be used by pedestrians and cyclists, sitting areas and community gathering areas.

It should be noted that the homeowner's association established for this community will be responsible for maintaining all enriched pavement treatments, all open space areas (except the 20-acre community park) and all landscaping. The homeowner's association will maintain such areas as regulated through the Covenants, Conditions and Restrictions for each parcel. A master homeowner's association will be established and will be responsible for maintaining the greenways and the HOA owned parks. A final landscape plan, wall plan, and amenity plan, meeting the approval of the Town of Florence will be submitted prior to the approval of any final subdivision plats for this development.

b. Public Services and Education

This community will generate the need for services, including a school site. The developers of this community will work with the Florence Unified School District and the Town of Florence to



adequately provide sites, if needed, for these purposes. At this time, a 14-acre site has been designated for a future elementary school site. A 5-acre police and fire site is to be located within the Arizona Farms East PUD.

TABLE 1: LAND USE AND ZONING TABLE			
PARCEL	PROPOSED DISTRICT	PRIMARY LAND USE	GROSS ACREAGE
Α	RM	Single Family Residential	21.2
В	RM	Single Family Residential	19
С	RM	Single Family Residential	20
D	RM	Community Park Site	20
E	RM	Elementary School Site	14
F	RM	Single Family Residential	21
G	RM	Single Family Residential	20
Н	RML	Single Family Residential	23
I	RML	Single Family Residential	28
J	RM	Single Family Residential	15
K	RM	Single Family Residential	17
L	RM	Single Family Residential	21
M	RM	Single Family Residential	22
N	RM	Single Family Residential	23
0	RM	Single Family Residential	25
Р	RM	Single Family Residential	27
Q	RML	Single Family Residential	22
R	RML	Single Family Residential	31
		TOTALS	389.2

IV. SERVICES/INFRASTRUCTURE

A. WATER

Water will be provided by Johnson Utilities Company (JUC) or its successor. The owner/developer will work with JUC to analyze the existing water system and determine the infrastructure that would be required to serve the property at build-out condition. All plans prepared will be subject to the review and approval of JUC and/or the Town of Florence, depending on the scenario chosen.



B. WASTEWATER

Wastewater collection and treatment will be provided by Johnson Utilities Company (JUC) or its successor. The owner/developer will work with JUC to analyze the existing wastewater system and determine the infrastructure that would be required to serve the property at build-out condition. All plans prepared will be subject to the review and approval of JUC and/or the Town of Florence, depending on the scenario chosen.

C. ELECTRIC

Electric power for this site will be provided by either Salt River Project (SRP) or by Arizona Public Service (APS). The owner/developer will work with SRP or APS to analyze the existing power system and determine the infrastructure that would be required to serve the property at build-out condition. All plans prepared will be subject to the review and approval of both SRP or APS (depending on the ultimate provider) and the Town of Florence.

D. OTHER UTILITIES AND SERVICES

The following public utilities and service providers will serve the site:

Telephone	CenturyLink
Police Protection	Town of Florence
Fire Protection	Town of Florence
Solid Waste Handling	Town of Florence

E. EDUCATIONAL FACILITIES

The property is located within the boundaries of the Florence Unified School District. Walker Butte K-8 School is located in Johnson Ranch and Anthem K-8 School is located within the Anthem project. Students would have the option of attending either Poston Butte High School or Florence High School. The property owner will meet with representatives from the Florence Unified School District to determine the future needs of the district and arrive at a preliminary understanding of how the future students residing within the subject property might have their educational needs met. As has been previously discussed, the owner intends to provide a parcel of land for a future elementary school site.

F. VEHICULAR ACCESS

The primary access to the property will be via Arizona Farms Road. According to the Coolidge – Florence Regional Transportation Plan (April 2008), Arizona Farms Road is designated as a Major Arterial road with a future right-of-way width of



150 feet (75 feet of half right-of-way). As such, proposed vehicular access for the property respects the hierarchy of roadways that are shown in the Circulation Element of the General Plan. Please refer to *Exhibit H: Street Sections*.

An internal major collector roadway system will collect traffic from the development parcels and convey it primarily to Arizona Farms Road, the arterial roadway adjacent to the northern boundary of the site. This road will be constructed to the standards of the Town of Florence. It is anticipated that major collector roadways with the project will have a minimum right-of-way width of 80 feet. Minor collector roads will have a minimum right-of-way width of 60 feet.

Local streets will be constructed within the development parcels to provide for internal circulation. These streets will provide direct access to all residential lots within the PUD. These streets may be public or private, but in either case will be constructed in accordance with Town standards. If public, these streets will be owned and maintained by the Town. If private, the streets will be owned and maintained by an HOA to be established in the future. The Town of Florence retains the discretion to approve or disapprove private streets. The minimum right-of-way width of local streets will be 50 feet.

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

G. SURFACE GRADING AND DRAINAGE

In accordance with the requirements of the Town of Florence, this project will propose provisions for storm or floodwater runoff channels and basins, and all provisions for drainage control will comply with the regulations of the Town. The proposed improvements will be designed to provide for the health, safety and welfare of the present and future population of the area.

The grading and drainage concept for this project will be developed at the time of preliminary plat or site plan preparation. Final drainage reports and plans, meeting the approval of the Town Engineer, are required prior to the approval of any Final Subdivisions Plats or Development Plans for this project.

On site retention basins will be designed to accommodate runoff during a 100-year, 1 hour storm event and whenever possible to serve the dual designed purpose of useable open space. Where possible, the retention basins will be landscaped and designed to a maximum ponding depth of 3 feet with a



maximum side slope where possible of 4:1. Offsite storm drainage will be accommodated through professionally designed water conveyance systems, including landscaped drainage channels. The community park site will not be utilized to meet the retention/detention needs of the community.

H. MAINTENANCE OF STREETS AND COMMON AREAS

The streets within the community may be public or private, subject to the review and approval of the Town of Florence. Public streets will be constructed to the standards of the Town of Florence within right-of-way dedicated to the public. Once accepted by the Town of Florence, the Town would be responsible for maintenance of public streets. Parks, open space and other common areas will be built and maintained by the Arizona Farms West Master HOA; however, the 20-acre community park will be owned and maintained by the Town of Florence.

V. DEVELOPMENT REQUIREMENTS

A. PURPOSE AND INTENT

The development requirements established herein serve as the primary mechanism for implementation of the land uses for this PUD.

These development requirements provide an appropriate amount of flexibility to anticipate future needs and compatibility between land uses. The Arizona Farms West 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 (Residential, Open Space and Public/Semi Pubic Facilities listed in Section V.C of this document) 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.

B. GENERAL PROVISIONS

- 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 building permits.



- 3. This PUD shall fully comply with the site/design plan review process of the Town of Florence and all residential products will also be subject to the Design Review process of the Town of Florence.
- 4. Agricultural uses shall be permitted on the property until such time that a specific site plan and associated improvement plans are approved. Agricultural uses may continue on the property in areas that are not being developed.
- 5. 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 F1: Conceptual Development 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.
- 6. Utility uses, including but not limited to, sewer lift stations, water booster pumps, utility lines, electric substations, are permitted in all zones as established by this PUD.
- 7. Parks and schools (public, private or charter) are permitted uses in all zoning districts established herein. These uses may be relocated anywhere within the Arizona Farms property (West or East) via a Minor Amendment to the PUD, subject to the review and approval of the Planning Director and applicable public disclosure.
- 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.
- 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 relocation of any open space element as shown on *Exhibit G: Conceptual Parks, Trails and Open Space Plan,* including the Community Park Site, is permitted via a Minor PUD Amendment provided that the amount and type of open space provided remains consistent with the provisions and intent of this document.

- 11. A Master HOA will be established and will be responsible for maintaining all open space areas (excluding the 20-acre Community Park which is assumed to be deeded to and maintained by the Town of Florence).
- 12. An addition to the permitted uses in any district is 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.
- 13. Any significant changes to this PUD, as determined by the Planning Director, will require a Major Amendment to the PUD as defined herein Section VII Implementation, D. Amendments. This Major Amendment would need to be reviewed by Town staff and reviewed and approved by the Planning and Zoning Commission and Town Council.
- 14. Public Utility Easements (PUE) shall be per the determination of the Town Engineer.
- 15. Improvements within a Public Utility Easement (PUE) shall be limited and subject to applicable codes and ordinances.
- 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.
- 17. Property owners agree to waive claims for diminution in value pursuant to Proposition 207 [A.R.S. 12-1134].
- 18. 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.
- 19. Right-of-way dedications and roadway development standards subject to final review and approval of the Town Engineer.

- 20. 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.
- 21. 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.
- 22. 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.
- 23. 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.
- 24. 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.
- 25. Municipal land dedications for the 20-acre community park and any other approved uses shall be in accordance with the Pre-Annexation Development Agreement for El Dorado Arizona Farms, Inc. The location and phasing of such dedications and improvements shall be further refined as development plans (subdivision plats and site plans) proceed for the project.
- 26. A minimum of 15% of the gross residential area of this PUD shall be provided as open space.

C. DEVELOPMENT STANDARDS

1. RESIDENTIAL MEDIUM-LOW (RML)

This land use district provides for areas that will primarily contain detached, single family residential units, open space and recreation areas, and other directly related complementary uses. The maximum density for this district is 3.5 dwelling units per gross acre.

a. Primary Permitted Uses

- Dwelling, single-family.
- Accessory buildings, structures and uses (as per Town Code).
- Park, open space, playground and community/Town owned buildings.
- Public, private or charter schools.
- Public Safety Facility.
- Model home complex (with Town administrative reviews and approvals).
- Church or religious facility.
- Temporary uses (as per Town code).

b. Conditionally Permitted Uses

The following uses may be permitted subject to a Conditional Use Permit (as per Town Code):

- Golf course (except miniature course or practice driving tee operated for commercial purpose), including clubhouse and service facilities which are intended to primarily serve golf course uses and are no closer than 300 feet to any exterior boundary of the golf course, except that the facilities shall have direct access from a collector or arterial street, or a highway, from which they shall be a distance of at least 50 feet
- Guest quarters/casita.
- Small-scale family daycare (maximum of 7 children).

c. Development Standards

Minimum Lot Area: 6,500 square feet

Minimum Lot Width: 55 feet
Minimum Lot Depth: 120 feet



Maximum Height: 30 feet/2 stories

Minimum Front Setback: 15 feet to livable/side entry

garage.

20 feet to front loaded

garage.

Minimum Rear Setback: 12 feet Minimum Interior Side Setback: 5 feet

Minimum Street Side Setback: 15 feet (5' if adjacent to 10'

open space tract).

Maximum Lot Coverage: 50%

2. RESIDENTIAL MEDIUM (RM)

This land use district provides for areas that will primarily contain detached, single-family residential units, open space and recreation areas, and other directly related complementary uses. It applies to all planning parcels as shown on *Exhibit F1: Conceptual Development Plan*.

a. Primary Permitted Uses

- Dwelling, single-family.
- Accessory buildings, structures and uses (as per Town Code).
- Park, open space, playground and community/Town owned buildings.
- Public, private or charter schools.
- Public Safety Facility.
- Model home complex (with Town administrative reviews and approvals).
- Church or religious facility.
- Temporary uses (as per Town code).

b. Conditionally Permitted Uses

The following uses may be permitted subject to a Conditional Use Permit (as per Town Code):

 Golf course (except miniature course or practice driving tee operated for commercial purpose), including clubhouse and service facilities which are intended to primarily serve golf course uses and are no closer than 300 feet to any exterior boundary of the golf course, except that the facilities shall have direct access from a collector or arterial street, or a



highway, from which they shall be a distance of at least 50 feet.

- Guest quarters/casita.
- Small-scale family daycare (maximum of 7 children).

c. Development Standards

Minimum Lot Area: 4,500 square feet

Minimum Lot Width: 45 feet
Minimum Lot Depth: 100 feet

Maximum Height: 30 feet/2 stories

Minimum Front Setback: 15 feet to livable/side entry

garage.

20 feet to front loaded

garage.

Minimum Rear Setback: 12 feet
Minimum Interior Side Setback: 5 feet

Minimum Street Side Setback: 15 feet (5' if adjacent to 10'

open space tract).

Maximum Lot Coverage: 55%

The above are the minimum development standards for the residential portions of this PUD. This PUD intends to provide a variety of lot sizes. Below is a list of the anticipated lot sizes, as well as the approximate percentage of each lot size, expressed as a percentage of the total number of lots. The final lot sizes and percentages of each will be determined during the subdivision platting process.

- 45' x 110' (30%)
- 50' x 115' (25%)
- 55' x 120' (20%)
- 60' x 125' (8%)
- 65' x 125' (7%)
- 70' x 130' (10%)

3. OPEN SPACE

This project targets 15% of the residential area of the site, or 58 acres, of the residential portion of the PUD as open space.

For the purposes of this document, open space shall consist of the following:



- Parks (both those that may be owned by the HOA and the 20-acre community park to be owned and maintained by the Town of Florence).
- Trails and pathways.
- Landscaped bufferyards.
- Common areas maintained by the HOA.
- Active or passive recreational facilities.
- Landscaped or grass retention basins.
- Areas of entry monumentation.
- Linear park with path adjacent to the Copper Basin Railroad right-ofway.

4. PUBLIC/SEMI PUBLIC FACILITIES

This land use designation applies to the potential 14-acre elementary school site. The location of this site is subject to relocation based on the future needs of the community, the Town of Florence, the Florence Unified School District or other educational user. The future design of the potential school site would be in accordance with the standards and requirements of the Florence Unified School District or other educational user. Also, as the community develops, the developer, together with the Florence Unified School District or other educational user, reserves the right to move or eliminate the school site (if not needed) with an administrative minor amendment approval by the Planning Director and without a formal PUD major amendment through a public hearing process.

D. CONDITIONAL AND ACCESSORY USES – ADDITIONAL DEVELOPMENT STANDARDS

1. Purpose and Intent

Several potential uses within the PUD will require specific, tailored development standards unique to those uses. These uses are required to follow the development standards listed below which shall supplement the Town's requirements for these uses. Uses not described herein shall follow the Town Code requirements.

2. Applicability

These 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.

3. Additional Development Standards

a. Accessory Buildings/Outdoor Storage

Buildings, in addition to the primary use, that do not exceed one two hundred (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 district.

b. Home Occupations

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

c. Residential Sales Office

Temporary residential sales offices are permitted for the sale of homes being constructed on the premises for a period of time no longer than twenty-four (24) 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.

E. GENERAL DEVELOPMENT STANDARDS

1. Projection Exceptions

Projection exceptions shall be in accordance with applicable regulations of the Town Code.



2. Height Limitations

Refer to Section V. Development Requirements of this PUD for height limitations.

3. Walls, Fences and Screening

In addition to the applicable regulations of the Town Code, the following standards are provided.

a. Walls and Fences

- (1) Residential land uses; walls within the front yard shall not exceed a height of three (3) feet. No fence or wall within or bounding the side or rear yard shall exceed a height of six (6) feet eight (8) inches, unless abutting a collector or arterial street, parkway, or commercial use, in which case the fence or wall may be constructed to a maximum height of eight (8) feet where approved by the Town. Under conditions where the retaining portion of the wall is necessary to adjust for discrepancies between finished grades on two adjacent lots, retaining walls may be constructed to a maximum height of three (3) feet, four (4) inches in addition to privacy wall and fence heights defined by this section.
- (2) No walls, buildings, landscaping or other obstructions to view in excess of three (3) feet in height shall be placed on any corner lot within a triangular area formed by the street right-of-way lines and a line connecting them at points thirty-three (33) feet from the intersection of the street right-of-way lines.
- (3) A building permit must be obtained prior to the installation of any wall or fence where such is required by Town Codes.
- (4) Parking areas shall be screened from street view by masonry walls or landscaped berms to a minimum height of three (3) feet above the adjacent finished grade (may be supplemented by up to twenty-five (25) percent intermittent landscaping).

(5) The use of barbed or razor wire or similar shall be prohibited in all districts, except as approved by the Planning Director for secured utility site locations.

b. Screening

- (1) All roof mounted mechanical equipment shall be fully screened from view. The screening shall be architecturally consistent with the building.
- (2) All wall mounted equipment must be painted to match the building.
- (3) All ground mounted equipment must be fully screened from view.
- (4) All single family detached units shall have ground mounted air-conditioning units and cooling units.
- (5) The following uses and activities shall be screened as indicated:

TABLE 2. SCREENING STANDARDS		
ACCESSORY USE	MINIMUM HEIGHT OF SCREENING	METHOD OF SCREENING
Outdoor Storage of Materials and Equipment	6′	Masonry Wall
Parking Areas	3'	Masonry wall or landscaped berm*
Trash Enclosures	5'	Masonry Wall
Loading and Delivery Bays	8'	Masonry Wall

^{*}May be supplemented by up to 25% intermittent landscaping.

4. Lighting

In addition to the applicable regulations of the Town Code, the following standards are provided.

a. Site and Building Lighting

All lighting utilized for the external illumination of buildings, parking and outdoor uses shall be directed down and away from adjacent properties and streets, shall be designed not to exceed



one (1) foot candle at the property line, and shall be designed to minimize glare. A photometric plan may be required by the Planning Director to determine compliance with the noted standard.

Commercial lighting fixtures within 150 feet of a residential use shall maintain a maximum fixture height of fifteen (15) feet.

Commercial lighting fixtures within surface parking areas shall not exceed thirty five (35) feet in height and parking area must maintain an average illumination level of 0.5 foot candle.

b. Open Space Lighting

Outdoor lighting fixtures, in any land use, shall be arranged and shielded so that lighting shall not shine or reflect directly onto adjacent residential property. In cases of interpretations of consistency with this provision, such lighting shall be located, shielded or adjusted in intensity to be in conformance with standards as adopted by Town Council and on file with the Planning Department.

5. Swimming Pools

In addition to the applicable regulations of the Town Code, the following standards are provided.

- a. All outdoor swimming pools, whether public, private or commercial shall not be located within any required front yard.
- b. In any residential district, private swimming pools shall be located in the side or rear yards and shall not be any closer than five (5) feet from any side or rear property line and may not be located within any recorded easement. In case of a corner lot, a pool may not be located any closer than five (5) feet to the street side property line.

6. Accessory Uses and Structures

All accessory uses and structures shall be in accordance with applicable regulations of the Town Code.



F. PARKING AND LOADING STANDARDS

The intent of these regulations is to assure the adequate provision of parking and loading facilities for each land use within the PUD minimizing the potential for user conflict and hazardous pedestrian/vehicular interaction. These standards shall supplement the provisions within the Town Code. Parking standards for uses not defined within the following tables and text shall conform to the standards as defined by the Town Code.

1. General Parking and Access Regulations

- a. All required parking spaces shall be located on the lot or a contiguous lot upon which the use is located.
- b. Where access to a parking lot or space is provided by an alley, the alley shall be paved to the nearest intersecting street.
- c. No part of any vehicle parked in the front yard of a single family or duplex residence lot shall extend over the back of sidewalk or a public right-of-way; nor shall any such vehicle be parked within the area formed by a ten-foot by ten-foot triangle as measured from the point of intersection of the back of sidewalk, or street curb where no sidewalk exists, and a side property line extended to the back of the sidewalk, or street curb where no sidewalk exists, when such side property line is within five (5) feet of a driveway or an improved parking surface located on an adjacent lot.
- d. All vehicular egress from parking lots to public right-of-way shall be by forward motion only, except in the case of single family through 4-plex residences fronting on a local street, private access way or drive.
- e. Tandem arrangement of required parking spaces is not permitted.

2. Improvements

a. All parking areas and driveways shall have a surface of masonry, brick, concrete, asphalt, or any other form deemed appropriate by the Planning Director, except for temporary parking areas where a dust palliative treatment may be utilized.



 All off-street parking lots shall be screened from street view and landscaped in accordance with the PUD as approved by Town Council.

3. Required Parking

a. Each single-family residential unit shall be required to provide 2 parking spaces beyond parking in the garage.

G. SIGN STANDARDS

All signage for the Arizona Farms West PUD shall be subject to the Town's Design Review process. A Comprehensive Sign Plan shall be submitted and will be subject to the review and approval of the Planning and Zoning Commission.

In addition to the Town Code Sign Regulations, the following standards are provided. A comprehensive sign package will be submitted to the Town Planning and Zoning Commission for review and approval prior to subdivision or design review approvals.

1. General Sign Regulations

- a. Signage shall be consistent with the community theme and be kept visible at all times.
- b. All commercial and office land uses shall be required to provide signage with clear visibility and lighting. Signage shall display the business's name and a visible numerical street address.
- c. All signage shall be subject to the Planning and Zoning Commission future approved Arizona Farms Comprehensive Sign Plan Package. Individual sign requests will be subsequently subject to the approved Comprehensive Sign Plan Package and applicable Planning and Zoning Commission approvals.

H. LANDSCAPE STANDARDS

All landscape plans for the project are subject to the review and approval of the Planning Department. Parks, trails, paths and open space areas to be developed to standards set forth in the Town's Parks, Trails, and Open Space Master Plan.

In addition to Town Code Landscape Standards, the following standards are provided.



1. Entry Monumentation and Theme Walls

Entry monumentation and theme walls create the initial impression and overall theme for the community. They are the first elements viewed by residents and their guests. The actual color, material selection and other details of entry monumentation and theme walls will be outlined in a Master Wall and Entry Monument Plan to be submitted later in the development process.

Entry monumentation and theme walls shall provide enhanced landscaping, colorful plants and monumentation in order to provide greater visual impact at primary entrances and open spaces.

Theme walls shall be placed adjacent to collector or arterial streets and areas of open space. Combined with the decorative landscaping, theme walls shall further personify arrival into the community. View walls are encouraged in areas where lots back onto open spaces and parks, increasing the visual enjoyment of the open spaces and overall safety of the community.

2. General Landscape Design Standards

- a. All public landscaping shall be subject to the Planning and Zoning Department's future approved Arizona Farms Comprehensive Landscape Plan Package. Within the Comprehensive Landscape Plan Package specific details on plant palettes, design, and requirements will be outlined for the community.
- b. All retention areas shall maintain slopes no steeper than 4:1 when adjacent to public rights-of-way or when there is pedestrian type access to that portion of the basin, subject to the review and approval of the Town Engineer.
- c. All parking areas shall incorporate the following landscape elements:
 - (1) Landscape islands to separate rows of parking of more than fifteen (15) parking spaces;
 - (2) Each landscape island shall be a minimum of four (4) feet in total width including curbing and be no more than seventy-five (75) percent of the length of the parking stalls, and;



- (3) A minimum of thirty (30) percent of each of the landscaped islands are to be planted with vegetative ground cover. Minimum size to be one (1) gallon size plants. A minimum of (1) one fifteen (15) gallon tree shall also be planted within each landscape island.
- d. Low water use plants of a desert landscape palette shall be encouraged throughout the community and further outlined within the Comprehensive Landscape Package.
- e. Turf restrictions should be encouraged through out all land uses except in areas for public recreational purposes. Turf is permitted anywhere on a single family residential lot, provided that the total area of turf does not exceed 10% of the gross lot area.
- f. All fifteen (15) gallon trees should be a minimum of six (6) feet in height, three (3) feet in spread and one (1) inch trunk caliper at the ground level.
- g. All twenty-four (24) inch box and larger trees should be a minimum of eight (8) feet in height, five (5) feet in spread and one and one-half (1.5) inch trunk caliper at the ground level.
- h. Signage shall be consistent with the overall community theme and be kept visible at all times.
- Entry monumentation shall be consistent with the community wall theme and help create a unifying atmosphere for the community.

3. Open Space

a. Purpose and Intent

The open space standards implement the *Exhibit G: Conceptual Parks, Trails & Open Space Plan.* The standards below provide the regulatory standards affiliated with the development and preservation of open space within the project.

The Conceptual Parks, Trails & Open Space Plan proposes a network of community multi-use trails enhancing recreational opportunities and promoting an alternative means of mobility, other than the automobile, throughout the community. The proposed trails will be planned to accommodate pedestrian and



bicycle access between residential neighborhoods, retail and employment areas, the schools site (if needed on the property) and open space.

Additional open space acreage will be set aside during the platting stage for children's play areas and other open space areas. This area is intended to accommodate the recreational needs of the projected maximum number of dwelling units.

b. Applicability

The project open space standards are to be implemented incrementally with each proposed site plan and/or subdivision plat as the community is developed. Each proposed site plan or subdivision plat must demonstrate compliance and the incremental implementation of the illustrative open spaces as defined in *Exhibit G: Conceptual Parks, Trails and Open Space Plan*. Individual site plans or plats will not be subject to a minimum amount of open space but to achieving the intent of *Exhibit G: Conceptual Parks, Trails & Open Space Plan*.

c. Open Space Standards

- (1) This PUD targets fifteen percent (15%) or 58 acres of the residential area of the project as open space. The required open space shall include parks, multi-use trails, bike paths, retention basins, buffers, children's play areas or mini parks and other outdoor active and/or passive recreational improvements. This improved open space will be distributed throughout the community in accordance with Exhibit G: Conceptual Parks, Trails and Open Space Plan. This area may be evenly distributed among the development parcels, or highly concentrated in one or more areas to achieve preservation of specific features.
- (2) Concrete lined retention or drainage channels will not count towards open space requirements.
- (3) When retention areas are designed sharing recreational uses within the same spaces, children's play areas and recreational courts will remain above the 10-year storm depth. Other recreational amenities may be located at the bottom of the retention basins.



- (4) Where soil conditions are conducive, dry wells shall be used for all retention basins. Dry wells will be located around the perimeter of retention basins, where feasible, as to not interfere with play fields. Use of dry wells shall be at the discretion of the Town Engineer.
- (5) All improved open space areas must be landscaped in accordance with the approved Arizona Department of Water Resources Drought Tolerant Plant List.
- (6) Landscape, irrigation, landscape lighting and open space amenity plans shall be subject to the review and approval of the Town of Florence Planning Director.

d. Lighting

Open space lighting shall be provided in accordance with provisions described within this PUD or found within the Town Code. Lighting plans will be subject to the review and approval of the Planning Department.

e. Amenities

Passive and active recreation is an important component to the project. The project provides residents with a centrally located community park of 20 acres, a trail system and various smaller parks and open space features to be located within the development parcels. The community park will contain a variety of active and passive recreational amenities. Open space shall also be provided throughout the community within landscape tracts adjacent to roadways and retention/detention basins.

Open space shall be provided throughout the community by incorporating a network of trails and pocket parks within the individual development parcels. Open space requirements for the residential parcels will be met as outlined in the General Plan and the Town's Parks, Trails and Open Space Master Plan.

Pocket parks will be incorporated into the site plan within many of the community neighborhoods during the preliminary plat process. Amenities within the pocket parks will generally include covered playground equipment, ramadas and retention basins. Retention basins can include open play fields or other activities. If amenities, such as playground equipment and ramadas, are



located around retention basins, they shall be designed per the requirements of the Town. All recreational and open space areas will incorporate and maintain the overall thematic elements of the project. Whenever appropriate, open spaces will be visible from local and collector roadways. View fencing will be utilized to create view corridors into community open spaces. Fencing adjacent to roadways may be solid.

A system of trails is included as an integral part of the development, providing effective and aesthetically appealing pedestrian mobility throughout the community. The trail system will provide connectivity between all the land use parcels proposed for this project.

Active and passive amenities shall be provided within various park and open space locations throughout the project as shown on *Exhibit G: Conceptual Parks, Trails and Open Space Plan.*

Parks and open spaces not accepted by the Town as part of their maintenance program shall be owned and maintained by the Arizona Farms West Homeowner's Association.

VI. COMMUNITY DESIGN REQUIREMENTS AND GUIDELINES

The purpose of this section is to outline the minimum design standards that will guide the physical development of this community with specific regard to architecture, landscaping and general design. The guidelines and requirements contained herein will promote quality construction that is compatible with the surrounding area and consistent with the goals of the Town. The site plan, utility installations, materials, color, lighting, signage, and landscape design must not adversely impact surrounding neighborhoods.

A. RESIDENTIAL DESIGN REQUIREMENTS AND GUIDELINES

1. Purpose and Intent

The purpose of the design requirements and guidelines is to provide residential development standards. 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 welfare.

The design requirements and guidelines are intended to:



- Promote housing diversity within the project;
- Promote housing choices for all age groups at all stages of life;
- Promote innovative and quality residential neighborhoods to define a strong "sense of place;"
- Promote architectural diversity;
- Promote recreational and active lifestyles;
- Promote stable and sustainable neighborhoods; and
- Protect property values for residents within the project.

2. Applicability

The residential site development and architectural standards provided below shall apply to all proposed residential site plans and/or subdivision plats within the project. The Residential Requirements are mandatory on all residential parcels submitted. The application of these standards will be incorporated into proposed site plans and/or subdivision plats for residential development within the project and will be evaluated by the Town of Florence for conformity.

3. Residential Requirements

The following are mandatory requirements. The residential homebuilder shall demonstrate compliance with each home floor plan and elevations, which are to be presented to the Planning and Zoning Commission for review and approval prior to the approval of standard plans and building permits.

a. Site Design

- (1) Perimeter subdivision walls adjacent to roadways must be developed in accordance with the project theme wall details that will be prepared prior to the development of this property.
- (2) An average fifteen (15) foot landscape tract shall be provided adjacent to lots backing to an arterial or collector roadway with a minimum tract width of ten (10) feet at any point within the proposed average.
- (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 for tract developments 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 and/ or as approved by the Town Engineer.
- (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 three (3) home floor plans should be offered each with three (3) distinct elevations within each product type.
- (2) A minimum of three (3) distinct home color schemes should be offered.
- (3) Homes with the same front elevation or color schemes shall not be located adjacent to (side by side) or across from each other and not more than three homes with the same color schemes (but different elevations) shall be located adjacent to each other.
- (4) 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.
- (5) Window pop-outs, windowsills, recessed windows and/or similar architectural embellishments are required on

- second story windows facing a collector, arterial street or public open space area.
- (6) The building's exterior material selection shall be compatible with other buildings and structures within the PUD.
- (7) A variety of home roofing colors, shapes, and/or textures shall be used where appropriate. Typically, concrete tile shall be encouraged for all sloped roofs; however, consideration shall be given to alternative durable materials upon review of the housing product.
- (8) Variation in roof ridgelines and designs is required.
- (9) Roof colors shall be matched to each home color scheme.
- (10) No buildings shall have roof-mounted or wall-mounted mechanical equipment (e.g. HVAC, evaporative coolers). All such equipment must be ground mounted. Solar power panels and solar water heating systems shall be exempt from zoning design criteria.
- (12) No front-loaded garage shall extend forward of a home's livable area or covered front porch by more than 10 feet.
- (13) At least one floor plan per product type shall have the livable area of the home forward of the garage.
- (14) Rear or side yard covered patios or covered courtyards will be required on every home. Where not integral with the home design, columns finished with stucco will be used.
- (15) All additions to the primary structure shall be constructed of the same building materials as the principal residence and painted to complement the residence.
- (16) Garages shall not be converted or enclosed for other uses.
- (17) 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 colors used on the principal residence and constructed within the main



building setbacks, except where approved and not visible from adjacent lots, tracts or streets.

- (18) For traditional single-family residences, side yard fence returns for all interior lot walls shall extend to within ten 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.
- (19) Provide standard stucco parapets on every home where the covered patio is not incorporated under the main roof structure of the home.
- (20) Corner lots may have a mix of single-story and one and two-story homes provided the two-story portions of the home do not encompass more than 75 percent of the building footprint and the two-story portion of the dwelling generally is oriented away from the street.

4. Residential Guidelines

In addition to the previously stated mandatory requirements, a minimum of twelve (12) standards must be selected, four (4) from the Site Design list and eight (8) from the Architectural Design list. Lots with a 65-foot width or wider are exempt from the Residential Guideline requirements. The residential homebuilder shall demonstrate compliance with each home floor plan and elevations, which are to be presented to the Planning and Zoning Commission.

a. Site Design

- (1) Provide curvilinear streets and 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 a landscaped buffer at least five (5) 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 every third or fourth lot. Setback must be predetermined by the homebuilder and minimum setbacks must be met.
- (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-five (25) feet with an average of twenty (20) feet.
- (5) 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-desacs, landscaped tracts, sidewalks/ trails or other viable means.
- (6) Incorporate view walls to fifty percent (50%) of the lots backing or siding to dedicated public or private open space areas, community parks, natural and/or improved drainage ways or recreational areas.
- (7) At installation provide a mix of mature trees consisting of sixty percent (60%) with 3-inch minimum caliper and forty percent (40%) with a minimum 1.5-inch caliper to the landscape palette.
- (8) There shall not be any more than three (3) consecutive identical rear elevations for homes backing onto a collector or arterial street.
- (9) On lots where side-entry garages can be accommodated, at least one floor plan per product type shall be designed with either a standard side entrance garage, or a split garage with one or two front facing garages and one side loaded garage.
- (10) Provide landscape open spaces visible from arterial street, collector road and residential street view.
- (11) Widen corner lots by at least 10 feet more than interior lots on the same block or include a 10-foot wide landscape tract on the street side of the lot.
- (12) Provide at least 5 feet of differing lot widths within a subdivision parcel.

(13) Builder's/ Developer's option not listed that meets the intent for diversity.

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, Spanish Colonial and Pueblo.
- (3) Provide architectural features, such as dramatic covered front entries, large covered front porches, courtyards, bay windows, and/or dormers as standard features on all homes.
- (4) Provide at least one floor plan per product type with the garage oriented to the side or placed towards the rear of the home as a standard feature, or a split garage with one or two front facing garages and one side loaded garage.
- (5) Limit the square footage of the second story; provide multiple roof and plane changes, and/or other effective measures to reduce the impact of multiple-story homes.
- (6) Provide a variety of window shapes, sizes, and arrangements and/or use bay windows on elevations facing streets and open space areas.
- (7) Provide at least one (1) floor plan per product type, with a standard second story front deck oriented toward the front yard.
- (8) Provide a minimum of three (3) varying garage door styles including varying glass options.
- (9) Provide a minimum of three (3) different finishes, materials, and/or patterns for the driveway and/ or entry path to the home.

- (10) Provide at least one (1) elevation for each floor plan with a covered porch pulled forward of the forward-facing garage.
- (11) Provide at least one (1) elevation for each floor plan with a defined entry courtyard, a standard front porch or other defined front yard outdoor living space.
- (12) Provide enhanced rear elevations along arterial and collector streets and open spaces, i.e. vary rooflines and avoid unbroken rooflines by using projections or different roof features.
- (13) Provide four-sided architecture throughout the subdivision parcel.
- (14) Limit no more than three (3) consecutive identical rear elevations for homes backing onto a collector street or arterial street in the subdivision parcel.
- (15) Builder's/ Developer's Choice option not listed that meets the intent for diversity.

c. Landscape Architecture

Landscape Architecture is anticipated to unify development by enhancing site entries, creating pedestrian refuges and providing entry monumentation and signage to match the balance of the project. The primary intent of the landscape portion of these community design guidelines is the use of adapted, drought tolerant plant species that serve the purposes of both form and function. The design should encourage a sense of place and landscaping should be well-adapted to the site.

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, hardscape treatments, or other similar special treatments.



- (3) Provide a substantial landscaping feature at arterial intersections with special planting and hardscape treatment for street appearance.
- (4) Provide a comprehensive lighting plan in conformance with the Town of Florence Street Lighting Policy.
- (5) Landscaping should be provided to enhance visual character and provide amenities for pedestrians.
- (6) Use landscaping to help define pedestrian circulation
- (7) Announce building entrances with landscaping
- (8) Place plant materials on a site to maximize shade for pedestrians.
- (9) Intensify visual qualities by using a variety of plants with different color, form and texture.
- (10) Visual access for public safety should be provided.
- (11) Plant trees to provide shade for pedestrians, automobiles and western facing structural elements.
- (12) Screen parking areas.
- (13) Screen undesirable views with plant materials and berms.
- (14) Create a sense of enclosure in seating and gathering areas, such as plazas and courtyards by using landscaping.
- (15) Provide plantings to accent and enhance aesthetic appeal as well as to add local character to a site.
- (16) Plants having similar water use should be grouped together in district hydrozones.
- (17) Plants should be selected appropriately based upon their adaptability to the climatic, geological and topographical conditions of the site.



VII. IMPLEMENTATION

A. PURPOSE AND INTENT

Development of the Arizona Farms West PUD will be implemented in conformance with the regulations and guidance contained within the PUD. This section outlines the procedures for administration of the provisions contained herein and the phasing plan for the development of the proposed planning area.

B. PHASING

The primary intention of the phasing program is to relate infrastructure requirements to site development and market demand. The PUD allows for flexibility in project phasing because the actual sequence of development may be affected by numerous factors not now predictable, including preliminary plat and site plan modifications due to final engineering or changes in the economic market.

It is anticipated that development of this property will occur in phases that will depend on market influences and the timing of infrastructure extensions. At this time, the exact phasing of this project is not known, but as the development parcels are constructed, the collector roads, utilities, open space elements, etc. will simultaneously be built. It is expected that the development of this site will occur within a reasonable timeframe, provided economic development and market conditions remain favorable.

Prior to the approval of any subdivision final plats or site plans for this project, the developer/builder shall submit a phasing and infrastructure plan for approval by the relevant Town departments.

C. GENERAL ADMINISTRATION

1. Administration

This PUD shall be administered and enforced by the Town of Florence Planning Department, in accordance with the provisions of the Town of Florence Development Code.

2. Residential Subdivision

Residential parcels in the subject property will be implemented through the subdivision process as outlined in the Town of Florence Subdivision Regulations. This process will require the submittal of preliminary plats where properties are to be separately financed, sold, leased, or



otherwise conveyed. The subdivision process will allow for the creation of lots through plats, which will allow for implementation of the project phasing.

D. 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 F1: Conceptual Development 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 consult with the Town Planning Director to determine if the proposed change is a minor or major amendment.
- 2. The applicant(s) shall submit an amendment application to the Town Planning Director outlining the proposed minor or major amendment.

3. Major Amendments

- a. 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.
- b. An amendment will be deemed as Major if it involves any of the following:
 - (1) 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;



- (2) A change in the exterior boundary of the PUD district.
- (3) An overall increase in the overall residential density of this PUD in excess of ten percent, except if the excess is transferred from the Arizona Farms East PUD;
- (4) 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: (a) an increase in the number of residential dwelling units for any one particular development parcel of greater than ten percent (10%) of the total number allocated to such development parcel in the PUD or (b) a decrease in the number of residential dwelling units of any development parcel that would leave less than ten percent (10%) of the total number allocated to such development parcel in the PUD.
- (5) A change which could have a significant negative impact on areas adjoining the PUD District as determined by the Planning Director.
- (6) Any change, which could have a significant traffic impact on roadways adjacent to or external to the PUD District, as determined by the Town Traffic Engineer.

4. Minor Amendments

- a. 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.
- b. An amendment will be deemed as Minor if it involves any of the following:
 - (1) Any reallocation of residential dwelling units that does not meet the parameters set forth immediately above;

- (2) Any minor alteration to the list of permitted uses of the property set forth in the PUD, as deemed to be minor by the Planning Director.
- (3) An adjustment to the alignment of any defined arterial or collector roadway as defined by *Exhibit F1: Conceptual Development Plan*.
- (4) The relocation or removal of the 14-acre elementary school site as shown on *Exhibit F1: Conceptual Development Plan*.
- (5) The relocation of the 20-acre community park site as shown on *Exhibit F1: Conceptual Development Plan* either within the Arizona Farms West PUD or to the east of the Copper Basin Railroad within the Arizona Farms East PUD.
- (6) Adjustments to the internal locations of private parks, trails and open space areas as shown on *Exhibit G:* Conceptual Parks, Trails and Open Space Plan.
- 5. 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.
- 6. 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.

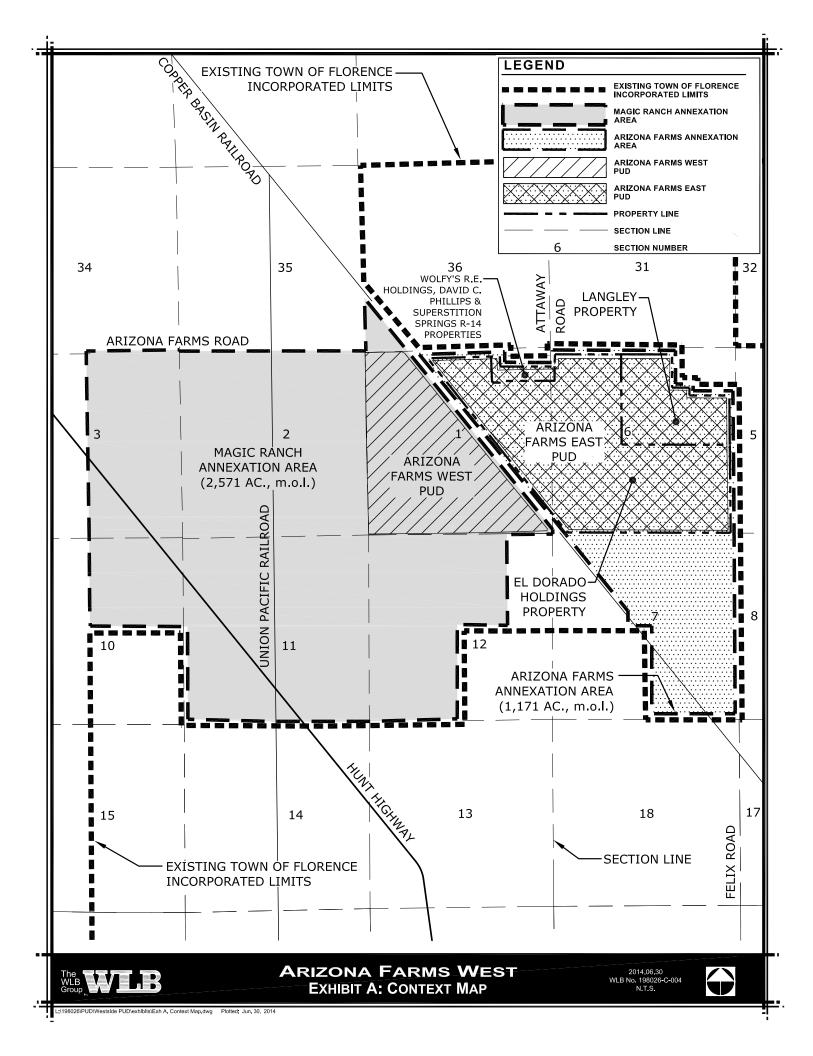
VII. CONCLUDING REMARKS

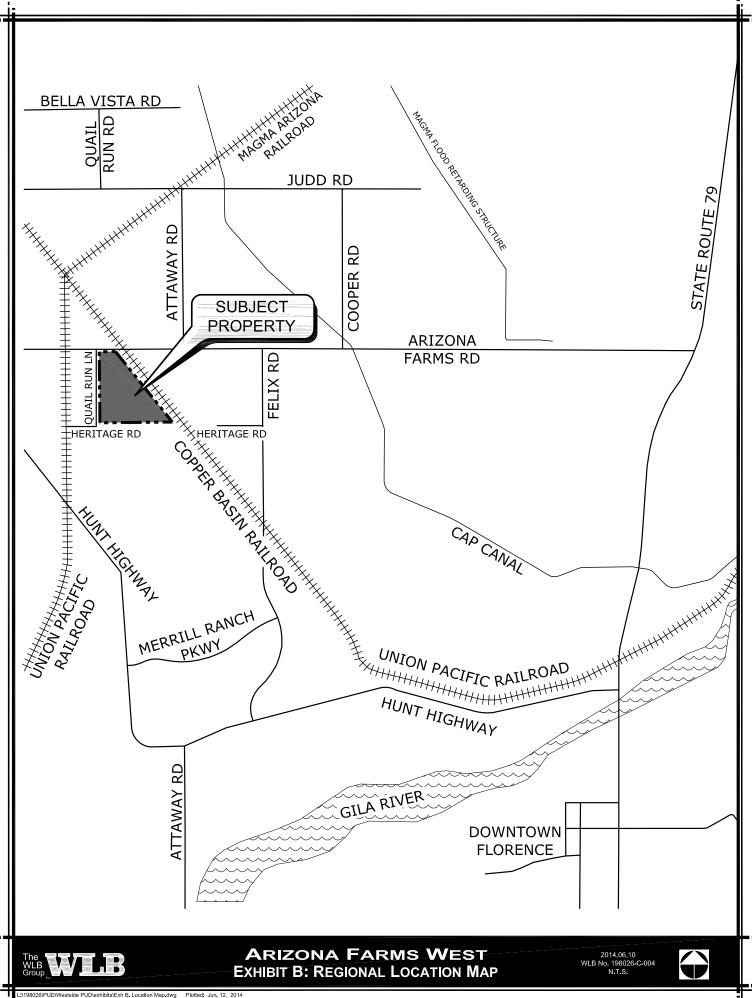
The development of the Arizona Farms West PUD shall be in accordance with the approved final Planned Unit Development, all applicable Town codes and ordinances, and all conditions required by the Town Council. The owners of this property strongly desire to create the foundation for a future community that will be attractive to developers and home builders and complement the Town of Florence. We envision a development that both enhances and complements the surrounding area. The development as proposed reflects quality, diversity and compatibility with the area and

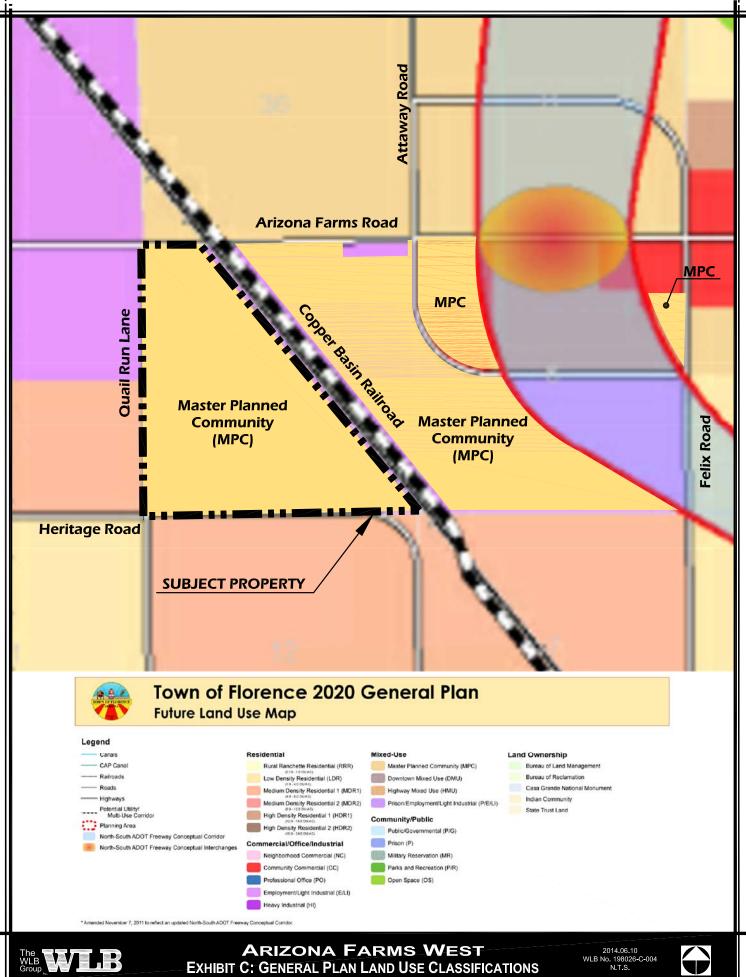
will provide both future and existing Town of Florence residents with a high quality living environment, of which the residents and the Town will be proud. The Arizona Farms West PUD represents a diverse, well-designed and attractive master-planned community. We respectfully request your approval.

EXHIBITS



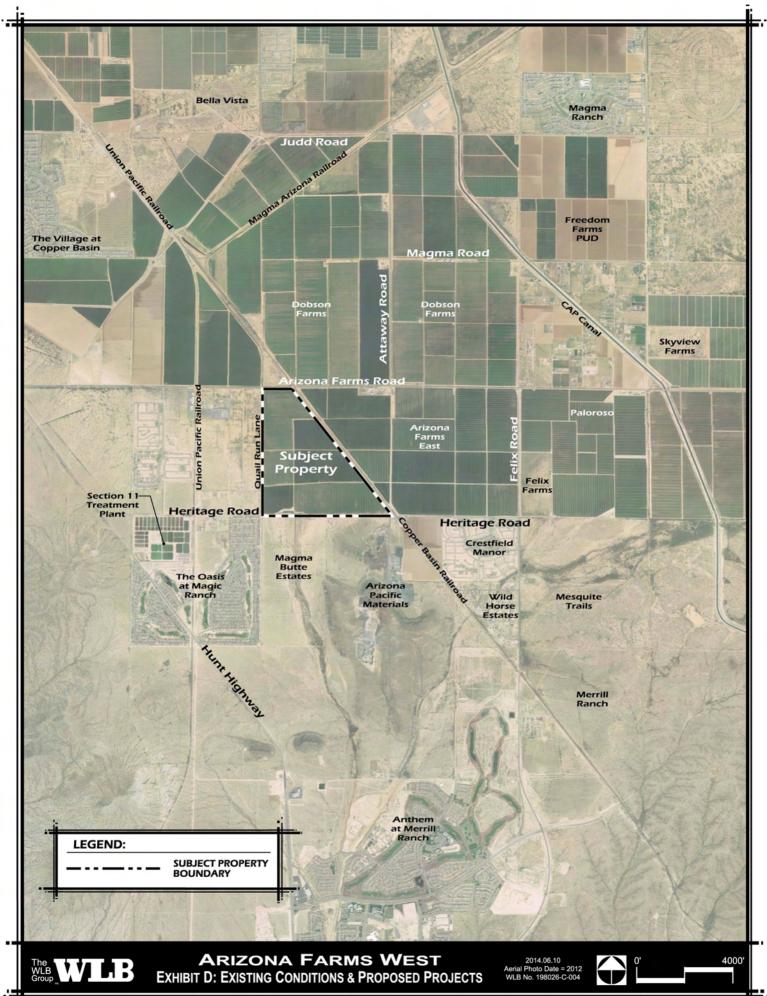


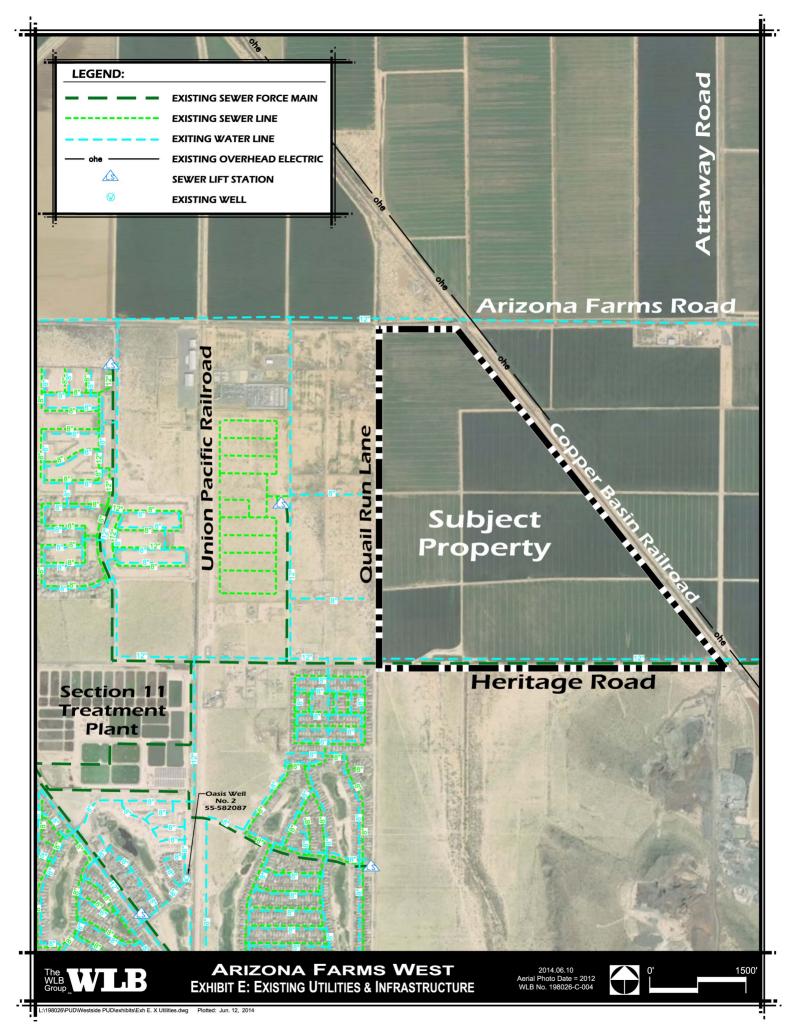


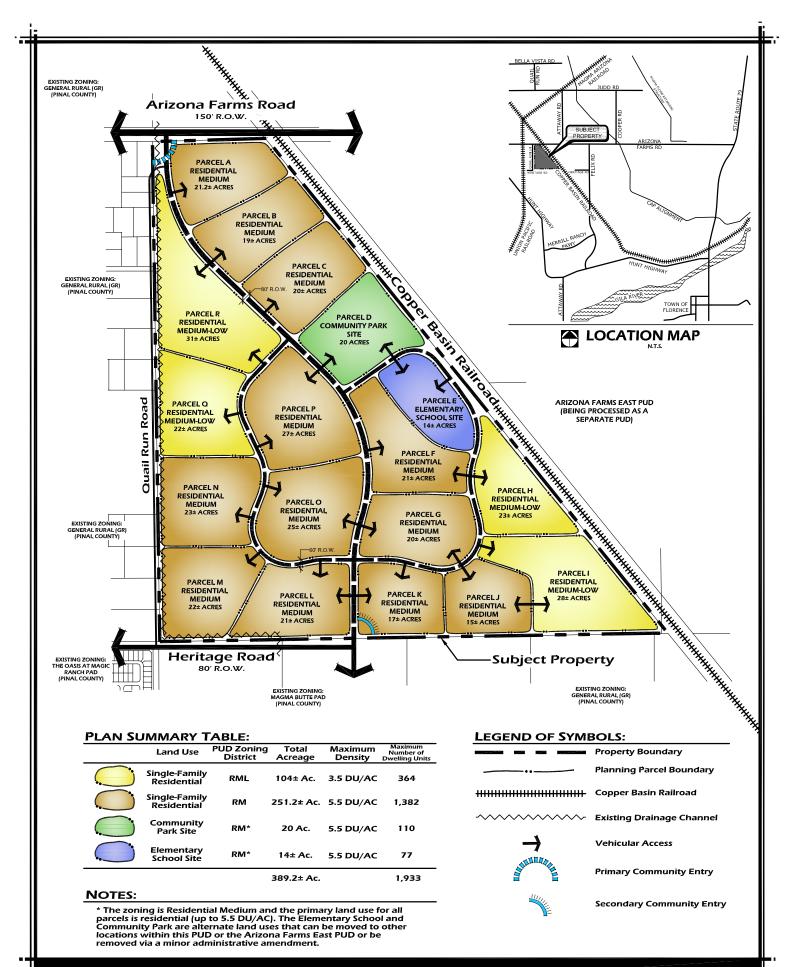












The WLB Group

ARIZONA FARMS WEST EXHIBIT F1: CONCEPTUAL DEVELOPMENT PLAN

2014.06.27 WLB No. 198026-C-004



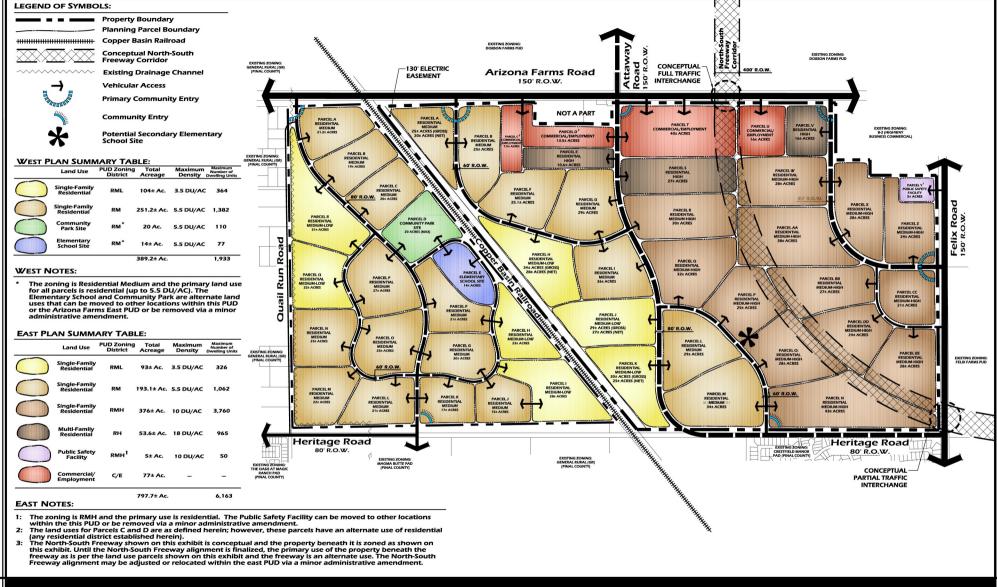
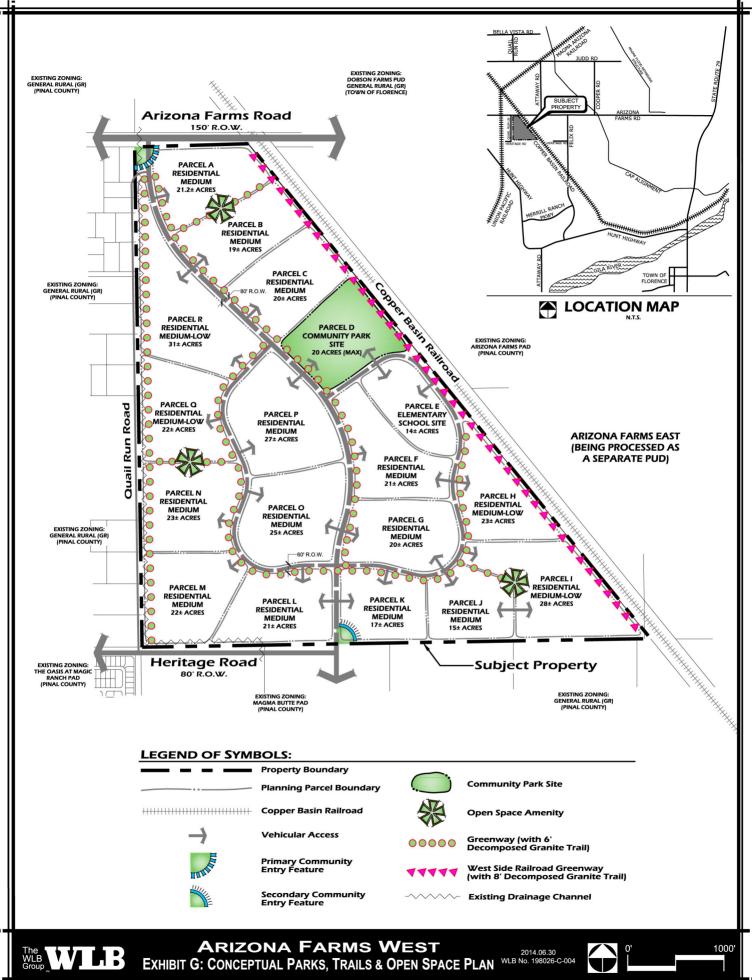
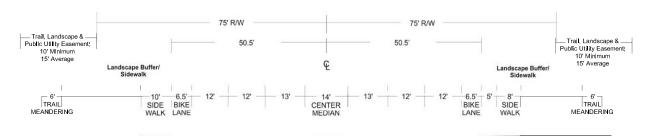


EXHIBIT F2: CONCEPTUAL DEVELOPMENT PLAN (ARIZONA FARMS EAST & ARIZONA FARMS WEST)



Major Arterial

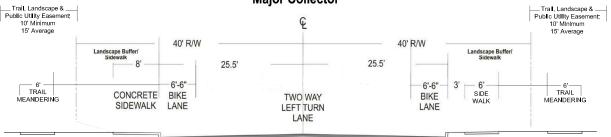


Note: Dimensions shown are for Urban Roadways.

Lane widths may vary by jurisdiction.

Landscape Buffer/Sidewalk widths and treatments vary for rural and suburban areas.

Major Collector

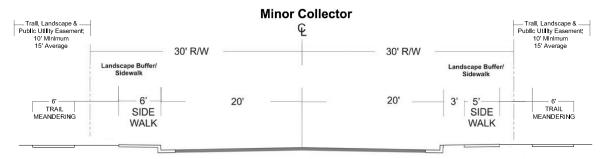


Note: Dimensions shown are for Urban Roadways.

Major Collectors could also include four lanes.

Lane widths may vary by jurisdiction.

Landscape Buffer/Sidewalk widths and treatments vary for rural and suburban areas.

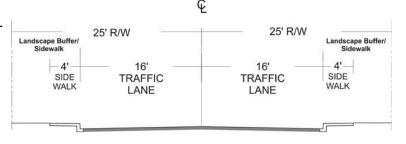


Note: Dimensions shown are for Urban Roadways.
Lane widths may vary by jurisdiction.
Landscape Buffer/Sidewalk widths and treatments vary for rural and suburban areas.

Local Street

Notes

- Street sections are from the Coolidge-Florence Regional Transportation Plan dated February 2008.
- Trail will only be on one side of the street, not both. See Exhibit G: Conceptual Parks, Trails & Open Space Plan.
- Road classifications within this PUD are subject to change based on the findings of a future Traffic Impact Analysis.



Note: Dimensions shown are for Urban and Suburban Roadways. Rural and local streets may have narrower traffic lanes. Lane widths may vary by jurisdiction. Landscape Buffer/Sidewalk widths and treatments vary for rural and suburban areas.







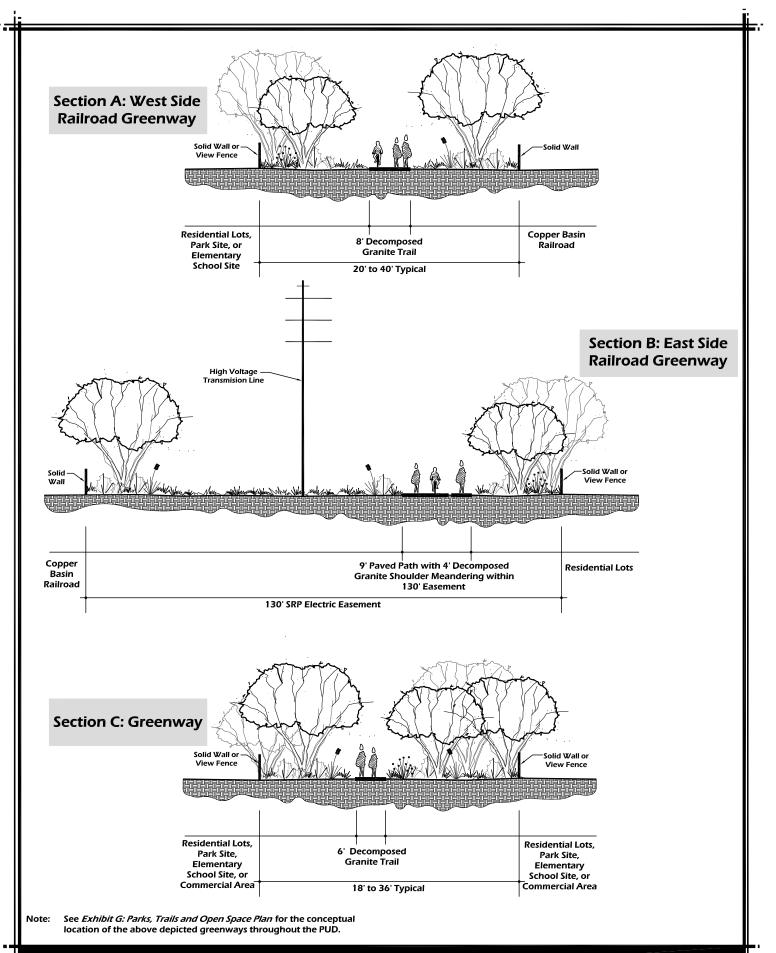




EXHIBIT I: TRAIL & PATH SECTIONS

2014.06.24 WLB No. 198026-C-00 N.T.S.





TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 9e.

MEETING DATE: September 2, 2014

DEPARTMENT: Community Development

STAFF PRESENTER: Mark Eckhoff, AICP

Community Development Director

SUBJECT: Ordinance No. 617-14: Arizona Farms East PUD

(PZC-25-14-PUD)

X	Action

- ☐ Information Only☐ Public Hearing
- Resolution
- - ☐ Regulatory☐ 1st Reading
 - □ 1 Reading
 □ 2nd Reading
- ☐ Other

RECOMMENDED MOTION/ACTION:

Motion to adopt Ordinance No. 617-14 for Arizona Farms East PUD.

REQUEST:

This is a request by The WLB Group, Inc. on behalf of: El Dorado Arizona Farms, LLC; Langley AZ Farms 150, LLC; Wolfy's R. E. Holdings, LLC; David C. Phillips c/o BGH Associates, LLC; and Superstition Springs R-14 Association for approval of the following:

A request to replace the existing Planned Unit Development (PUD) zoning with a new Planned Unit Development (PUD). The Arizona Farms East PUD is a planned mixed use community of approximately 766 acres generally located on the south side of Arizona Farms Road, north of the Heritage Road alignment, west of Felix Road and east of the Copper Basin Railroad. This case is contingent upon the annexation of the property into the Town of Florence, per pending Annexation 2013-02.

BACKGROUND/DISCUSSION:

The purpose of this report is to request the approval of a new Planned Unit Development (PUD) zoning for Arizona Farms East, an approximately 766 acre (approximately 798 gross acres) site. It should be noted that the entire Arizona Farms project includes both this proposed PUD and the Arizona Farms West PUD. The entirety of the project lies within two proposed annexation areas, those being the Magic Ranch Annexation 2013-01 and the Arizona Farms Annexation 2013-02. The entire Arizona Farms project encompasses approximately 1,155 acres.

Subject: Ordinance No. 617-14 Arizona Farms East PUD PZC-25-14-PUD

Meeting Date: September 2, 2014

Page 1 of 8

The proposed PUD intends to provide a mixture of uses that will provide diversity in housing, commercial conveniences and employment. The subject property lies at the confluence of several planned major transportation corridors, those being the major arterial roadways (Arizona Farms Road, Felix Road and Attaway Road) as well as the future North-South ADOT Freeway Conceptual Corridor. The site is currently zoned Planned Area Development in Pinal County. Upon annexation, the whole site would receive comparable PUD Zoning. The initial PUD is planned to be replaced by this PUD.

The owners of this property intends to work closely with the Town of Florence to provide the foundation for a community envisioned to consist of a variety of residential housing types, a police and fire station site, commercial districts, open space and recreational opportunities located throughout the site. The community will be consistent with the goals and policies of the Town of Florence 2020 General Plan and the PUD District, as described in the Florence Town Code.

ANALYSIS:

The Arizona Farms East PUD will provide the following land uses: single-family residential, multi-family residential, commercial/employment and office. All of these uses will be served by a hierarchy of roadways, consisting of arterial roads, collector roads and local streets. This PUD also provides a conceptual 400-foot corridor that will accommodate the ADOT North-South Freeway and Passenger Rail corridor through this property. Open space provides additional opportunity for connectively within the development.

Internal planning efforts focused on the opportunities presented by the property and the fulfillment of anticipated land uses expected to be demanded by the market. The positioning of this land and its relationship to strong future transportation corridors as well as anticipated future growth patterns in the Town of Florence drove the decisions that produced the conceptual land use plan.

Some of the goals that were established during the planning of this community included the following:

- Creation of a land use plan that not only included a variety of land uses, but also locates them in such a manner to create an environment where land uses are complementary.
- The formation of land entitlements that create a foundation for a successful, sustainable community.
- The establishment of a mixture of land uses such that a varied and diverse demographic makeup is achieved for the community.
- Creation of an onsite area for an elementary school site.
- Creation and development of a roadway system that will meet the transportation needs of the near and distant future.
- Development of a thoughtful and enjoyable open space park and trail system to keep the community residents fit and active.

Subject: Ordinance No. 617-14 Arizona Farms East PUD PZC-25-14-PUD

This proposed master-planned community consists of several different land use elements and the overall concept for the community is to provide a variety of residential housing types, commercial services, a public safety facility and open space amenities.

Residential

This community will provide for a variety of residential housing options, ranging from single-family detached residential units to multi-family attached dwellings. This will provide for housing opportunities for a broad range of lifestyles and preferences and will assist in providing a community demographic that touches many different age groups. The dwelling units demanded by the general public will dictate the final type of residential units constructed. The Conceptual Development Plan for this community provides a scheme for the location and amount of each residential component.

Residential Medium Low (RML)

The Residential Medium Low portion of this community has been strategically located in the western portion of the property, adjacent to the Copper Basin Railroad. The RML area will provide for an adequate transition and buffering along the railroad right-of-way.

Housing in this area will consist of traditional single-family detached homes situated on lots measuring a minimum of 6,500 square feet. The maximum gross density for RL is 3.5 dwelling units per acre.

Residential Medium (RM)

The Residential Medium portion of this community has been placed in the western portion of the property. These development parcels will contain traditional single-family detached residential product. The maximum gross density for RM is 5.5 dwelling units per acre.

Residential Medium High (RMH)

The Residential Medium-High portion of this community has been placed in the areas adjacent to the North-South Freeway. The intensive nature of the freeway translates into higher density and intensity development within its proximity. These parcels may contain residential product that may be either single-family detached or attached. The maximum gross density for RMH is 10 dwelling units per acre.

The emphasis of these areas includes the potential for thoughtful alternative lot, owner-occupied, residential attached and detached designs. The potential use of neo-traditional neighborhood design standards to create aesthetically pleasing communities is provided as an option to the more traditional type of single-family residential development. By locating this type of residential near the freeway, these residential areas will provide logical land use transitions between the more intense areas of development areas and lower density residential areas.

Subject: Ordinance No. 617-14 Arizona Farms East PUD PZC-25-14-PUD

Residential High (RH)

The Residential High portion of this community has been placed adjacent to one of the commercial development parcels. Higher density residential is appropriate adjacent to commercial uses. These areas are intended to provide for flexibility in land use and dwelling unit density. These areas may be developed to provide housing for multiple-family structures, which may include condominiums, townhouses and apartments. The maximum gross density for RH is 18 dwelling units per acre.

Commercial/Employment (C/E)

Along with the increase in the number of residents in the area, there will be a parallel demand by the residents of this community and surrounding communities for commercial services. The desire of future residents will be to live within close proximity to commercial centers that will provide for daily needs. Also, it will be desirable to provide the opportunity for job creation in this area. As such, this land use district in the PUD also allows for professional offices and other uses that will contribute to job creation.

This PUD provides two major commercial/employment parcels located adjacent to Arizona Farms Road and on either side of the North-South Freeway. It is anticipated that there will be a freeway traffic interchange on Arizona Farms Road, and as such, commercial uses are highly appropriate in this area. These commercial parcels will provide services to the residents of this community, those residents living in the regional area and those traveling on the North-South Freeway. This commercial area could potentially provide in the vicinity of 600,000 square feet of gross leasable area.

Also, two additional commercial parcels have been provided near the southwest corner of Arizona Farms Road and Attaway Road.

Open Space, Parks and Trails

The primary open space includes greenways along the primary collector roads and between development parcels that provide connectivity throughout the development, and buffer areas along the arterial roadways, which contain sidewalks and landscaping.

This linear park would provide a buffer between the residential areas and the existing railroad and electric lines along the western boundary of this property. Open space will consist of a proposed trail, a network of parks, tot lots, retention areas, other amenities and landscape buffers along the arterial and collector roadways.

Secondary open space areas will be included within the development parcels and may consist of pocket parks, landscaped tracts along local streets, common areas, entry monuments and trails and/or paths. These open space areas would be identified on future plats.

Subject: Ordinance No. 617-14 Arizona Farms East PUD PZC-25-14-PUD

Residents of this community will also be able to use the 20-acre community park that is proposed within the Arizona Farms West Community.

Within the development parcels there will be smaller scale neighborhood parks or pocket parks. These parks will be approximately 2,500 square feet to two acres in size and will offer recreational opportunities to those living within a ¼ mile radius. They will be visually accessible and may contain play equipment, benches, paths, grass and other landscaping.

Greenways are open space corridors that allow all residents to move easily and safely throughout the community in a pleasurable environment. They have been designed such that they serve as open space links, providing strong non-vehicular connections between all the residential, recreational, educational and commercial components of the community. The greenways consist of landscaping, a paved multi-use path that may be used by pedestrians and cyclists, as well as to be utilized as sitting areas and community gathering areas.

It should be noted that the homeowner's association established for this community will be responsible for maintaining all enriched pavement treatments, all open space areas and all landscaping. The homeowner's association will maintain such areas as regulated through the Covenants, Conditions and Restrictions for each parcel. A master homeowner's association will be established and will be responsible for maintaining the privately owned open space areas within the project. A final landscape plan, wall plan, and amenity plan, meeting the approval of the Town of Florence will be submitted prior to the approval of any final subdivision plats for this development.

Public Safety

This community, upon annexation, will be served by the Town Police and Fire Departments. A police beat is being established for this area and a police sub-station will be housed in the Anthem at Merrill Ranch Fire Station No. 2, which will also be the nearest fire station for the annexation area. This community will generate the need for additional service, thus warranting a site for a police and fire station. At this time, a 5-acre site has been designated within this PUD for a future fire station with police substation.

Schools

The Project includes at least one K-8 school site located within the Arizona Farms West PUD. Additional schools sites may be provided if there is the demand for such.

Water

Water will be provided by Johnson Utilities Company (JUC). The owner/developer will work with JUC to analyze the existing water system and determine the infrastructure that would be required to serve the property at build-out condition.

Subject: Ordinance No. 617-14 Arizona Farms East PUD PZC-25-14-PUD

Wastewater

Wastewater collection and treatment will be provided by Johnson Utilities Company (JUC). The owner/developer will work with JUC to analyze the existing wastewater system and determine the infrastructure that would be required to serve the property at build-out condition.

Transportation

The transportation and circulation plan will be developed consistent with recommendations from the Community Development Director and Town Engineer. The primary access to the property will be via Arizona Farms Road, Felix Road and Heritage Road. According to the Coolidge – Florence Regional Transportation Plan (April 2008), Arizona Farms Road and Felix Road are designated as a major arterial roads with a future right-of-way width of 150 feet (75 feet of half right-of-way).

A 400-foot corridor has been located within this property to allow for the future ADOT North-South Freeway and the Passenger Rail corridors. The property will be easily accessible via the future traffic interchange at Arizona Farms Road. As such, the development vision for the property respects the hierarchy of roadways that are shown in the circulation element of the General Plan.

An internal major collector roadway system will collect traffic from the development parcels and convey it primarily to Arizona Farms Road, the arterial roadway adjacent to the northern boundary of the site. This road will be constructed to the standards of the Town of Florence. It is anticipated that major collector roadways with the project will have a minimum right-of-way width of 80 feet. Minor collector roads will have a minimum right-of-way width of 60 feet.

Local streets will be constructed within the development parcels to provide for internal circulation. These streets will provide direct access to all residential lots within the PUD. These streets may be public or private, but in either case will be constructed in accordance with Town standards. If public, these streets will be owned and maintained by the Town. If private, the streets will be owned and maintained by an HOA to be established in the future. The Town of Florence retains the discretion to approve or disapprove private streets.

A Traffic Impact Analysis (TIA) will be prepared in accordance with current Town of Florence TIA 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.

General Plan

An application was submitted to the Town of Florence requesting a Minor Amendment to the Town of Florence 2020 General Plan to change the General Plan land use

Subject: Ordinance No. 617-14 Arizona Farms East PUD PZC-25-14-PUD

Meeting Date: September 2, 2014

Page **6** of **8**

classification on this property to Master Planned Community. This requested Minor Amendment was supported by the Planning and Zoning Commission on June 19, 2014, and approved by the Town Council on July 21, 2014. This PUD will be consistent with the General Plan.

The General Plan land use classifications surrounding the property are as follows:

North: Master Planned Community (MPC) (Dobson Farms PUD).

East: Master Planned Community (MPC). Felix Farms PUD, Sun Valley

Farms PUD, Aspen Farms/Paloroso PUD and Skyview Farms PUD are located within one mile of the subject property; these PUDs are not yet

developed.

South: Medium Density Residential 1 (MDR1). Crestfield Manor PAD and Wild

Horse Estates PAD are located within one mile of the subject property.

West: Master Planned Community (MPC) (Arizona Farms West).

PUBLIC PARTICIPATION:

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

- A notice for the Planning and Zoning Commission public hearings 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
- Town Council public hearing and action meetings

The public has expressed concerns with this application; however, it appears such concerns are related to the rezoning of a nearby state land parcel, a concern about future growth in general and the Town's proposed annexations.

HEARINGS:

*July 10, 2014 Planning and Zoning Public Hearing

August 4, 2014 Town Council Public Hearing and 1st Reading

September 2, 2014 2nd Reading and Action

Subject: Ordinance No. 617-14 Arizona Farms East PUD PZC-25-14-PUD

Meeting Date: September 2, 2014

Page **7** of **8**

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

*Indicates Special Meetings by the Planning Zoning Commission.

FINDINGS:

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

- 1. The proposed Planned Unit Development (PUD) zoning will be consistent with the proposed General Plan land use designation of MPC
- 2. The PUD conforms to all local plans and ordinances

The Planning and Zoning Commission found that the Arizona Farms East Planned Unit Development (PZC-25-14-PUD) is 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 a unanimous favorable recommendation on the Arizona Farms East Planned Unit Development, as described in Exhibit A-1 and A-2, to the Mayor and Town Council, subject to the following condition:

1. Any additional conditions deemed necessary by the Town Council.

FINANCIAL IMPACT:

This Planned Unit Development will have no immediate financial impact; however, future residential and commercial development of the subject area will have a positive fiscal impact on the Town.

RECOMMENDATION:

Motion to adopt Ordinance No. 617-14, subject to the following condition:

1. Any additional conditions deemed necessary by the Town Council.

ATTACHMENTS:

Ordinance No. 617-14 Exhibit A-1 Exhibit A-2 Application materials

Subject: Ordinance No. 617-14 Arizona Farms East PUD PZC-25-14-PUD

ORDINANCE NO. 617-14

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE ARIZONA FARMS EAST PLANNED UNIT DEVELOPMENT (PZC- 25-14-PUD).

WHEREAS, a request to change the existing zoning on the subject properties from existing Planned Unit Development (PUD) to the Arizona Farms East Planned Unit Development (PUD) that 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 Arizona Farms East 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, Arizona, an unanimous favorable recommendation for the Arizona Farms East PUD, subject to certain conditions; and

WHEREAS, said proposal has been considered by the Mayor and Council of the Town of Florence, Arizona, and the Arizona Farms East 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 RESOLVED 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 EXHIBITS A-1 and A-2 attached hereto, from existing Planned Unit Development (PUD) to Arizona Farms East Planned Unit Development (PUD).

PASSED AND ADOPTED by the Mayor and Council of the Town of Florence, Arizona, this 2nd day of September 2014.

	Tom J. Rankin, Mayor
ATTEST:	APPROVED AS TO FORM:
Lisa Garcia, Town Clerk	James E. Mannato, Town Attorney

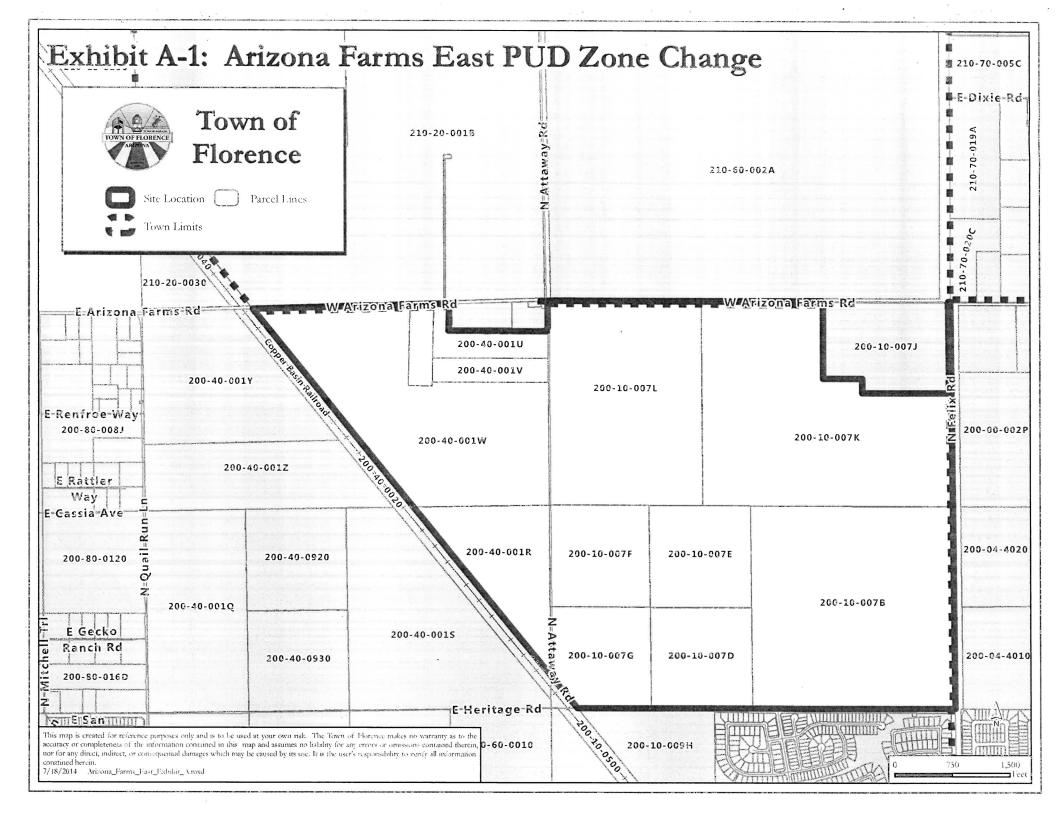


EXHIBIT A-2: Legal Descriptions for Properties within Arizona Farms East PUD

El Dorado Arizona Farms, LLC. Legal Descriptions:

PARCEL NO. 4:

THAT PORTION OF THE NORTH HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1, FROM WHICH THE NORTH QUARTER CORNER BEARS NORTH 88 DEGREES 32 MINUTES 15 SECONDS EAST, A DISTANCE OF 2631.13 FEET;

THENCE ALONG SAID NORTH SECTION LINE, NORTH 88 DEGREES 32 MINUTES 15 SECONDS EAST, A DISTANCE OF 1437.27 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF THE SOUTHERN PACIFIC RAILROAD AND THE POINT OF BEGINNING;

THENCE CONTINUING ALONG SAID SECTION LINE, NORTH 88 DEGREES 32 MINUTES 15 SECONDS EAST, A DISTANCE OF 1193.86 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 1;

THENCE CONTINUING ALONG SAID NORTH SECTION LINE, NORTH 88 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 848.64 FEET;

THENCE DEPARTING SAID SECTION LINE, SOUTH 01 DEGREES 15 MINUTES 30 SECONDS WEST, A DISTANCE OF 1046.46 FEET:

THENCE SOUTH 88 DEGREES 44 MINUTES 30 SECONDS EAST, A DISTANCE OF 310.00 FEET;

THENCE NORTH 01 DEGREES 15 MINUTES 30 SECONDS EAST, A DISTANCE OF 50.44 FEET;

THENCE NORTH 89 DEGREES 47 MINUTES 33 SECONDS EAST, A DISTANCE OF 1499.06 FEET TO A POINT ON THE EAST SECTION LINE OF SAID SECTION 1:

THENCE ALONG SAID SECTION LINE, SOUTH 00 DEGREES 11 MINUTES 46 SECONDS EAST, A DISTANCE OF 1602.55 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 1;

THENCE DEPARTING SAID SECTION LINE AND ALONG THE MIDSECTION LINE OF SAID SECTION 1, SOUTH 89 DEGREES 13 MINUTES 27 SECONDS WEST, A DISTANCE OF 1760.45 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF THE SOUTHERN PACIFIC RAILROAD;

THENCE ALONG SAID RIGHT-OF-WAY, NORTH 38 DEGREES 53 MINUTES 46 SECONDS WEST A DISTANCE OF 3303.21 FEET TO THE POINT OF BEGINNING:

EXCEPT AS TO AN UNDIVIDED 1/2 INTEREST IN ANY AND ALL MINERALS, AS RESERVED IN THAT CERTAIN DEED RECORDED IN DOCKET 808, PAGE 382, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 6:

THE WEST 1991.74 FEET OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 9 EAST, OF GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT AN UNDIVIDED HALF INTEREST IN ANY OIL AND MINERALS AS RESERVED IN DEED RECORDED IN DOCKET 808, PAGE 382, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 7:

THE EAST HALF OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT AN UNDIVIDED HALF INTEREST IN ANY OIL AND MINERALS AS RESERVED IN DEED RECORDED IN DOCKET 808, PAGE 382, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 9A:

THE NORTH HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT AN UNDIVIDED 1/2 INTEREST IN ANY AND ALL MINERALS, AS RESERVED IN DEED RECORDED IN DOCKET 808, PAGE 382, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 9B:

THE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT AN UNDIVIDED 1/2 INTEREST IN ANY AND ALL MINERALS, AS RESERVED IN DEED RECORDED IN DOCKET 808, PAGE 382, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 9C:

THE SOUTH HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ANY PORTION LYING WITHIN THE RAILROAD RIGHT-OF-WAY: AND

EXCEPT AN UNDIVIDED 1/2 INTEREST IN ANY AND ALL MINERALS, AS RESERVED IN DEED RECORDED IN DOCKET 808, PAGE 382, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 9D:

THE EAST HALF OF THE SOUTH HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ANY PORTION LYING WITHIN THE RAILROAD RIGHT-OF-WAY: AND

EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD; AND

EXCEPT AN UNDIVIDED 1/2 INTEREST IN ANY AND ALL MINERALS, AS RESERVED IN DEED RECORDED IN DOCKET 808, PAGE 382, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 10:

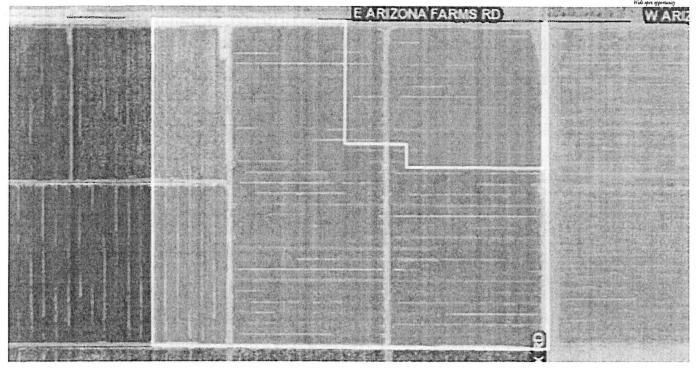
THE NORTH HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT AN UNDIVIDED HALF INTEREST IN ANY AND ALL MINERALS AS RESERVED IN DEED RECORDED IN DOCKET 808, PAGE 382, RECORDS OF PINAL COUNTY, ARIZONA.

General Parcel Information Report

Disclaimer: Pinal County makes no warranty, expressed or implied, regarding the accuracy, completeness, or usefulness of the information provided on this document. Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of the information represented on this document. This map and represented data is not intended to be used as a survey product or official record, it is the users responsibility to verify any information shown here with the proper authority.





Assessor Parcel Number: 20031007K

Parcel Size:156.92

Unit of Measure: A

Tax Area Code:0121

Legal Description: THE N1/2 OF SEC 6 4S 9E EXCEPT THE WEST 1991.74 AND ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL, COM

@ NE COR SEC 6 TH S 33 TH W 33 TO POB TH S 1187 TH W 1127 TH N 190 TH W 509.39 TH N 997 TH E 1636.39 TO POB,
156.92 AC

Ownership

Name1:LANGLEY AZ FARMS 150 LLC

Name2: C/O:

Mailing Address

Mail Address: 2738 E GUADALUPE RD

City:GILBERT

State: AZ

Zip Code:85234

Province:

Country:

Postal Code:

Primary Property Address:

City:

State:

Zip Code:

(Note: additional addresses may exist on this property)

Improvement Values

Click Here To View Assessor Parcel And Value Detail

Wolfy's R. E. Holdings, LLC. Legal Descriptions:

THAT PORTION OF THE NORTH HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 1, TOWNSHIP 4
SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL
COUNTY, ARIZONA, TO WHICH THE NORTHEAST SECTION CORNER BEARS NORTH 88
DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 2632.78 FEET;

THENCE ALONG SAID NORTH SECTION LINE NORTH 88 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 1159.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 200.23 FEET;

THENCE DEPARTING SAID SECTION LINE SOUTH 01 DEGREES 15 MINUTES 30 SECONDS WEST, A DISTANCE OF 350.90 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 45 SECONDS EAST, A DISTANCE OF 822.07 FEBT;

THENCE SOUTH 00 DEGREES 12 MINUTES 57 SECONDS EAST, A DISTANCE OF 13.44 FEET;

THENCE NORTH 89 DEGREES 47 MINUTES 33 SECONDS EAST, A DISTANCE OF 447.74 FEET;

THENCE NORTH 05 DEGREES 59 MINUTES 01 SECONDS EAST, A DISTANCE OF 22.81 FEET;

THENCE NORTH 18 DEGREES 50 MINUTES 15 SECONDS EAST, A DISTANCE OF 30.25 FEET TO A POINT ON THE EAST SECTION LINE OF SAID SECTION 1;

THENCE ALONG SAID SECTION 1 SOUTH 00 DEGREES 11 MINUTES 46 SECONDS EAST, A DISTANCE OF 389.27 FEET;

THENCE DEPARTING SAID SECTION LINE SOUTH 89 DEGREES 47 MINUTES 33 SECONDS WEST, A DISTANCE OF 1491.19 FEET;

THENCE NORTH 01 DEGREES 15 MINUTES 30 SECONDS EAST, A DISTANCE OF 700.86 FEET TO THE POINT OF BEGINNING;

CONTAINING AN AREA OF 588,218 SQ. FT. OR 13.50 ACRES MORE OR LESS.

BGH Associates, LLC. Legal Descriptions:

THAT PORTION OF THE NORTH HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, TO WHICH THE NORTHEAST SECTION CORNER BEARS NORTH DEGREES 30 MINUTES 90 SECONDS EAST, A DISTANCE OF 2632.79 FEET:

THENCE ALONG SAID NORTH SECTION LINE NORTH 88 DEGREES 30 MINUTES 00 SECONDS EAST. A DISTANCE OF 1159.00 FEET:

THENCE DEPARTING SAID SECTION LINE SOUTH 01 DEGREES 15 MINUTES 30 SECONDS WEST, A DISTANCE OF 700.86 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 47 MINUTES 33 SECONDS EAST, A DISTANCE OF 1491.19 FEET TO A POINT ON THE EAST SECTION LINE OF SAID SECTION 1;

THENCE ALONG SAID SECTION LINE SOUTH 00 DEGREES 11 MINUTES 46 SECONDS EAST, A DISTANCE OF 310.00 FEET;

THENCE DEPARTING SAID SECTION LINE SOUTH 89 DEGREES 47 MINUTES 33 SECONDS WEST, A DISTANCE OF 1499.08 FEET;

THENCE NORTH 01 DEGREES 15 MINUTES 30 SECONDS EAST, A DISTANCE OF 310.10 FEET TO THE POINT OF BEGINNING;

EXCEPT an undivided ½ interest in and to any oil and minerals as reserved in Deed recorded in Docket 808, page 382, records of Pinal County, Arizona.

Superstition Springs R-14 Association Legal Description:

THAT PORTION OF THE NORTH HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, TO WHICH THE NORTHEAST SECTION CORNER BEARS NORTH 88 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 2632.79 FEET;

THENCE ALONG SAID NORTH SECTION LINE NORTH 88 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 848.64 FEET TO THE POINT-OF BEGINNING;

THENCE CONTINUING NORTH 88 DEGREES 30 MINUTES 00 SECONDS EAST. A DISTANCE OF 310.36 FEET:

THENCE DEPARTING SAID SECTION LINE SOUTH 01 DEGREES 15 MINUTES 30 SECONDS WEST, A DISTANCE OF 1061.40 FEET;

THENCE NORTH 88 DEGREES 44 MINUTES 30 SECONDS WEST, A DISTANCE OF 310.00 FEET;

THENCE NORTH 01 DEGREES 15 MINUTES 30 SECONDS BAST, A DISTANCE OF 1046.46 FEET TO THE POINT OF BEGINNING:

CONTAINING AN AREA OF 326,718 SQ. FT. OR 7.50 ACRES MORE OR LESS.

APPLICATION FOR REZONING

PROJECT NAME: Arizona Farms East (PUD #2)			
APPLICATION TYPE:	Rezoning	XPUD	PUD Amendment
1. Property Owner:	Address		
	Phone:		Fax:
2. Applicant/Developer:		/LB Group, Inc. E. Broadway Blvd n, AZ 85711	Attn: Rob Longaker
	Phone: <u>520-881</u>		Fax: <u>520-881-7492</u>
3. Address or Location of	Property: <u>See At</u>	tached Exhibit A:	Site Location Map
Name: See attached le	gal descriptions		, Block(s), and Subdivision , 001V, 001W, 200-31-007B, 007K, and 007L
Gross Acres	:797.7± Ac		
5. Current Zoning District			
6. Proposed Zoning Distr	ict; <u>∤ PUD</u>		
SIGNATURE OF PROPE	RTY OWNER <u>or</u> F	REPRESENTATIV	/E 6.11.14 DATE
FOR STAFF USE ONLY:			
CASE NO.		APPLICATION E	DATE AND TIME
PZ HEARING DATE			
1 st TC HEARING DATE	To the service of the	FEE \$	
2 nd TC HEARING DATE		REVIEWED BY:	
RECOMMENDATION:	APPROVAL	DISAPPROVAL	

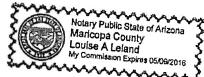
List of Property Owners

	Name of Property Owner	Tax Parcel Numbers
•	El Dorado Arizona Farms, LLC. Attn: Linda Cheney 426 N. 44 th Street, Ste. 100 Phoenix, AZ 85008	200-24-001R, 001W, 200-31-007B, 007D, 007E, 007F, 007G and 007L
•	Langley AZ Farms 150, LLC. Attn: Stacy Brimhall 2738 E. Guadalupe Rd. Gilbert, Az 85234	200-31-007K
•	Wolfy's R E Holdings, LLC. 2453 N. Keystone Dr. Flagstaff, Az 86004	200-24-001U
•	Phillips, David C. c/o BGH Associates, LLC 2453 N. Keystone Dr. Flagstaff, AZ 86004	200-24-001V
•	Superstition Springs R-14 Association 2453 N. Keystone Dr. Flagstaff, Az 86004	200-24-001T

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: Tax Parcels 200-31-007D, 200-31-007E, 200-31-007G, 200-24-001R, 200-24-001W, 200-31-007L, 200-24-001Q, 200-24-001Y, 200-24-001Z, 200-24-0930, 200-24-001S, 200-31-007B, 200-31-007F Vice Presidenture Lorado Holdings, Inc. As Agent for: El Dorado Arizona Farms, L.L.C. Print or Type Name Address 426 N. 44th Street, Suite 100 Phoenix, AZ 85008 Telephone 202-955-242*A* STATE OF ARIZONA SS County of Maricopa On this 16 day of April _, 20 14 , before me, the undersigned Notary Public, personally appeared Linda Cheney, known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that Linda Cheney ____ executed the same. IN WITNESS WHEREOF, I hereto set my hand and official seal. My commission expires: 5/9/2016

2013 General Plan Amendment Application



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 <u>not</u> the owner of the property.

77	and owner or the brobatty.
I/we, the Undersigned, do hereby grant perm	ission to:The WLB Group, Inc.
to act on my/our behalf for the purpose Annexation, General Plan Amendment, P Conditional Use Permit, Design Review and described property: Tax Parcel No. 200-31-007K	THINDON LINE LANGUAGE TO THE COLUMN ASSET
Owner(s)	BOU
	Signature
	Langley AZ Farms 150 LLC
	Print or Type Name
Address	2738 E. Guadalupe Rd.
	Gilbert, AZ 85234
Telephone	
STATE OF ARIZONA)	
County of Maricopa) ss	
On this	, 20 14, before me, the undersigned Bri Mhail , known to me to subscribed to the within instrument and executed the same.
N WITNESS WHEREOF, I hereto set my hand	
Ny commission expires:	Notary Public

2013 General Plan Amendment Application



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 <u>not</u> 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 Bermit Design Review and/or Protiminary/Final Plat on the following described property: Tax Parcel Number 200-24-001U Owner(s) Wolfys R E Holdings LLC Print or Type Name Address 2453 N. Keystone Dr. Flagstaff, AZ 86004 Telephone 602-469-6969 STATE OF ARIZONA SS County of Maricola On this 15 day of April , 20/4, before me, the undersigned Notary Public, personally appeared John M. H. [] known to me to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged that <u>John m. M://</u> executed the same. IN WITNESS WHEREOF, I hereto set my hand and official seal. My commission expires:

2013 General Plan Amendment Application

5/30/17



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 <u>not</u> 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 Persit, Persia Review of the following described property:

Onle

described property:		on the following
	Tax Parcel Number	200-24-001V
	Owner(s)	BGH ASSOCIATES, LLC, MGR. BY: Orka M. Hill MGR
		Signature
		David Phillips To BGH ASSOCIATES, 1
		Print or Type Name
	Address	2453 N. KEYSTONE DR. FLAGSTAFF AZ. 86004
	Telephone	,
STATE OF ARIZONA	(
County of Maric	ορα) ss	
ne me herson(a) M	nose name(s) is/are s	, 20 // , before me, the undersigned known to me to subscribed to the within instrument and executed the same.
N WITNESS WHERE	OF, I hereto set my hand	d and official seal.
My commission expire 5/3ッ/ィフ	/	huly Auf
		riotary i upile

2013 General Plan Amendment Application

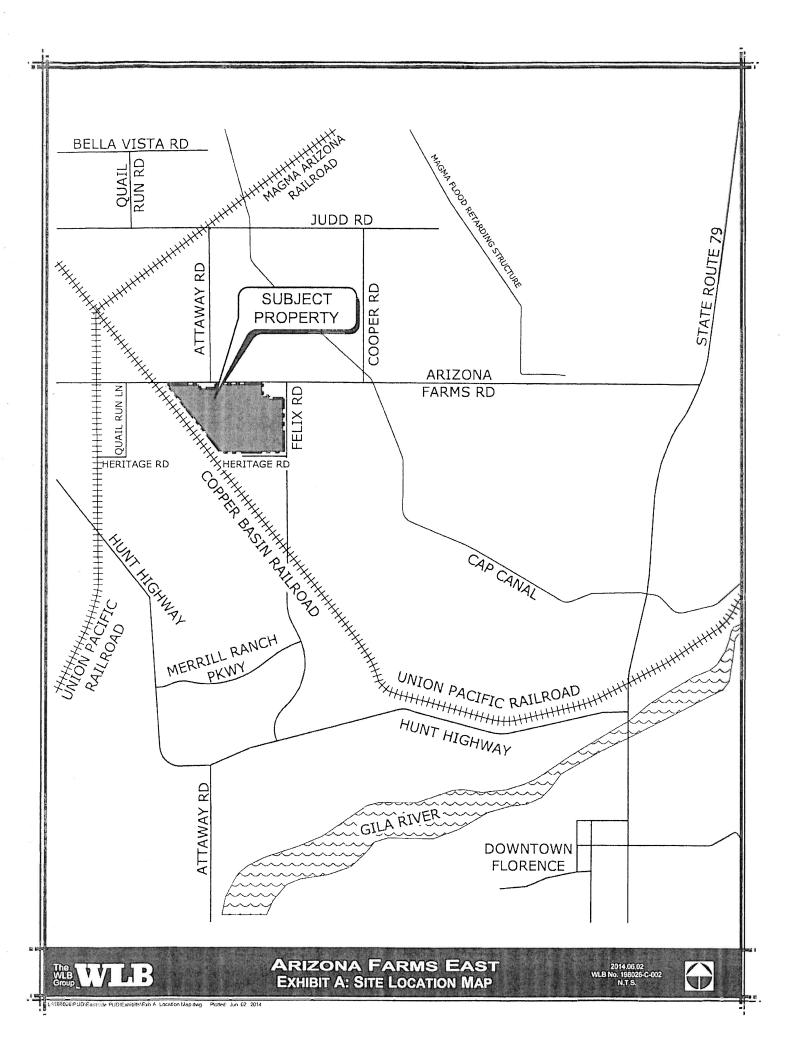


This sheet must be completed if the applicant for an Annexation, General Plan Amendment, Planned Unit Development, Zone Change, Conditional Use Permit, Design Review and/or Preliminary/Final Plat, is <u>not</u> the owner of the property.

I/we, the Undersigned, do hereby grant perm	ission to: The WLB Group, Inc.
to act on my/our behalf for the purpose Annexation, General Plan Amendment, For discribed property:	lanned linit Douglonmant 7-1- Ot
described property: Tax Parcel Number	
Owner(s)	84: John M. Fill GEN PTR
	Signature (JOHNM. HILL GEN'L PT
	Superstition Springs R-14 Assoc.
	Print or Type Name
Address	2453 N. Keystone Dr.
	Flagstaff, AZ 86004
Telephone	602-469-6969
STATE OF ARIZONA)	
County of Maricope) ss	
On this /5 to day of April Notary Public, personally appeared blube the person(s) whose name(s) is/are sacknowledged that lahm m. Hill	UNSCORED TO The Within Instrument and
IN WITNESS WHEREOF, I hereto set my hand	d and official seal.
My commission expires:	Shurly Sugar
	Notary Public

2013 General Plan Amendment Application





El Dorado Arizona Farms, LLC. Legal Descriptions:

PARCEL NO. 4:

THAT PORTION OF THE NORTH HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 1, FROM WHICH THE NORTH QUARTER CORNER BEARS NORTH 88 DEGREES 32 MINUTES 15 SECONDS EAST, A DISTANCE OF 2631.13 FEET;

THENCE ALONG SAID NORTH SECTION LINE, NORTH 88 DEGREES 32 MINUTES 15 SECONDS EAST, A DISTANCE OF 1437.27 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF THE SOUTHERN PACIFIC RAILROAD AND THE POINT OF BEGINNING:

THENCE CONTINUING ALONG SAID SECTION LINE, NORTH 88 DEGREES 32 MINUTES 15 SECONDS EAST, A DISTANCE OF 1193.86 FEET TO THE NORTH QUARTER CORNER OF SAID SECTION 1;

THENCE CONTINUING ALONG SAID NORTH SECTION LINE, NORTH 88 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 848.64 FEET;

THENCE DEPARTING SAID SECTION LINE, SOUTH 01 DEGREES 15 MINUTES 30 SECONDS WEST, A DISTANCE OF 1046.46 FEET:

THENCE SOUTH 88 DEGREES 44 MINUTES 30 SECONDS EAST, A DISTANCE OF 310.00 FEET;

THENCE NORTH 01 DEGREES 15 MINUTES 30 SECONDS EAST, A DISTANCE OF 50.44 FEET;

THENCE NORTH 89 DEGREES 47 MINUTES 33 SECONDS EAST, A DISTANCE OF 1499.06 FEET TO A POINT ON THE EAST SECTION LINE OF SAID SECTION 1:

THENCE ALONG SAID SECTION LINE, SOUTH 00 DEGREES 11 MINUTES 46 SECONDS EAST, A DISTANCE OF 1602.55 FEET TO THE EAST QUARTER CORNER OF SAID SECTION 1;

THENCE DEPARTING SAID SECTION LINE AND ALONG THE MIDSECTION LINE OF SAID SECTION 1, SOUTH 89 DEGREES 13 MINUTES 27 SECONDS WEST, A DISTANCE OF 1760.45 FEET TO A POINT ON THE EAST RIGHT-OF-WAY OF THE SOUTHERN PACIFIC RAILROAD;

THENCE ALONG SAID RIGHT-OF-WAY, NORTH 38 DEGREES 53 MINUTES 46 SECONDS WEST A DISTANCE OF 3303.21 FEET TO THE POINT OF BEGINNING:

EXCEPT AS TO AN UNDIVIDED 1/2 INTEREST IN ANY AND ALL MINERALS, AS RESERVED IN THAT CERTAIN DEED RECORDED IN DOCKET 808, PAGE 382, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 6:

THE WEST 1991.74 FEET OF THE NORTHWEST QUARTER OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 9 EAST, OF GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT AN UNDIVIDED HALF INTEREST IN ANY OIL AND MINERALS AS RESERVED IN DEED RECORDED IN DOCKET 808, PAGE 382, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 7:

THE EAST HALF OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT AN UNDIVIDED HALF INTEREST IN ANY OIL AND MINERALS AS RESERVED IN DEED RECORDED IN DOCKET 808, PAGE 382, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 9A:

THE NORTH HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT AN UNDIVIDED 1/2 INTEREST IN ANY AND ALL MINERALS, AS RESERVED IN DEED RECORDED IN DOCKET 808, PAGE 382, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 9B:

THE SOUTH HALF OF THE EAST HALF OF THE WEST HALF OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT AN UNDIVIDED 1/2 INTEREST IN ANY AND ALL MINERALS, AS RESERVED IN DEED RECORDED IN DOCKET 808, PAGE 382, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 9C:

THE SOUTH HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ANY PORTION LYING WITHIN THE RAILROAD RIGHT-OF-WAY: AND

EXCEPT AN UNDIVIDED 1/2 INTEREST IN ANY AND ALL MINERALS, AS RESERVED IN DEED RECORDED IN DOCKET 808, PAGE 382, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 9D:

THE EAST HALF OF THE SOUTH HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT ANY PORTION LYING WITHIN THE RAILROAD RIGHT-OF-WAY: AND

EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST, LYING WEST OF THE WESTERLY RIGHT OF WAY LINE OF THE SOUTHERN PACIFIC RAILROAD; AND

EXCEPT AN UNDIVIDED 1/2 INTEREST IN ANY AND ALL MINERALS, AS RESERVED IN DEED RECORDED IN DOCKET 808, PAGE 382, RECORDS OF PINAL COUNTY, ARIZONA.

PARCEL NO. 10:

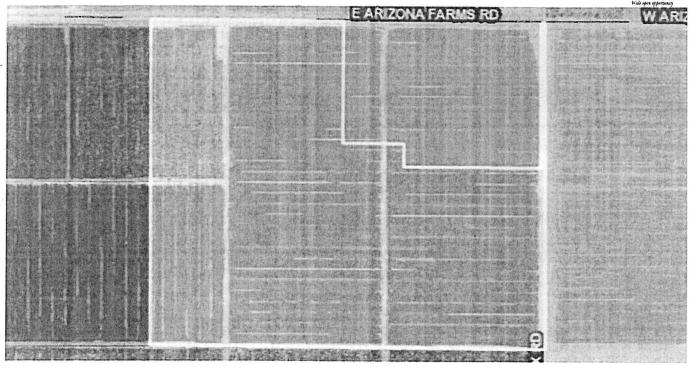
THE NORTH HALF OF THE WEST HALF OF THE WEST HALF OF THE SOUTH HALF OF SECTION 6, TOWNSHIP 4 SOUTH, RANGE 9 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT AN UNDIVIDED HALF INTEREST IN ANY AND ALL MINERALS AS RESERVED IN DEED RECORDED IN DOCKET 808, PAGE 382, RECORDS OF PINAL COUNTY, ARIZONA.

General Parcel Information Report

Disclaimer Pinal County makes no warranty, expressed or implied, regarding the accuracy, completeness, or usefulness of the information provided on this document. Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of the information represented on this document. This map and represented data is not intended to be used as a survey product or official record. It is the users responsibility to verify any information shown here with the proper authority.





Assessor Parcel Number: 20031007K

Parcel Size:156.92

Unit of Measure: A

Tax Area Code:0121

Legal Description: THE N1/2 OF SEC 6 4S 9E EXCEPT THE WEST 1991.74 AND ALSO EXCEPT THE FOLLOWING DESCRIBED PARCEL, COM

@ NE COR SEC 6 TH S 33 TH W 33 TO POB TH S 1187 TH W 1127 TH N 190 TH W 509.39 TH N 997 TH E 1636.39 TO POB,
156.92 AC

Ownership

Name1:LANGLEY AZ FARMS 150 LLC

Name2: C/O:

Mailing Address

Mail Address: 2738 E GUADALUPE RD

City:GILBERT

Province:

State: AZ Country:

Zip Code:85234

Postal Code:

Primary Property Address:

City:

State:

Zip Code:

(Note: additional addresses may exist on this property)

Improvement Values

Click Here To View Assessor Parcel And Value Detail

Wolfy's R. E. Holdings, LLC. Legal Descriptions:

THAT PORTION OF THE NORTH HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 1, TOWNSHIP 4
SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL
COUNTY, ARIZONA, TO WHICH THE NORTHEAST SECTION CORNER BEARS NORTH 88
DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 2632.78 FEET;

THENCE ALONG SAID NORTH SECTION LINE NORTH 88 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 1159,00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING NORTH 88 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 200.23 FEET:

THENCE DEPARTING SAID SECTION LINE SOUTH 01 DEGREES 15 MINUTES 30 SECONDS WEST, A DISTANCE OF 350.90 FEET;

THENCE NORTH 89 DEGREES 59 MINUTES 45 SECONDS EAST, A DISTANCE OF 822.07 FEET;

THENCE SOUTH 00 DEGREES 12 MINUTES 57 SECONDS EAST, A DISTANCE OF 13.44 FEET:

THENCE NORTH 89 DEGREES 47 MINUTES 33 SECONDS EAST, A DISTANCE OF 447.74 FEET;

THENCE NORTH 05 DEGREES 59 MINUTES 01 SECONDS EAST, A DISTANCE OF 22.81 FEET;

THENCE NORTH 18 DEGREES 50 MINUTES 15 SECONDS EAST, A DISTANCE OF 30.25 FEET TO A POINT ON THE EAST SECTION LINE OF SAID SECTION 1;

THENCE ALONG SAID SECTION 1 SOUTH 00 DEGREES 11 MINUTES 46 SECONDS EAST, A DISTANCE OF 389,27 FEET:

THENCE DEPARTING SAID SECTION LINE SOUTH 89 DEGREES 47 MINUTES 33 SECONDS WEST, A DISTANCE OF 1491.19 FEET;

THENCE NORTH 01 DEGREES 15 MINUTES 30 SECONDS EAST, A DISTANCE OF 700.86 FEET TO THE POINT OF BEGINNING:

CONTAINING AN AREA OF 588,218 SQ. FT. OR 13.50 ACRES MORE OR LESS.

BGH Associates, LLC. Legal Descriptions:

THAT PORTION OF THE NORTH HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, TO WHICH THE NORTHEAST SECTION CORNER BEARS NORTH DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 2632.79 FEET;

THENCE ALONG SAID NORTH SECTION LINE NORTH 88 DEGREES 30 MINUTES 00 SECONDS EAST. A DISTANCE OF 1159.00 FEET:

THENCE DEPARTING SAID SECTION LINE SOUTH 01 DEGREES 15 MINUTES 30 SECONDS WEST, A DISTANCE OF 700.86 FEET TO THE POINT OF BEGINNING;

THENCE NORTH 89 DEGREES 47 MINUTES 33 SECONDS EAST, A DISTANCE OF 1491.19 FEET TO A POINT ON THE EAST SECTION LINE OF SAID SECTION 1;

THENCE ALONG SAID SECTION LINE SOUTH 00 DEGREES 11 MINUTES 46 SECONDS EAST, A DISTANCE OF 310.00 FEET;

THENCE DEPARTING SAID SECTION LINE SOUTH 89 DEGREES 47 MINUTES 33 SECONDS WEST, A DISTANCE OF 1499.06 FEET;

THENCE NORTH 01 DEGREES 15 MINUTES 30 SECONDS EAST, A DISTANCE OF 310.10 FEET TO THE POINT OF BEGINNING;

EXCEPT an undivided ½ interest in and to any oil and minerals as reserved in Deed recorded in Docket 808, page 382, records of Pinal County, Arizons.

Superstition Springs R-14 Association Legal Description:

THAT PORTION OF THE NORTH HALF OF SECTION 1, TOWNSHIP 4 SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA:

COMMENCING AT THE NORTH QUARTER CORNER OF SECTION 1, TOWNSHIP 4
SOUTH, RANGE 8 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL
COUNTY, ARIZONA, TO WHICH THE NORTHEAST SECTION CORNER BEARS NORTH 88
DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 2632.79 FEET;

THENCE ALONG SAID NORTH SECTION LINE NORTH 88 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 848.64 FEET TO THE POINT-OF BEGINNING;

THENCE CONTINUING NORTH 88 DEGREES 30 MINUTES 00 SECONDS EAST, A DISTANCE OF 310.36 FEET;

THENCE DEPARTING SAID SECTION LINE SOUTH 01 DEGREES 15 MINUTES 30 SECONDS WEST, A DISTANCE OF 1061.40 FEET;

THENCE NORTH 88 DEGREES 44 MINUTES 30 SECONDS WEST, A DISTANCE OF 310.00 FEET;

THENCE NORTH 01 DEGREES 15 MINUTES 30 SECONDS EAST, A DISTANCE OF 1046.46 FEET TO THE POINT OF BEGINNING:

CONTAINING AN AREA OF 326,718 SQ. FT. OR 7.50 ACRES MORE OR LESS.

CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE

_200-31-007K
Parcel(s) Numbers
Owner(s) Signature
Stacy J Brimhall Print or Type Name
STATE OF ARIZONA)
) ss
County of Maricopa)
On this
IN WITNESS WHEREOF, I hereto set my hand and official seal. ANGELA MASSEY Notary Public - Arizona Maricopa County
My commission expires: My Comm. Expires Aug 23, 2016
August 23rd 12016 Notary Public
"Hart"

CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE

200-24-001V	entilis settinde sette time time time della della della consocialistica della generale	*		
Parcel(s) Numbers				
Daile &				
Owner(s) Signature	na transcontrata especialista de cales de tras con que de colocidad e que diferen amb			
DAVID C. PHILLIP: Print or Type Name	<u> </u>			
STATE OF ARIZONAL TEXAS				
County of COllin)			
On this 15th day of 1 undersigned Notary Duid C. Philips name(s) is/are subscribed to the v	_, known to me	, 20 <u> </u> , personally to be the	before me, appe person(s) wi	the ared nose
IN WITNESS WHEREOF, I herete	set my hand and	official seal.	San Per	
My commission expires:	LA			JENNIFER I ASHWORTH My Commission Expires February 9, 2017
	N	Notary Pu	blic	

CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE

200-24-001U		
Parcel(s) Numb	ers	
Gy: Owner(s) Signatu	110	W. R.E. HOLDINGS, L.L.C.
Print or Type Nar	R.E. HOLDINGS L.L ne	C. C. (JOHN M. HILL, MGR.
STATE OF ARIZ		
County of <u>Cross</u>) ss	
John Hill	_ day of Public, , known t bscribed to the within instrum	o me to be the person(s) whose
IN WITNESS WH	EREOF, I hereto set my han	d and official seal.
My commission e	xpires:	
9-20 7015		Carci Pour
	OFFICIAL SEAL CAROL PORTER Commessue #133897 Notary Public State of Arizona	Notary Public
Exhibit B	MARICOPA COUNTY My perim expires Sapt. 20, 2015	Arizona Farms East PZC-25-14-PUD

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- 25-14-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-25-14-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-25-14-PUD. Except as expressly set forth in the Zone Change/Planned Unit Development Application PZC-25-14-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.

200-24-001T	
Parcel(s) Numbers	
BY: John M. Hill GEN.	L. Bra.
Owner(s) Signature	
	1 1 1 7
SUPERSTITION SPRINGS R-14 ASS	OCIATES AN AZ. L.P.
Print or Type Name	PARTNER
SUPERSTITION SPRINGS R-14 ASS Print or Type Name (JOHN M. H	ILL, GENERAL MINIST
STATE OF ARIZONA	
County of <u>Chamber</u>) ss	
On this 15th day of July undersigned Notary Public, , known to	, 20 <u> </u> , before me, the personally appeared me to be the person(s) whose
name(s) is/are subscribed to the within instrumer	
N WITNESS WHEREOF, I hereto set my hand a	and official seal.
My commission expires:	
9-20-2015	Cant Porter
(Carried States of the States	Notary Public
CAROL PORTER	
Commission #12385" Noter, Public - State of Anzona	
Exhibit B	Arizona Farms Fast P7C-25-14-PUD

Arizona Farms East PZC-25-14-PUD

CONSENT TO CONDITIONS/WAIVER FOR DIMINUTION OF VALUE

200-24-001R, 001W, 200-31-00	<u>7B, 007D, 007E, 007F, 007G & 007L</u>
Parcel(s) Numbers	
El Dorado Arizona fa	rnsLC Inc. as Adminstrative Agent
El porago Holdings,	Inc. as Ad minstrative Agent
Owner(s) Signature	
Owner(s) Signature	
Linda J. Cheney	
Print or Type Name	
STATE OF ARIZONA)
) ss
County of Maricopa)
• (,
Dn this <u>াম</u> day of <u> </u>	, 20 <u>14</u> , before me, the Public, personally appeared
undersigned Notary	Public, personally appeared
LINGOLV, Cheneu	known to me to be the person(s) whose
name(s) is/are subscribed to the wit	hin instrument.
N MITNESS MUEDEOE 11 .	
N WITNESS WHEREOF, I hereto s	set my hand and official seal.
My commission expires: 5/9/14	SAMANA DATE OUT
•	Notary Public State of Arizona Maricopa County
Yours & Leland	Louise A Leland My Commission Expires 05/09/2016
	Second de la company de la com
	riotary i abilo



797.7± GROSS ACRES

A PORTION OF SECTION 1
TOWNSHIP 4 SOUTH, RANGE 8 EAST
AND A PORTION OF SECTION 6,
TOWNSHIP 4 SOUTH, RANGE 9 EAST

TOWN OF FLORENCE, PINAL COUNTY, ARIZONA

Prepared for:

El Dorado Arizona Farms, LLC. Langley Arizona Farms 150, LLC Wolfy's R. E. Holdings, LLC David C. Phillips Superstition Springs R-14 Associates

Prepared by:

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

July 2, 2014

WLB No. 198026-C-004

The WLB Group WLB

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Trail and Path Sections

I. INTRODUCTION

A. PURPOSE OF REQUEST

This request relates to the proposed Arizona Farms East Planned Unit Development (PUD), a 797.7± acre property located near the southwest corner of Arizona Farms Road and Felix Road and east of the Copper Basin Railroad. It should be noted that the entire Arizona Farms project lies both east and west of the Copper Basin Railroad. Also, the entirety of the project lies within two proposed annexation areas, those being the Magic Ranch Annexation Area and the Arizona Farms Annexation Area. Due to this fact, the Arizona Farms project has been divided into two separate PUDs — the Arizona Farms West PUD (consisting of 389.2± acres located west of the Copper Basin Railroad and referred to as Arizona Farms West); and Arizona Farms East PUD (consisting of 797.7± acres located east of the Copper Basin Railroad and referred to as Arizona Farms East).

Please refer to *Exhibit A: Context Map* for an illustration of the two parts of the overall Arizona Farms project, and of the two annexation areas.

It should be noted that Parcels C, D and E as shown on *Exhibit F1: Conceptual Development Plan* are under separate ownership from the rest of the planning parcels. Although these parcels are part of this PUD, they will be developed independently from the rest of the PUD. These parcels shall, on their own, provide the required amount of open space with recreational amenities. The parcels will also have separate CC&Rs and a separate homeowner's association. Also, Parcels C and D have specific provision described later in this PUD document that allows for an alternate use of residential on these parcels only if market conditions do not demand commercial/employment uses on these parcels. This specific provision does not apply to the other planning parcels shown on *Exhibit F1: Conceptual Development Plan*.

The owners of this property intend to work closely with the Town of Florence to provide the foundation for a community envisioned to consist of a variety of residential housing types, a police and fire station site (if needed by the Town of Florence), commercial districts, in addition to open space and recreational opportunities located throughout the site. The community will be consistent with the goals and policies of the Town of Florence 2020 General Plan and the Planned Unit Development District as described in the Florence Town Code.

PUDs are more desirable for the planning of future land uses as compared with straight zone changes on smaller parcels of land. Inherent in the PUD is a master planning process, which comprehensively and cohesively plans for and provides a framework for the infrastructure that is necessary to support the development



of the land, including road improvements, water and sewer infrastructure, drainage improvements and open space/recreational systems.

B. PROJECT LOCATION

The property is generally bound on the north by Arizona Farms Road, on the west by the Copper Basin Railroad, on the south by Heritage Road and on the east by Felix Road.

Please refer to Exhibit B: Regional Location Map.

C. TAX ASSESSOR PARCEL NUMBERS

According to the Pinal County Assessor, the subject property consists of the following tax parcel numbers:

200-24-001R, 001W, 200-31-007B, 007D, 007E, 007F, 007G, 007K, 007L, 001U, 001V and 001T.

II. EXISTING CONDITIONS

A. EXISTING ZONING

The subject property was zoned with a Planned Area Development (PAD) Overlay in Pinal County in November 1998. The existing PAD, known as the Arizona Farms PAD, includes the following Pinal County zoning districts: Low Density Single-Family Residential (CR-1), Medium Low Density Single-Family Residential (CR-2), Medium Density Single-Family Residential (CR-3), Medium High Density Multiple Residence Zone (CR-4), Local Business Zone (CB-1), Light Industrial (CI-1) and Suburban Ranch (SR) (golf course and open space).

The zoning districts in the existing PAD that are located within the area of this PUD include the following: Medium Low Density Single-Family Residential (CR-2), Medium Density Single-Family Residential (CR-3), Medium High Density Multiple Residence Zone (CR-4), Local Business Zone (CB-1) and Suburban Ranch (SR) (golf course).

B. EXISTING LAND USES

The property is currently being farmed and has been for many years. There are no other uses occurring on the site.



C. EXISTING GENERAL PLAN DESIGNATIONS

An application was submitted to the Town of Florence requesting a Minor Amendment to the Town of Florence 2020 General Plan to change the General Plan land use classifications on this property from Employment/Light Industrial (E/LI), Community Commercial (CC) and High Density Residential 1 (HDR1) to Master Planned Community. This requested amendment was supported by the Planning and Zoning Commission on June 19, 2014 and will be considered by the Town Council on July 21, 2014. Once approved, this PUD will be consistent with the General Plan.

The General Plan land use classifications surrounding the property are as follows:

North: Master Planned Community (MPC) (Dobson Farms PUD).

East: Master Planned Community (MPC). Felix Farms PUD, Aspen Farms/Paloroso PUD and Skyview Farms PUD are located within one mile of the subject property; these PUDs are not yet developed.

South: Medium Density Residential 1 (MDR1). Crestfield Manor PAD and Wild Horse Estates PAD are located within one mile of the subject property.

West: Master Planned Community (MPC) (Arizona Farms West).

Please refer to Exhibit C: General Plan Land Use Classifications.

D. SURROUNDING LAND USES

North: Arizona Farms Road with a small storage yard and land being farmed to the north of the road.

East: Felix Road and land being farmed east of the road.

South: Vacant land, Arizona Pacific Materials LLC (rock quarry), Crestfield Manor and Wild Horse Estates (single-family residential communities).

West: Copper Basin Railroad to the immediate west, and the proposed Arizona Farms West PUD that is located across the railroad and is currently being farmed.

Please refer to Exhibit D: Existing Conditions and Proposed Projects.

E. SURROUNDING ZONING

North: Dobson Farms PUD and General Rural (Pinal County).



East: Felix Farms PUD and Aspen Farms/Palaroso PUD.

South: General Rural (GR), Single Residence Zone (CR-1, CR-2 & CR-3) and Crestfield Manor PAD (Pinal County).

West: Arizona Farms West PUD to be rezoned concurrently with this Arizona Farms East PUD.

F. TOPOGRAPHY

Based on United States Department of Interior Geological Survey information, and more specifically the Florence 7.5 Minute Series QUAD sheet, the subject property slopes generally from northeast to southwest at a slope of less than 1%.

The elevations on the property range from approximately 1540 feet above sea level at the northeast corner of the property to approximately 1515 feet above sea level at the southwest corner of the property.

The site has been graded to accommodate farming, and as such any natural topographic features that may have once been on the site no longer exist.

G. SURFACE HYDROLOGY

As mentioned above, the site slopes gently from northeast to southwest. Historically, flows from the east entered the site and then continued through the property, leaving the site at its western boundary. Due to farming activity on the site, the drainage patterns have been altered. Flows from the east now are intercepted and diverted by Copper Basin Railroad.

According to FEMA FIRM Panel 04021C0875E dated December 4, 2007, the site is located within Zone X, which is defined as an area determined to be outside of the .2% annual chance floodplain. The Magma Dam/Flood Control Structure lies approximately 4 miles east of the site and the property lies inside the boundary of the Magma Flood Control District (MFCD). The dam/flood control structure was constructed by MFCD in 1964 to protect the downstream farm fields from regular flooding by removing them from the floodplain. The District is in the process of rehabilitating this structure and is 85% complete with the rehabilitation work, with final completion expected in July/August 2015. The rehabilitation work will ensure that downstream properties are protected from the harmful effects of flooding.



A detailed drainage report, conforming to the Floodplain Regulations of the Town of Florence and Pinal County, will be submitted at the time of platting or development plan review.

H. ACCESSIBILITY AND EXISTING ROAD CONDITIONS

The northern boundary of the site is adjacent to Arizona Farms Road, a two-lane paved road. Arizona Farms Road extends to the east and west and crosses the Copper Basin Railroad with an at-grade signalized crossing.

The eastern boundary of the site is adjacent to Felix Road, a two-lane paved road running north-south.

Heritage Road is a two-lane paved road running east-west along the southern boundary of the site. Approximately 1200' east of the Copper Basin Railroad, Heritage Road turns into a two-lane dirt road that crosses the Copper Basin Railroad with an at-grade crossing. There is no legal access across the railroad at this location, and this at-grade crossing will cease to exist at some point in the future as the property develops.

I. UTILTIES AND INFRASTRUCTURE

1. Water

The property is located within the Certificate of Convenience and Necessity (CC&N) of Johnson Utilities Company (JUC). There are 12" water lines in Arizona Farms Road, Heritage Road and Felix Road. The property owner/developer will work with JUC to conduct system modeling and negotiate line extension agreements to bring (or upgrade) the necessary infrastructure to the property.

2. Sewer

There are existing force mains in Heritage Road and Felix Road. There is an existing wastewater treatment plant (named the Section 11 Plant) located within the Oasis at Magic Ranch project. This plant currently has a permitted capacity of 2 mgd but is constructed with a capacity of 1.6 mgd. The current operational flows are in the range of 1.1 mgd to 1.4 mgd. JUC recently submitted an application to amend the Aquifer Protection Permit (APP) to allow for a plant expansion to 6.4 mgd. This plant expansion would facilitate the provision of wastewater services for the property. This plant is located approximately two miles west of the western boundary of the site.



3. Electric

The project lies on the boundary of the Salt River Project (SRP) service area and the Arizona Public Service (APS) service area. This property will either be serviced by SRP or APS. There is an existing SRP 500kV transmission line that runs just to the west of the site, within a 130-foot easement located adjacent to the eastern boundary of the Copper Basin Railroad. The provider of electrical service to this site will be determined in the future.

Please refer to Exhibit E: Existing Utilities & Infrastructure.

III. DEVELOPMENT PLAN

A. PROJECT OVERVIEW

This PUD, Arizona Farms East PUD, will provide the following land uses: single-family residential, multi-family residential, commercial and office uses, open space and recreation, and a 5-acre public safety facility. All of these uses will be served by a hierarchy of roadways, consisting of arterial roads, collector roads and local streets. This PUD also provides a conceptual 400-foot corridor that will accommodate the North-South Freeway through this property. For additional detail on this freeway corridor, refer to the Pre-Annexation Development Agreement for this property.

Internal planning efforts focused on the opportunities presented by the property and the fulfillment of anticipated land uses expected to be demanded by the market. The positioning of this land and its relationship to strong future transportation corridors as well as anticipated future growth patterns in the Town of Florence drove the decisions that produced the conceptual land use plan included in this document.

Some of the broad goals that were established during the planning of this community included the following:

- Creation of a land use plan that not only included a variety of land uses, but also located them in such a manner to create an environment where land uses are complementary.
- The formation of land entitlements that create a foundation for a successful, sustainable community.
- The establishment of a mixture of land uses such that a varied and diverse demographic makeup is achieved for the community.



- Creation of an onsite area for an elementary school site (final location to be determined).
- Creation and development of a roadway system that will meet the transportation needs of the near and distant future.
- Development of a thoughtful and enjoyable open space park and trail system to keep the community residents fit and active.

B. PROPOSED LAND USES

This proposed master-planned community consists of several different land use elements. The overall concept for the community is to provide a variety of residential housing types, commercial services, a public safety facility and open space amenities.

Please refer to *Exhibit F1: Conceptual Development Plan* for a conceptual illustration of these proposed land uses. This plan shows each proposed development parcel, type of development, arterial roads, collector roads, a 400-foot corridor for the North-South Freeway, open space and other proposed features. Please refer to *Exhibit F2: Conceptual Development Plan (Arizona Farms East & Arizona Farms West)* which includes the entire Arizona Farms project.

1. Residential

This community will provide for a variety of residential housing options, ranging from single-family detached residential units to multi-family attached dwellings. This will provide for housing opportunities for a broad range of lifestyles and preferences, and will assist in providing a community demographic that touches many different age groups. The dwelling units demanded by the general public will dictate the final mix and type of residential units constructed within this community. The Conceptual Development Plan for this community provides a scheme for the location and amount of each residential component. These different proposed residential elements are discussed in further detail below and the development requirements and standards associated with each land use can be found in Section V of this document.

a. Residential Medium Low (RML)

The Residential Low portion of this community has been strategically located in the western portion of the property,



adjacent to the Copper Basin Railroad. The RL area will provide for an adequate transition and buffering along the railroad rightof-way.

Housing in this area will consist of traditional single-family detached homes situated on lots measuring a minimum of 6,500 square feet. The maximum gross density for RL is 3.5 dwelling units per acre.

b. Residential Medium (RM)

The Residential Medium portion of this community has been placed in the western portion of the property. These development parcels will contain traditional single-family detached residential product. The maximum gross density for RM is 5.5 dwelling units per acre.

c. Residential Medium High (RMH)

The Residential Medium-High portion of this community has been placed in the areas adjacent to the North-South Freeway. The intensive nature of the freeway translates into higher density and intensity development within its proximity. These parcels may contain residential product that may be either single-family detached or attached. The maximum gross density for RMH is 10 dwelling units per acre.

The emphasis of these areas includes the potential for thoughtful alternative lot, owner-occupied, residential attached and detached designs. The potential use of neo-traditional neighborhood design standards to create aesthetically pleasing communities is provided as an option to the more traditional type of single-family residential development. By locating this type of residential near the freeway, these residential areas will provide logical land use transitions between the more intense areas of development areas and lower density residential areas.

d. Residential High (RH)

The Residential High portion of this community has been placed adjacent to the commercial development parcels. Higher density residential is appropriate adjacent to commercial uses. These areas are intended to provide for flexibility in land use and dwelling unit density. These areas may be developed to provide



housing for multiple-family structures, which may include condominiums, townhouses, patio homes and apartments. The maximum gross density for RH is 18 dwelling units per acre.

2. Non Residential

a. Commercial/Employment (C/E)

Along with the increase in the number of residents in the area, there will be a parallel demand by the residents of this community and surrounding communities for commercial services. The desire of future residents will be to live within close proximity to commercial centers that will provide for daily needs. Also, it will be desirable to provide the opportunity for job creation in this area. As such, this land use district in the PUD also allows for professional offices and other uses that will contribute to job creation.

This PUD provides two commercial parcels located adjacent to Arizona Farms Road and on either side of the North-South Freeway. It is anticipated that there will be a freeway traffic interchange on Arizona Farms Road, and as such, commercial uses are highly appropriate in this area. These commercial parcels will provide services to the residents of this community, those residents living in the regional area and those traveling on the North-South Freeway. This commercial area could potentially provide in the vicinity of 600,000 square feet of gross leasable area (~10,000 sf of GLA per acre).

Also, two additional commercial parcels have been provided near the southwest corner of Arizona Farms Road and Attaway Road (Parcels C and D as shown on *Exhibit F1: Conceptual Development Plan*). Since prevailing market conditions will dictate how and if these commercial parcels are developed, they have an alternate use of any residential district as defined herein.

b. Parks and Open Space

This community acknowledges the importance of open areas and outdoor recreation, particularly in a climate that can support year-round outdoor recreation. As such, it will provide residents with a quality open space environment as well as a range of self-contained recreational activities. The recreation and open space areas planned for this community, besides providing areas of



human interaction, will provide physical separation, buffer zones and transition between areas of urbanization.

Retention areas that are designed for recreational use must have at least fifteen percent of the basin elevated above a 10-year floodwater surface elevation. All open space not improved for recreational use will be landscaped, according to an approved, water-conserving, final landscape plan. Finally, each dwelling unit should be within 1,000 feet of recreational facilities.

This community embraces these standards. The portions of this PUD owned by El Dorado Arizona Farms LLC and Langley Arizona Farms 150 LLC target fifteen percent (15%) or 106 acres of their residential area of the property as open space. The proposed open space system focuses on several integral interconnected components that are discussed as follows.

The primary open space includes greenways along the primary collector roads and between development parcels that provide connectivity throughout the development, and buffer areas along the arterial roadways, which contain sidewalks and landscaping. Please refer to Exhibit G: Conceptual Parks, Trails and Open Space Plan. A linear park with path within the electric easement that runs parallel to the Copper Basin Railroad is also being proposed for this project. This linear park would provide a buffer between the residential areas of the project and the existing railroad and electric lines along the western boundary of this property.

Secondary open space areas will be included within the development parcels and may consist of pocket parks, landscaped tracts along local streets, common areas, entry monuments and trails or paths. These open space areas would be identified on future plats.

Residents of this community will also be able to use the proposed 20-acre community park that is proposed within the Arizona Farms West PUD.

Within the development parcels there will be smaller scale neighborhood parks or pocket parks. These parks will be approximately 2,500 square feet to 2 acres in size and will offer recreational opportunities to those living within a ¼ mile radius. They will be visually accessible and may contain play equipment, benches, paths, grass and other landscaping.



Greenways are open space corridors that allow all residents to move easily and safely throughout the community in a pleasurable environment. They have been designed such that they serve as open space links, providing strong non-vehicular connections between all the residential, recreational, educational and commercial components of the community. The greenways consist of landscaping, a paved multi-use path (minimum width of 8 feet) that may be used by pedestrians and cyclists, sitting areas and community gathering areas.

It should be noted that the homeowner's association established for this community will be responsible for maintaining all enriched pavement treatments, all open space areas and all landscaping. The homeowner's association will maintain such areas as regulated through the Covenants, Conditions and Restrictions for each parcel. A master homeowner's association will be established and will be responsible for maintaining the privately-owned open space areas within the project.

A final landscape plan, wall plan, and amenity plan, meeting the approval of the Town of Florence will be submitted prior to the approval of any final subdivision plats for this development.

d. Public Services and Education

This community will generate the need for services, including a site for a police and fire station. At this time, a 5-acre site has been designated for future municipal services and is identified on *Exhibit F: Conceptual Development Plan.* A 14-acre elementary school site is proposed within Arizona Farms West PUD, and if constructed, students within this PUD should be able to attend this school.

	TABLE 1: LAND USE AND ZONING TABLE			
PARCEL	PROPOSED DISTRICT	PRIMARY LAND USE	GROSS ACREAGE	
Α	RM	Single Family Residential	25	
В	RM	Single Family Residential	25	
C*	C/E	Commercial/Employment	7.5	
D*	C/E	Commercial/Employment	13.5	



E	RH	Multi-Family Residential	10.6
F	RM	Single Family Residential	25.1
G	RM	Single Family Residential	29
Н	RML	Single Family Residential	34
1	RM	Single Family Residential	26
J	RML	Single Family Residential	29
К	RML	Single Family Residential	30
L	RM	Single Family Residential	29
М	RM	Single Family Residential	34
N	RMH	S.F. Detached or Attached Residential	43
0	RMH	S.F. Detached or Attached Residential	28
Р	RMH	S.F. Detached or Attached	25
Q	RMH	Residential S.F. Detached or Attached	32
		Residential	
R	RMH	S.F. Detached or Attached Residential	30
S	RH	Multi-Family Residential	27
Т	C/E	Commercial/Employment	40
U	C/E	Commercial/Employment	16
V	RH	Multi-Family Residential	16
W	RMH	S.F. Detached or Attached Residential	28
Х	RMH	S.F. Detached or Attached Residential	28
Υ	RMH	Public Safety Facility	5
Z	RMH	S.F. Detached or Attached Residential	24
AA	RMH	S.F. Detached or Attached Residential	38
ВВ	RMH	S.F. Detached or Attached Residential	27
CC	RMH	S.F. Detached or Attached Residential	21
DD	RMH	S.F. Detached or Attached Residential	24
EE	RMH	S.F. Detached or Attached Residential	28
		TOTAL	797.7

*Parcels C and D have an alternate land use of residential (any residential district as defined herein).

IV. SERVICES/INFRASTRUCTURE

A. WATER

Water will be provided by Johnson Utilities Company (JUC) or its successor. The owner/developer will work with JUC to analyze the existing water system and determine the infrastructure that would be required to serve the property at build-out condition. All plans prepared will be subject to the review and approval of JUC and/or the Town of Florence, depending on the scenario chosen.

B. WASTEWATER

Wastewater collection and treatment will be provided by Johnson Utilities Company (JUC) or its successor. The owner/developer will work with JUC to analyze the existing wastewater system and determine the infrastructure that would be required to serve the property at build-out condition. All plans prepared will be subject to the review and approval of JUC and/or the Town of Florence, depending on the scenario chosen.

C. ELECTRIC

Electric power for this site will be provided by either Salt River Project (SRP) or by Arizona Public Service (APS). The owner/developer will work with SRP or APS to analyze the existing power system and determine the infrastructure that would be required to serve the property at build-out condition. All plans prepared will be subject to the review and approval of both SRP or APS (depending on the ultimate provider) and the Town of Florence.

D. OTHER UTILITIES AND SERVICES

The following public utilities and service providers will serve the site:

Telephone	CenturyLink
Police Protection	Town of Florence
Fire Protection	Town of Florence
Solid Waste Handling	Town of Florence

E. EDUCATIONAL FACILITIES

The property is located within the boundaries of the Florence Unified School District. Walker Butte K-8 School is located in Johnson Ranch and Anthem K-8



School is located within the Anthem project. Students would have the option of attending either Poston Butte High School or Florence High School. The property owner will meet with representatives from the Florence Unified School District to determine the future needs of the district and arrive at a preliminary understanding of how the future students residing within the subject property might have their educational needs met. As has been previously discussed, the owner intends to provide a parcel of land for a future elementary school site as part of the Arizona Farms West PUD.

F. VEHICULAR ACCESS

The primary access to the property will be via Arizona Farms Road, Felix Road and Heritage Road. According to the Coolidge – Florence Regional Transportation Plan (April 2008), Arizona Farms Road is designated as a Major Arterial road with a future right-of-way width of 150 feet (75 feet of half right-of-way). As previously discussed, a 400-foot corridor has been located within this property to allow for the North-South Freeway. The property will be easily accessible via the future traffic interchange at Arizona Farms Road. As such, the development vision for the property respects the hierarchy of roadways that are shown in the Circulation Element of the General Plan. Please refer to Exhibit H: Street Sections.

An internal major collector roadway system will collect traffic from the development parcels and convey it primarily to Arizona Farms Road, the arterial roadway adjacent to the northern boundary of the site. This road will be constructed to the standards of the Town of Florence. Major collector roadways will have a minimum right-of-way width of 80 feet. Minor collector roads will have a minimum right-of-way width of 60 feet.

Local streets will be constructed within the development parcels to provide for internal circulation. These streets will provide direct access to all residential lots within the PUD. These streets may be public or private, but in either case will be constructed in accordance with Town standards. If public, these streets will be owned and maintained by the Town. If private, the streets will be owned and maintained by an HOA to be established in the future. The Town of Florence retains the discretion to approve or disapprove private streets. The minimum right-of-way width of local streets will be 50 feet. Parcels C, D and E, if developed as patio homes, will have private streets with a width of 24 feet and no parking will be allowed on these streets.

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



G. SURFACE GRADING AND DRAINAGE

In accordance with the requirements of the Town of Florence, this project will propose provisions for storm or floodwater runoff channels and basins, and all provisions for drainage control will comply with the regulations of the Town. The proposed improvements will be designed to provide for the health, safety and welfare of the present and future population of the area.

The grading and drainage concept for this project will be developed at the time of preliminary plat or site plan preparation. Final drainage reports and plans, meeting the approval of the Town Engineer, are required prior to the approval of any Final Subdivisions Plats or Development Plans for this project.

On site retention basins will be designed to accommodate runoff during a 100-year storm event and whenever possible to serve the dual designed purpose of useable open space. Where possible, the retention basins will be landscaped and designed to a maximum ponding depth of 3 feet with a maximum side slope where possible of 4:1. Offsite storm drainage will be accommodated through professionally designed water conveyance systems, including landscaped drainage channels.

H. MAINTENANCE OF STREETS AND COMMON AREAS

The streets within the community may be public or private, subject to the review and approval of the Town of Florence. Public streets will be constructed to the standards of the Town of Florence within right-of-way dedicated to the public. Once accepted by the Town of Florence, the Town would be responsible for maintenance of public streets. Parks, open space and other common areas will be built and maintained by the Arizona Farms Master HOA.

V. DEVELOPMENT REQUIREMENTS

A. PURPOSE AND INTENT

The development requirements established herein serve as the primary mechanism for implementation of the land uses for this PUD. These development requirements provide an appropriate amount of flexibility to anticipate future needs and compatibility between land uses. The Arizona Farms East 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:

- Residential Medium-Low (RML)
- Residential Medium (RM)
- Residential Medium High (RMH)
- Residential High (RH)
- Commercial/Employment (C/E)

B. GENERAL PROVISIONS

- 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 building permits.
- 3. This PUD shall fully comply with the site/design plan review process of the Town of Florence and all residential products will also be subject to the Design Review process of the Town of Florence.
- 4. Agricultural uses shall be permitted on the property until such time that a specific site plan and associated improvement plans are approved. Agricultural uses may continue on the property in areas that are not being developed.
- 5. 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 F1: Conceptual Development 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.
- 6. Utility uses, including but not limited to, sewer lift stations, water booster pumps, utility lines, electric substations, are permitted in all zones as established by this PUD.



- 7. Parks and schools (public, private or charter) are permitted uses in all zoning districts established herein. These uses may be relocated anywhere within the Arizona Farms property (West or East) via a Minor Amendment to the PUD, subject to the review and approval of the Planning Director and applicable public disclosure.
- 8. Municipal uses, including police and fire stations, are permitted in all zoning districts established herein. This project has designated 5-acres for a future public safety facility. The location of this site is conceptually shown on *Exhibit F1: Conceptual Development Plan*; however, the location of this site may change in accordance with the provisions set forth in Section VII, D. Amendments of this PUD.
- 9. 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.
- 10. 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.
- 11. A relocation of any open space element as shown on *Exhibit G: Conceptual Parks, Trails and Open Space Plan* is permitted via a Minor Amendment in accordance with the provisions set forth in Section VII, D, Amendments of this PUD.
- 12. A Master HOA will be established and will be responsible for maintaining all open space areas.
- 13. The future design of the public safety facility will be in accordance with the standards and requirements of the applicable Town departments. The ultimate location of the site is subject to the future needs of the community and the Town of Florence. Public safety facilities are permitted within any of the land use districts established by this PUD.
- 14. The dimensions of the commercial development parcels, as shown on *Exhibit F1: Conceptual Development Plan,* may change provided that the total acreage of the development parcels as shown does not increase.
- 15. An addition to the permitted uses in any district is 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.

- 16. Any significant changes to this PUD, as determined by the Planning Director, will require a Major Amendment to the PUD as defined herein Section VII Implementation, D. Amendments. This Major Amendment would need to be reviewed by Town staff and reviewed and approved by the Planning and Zoning Commission and Town Council.
- 17. Public Utility Easements (PUE) shall be per the determination of the Town Engineer.
- 18. Improvements within a Public Utility Easement (PUE) shall be limited and subject to applicable codes and ordinances.
- 19. 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.
- 20. Property owners agree to waive claims for diminution in value pursuant to Proposition 207 [A.R.S. 12-1134].
- 21. 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.
- 22. Right-of-way dedications and roadway development standards subject to final review and approval of the Town Engineer. The right-of-way widths shown herein are subject to change based on future traffic impact analysis.
- 23. 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.
- 24. 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.
- 25. 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.
- 26. 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.
- 27. 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.
- 28. Municipal land dedications for the 5-acre public safety facility and any other approved uses shall be in accordance with the Pre-Annexation Development Agreement for El Dorado Arizona Farms, Inc. The location and phasing of such dedications and improvements shall be further refined as development plans (subdivision plats and site plans) proceed for the project.
- 29. The portions of this PUD owned by El Dorado Arizona Farms, LLC and Langley Arizona Farms 150 LLC shall provide a minimum of 15% of their gross residential area of the property as open space.
- 30. Parcels C, D and E as shown on *Exhibit F1: Conceptual Development Plan* are part of this PUD, but will be developed independently from the rest of the PUD. These parcels shall, on their own, provide open space with recreational amenities separately from the rest of the property within the PUD. The parcels will also have separate CC&Rs and a separate Homeowner's Association.

31. The primary land uses for Parcels C and D as shown on *Exhibit F1:* Conceptual Development Plan are those listed in the Commercial/Employment (C/E) district described herein; however, these parcels have an alternate land use of residential (any residential district established herein).

C. DEVELOPMENT STANDARDS

1. RESIDENTIAL MEDIUM-LOW (RML)

This land use district provides for areas that will primarily contain detached, single family residential units, open space and recreation areas, and other directly related complementary uses. The maximum density for this district is 3.5 dwelling units per gross acre.

a. Primary Permitted Uses

- Dwelling, single-family.
- Accessory buildings, structures and uses (as per Town Code).
- Park, open space, playground and community/Town owned buildings.
- Public, private or charter schools.
- Public Safety Facility.
- Model home complex (with Town administrative reviews and approvals).
- Church or religious facility.
- Temporary uses (as per Town code).

b. Conditionally Permitted Uses

The following uses may be permitted subject to a Conditional Ese Permit (as per Town Code):

- Golf course (except miniature course or practice driving tee operated for commercial purpose), including clubhouse and service facilities which are intended to primarily serve golf course uses and are no closer than 300 feet to any exterior boundary of the golf course, except that the facilities shall have direct access from a collector or arterial street, or a highway, from which they shall be a distance of at least 50 feet.
- Guest quarters/casita.
- Small-scale family daycare (maximum of 7 children).



c. Development Standards

Minimum Lot Area: 6,500 square feet

Minimum Lot Width: 55 feet
Minimum Lot Depth: 120 feet

Maximum Height: 30 feet/2 stories

Minimum Front Setback: 15 feet to livable/side entry

garage.

20 feet to front loaded

garage.

Minimum Rear Setback: 12 feet
Minimum Interior Side Setback: 5 feet

Minimum Street Side Setback: 15 feet (5' if adjacent to 10'

open space tract).

Maximum Lot Coverage: 50%

2. RESIDENTIAL MEDIUM (RM)

This land use district provides for areas that may primarily contain single family detached residential units, as well as open space and recreation areas, and other directly related complementary uses. The maximum density for this district is 5.5 dwelling units per gross acre.

a. Primary Permitted Uses

- Dwelling, single-family.
- Accessory buildings, structures and uses (as per Town Code).
- Park, open space, playground and community/Town owned buildings.
- Public, private or charter schools.
- Public Safety Facility.
- Model home complex (with Town administrative reviews and approvals).
- Church or religious facility.
- Temporary uses (as per Town code).

b. Conditionally Permitted Uses

The following uses may be permitted subject to a Conditional Use Permit (as per Town Code):



- Golf course (except miniature course or practice driving tee operated for commercial purpose), including clubhouse and service facilities which are intended to primarily serve golf course uses and are no closer than 300 feet to any exterior boundary of the golf course, except that the facilities shall have direct access from a collector or arterial street, or a highway, from which they shall be a distance of at least 50 feet.
- Guest quarters/casita.
- Small-scale family daycare (maximum of 7 children).

c. Development Standards

Minimum Lot Area: 4,500 square feet

Minimum Lot Width: 45 feet
Minimum Lot Depth: 100 feet

Maximum Height: 30 feet/2 stories

Minimum Front Setback: 15 feet to livable/side entry

garage.

20 feet to front loaded

garage.

Minimum Rear Setback: 12 feet
Minimum Interior Side Setback: 5 feet

Minimum Street Side Setback: 15 feet (5' if adjacent to 10'

open space tract).

Maximum Lot Coverage: 55%

3. RESIDENTIAL MEDIUM HIGH (RMH)

This land use district provides for areas that may primarily contain both detached and attached residential units, as wells as open space and recreation areas, and other directly related complementary uses. The maximum density for this district is 10 dwelling units per gross acre.

a. Primary Permitted Uses

- Dwelling, single-family.
- Accessory buildings, structures and uses (as per Town Code).
- Park, open space, playground and community/Town owned buildings.
- Public, private or charter schools.
- Public Safety Facility.



- Model home complex (with Town administrative reviews and approvals).
- Church or religious facility.
- Temporary uses (as per Town code).

b. Conditionally Permitted Uses

The following uses may be permitted subject to a Conditional Use Permit (as per Town Code):

- Golf course (except miniature course or practice driving tee operated for commercial purpose), including clubhouse and service facilities which are intended to primarily serve golf course uses and are no closer than 300 feet to any exterior boundary of the golf course, except that the facilities shall have direct access from a collector or arterial street, or a highway, from which they shall be a distance of at least 50 feet.
- Guest quarters/casita.
- Small-scale family daycare (maximum of 7 children).
- c. Development Standards Detached Residential Unit

Minimum Lot Area: 4,500 square feet

Minimum Lot Width: 45 feet
Minimum Lot Depth: 100 feet

Maximum Height: 30 feet/2 stories

Minimum Front Setback: 15 feet to livable/side entry

garage.

20 feet to front loaded

garage.

Minimum Rear Setback: 12 feet
Minimum Interior Side Setback: 5 feet

Minimum Street Side Setback: 15 feet (5' if adjacent to 10'

open space tract).

Maximum Lot Coverage: 55%

d. Development Standards – Attached Residential Unit

Maximum Density: 10 dwelling units per net

acre of development parcel

Minimum Perimeter Setback

(around each building): 20 feet

Minimum Open Space: 15% of development parcel

area

Minimum Distance Between

Buildings: 20 feet (0 feet where

attached)

Maximum Building Height: 35 feet/3 stories

4. RESIDENTIAL HIGH (RH)

This land use district provides for higher density development in areas located adjacent to future arterial roadways. This land use will provide a buffer between the less dense residential areas in the community and the arterial roadways. The maximum density for this district is 18 dwelling units per gross acre.

a. Primary Permitted Uses

- Any use permitted in Residential Medium High (as defined herein).
- Apartments, duplex, triplex, condominium and townhomes.
- Accessory buildings, structures and uses (as per Town Code)
- Park, open space, playground and community/Town owned buildings.
- Public, private or charter schools.
- Model home complex (with Town administrative reviews and approvals).
- Temporary uses (as per Town code).

b. Development Standards

Minimum Lot Area Per Unit: 3,000 square feet

Minimum Perimeter Setback 20 feet

Minimum Open Space: 15% of development parcel

area

Minimum Distance Between

Buildings: 10 feet (0 feet where

attached)

Maximum Building Height: 35 feet/3 stories

Maximum Lot Coverage: 50%

Minimum Front Setback: 15 feet

Minimum Rear Setback: 15 feet

Minimum Interior Side Setback: 5 feet

Minimum Street Side Setback: 15 feet



c. Transitional Standards

Where a Residential High (RH) District adjoins a Residential Medium High (RMH), Residential Medium (RM), or Residential Medium Low (RML) District, the following standards apply:

- 1. The maximum height within 30 feet of an RMH, RM, or RML District is 25 feet.
- 2. The building setback from an RMH, RM, or RML District boundary shall be 20 feet.
- d. Development Standards for Parcel E (and Parcels C and D if developed as residential with patio homes)

Minimum Lot Size: 3,800 square feet

Minimum Lot Width:

Minimum Lot Depth:

Minimum Front Setback:

Minimum Rear Setback (livable):

Minimum Rear Setback (patio):

Minimum Side Setback:

0 feet/5 feet

Minimum Separation between

Buildings: 10 feet.

Maximum Building Height: 35 feet/3 stories

Minimum Open Space: 6% (Parcels C, D and E are

required to provide open space independently from

the rest of the PUD).

Note: Gated access is permitted; front facing garages are permitted and perimeter landscaping shall consist of a minimum of 10 gallon trees planted 15 feet on center.

5. COMMERCIAL/EMPLOYMENT (C/E)

This zone is intended to provide for the commercial services demanded by not only the future residents of this community, but also those living or visiting the regional area. This commercial zoning district is intended to provide for general business and commercial uses in locations which are suitable and appropriate, taking into consideration existing conditions, future land use needs and the availability of public services. The intent of this zoning district is to allow commercial uses to satisfy the needs of the community while providing for a broad range of commercial activities.



The primary land uses for Parcels C and D as shown on *Exhibit F1:* Conceptual Development Plan are those listed in the Commercial/Employment (C/E) district described herein; however, these parcels have an alternate land use of residential (any residential district established herein).

TABLE 2: ALLOWED USES WITHIN COMMERCIAL/EMPLOYMENT PARCELS			
LAND USE			
Accessory Buildings	Α		
Adult Use (Sexually Oriented Businesses)	N		
Ambulance Service Facility (1)	N		
Amusement facilities including arcade, miniature golf, batting cages,	N		
go-cart tracks and similar uses.			
Animal Hospital/Clinic within an enclosed building	Р		
Animal Hospital/Clinic with outdoor kennels/boarding	С		
Appliance, Furniture, & Household Equipment Sales and Rentals	Р		
Appliance Repair	Α		
Art Gallery	Р		
Assembly within an enclosed building	Р		
Assisted and Senior Living	Р		
Auto Auction	Ν		
Auto Parts & Accessory Store	Р		
Auto Sound System Installation, Glass Tinting & similar uses	Р		
Automatic Teller Machine (ATM)	Р		
Automobile, Boat, R.V, or Motorcycle, Outdoor Sales & Rental	С		
Automobile & Boat & Trailer Storage Facility	С		
Automobile, Sale of New or Used	С		
Automobile Rental Facility	Р		
Automobile Service Station including repairs, paint and body shops	С		
Bakery & Baked Goods, Retail Sales	Р		
Banks, Financial Institutions and Lending Institutions	Р		
Bar, Tavern, Lounge or Establishment that sells alcoholic beverages	Р		
Barber Shop, Beauty Parlor, Nail Salon, Tanning Salon	Р		
Bed & Breakfast (1)	С		
Billiards Parlor < 5,000 square feet	Р		
Blacksmith Shops	Ν		
Boat & RV Repair	С		
Book, Stationery & Greeting Card Store	Р		
Bulk Fuel Sales and Storage	Ν		
Bus Terminals	Α		
Business, Technical or Vocational Schools or Colleges	Р		
Cabinet & Carpentry Shop	С		
Car Wash, Automated or Self-Service	С		
Carpet and Floor Covering Store	Р		
Check Cashing/Deferred Presentment Facilities (6)	N		
Child Care Centers or Pre-School Centers	С		
Coffee Shop	Р		

College and the public light of the left and the fill and the	
College or University, Public/Private/Chater Schools, Educational	P
Commercial Kennels, Indoor Only	A
Commercial Kennels, Outdoor Community Center	N C
Contractors Office Equipment Yard, including outdoor storage of	A
construction equipment and materials (3)	
Custom Dressmaking, Furrier, Millinery or Tailor Shop	Р
Daycare Center, Nursery	P
Delicatessen and Catering Establishment	P
Department Store and Specialty Retail	P
Drive-thru facilities	C
Drug Store	P
Dry Cleaning with Processing	C
Dry Cleaning without Processing	P
Dwelling (residential) for sale or lease	P
Emergency Medical Care/Response Facility (1)	N
Employment Agencies, not including Day Labor Hiring Centers	P
Emissions Testing Facility	N
Environmental Remediation Facility	C
Equipment Sales, Rental and Storage Yard (3,4)	N
Farmers Market	C
Florist	P
Freeway Service Facility	C
Gas Service Station	P
Golf Courses, incl. golf clubs and maintenance facilities	N
Grocery Store, Supermarket	P
Group Care Facility or Community Residential Facility (1)	C
Hardware Store	P
Hardware Store with outdoor storage	P
Health & Exercise Club	P
Heavy Manufacturing	N
Hobby, Stamp and Coin Shop	P
Home Improvement Store	P
Home Improvement Store with outdoor storage	P
Hospital - Heliport (1)	C
Hospitals and Outpatient Clinics (1)	P
Hotel or Motel	C
Household, sickroom or office equipment rental and sales	C
Indoor Commercial Recreation/Entertainment incl. Bowling Alleys. Ice	P
& Roller Skating Rinks, Pool &. Dance Halls & similar uses, excluding	'
Adult Uses, Taverns, Bars and Lounges	
Laundry, max 25 machines	Р
Laundry, more than 25 machines	С
Libraries, Museums and Cultural Centers	Р
Locksmith	Р



Machine Shops	N
Manufactured Home Sales, New	N
Manufacturing, Light	C
Manufacturing, Light Manufacturing within an enclosed building	С
Medical, Dental, Optician or Health, Clinics, Laboratories or Offices	Р
	P
Mini-storage warehouses, RV, Boat and Trailer Storage	-
Mobile Homes Sales	N
Monument Sales and Engraving Shop	N
Motion Picture Production	Р
Movie Theatres, excluding drive-in theaters	p
Moving Company Storage & Transfer Facility	N
Night Watchman Quarters	Α
Nursery, Retail (4)	Р
Nursery, Wholesale	С
Office, Business, Professional, Semi-Professional and Governmental	Р
Office Supply & Machine Sales & Service	Р
Optician, limited to prescription work only	Р
Outdoor Recreation Facility/Entertainment incl. Miniature Golf Courses,	С
Paintball, Go-Cart track and similar uses	
Outdoor Sales and Display Area (2,4)	Α
Outdoor Storage Yard (4)	N
Parcel Delivery Service	Α
Park, Playground and Community Buildings	Р
Parking Structure	С
Pest Control Service	Ν
Pawn Shop	N
Pet Grooming Shop	Р
Pet Shop	Р
Pharmacy	Р
Photographic Developing and Printing	Р
Photographic Studio	Р
Plumbing, Heating & Air Conditioning Sales & Service	С
Printing & Publishing Facilities and Blueprint Shop	С
Printing Shop and Copy Center	С
Private Club or Lodge < 5,000 SF	Р
Professional, administrative	Р
Public, Private or Parochial Schools	Р
Public or Institutional Buildings and Facilities	Р
Public Service or Utility Installation (2)	Α
Radio and Television Sales and Service	Р
Rail and Motor Freight Terminals & Facilities	N
Railroad shops & similar heavy service facilities	N
Recycling Collection Point	N
Renewable energy/solar facilities	P
Menewable energy/solar lacilities	٢



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



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.

a. Development Standards

Minimum Lot Area: None

Maximum Height: 45 feet/3 stories

Minimum Front Setback: 25 feet
Minimum Rear Setback: 25 feet
Maximum Lot Coverage: 60%

Minimum Distance Between

Buildings: 20 feet/0 feet where

attached

Minimum Setback Adjacent to

Any Residential Property Line: 50 feet

b. Off-Street Parking

The provisions of the Town of Florence Development Code shall apply.

c. Other Development Standards

(1) General Architectural Requirements. Mechanical equipment, electrical meter and service components, and similar utility devices, whether ground level, wall mounted or roof mounted, shall be screened from public view and designed to appear as an integral part of the building.

- (2) Building Elevations. All building elevations that face a public street or are adjacent to residential uses or zoning districts, shall have an architectural design.
- (3) Buildings and Group Commercial Development. Buildings in group commercial development including service stations, convenience stores, chain restaurants, auto maintenance facilities and similar uses should be designed in a compatible architectural style, and incorporate the same materials, colors and landscaping as the host development.

d. General Site Planning Requirements

Service and loading bays (car wash, automotive service, tires and the like) should be oriented away from adjacent residential zoning districts.

- (1) Drive-through windows should not face a public street;
- (2) Equipment such as, but not limited to, vending machines should be screened from street view and placed in an area designed for their use, as an integral part of the structure;
- (3) Open Space equivalent to 10% shall be required for group commercial development. Open space does not include parking areas.
- (4) Bicycle parking facilities will be provided and should be located near pedestrian spaces.

7. OPEN SPACE

The portions of this PUD owned by El Dorado Arizona Farms LLC and Langley Arizona Farms 150 LLC target fifteen percent (15%) or 106 acres of their residential area of the property as open space. For the purposes of this document, open space shall consist of the following:

- Parks (both those that may be owned by the HOA and the 20-acre community park located within the Arizona Farms West PUD to be owned and maintained by the Town of Florence).
- Trails and pathways.
- Landscaped bufferyards.
- Common areas maintained by the HOA.



- Active or passive recreational facilities.
- Landscaped or grass retention basins.
- Areas of entry monumentation.
- Linear park with path adjacent to Copper Basin Railroad right-of-way.

8. MUNICIPAL FACILITIES

This land use designation applies to the potential public safety facility of 5 acres. The location of this site is subject to relocation based on the future needs of the community and the Town of Florence. The future design of the police/fire station site would be in accordance with the standards and requirements of the applicable Town of Florence departments. Also, as the community develops, the developer, together with the Town of Florence, reserves the right to move or eliminate the public safety facility (if not needed) with an administrative Minor Amendment approval by the Planning Director and without a formal PUD Major Amendment through a public hearing process.

D. CONDITIONAL AND ACCESSORY USES – ADDITIONAL DEVELOPMENT STANDARDS

1. Purpose and Intent

Several potential uses within the PUD will require specific, tailored development standards unique to those uses. These uses are required to follow the development standards listed below which shall supplement the Town's requirements for these uses. Uses not described herein shall follow the Town Code requirements.

2. Applicability

These 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.



3. Additional Development Standards

a. Accessory Buildings/Outdoor Storage

Buildings, in addition to the primary use, that do not exceed two hundred (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 district.

b. Home Occupations

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

c. Residential Sales Office

Temporary residential sales offices are permitted for the sale of homes being constructed on the premises for a period of time no longer than twenty-four (24) 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.

E. GENERAL DEVELOPMENT STANDARDS

1. Projection Exceptions

Projection exceptions shall be in accordance with applicable regulations of the Town Code.

2. Height Limitations

Refer to Section V. Development Requirements of this PUD for height limitations.



3. Walls, Fences and Screening

In addition to the applicable regulations of the Town Code, the following standards are provided.

a. Walls and Fences

- (1) Residential land uses; walls within the front yard shall not exceed a height of three (3) feet. No fence or wall within or bounding the side or rear yard shall exceed a height of six (6) feet eight (8) inches, unless abutting a collector or arterial street, parkway, or commercial use, in which case the fence or wall may be constructed to a maximum height of eight (8) feet where approved by the Town. Under conditions where the retaining portion of the wall is necessary to adjust for discrepancies between finished grades on two adjacent lots, retaining walls may be constructed to a maximum height of three (3) feet, four (4) inches in addition to privacy wall and fence heights defined by this section.
- (2) No walls, buildings, landscaping or other obstructions to view in excess of three (3) feet in height shall be placed on any corner lot within a triangular area formed by the street right-of-way lines and a line connecting them at points thirty-three (33) feet from the intersection of the street right-of-way lines.
- (3) A building permit must be obtained prior to the installation of any wall or fence where such is required by Town Codes.
- (4) Parking areas shall be screened from street view by masonry walls or landscaped berms to a minimum height of three (3) feet above the adjacent finished grade (may be supplemented by up to twenty-five (25) percent intermittent landscaping).
- (5) The use of barbed or razor wire or similar shall be prohibited in all districts, except as approved by the Planning Director for secured utility site locations.

b. Screening

- (1) All roof mounted mechanical equipment shall be fully screened from view. The screening shall be architecturally consistent with the building.
- (2) All wall mounted equipment must be painted to match the building.
- (3) All ground mounted equipment must be fully screened from view.
- (4) All single family detached units shall have ground mounted air-conditioning units and cooling units.
- (5) The following uses and activities shall be screened as indicated:

TABLE 3. SCREENING STANDARDS			
ACCESSORY USE	MINIMUM HEIGHT OF SCREENING	METHOD OF SCREENING	
Outdoor Storage of Materials and Equipment	6′	Masonry Wall	
Parking Areas	3'	Masonry Wall or Landscaped Berm*	
Trash Enclosures	5′	Masonry Wall	
Loading and Delivery Bays	8'	Masonry Wall	

^{*}May be supplemented by up to 25% intermittent landscaping.

4. Lighting

In addition to the applicable regulations of the Town Code, the following standards are provided.

a. Site and Building Lighting

All lighting utilized for the external illumination of buildings, parking and outdoor uses shall be directed down and away from adjacent properties and streets, shall be designed not to exceed one (1) foot candle at the property line, and shall be designed to minimize glare. A photometric plan may be required by the



Planning Director to determine compliance with the noted standard.

Commercial lighting fixtures within 150 feet of a residential use shall maintain a maximum fixture height of fifteen (15) feet.

Commercial lighting fixtures within surface parking areas shall not exceed thirty five (35) feet in height and parking area must maintain an average illumination level of 0.5 foot candle.

b. Open Space Lighting

Outdoor lighting fixtures, in any land use, shall be arranged and shielded so that lighting shall not shine or reflect directly onto adjacent residential property. In cases of interpretations of consistency with this provision, such lighting shall be located, shielded or adjusted in intensity to be in conformance with standards as adopted by Town Council and on file with the Planning Department.

5. Swimming Pools

In addition to the applicable regulations of the Town Code, the following standards are provided.

- a. All outdoor swimming pools, whether public, private or commercial shall not be located within any required front yard.
- b. In any residential district, private swimming pools shall be located in the side or rear yards and shall not be any closer than five (5) feet from any side or rear property line and may not be located within any recorded easement. In case of a corner lot, a pool may not be located any closer than five (5) feet to the street side property line.

6. Accessory Uses and Structures

All accessory uses and structures shall be in accordance with applicable regulations of the Town Code.

F. PARKING AND LOADING STANDARDS

The intent of these regulations is to assure the adequate provision of parking and loading facilities for each land use within the PUD minimizing the potential



for user conflict and hazardous pedestrian/vehicular interaction. These standards shall supplement the provisions within the Town Code. Parking standards for uses not defined within the following tables and text shall conform to the standards as defined by the Town Code.

1. General Parking and Access Regulations

- a. All required parking spaces shall be located on the lot or a contiguous lot upon which the use is located.
- b. Where access to a parking lot or space is provided by an alley, the alley shall be paved to the nearest intersecting street.
- c. No part of any vehicle parked in the front yard of a single family or duplex residence lot shall extend over the back of sidewalk or a public right-of-way; nor shall any such vehicle be parked within the area formed by a ten-foot by ten-foot triangle as measured from the point of intersection of the back of sidewalk, or street curb where no sidewalk exists, and a side property line extended to the back of the sidewalk, or street curb where no sidewalk exists, when such side property line is within five (5) feet of a driveway or an improved parking surface located on an adjacent lot.
- d. All vehicular egress from parking lots to public right-of-way shall be by forward motion only, except in the case of single family through 4-plex residences fronting on a local street, private access way or drive.
- e. Tandem arrangement of required parking spaces is not permitted.

2. Improvements

- a. All parking areas and driveways shall have a surface of masonry, brick, concrete, asphalt, or any other form deemed appropriate by the Planning Director, except for temporary parking areas where a dust palliative treatment may be utilized.
- b. All off-street parking lots shall be screened from street view and landscaped in accordance with the PUD.



3. Required Parking and Loading

a. Required parking spaces required shall be per the following table:

TABLE 4. REQUIRED PARKING*			
LAND USES	MINIMUM REQUIRED PARKING		
Single Family**	2 per unit (beyond garage parking)		
Multifamily**(1)	Studio = 1 per unit		
	1 bedroom = 1.5 per unit		
	2 bedroom = 2 per unit		
	3 bedroom and up = 2 per unit		
	1 space guest parking per 10 units		
Commercial/Retail: less than 250,000 sq. ft.	3.5 spaces per 1,000 sq. ft. of gross		
(1)	floor area		
Commercial/Retail: more than 250,000 sq. ft.	4 spaces per 1,000 sq. ft. of gross		
(1)	floor area		
Restaurants, Convenience Food (1)	1 space per 50 sq. ft. of		
	serving/seating		
	area indoor		
	1 space per 150 sq. ft. of patio		
General Office (1)	4 spaces per 1,000 sq. ft. of gross		
	floor area		
Medical/Dental Office (1)	5 spaces per 1,000 sq. ft. of gross		
	floor area		
Mini-Warehousing/ RV Storage (1)	1 space per 50 units/ storage stalls; 2		
	per manager's apartment		
Warehousing (1)	1 space per 1,400 sq. ft. of gross		
	floor area		
Public Assembly (1)	3 spaces per 1,000 sq. ft. of gross		
	floor area		
Religious Facility (1)	1 space per 5 seats; or 1 per 400 sq.		
	ft. of classroom, assembly or meeting		
	space		

^{*}The required parking for any use not listed in the table will be per Town Code. Refer to Town Code for parking area and maneuvering area design standards and requirements.

(1) All off-street parking areas for multiple-family, commercial and professional office uses shall provide for accessible



^{**}First standard provided defines the required exclusive parking requirement.

parking facilities. Accessible parking shall be provided according to the ADA requirements and the Town Code.

G. SIGN STANDARDS

All signage for the Arizona Farms East PUD shall be subject to the Town's Design Review process. A Comprehensive Sign Plan shall be submitted and will be subject to the review and approval of the Planning and Zoning Commission.

In addition to the Town Code Sign Regulations, the following standards are provided. A comprehensive sign package will be submitted to the Town Planning and Zoning Commission for review and approval prior to subdivision or design review approvals.

1. General Sign Regulations

- a. Signage shall be consistent with the community theme and be kept visible at all times.
- b. All commercial and office land uses shall be required to provide signage with clear visibility and lighting. Signage shall display the business's name and a visible numerical street address.
- c. All signage shall be subject to the Planning and Zoning Commission future approved Arizona Farms Comprehensive Sign Plan Package. Individual sign requests will be subsequently subject to the approved Comprehensive Sign Plan Package and applicable Planning and Zoning Commission approvals.

H. LANDSCAPE STANDARDS

All landscape plans for the project are subject to the review and approval of the Planning Department. Parks, trails, paths and open space areas to be developed to standards set forth in the Town's Parks, Trails, and Open Space Master Plan.

In addition to Town Code Landscape Standards, the following standards are provided.

1. Entry Monumentation and Theme Walls

Entry monumentation and theme walls create the initial impression and overall theme for the community. They are the first elements viewed by residents and their guests. The actual color, material selection and other details of entry monumentation and theme walls will be outlined in a



Master Wall and Entry Monument Plan to be submitted later in the development process.

Entry monumentation and theme walls shall provide enhanced landscaping, colorful plants and monumentation in order to provide greater visual impact at primary entrances and open spaces.

Theme walls shall be placed adjacent to collector or arterial streets and areas of open space. Combined with the decorative landscaping, theme walls shall further personify arrival into the community. View walls are encouraged in areas where lots back onto open spaces and parks, increasing the visual enjoyment of the open spaces and overall safety of the community.

2. General Landscape Design Standards

- a. All public landscaping shall be subject to the Planning and Zoning Department's future approved Arizona Farms Comprehensive Landscape Plan Package. Within the Comprehensive Landscape Plan Package specific details on plant palettes, design, and requirements will be outlined for the community.
- b. All retention areas shall maintain slopes no steeper than 4:1 when adjacent to public rights-of-way or when there is pedestrian type access to that portion of the basin, subject to the review and approval of the Town Engineer.
- c. All parking areas shall incorporate the following landscape elements:
 - (1) Landscape islands to separate rows of parking of more than fifteen (15) parking spaces;
 - (2) Each landscape island shall be a minimum of four (4) feet in total width including curbing and be no more than seventy-five (75) percent of the length of the parking stalls, and;
 - (3) A minimum of thirty (30) percent of each of the landscaped islands are to be planted with vegetative ground cover. Minimum size to be one (1) gallon size plants. A minimum of (1) one fifteen (15) gallon tree shall also be planted within each landscape island.



- d. Where multi-family, commercial or professional office land uses are adjacent to any residential development area, trees shall be planted a minimum twenty-five (25) lineal feet, with every tree being a minimum twenty-four (24) inch box size. Twenty-four (24) inch box trees shall be placed at entryways. Additional buffering is subject to Town review.
- e. Low water use plants of a desert landscape palette shall be encouraged throughout the community and further outlined within the Comprehensive Landscape Package.
- f. Turf restrictions should be encouraged through out all land uses except in areas for public recreational purposes. Turf is permitted anywhere on a single-family residential lot, provided that the total area of turf does not exceed 10% of the gross lot area.
- g. All fifteen (15) gallon trees should be a minimum of six (6) feet in height, three (3) feet in spread and one (1) inch trunk caliper at the ground level.
- h. All twenty-four (24) inch box and larger trees should be a minimum of eight (8) feet in height, five (5) feet in spread and one and one-half (1.5) inch trunk caliper at the ground level.
- i. Signage shall be consistent with the overall community theme and be kept visible at all times.
- j. Entry monumentation shall be consistent with the community wall theme and help create a unifying atmosphere for the community.

3. Open Space

a. Purpose and Intent

The open space standards implement the *Exhibit G: Conceptual Parks, Trails & Open Space Plan.* The standards below provide the regulatory standards affiliated with the development and preservation of open space within the project.

The Conceptual Parks, Trails & Open Space Plan proposes a network of community multi-use trails enhancing recreational opportunities and promoting an alternative means of mobility, other than the automobile, throughout the community. The



proposed trails will be planned to accommodate pedestrian and bicycle access between residential neighborhoods, retail and employment areas, the schools site (if needed on the property) and open space.

Additional open space acreage will be set aside during the platting stage for children's play areas and other open space areas. This area is intended to accommodate the recreational needs of the projected maximum number of dwelling units.

b. Applicability

The project open space standards are to be implemented incrementally with each proposed site plan and/or subdivision plat as the community is developed. Each proposed site plan or subdivision plat must demonstrate compliance and the incremental implementation of the illustrative open spaces as defined in *Exhibit G: Conceptual Parks, Trails and Open Space Plan*. Individual site plans or plats will not be subject to a minimum amount of open space but to achieving the intent of *Exhibit G: Conceptual Parks, Trails & Open Space Plan*.

c. Open Space Standards

- (1) The portions of this PUD owned by El Dorado Arizona Farms LLC and Langley Arizona Farms 150 LLC target fifteen percent (15%) or 106 acres of their residential area of the property as open space. The required open space shall include parks, multi-use trails, bike paths, retention basins, buffers, children's play areas or mini parks and other outdoor active and/or passive recreational improvements. This improved open space will be distributed throughout the community in accordance with Exhibit G: Conceptual Parks, Trails and Open Space Plan. This area may be evenly distributed among the development parcels, or highly concentrated in one or more areas to achieve preservation of specific features.
- (2) Concrete lined retention or drainage channels will not count towards open space requirements.
- (3) When retention areas are designed sharing recreational uses within the same spaces, children's play areas and recreational courts will remain above the 10-year storm



depth. Other recreational amenities may be located at the bottom of the retention basins.

- (4) Where soil conditions are conducive, dry wells shall be used for all retention basins. Dry wells will be located around the perimeter of retention basins, where feasible, as to not interfere with play fields. Use of dry wells shall be at the discretion of the Town Engineer.
- (5) All improved open space areas must be landscaped in accordance with the approved Arizona Department of Water Resources Drought Tolerant Plant List.
- (6) Landscape, irrigation, landscape lighting and open space amenity plans shall be subject to the review and approval of the Town of Florence Planning Director.

d. Lighting

Open space lighting shall be provided in accordance with provisions described within this PUD or found within the Town Code. Lighting plans will be subject to the review and approval of the Planning Department.

e. Amenities

Passive and active recreation is an important component to the project. The project provides residents with a trail system and various smaller parks and open space features to be located within the development parcels. Open space shall also be provided throughout the community within landscape tracts adjacent to roadways and retention/detention basins.

Open space shall be provided throughout the community by incorporating a network of trails and pocket parks within the individual development parcels. Open space requirements for the residential parcels will be met as outlined in the General Plan and the Town's Parks, Trails and Open Space Master Plan.

Pocket parks will be incorporated into the site plan within many of the community neighborhoods during the preliminary plat process. Amenities within the pocket parks will generally include covered playground equipment, ramadas and retention basins. Retention basins can include open play fields or other activities. If amenities, such as playground equipment and ramadas, are located around retention basins, they shall be designed per the requirements of the Town. All recreational and open space areas will incorporate and maintain the overall thematic elements of the project. Whenever appropriate, open spaces will be visible from local and collector roadways. View fencing will be utilized to create view corridors into community open spaces. Fencing adjacent to roadways may be solid.

A system of trails is included as an integral part of the development, providing effective and aesthetically appealing pedestrian mobility throughout the community. The trail system will provide connectivity within the project.

Active and passive amenities shall be provided within various park and open space locations throughout the project as shown on *Exhibit G: Conceptual Parks, Trails and Open Space Plan.*

Parks and open spaces not accepted by the Town as part of their maintenance program shall be owned and maintained by a Homeowner's Association. It is not anticipated that any of the recreational facilities within this community will be dedicated to the Town of Florence.

VI. COMMUNITY DESIGN REQUIREMENTS AND GUIDELINES

The purpose of this section is to outline the minimum design standards that will guide the physical development of this community with specific regard to architecture, landscaping and general design. The guidelines and requirements contained herein will promote quality construction that is compatible with the surrounding area and consistent with the goals of the Town. The site plan, utility installations, materials, color, lighting, signage, and landscape design must not adversely impact surrounding neighborhoods.

A. RESIDENTIAL DESIGN REQUIREMENTS AND GUIDELINES

1. Purpose and Intent

The purpose of the design requirements and guidelines is to provide residential development standards. 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 welfare.



The design requirements and guidelines are intended to:

- Promote housing diversity within the project;
- Promote housing choices for all age groups at all stages of life;
- Promote innovative and quality residential neighborhoods to define a strong "sense of place;"
- Promote architectural diversity;
- Promote recreational and active lifestyles;
- Promote stable and sustainable neighborhoods; and
- Protect property values for residents within the project.

2. Applicability

The residential site development and architectural standards provided below shall apply to all proposed residential site plans and/or subdivision plats within the project. The Residential Requirements are mandatory on all residential parcels submitted. The application of these standards will be incorporated into proposed site plans and/or subdivision plats for residential development within the project and will be evaluated by the Town of Florence for conformity.

3. Residential Requirements

The following are mandatory requirements. The residential homebuilder shall demonstrate compliance with each home floor plan and elevations, which are to be presented to the Planning and Zoning Commission for review and approval prior to the approval of standard plans and building permits.

a. Site Design

- (1) Perimeter subdivision walls adjacent to roadways must be developed in accordance with the project theme wall details that will be prepared prior to the development of this property.
- (2) An average fifteen (15) foot landscape tract shall be provided adjacent to lots backing to an arterial or collector roadway with a minimum tract width of ten (10) feet at any point within the proposed average.



- (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 for tract developments 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 and/ or as approved by the Town Engineer.
- (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 three (3) home floor plans should be offered each with three (3) distinct elevations within each product type.
- (2) A minimum of three (3) distinct home color schemes should be offered.
- (3) Homes with the same front elevation or color schemes shall not be located adjacent to (side by side) or across from each other and not more than three homes with the same color schemes (but different elevations) shall be located adjacent to each other.
- (4) 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.

- (5) Window pop-outs, windowsills, recessed windows and/or similar architectural embellishments are required on second story windows facing a collector, arterial street or public open space area.
- (6) The building's exterior material selection shall be compatible with other buildings and structures within the PUD.
- (7) A variety of home roofing colors, shapes, and/or textures shall be used where appropriate. Typically, concrete tile shall be encouraged for all sloped roofs; however, consideration shall be given to alternative durable materials upon review of the housing product.
- (8) Variation in roof ridgelines and designs is required.
- (9) Roof colors shall be matched to each home color scheme.
- (10) No buildings shall have roof-mounted or wall-mounted mechanical equipment (e.g. HVAC, evaporative coolers). All such equipment must be ground mounted. Solar power panels and solar water heating systems shall be exempt from zoning design criteria.
- (12) No front-loaded garage shall extend forward of a home's livable area or covered front porch by more than 10 feet.
- (13) At least one floor plan per product type shall have the livable area of the home forward of the garage.
- (14) Rear or side yard covered patios or covered courtyards will be required on every home. Where not integral with the home design, columns finished with stucco will be used.
- (15) All additions to the primary structure shall be constructed of the same building materials as the principal residence and painted to complement the residence.
- (16) Garages shall not be converted or enclosed for other uses.
- (17) 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 colors used on the principal residence and constructed within the main building setbacks, except where approved and not visible from adjacent lots, tracts or streets.

- (18) For traditional single-family residences, side yard fence returns for all interior lot walls shall extend to within ten 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.
- (19) Provide standard stucco parapets on every home where the covered patio is not incorporated under the main roof structure of the home.
- (20) Corner lots may have a mix of single-story and one and two-story homes provided the two-story portions of the home do not encompass more than 75 percent of the building footprint and the two-story portion of the dwelling generally is oriented away from the street.

4. Residential Guidelines

In addition to the previously stated mandatory requirements, a minimum of twelve (12) standards must be selected, four (4) from the Site Design list and eight (8) from the Architectural Design list. Lots with a 65-foot width or wider are exempt from the Residential Guideline requirements. The residential homebuilder shall demonstrate compliance with each home floor plan and elevations, which are to be presented to the Planning and Zoning Commission.

a. Site Design

- (1) Provide curvilinear streets and 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 a landscaped buffer at least five (5) 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 every third or fourth lot. Setback must be predetermined by the homebuilder and minimum setbacks must be met.
- (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-five (25) feet with an average of twenty (20) feet.
- (5) 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-desacs, landscaped tracts, sidewalks/ trails or other viable means.
- (6) Incorporate view walls to fifty percent (50%) of the lots backing or siding to dedicated public or private open space areas, community parks, natural and/or improved drainage ways or recreational areas.
- (7) At installation provide a mix of mature trees consisting of sixty percent (60%) with 3-inch minimum caliper and forty percent (40%) with a minimum 1.5-inch caliper to the landscape palette.
- (8) There shall not be any more than three (3) consecutive identical rear elevations for homes backing onto a collector or arterial street.
- (9) On lots where side-entry garages can be accommodated, at least one floor plan per product type shall be designed with either a standard side entrance garage, or a split garage with one or two front facing garages and one side loaded garage.
- (10) Provide landscape open spaces visible from arterial street, collector road and residential street view.
- (11) Widen corner lots by at least 10 feet more than interior lots on the same block or include a 10-foot wide landscape tract on the street side of the lot.
- (12) Provide at least 5 feet of differing lot widths within a subdivision parcel.



(13) Builder's/ Developer's option not listed that meets the intent for diversity.

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, Spanish Colonial and Pueblo.
- (3) Provide architectural features, such as dramatic covered front entries, large covered front porches, courtyards, bay windows, and/or dormers as standard features on all homes.
- (4) Provide at least one floor plan per product type with the garage oriented to the side or placed towards the rear of the home as a standard feature, or a split garage with one or two front facing garages and one side loaded garage.
- (5) Limit the square footage of the second story; provide multiple roof and plane changes, and/or other effective measures to reduce the impact of multiple-story homes.
- (6) Provide a variety of window shapes, sizes, and arrangements and/or use bay windows on elevations facing streets and open space areas.
- (7) Provide at least one (1) floor plan per product type, with a standard second story front deck oriented toward the front yard.
- (8) Provide a minimum of three (3) varying garage door styles including varying glass options.
- (9) Provide a minimum of three (3) different finishes, materials, and/or patterns for the driveway and/ or entry path to the home.

- (10) Provide at least one (1) elevation for each floor plan with a covered porch pulled forward of the forward-facing garage.
- (11) Provide at least one (1) elevation for each floor plan with a defined entry courtyard, a standard front porch or other defined front yard outdoor living space.
- (12) Provide enhanced rear elevations along arterial and collector streets and open spaces, i.e. vary rooflines and avoid unbroken rooflines by using projections or different roof features.
- (13) Provide four-sided architecture throughout the subdivision parcel.
- (14) Limit no more than three (3) consecutive identical rear elevations for homes backing onto a collector street or arterial street in the subdivision parcel.
- (15) Builder's/ Developer's Choice option not listed that meets the intent for diversity.

c. Landscape Architecture

Landscape Architecture is anticipated to unify development by enhancing site entries, creating pedestrian refuges and providing entry monumentation and signage to match the balance of the project. The primary intent of the landscape portion of these community design guidelines is the use of adapted, drought tolerant plant species that serve the purposes of both form and function. The design should encourage a sense of place and landscaping should be well-adapted to the site.

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, hardscape 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 a substantial landscaping feature at arterial intersections with special planting and hardscape treatment for street appearance.
- (5) Provide a comprehensive lighting plan in conformance with the Town of Florence Street Lighting Policy.
- (6) Provide pedestrian access through large parking areas and between commercial sites which encourage pedestrian use. Encourage the implementation of building canopies and/or shade landscaping when appropriate. Pedestrian access shall be oriented towards building entrances to further encourage use.
- (7) Landscaping should be provided to enhance visual character and provide amenities for pedestrians.
- (8) Use landscaping to help define pedestrian circulation
- (9) Announce building entrances with landscaping
- (10) Place plant materials on a site to maximize shade for pedestrians.
- (11) Intensify visual qualities by using a variety of plants with different color, form and texture.
- (12) Visual access for public safety should be provided.
- (13) Plant trees to provide shade for pedestrians, automobiles and western facing structural elements.
- (14) Screen parking areas.
- (15) Screen undesirable views with plant materials and berms.
- (16) Create a sense of enclosure in seating and gathering areas, such as plazas and courtyards by using landscaping.



- (17) Provide plantings to accent and enhance aesthetic appeal as well as to add local character to a site.
- (18) Plants having similar water use should be grouped together in district hydrozones.
- (19) Plants should be selected appropriately based upon their adaptability to the climatic, geological and topographical conditions of the site.

B. COMMERCIAL AND PROFESSIONAL OFFICE REQUIREMENTS AND GUIDELINES

1. Purpose and Intent

The purpose of establishing architectural design guidelines within the commercial and professional office land uses is to ensure quality that reinforces a consistency throughout the project. All architecture is intended to integrate with the overall site design. Through design elements, the character of the project will be integrated with the characteristics of the area, while providing appropriate architectural design that will be distinct and desirable to the Town. As each parcel develops, building and site designs will be subject to the review and approval of the Town Planning and Zoning Commission as part of the Design Review process.

2. Applicability

The commercial and professional office site development and architectural standards provided below shall apply to all proposed site plans within the project. The application of these standards will be incorporated into proposed plans for development within the Project and will be evaluated by the Town for conformity.

3. Requirements and Guidelines

a. Site Design

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. The following requirements for site design include:



- Locate and arrange deliveries to have minimal impact on adjoining land uses to reduce noise, traffic, odors, and lights.
- (2) Locate gated trash enclosures to less visible places.
- (3) Ground-mount mechanical equipment and similar items must be screened to reduce public visibility.
- (4) Where practical, utility boxes must be screened to reduce public visibility.
- (5) Locate commercial parking areas behind landscaping and parking lot screen walls to reduce the view of cars and parking areas.
- (6) Building heights, building locations, access point, and parking areas will be designed to lessen negative impacts to the adjacent properties and surrounding neighborhoods.
- (7) Ingress, egress, internal and external traffic circulation, offstreet 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 nature of 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. Such items may include, but are not limited to: window treatments, water collection and enhanced shade features/covered walkways. These design features shall be

reviewed through the Town's Design Review for appropriateness.

- (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.
- (5) Implementation of LEED or comparable design and construction ideas in order to lessen a buildings impact on the natural environment.
- (6) Provide four-sided architecture on all product types.

c. Materials and Colors

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

(1) Building Materials

Allowable building materials include but are not limited to:

- a. ACM (Architectural Composite Metal) panels.
- b. Architectural steel.
- c. Aluminum.
- d. Brick.
- e. Cast in place, tilt-up or pre-cast concrete with a finished exterior surface.
- f. Tilt-up concrete walls shall use reveal joints to break up massing of walls.
- g. Ceramic tile.



- h. Concrete masonry units with architectural features, such as split face block.
- i. Non-reflective glass.
- j. Granite, marble, or other natural stone.
- k. Other similar materials approved through the Design Review Process.

(2) Color Palette

Colors and materials should relate to one another, the proposed building and landscaping materials. The approved color palette is as follows:

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

(3) Prohibited Design Materials and Color Palette

There are certain materials and colors not in keeping with the desired character. Colors and materials not appropriate within the Project include:

- a. Pre-engineered metal-sided buildings, "galvalume siding".
- Polished metal surfaces, such as those utilized for sun protection. Fabric and other non-reflective material may be utilized in outdoor patio or eating areas.
- c. Large expanses of reflective glass, blank walls, or concrete panels.
- d. Exposed wood, except for limited amounts of trim where appropriate.



d. Landscape Architecture

Landscape Architecture is anticipated to unify development by enhancing site entries, creating pedestrian refuges and providing entry monumentation and signage to match the balance of the project. The primary intent of the landscape portion of these community design guidelines is the use of adapted, drought tolerant plant species that serve the purposes of both form and function. The design should encourage a sense of place and landscaping should be well-adapted to the site.

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, hardscape 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 a substantial landscaping feature at arterial intersections with special planting and hardscape treatment for street appearance.
- (5) Provide a comprehensive lighting plan in conformance with the Town of Florence Street Lighting Policy.
- (6) Provide pedestrian access through large parking areas and between commercial sites which encourage pedestrian use. Encourage the implementation of building canopies and/or shade landscaping when appropriate. Pedestrian access shall be oriented towards building entrances to further encourage use.
- (7) Landscaping should be provided to enhance visual character and provide amenities for pedestrians.
- (8) Use landscaping to help define pedestrian circulation.



- (9) Announce building entrances with landscaping.
- (10) Place plant materials on a site to maximize shade for pedestrians.
- (11) Intensify visual qualities by using a variety of plants with different color, form and texture.
- (12) Visual access for public safety should be provided.
- (13) Plant trees to provide shade for pedestrians, automobiles and western facing structural elements.
- (14) Screen parking areas.
- (15) Screen undesirable views with plant materials and berms.
- (16) Create a sense of enclosure in seating and gathering areas, such as plazas and courtyards by using landscaping.
- (17) Provide plantings to accent and enhance aesthetic appeal as well as to add local character to a site.
- (18) Plants having similar water use should be grouped together in district hydrozones.
- (19) Plants should be selected appropriately based upon their adaptability to the climatic, geological and topographical conditions of the site.

VII. IMPLEMENTATION

A. PURPOSE AND INTENT

Development of the Arizona Farms PUD will be implemented in conformance with the regulations and guidance contained within the PUD. This section outlines the procedures for administration of the provisions contained herein and the phasing plan for the development of the proposed planning area.

B. PHASING

The primary intention of the phasing program is to relate infrastructure requirements to site development and market demand. The PUD allows for



flexibility in project phasing because the actual sequence of development may be affected by numerous factors not now predictable, including preliminary plat and site plan modifications due to final engineering or changes in the economic market.

It is anticipated that development of this property will occur in phases that will depend on market influences and the timing of infrastructure extensions. At this time, the exact phasing of this project is not known, but as the development parcels are constructed, the collector roads, utilities, open space elements, etc. will simultaneously be built. It is expected that the development of this site will occur within a reasonable timeframe provided economic development and market conditions remain favorable.

Prior to the approval of any subdivision final plats or site plans for this project, the developer/builder shall submit a phasing and infrastructure plan for approval by the relevant Town departments.

C. GENERAL ADMINISTRATION

1. Administration

The PUD shall be administered and enforced by the Town of Florence Planning Department, in accordance with the provisions of the Town of Florence Development Code.

2. Residential Subdivision

Residential parcels in the subject property will be implemented through the subdivision process as outlined in the Town of Florence Subdivision Regulations. This process will require the submittal of preliminary plats where properties are to be separately financed, sold, leased, or otherwise conveyed. The subdivision process will allow for the creation of lots through plats, which will allow for implementation of the project phasing.

3. Commercial Site Plan Review

The areas other than residential shall be implemented through a method of site plan review by planning and engineering staff and be required to have an approved site plan prior to issuance of building permits. Site plan review will not be required for interior alterations where there is no significant square footage increase or significant use intensification. Site plans, which contain plans, drawings, illustrations, designs, reports, and other detailed information, as required herein, shall be submitted to the



Town for review and comment. Applicants are encouraged to submit preliminary plans for review and comment by the Planning Department prior to the final preparation of a site plan. Comment from other Town departments and service agencies shall be sought by the staff prior to preparing a recommendation on the finalized site plan.

D. 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 F1: Conceptual Development 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 consult with the Town Planning Director to determine if the proposed change is a minor or major amendment.
- 2. The applicant(s) shall submit an amendment application to the Town Planning Director outlining the proposed minor or major amendment.
- 3. Major Amendments.
 - a. 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.
 - b. An amendment will be deemed as Major if it involves any of the following:

- (1) 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;
- (2) A change in the exterior boundary of the PUD district.
- (3) An overall increase in the overall residential density of this PUD in excess of ten percent, except if the excess is transferred from the Arizona Farms West PUD;
- (4) 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: (a) an increase in the number of residential dwelling units for any one particular development parcel of greater than ten percent (10%) of the total number allocated to such development parcel in the PUD or (b) a decrease in the number of residential dwelling units of any development parcel that would leave less than ten percent (10%) of the total number allocated to such development parcel in the PUD.
- (5) A change which could have a significant negative impact on areas adjoining the PUD District as determined by the Planning Director.
- (6) Any change, which could have a significant traffic impact on roadways adjacent to or external to the PUD District, as determined by the Town Traffic Engineer.

4. Minor Amendments.

- a. 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.
- b. An amendment will be deemed as Minor if it involves any of the following:

- (1) Any reallocation of residential dwelling units that does not meet the parameters set forth immediately above;
- (2) Any minor alteration to the list of permitted uses of the property set forth in the PUD, as deemed to be minor by the Planning Director.
- (3) An adjustment to the alignment of any defined arterial or collector roadway as defined by *Exhibit F1: Conceptual Development Plan.*
- (4) The relocation of the 5-acre public safety facility site as shown on *Exhibit F1: Conceptual Development Plan* within the Arizona Farms East PUD east of the North-South Freeway alignment.
- (5) The relocation of the 20-acre community park (as currently shown within the Arizona Farms West PUD) either within the Arizona Farms West PUD or this Arizona Farms East PUD.
- (6) Adjustments to the internal locations of private parks, trails and open space areas as shown on *Exhibit G:* Conceptual Parks, Trails and Open Space Plan.
- 5. 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.
- 6. 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.

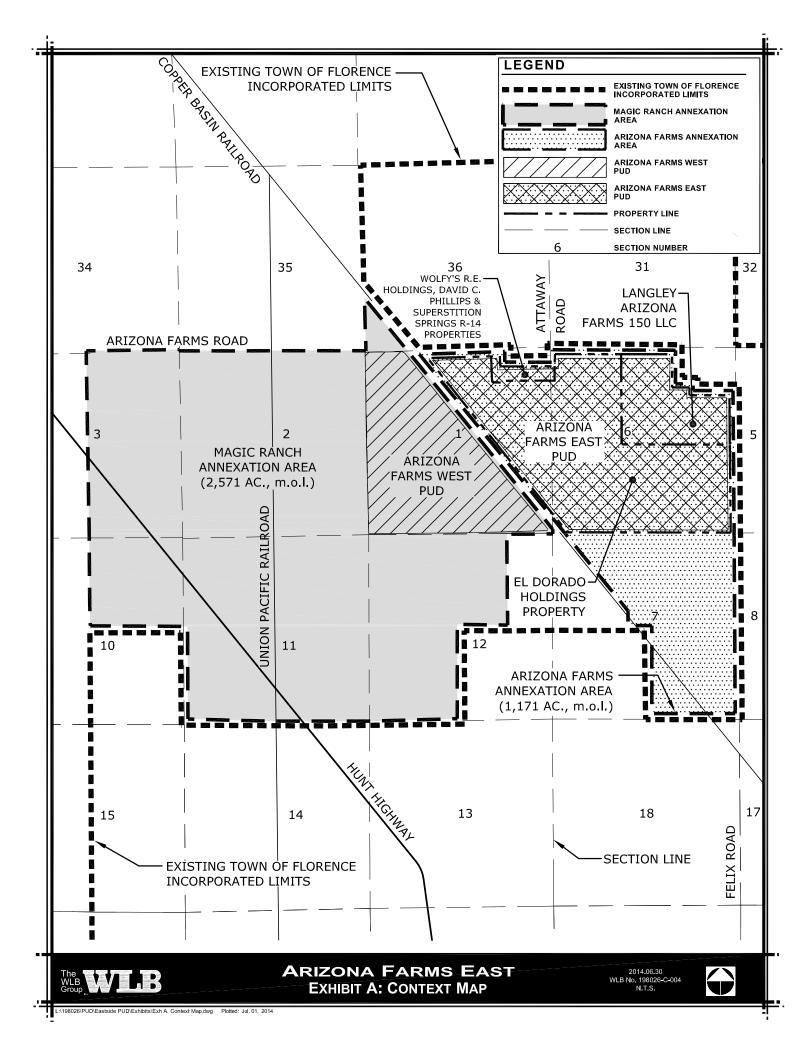
VIII. CONCLUDING REMARKS

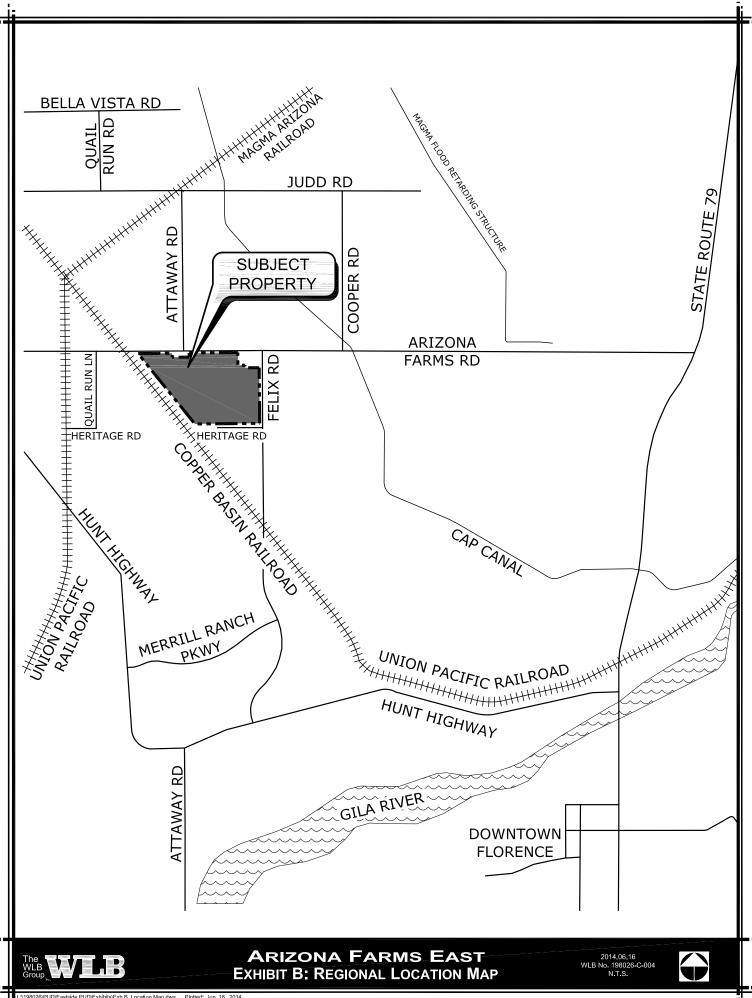
The development of the Arizona Farms East Planned Unit Development shall be in accordance with the approved final Planned Unit Development, all applicable Town codes and ordinances, and all conditions required by the Town Council. The owners of



this property strongly desire to create the foundation for a future community that will be attractive to developers and home builders and complement the Town of Florence. We envision a development that both enhances and complements the surrounding area. The development as proposed reflects quality, diversity and compatibility with the area and will provide both future and existing Town of Florence residents with a high quality living environment, of which the residents and the Town will be proud. The Arizona Farms East PUD represents a diverse, well-designed and attractive master-planned community. We respectfully request your approval.

EXHIBITS





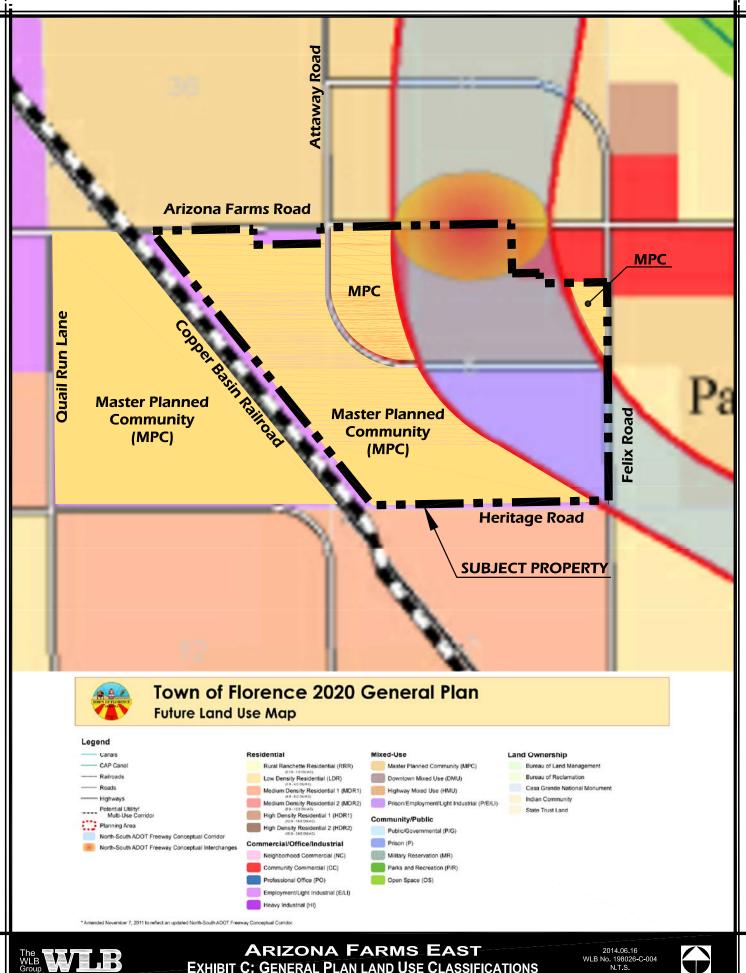
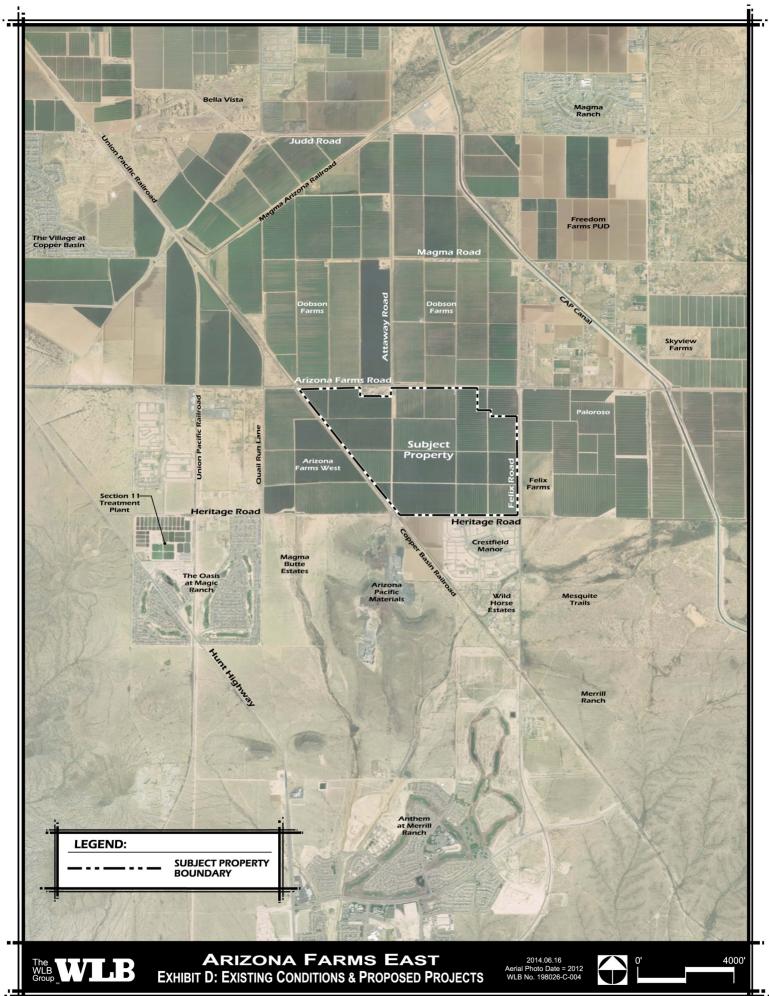
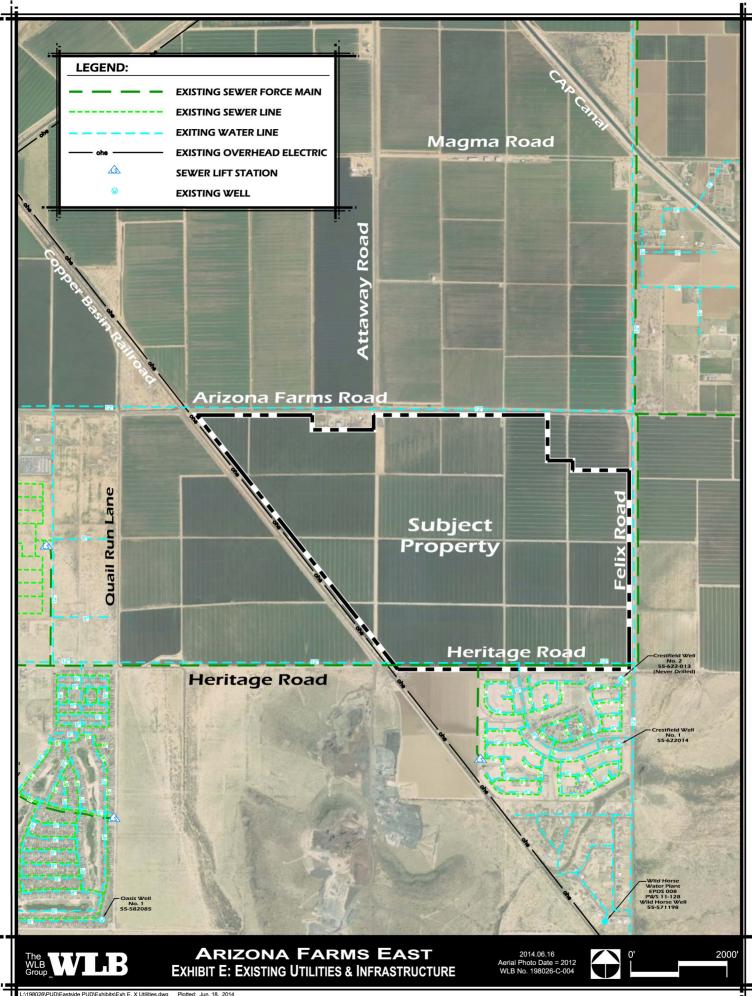


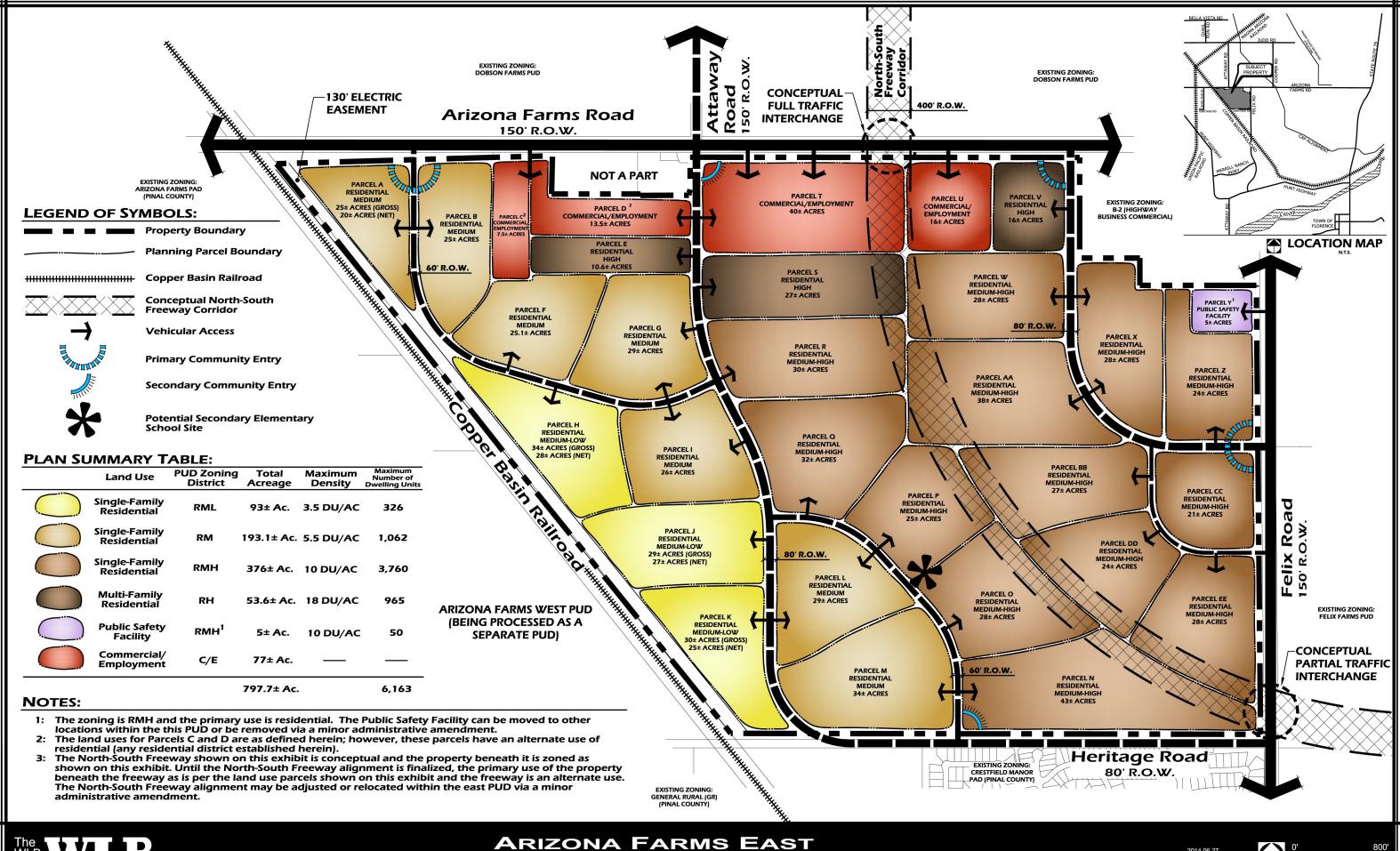


EXHIBIT C: GENERAL PLAN LAND USE CLASSIFICATIONS









The WLB Group

ARIZONA FARMS EAST
EXHIBIT F1: CONCEPTUAL DEVELOPMENT PLAN





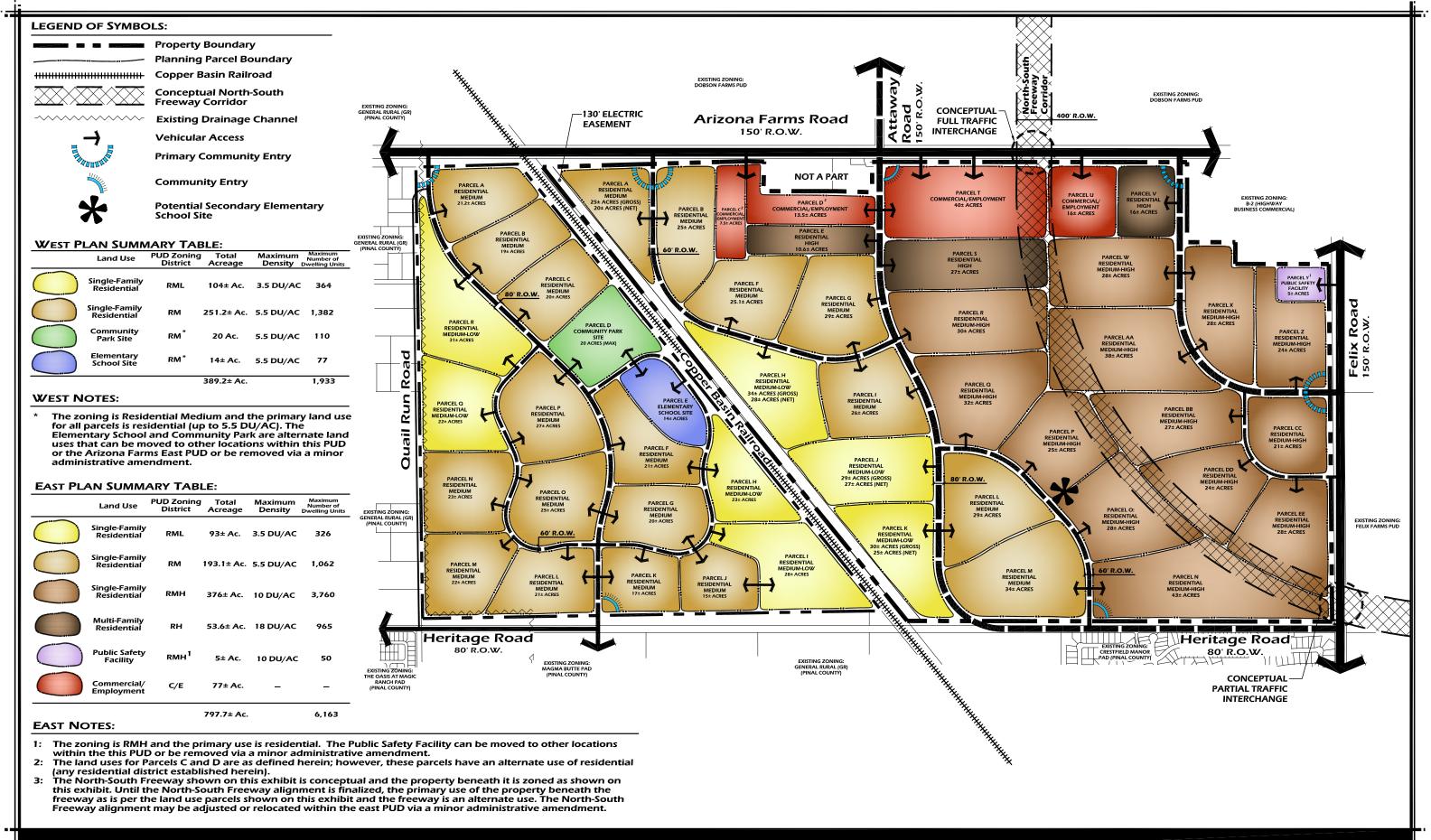
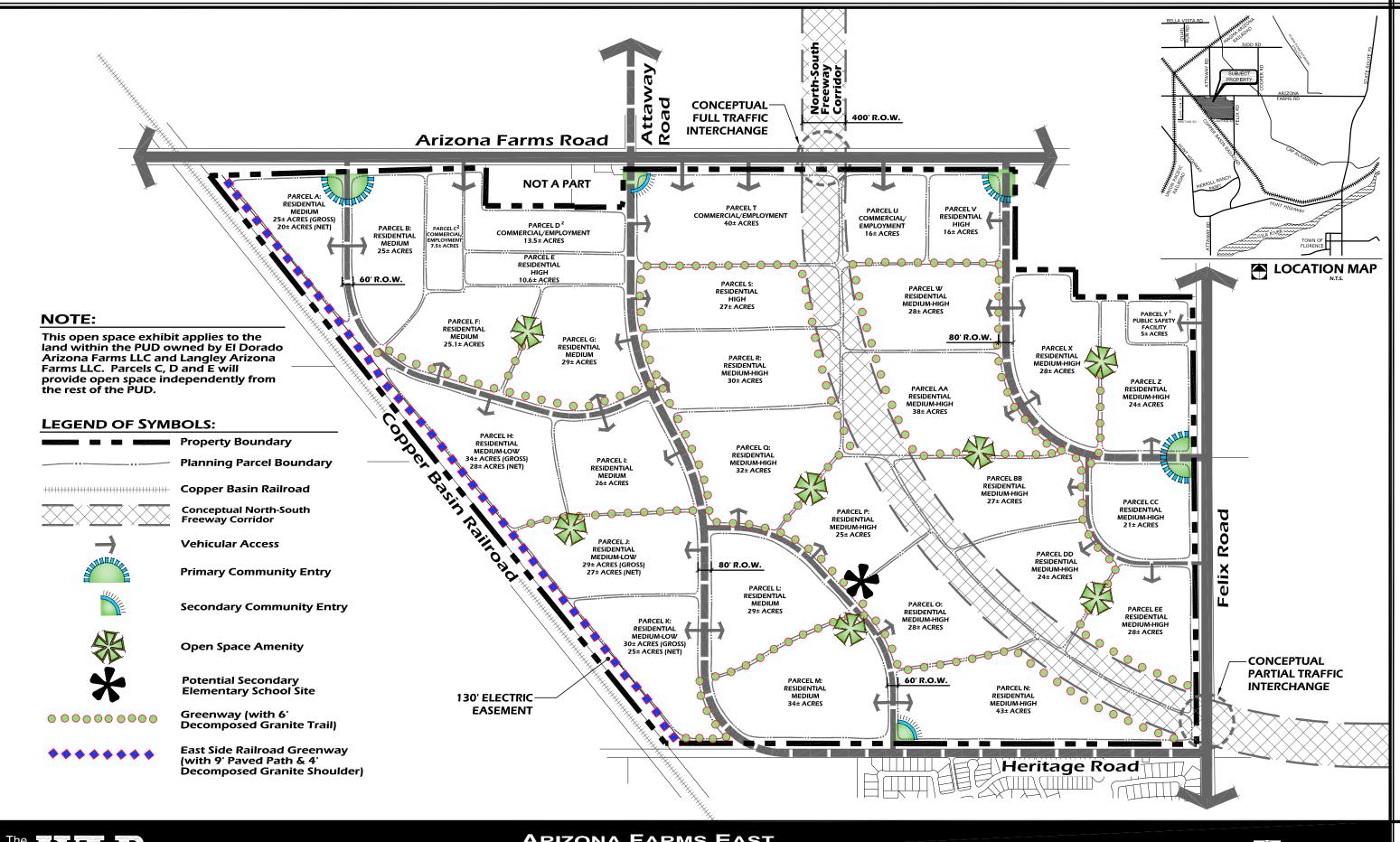




EXHIBIT F2: CONCEPTUAL DEVELOPMENT PLAN (ARIZONA FARMS EAST & ARIZONA FARMS WEST)





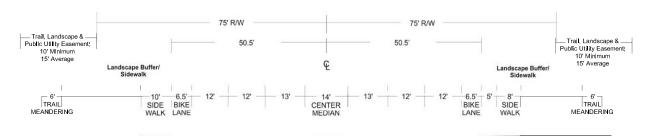








Major Arterial

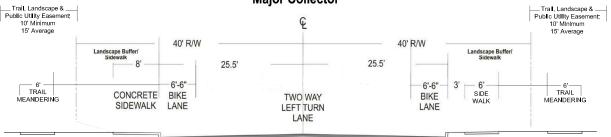


Note: Dimensions shown are for Urban Roadways.

Lane widths may vary by jurisdiction.

Landscape Buffer/Sidewalk widths and treatments vary for rural and suburban areas.

Major Collector

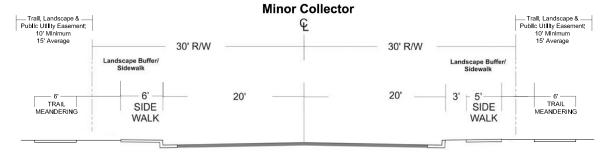


Note: Dimensions shown are for Urban Roadways.

Major Collectors could also include four lanes.

Lane widths may vary by jurisdiction.

Landscape Buffer/Sidewalk widths and treatments vary for rural and suburban areas.

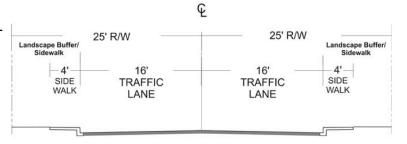


Note: Dimensions shown are for Urban Roadways.
Lane widths may vary by jurisdiction.
Landscape Buffer/Sidewalk widths and treatments vary for rural and suburban areas.

Local Street

Notes

- Street sections are from the Coolidge-Florence Regional Transportation Plan dated February 2008.
- Trail will only be on one side of the street, not both. See Exhibit G: Conceptual Parks, Trails & Open Space Plan.
- Road classifications within this PUD are subject to change based on the findings of a future Traffic Impact Analysis.



Note: Dimensions shown are for Urban and Suburban Roadways. Rural and local streets may have narrower traffic lanes. Lane widths may vary by jurisdiction. Landscape Buffer/Sidewalk widths and treatments vary for rural and suburban areas.







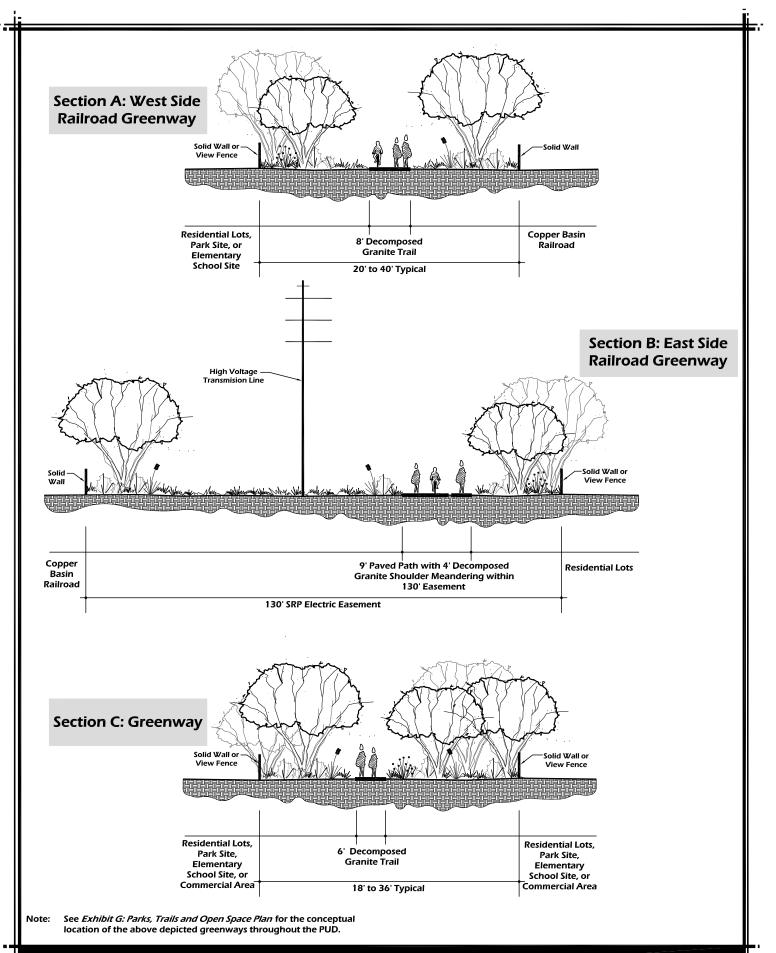




EXHIBIT I: TRAIL & PATH SECTIONS

2014.06.24 WLB No. 198026-C-00 N.T.S.





TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM

MEETING DATE: September 2, 2014 □ Action

DEPARTMENT: Administration

STAFF PRESENTER: Jennifer Evans, Management Analyst

SUBJECT: Ordinance 621-14: Establishing the Florence

Arts and Culture Commission

☐ Information Only **Public Hearing**

Resolution **⊠** Ordinance

☐ Regulatory

☐ 1st Reading □ 2nd Reading

Other

RECOMMENDED MOTION/ACTION:

Motion to adopt Ordinance No. 621-14: AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING CHAPTER 32 OF THE FLORENCE TOWN CODE BY ADDING ARTICLE 32, SECTION § 32.200 ET SEQ., ESTABLISHING AN ARTS AND CULTURE COMMISSION IN THE TOWN OF FLORENCE.

BACKGROUND/DISCUSSION:

Arts and culture are essential to sustaining a thriving, livable community. Public art programs contribute to quality of life by creating cultural landmarks that reflect community values, encouraging public participation in the design of public space, and instilling a sense of civic pride in residents. Public art can be defined as works of art placed in areas accessible to the public that may include, but are not limited to, murals. sculptures, and paintings. Communities across Arizona and nationwide fund public art programs to improve quality of life for residents and expand the economic vitality of their communities.

Ordinance 621-14 establishes the Florence Arts and Culture Commission. The purpose of the Commission is to develop the annual Public Art Project Plan and recommend its approval by the Town Council. The annual plan outlines the types of public art projects that will be accomplished during the year and their associated expenditures. The Commission will develop and recommend policies and priorities for promoting, advancing, and maintaining public art in Florence. Additional responsibilities of the Commission may include developing educational programing related to the arts and seeking out partnerships with the public and private sectors to facilitate other projects.

The Florence Arts and Culture Commission will be comprised of five voting members and one alternate. Commissioners are appointed by the Florence Town Council for a

Subject: Ordinance No. 621-14: Establishing an Arts and Culture Commission

Meeting Date: September 2, 2014

Page 1 of 2

term of three years. Members of the first Commission will serve staggered terms: three members for three years and two members for a term of two years. Should a vacancy occur on the Commission, the Town Council may appoint the alternate to complete the unexpired term.

Applications to fill the Commission seats would be solicited in October and November of 2014, with staff review of received applications in December 2014. Staff would then forward recommendations for Commissioners to the Town Council for their approval at the January 5, 2015 council meeting. The Commission could meet in February 2015 to begin the process of developing the annual Public Art Project Plan.

FINANCIAL IMPACT:

Approximately \$100,000 has been designated to fund the Florence Public Art Program in the FY 2014-2015 budget under Capital Improvement Plan projects.

STAFF RECOMMENDATION:

Staff recommends adoption of Ordinance 621-14.

ATTACHMENTS:

Ordinance No. 621-14

Subject: Ordinance No. 621-14: Establishing an Arts and Culture Commission Meeting Date: September 2, 2014

ORDINANCE NO. 621-14

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING CHAPTER 32 OF THE FLORENCE TOWN CODE BY ADDING ARTICLE 32, SECTION § 32.200 ET SEQ., ESTABLISHING AN ARTS AND CULTURE COMMISSION IN THE TOWN OF FLORENCE.

WHEREAS, the Town Council of the Town of Florence, Arizona, finds fine arts contribute to the quality of life and to the social and economic well-being of Town residents; and as a central defining characteristic of the community, public art can enhance Florence's unique character, image, and identity creating a strong "sense of place"; and

WHEREAS, the Mayor and Council of the Town of Florence, Arizona, believes it is in the best interest of the Town and its residents to promote public art and the fine arts in the community; and

WHEREAS, the Mayor and Council, pursuant to Article 32.001 of the Town Code, are authorized to establish the Florence Arts and Culture Commission for the purposes of promoting the fine arts in the community; and

WHEREAS, the Town accepts a responsibility for expanding experiences with cultural arts, such art has enabled people in all societies to better understand their communities and individual lives.

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

That Chapter 32 of the Florence Town Code is hereby amended by adding as Section § 32.200, et seq., the following:

32.200 ARTS AND CULTURE COMMISSION

- (A) Membership. To carry out the responsibilities and duties set forth herein, there is hereby created a Florence Arts and Culture Commission to consist of five (5) voting members and one alternate. The Commission shall strive to include one Florence business owner, one Florence resident who is a visual artist, and three Florence residents of the Town at large.
 - (1) The members of the Arts and Culture Commission shall be appointed and shall serve for a term of office pursuant to the requirements of Section § 32.004 of this Chapter. If a vacancy occurs on the Commission, the Town Council shall appoint the alternate member to complete the unexpired term. The unexpired term does not count against total appointment time. Members shall serve until their successors are appointed.

- (2) The initial chairperson of the Commission shall be appointed by the Mayor and Town Council for a term of one year. Subsequent chairpersons shall be elected by the members of the Commission pursuant to the requirements of Section § 32.007 of this Chapter. No member shall serve on the Commission for more than two consecutive three-year terms. All officers shall be elected from among the membership of the Commission.
- (3) Three of the five members of the Commission shall constitute a quorum for conducting Commission business and action may be had upon a majority vote of the quorum.
- (4) The Commission may organize committees and adopt rules and procedures necessary to accomplish its purpose.
- (A) Duties. The Commission shall act as an advisory body to the Town Council and make recommendations regarding but not limited to:
- (1) Policies, priorities, and plans for promoting, advancing, and maintaining Public Art in Florence;
- (2) Allocation and budgeting of funds for Public Art through the Annual Public Art Project Plan;
- (3) Encouraging the promotion of Arizona artists in Town art projects by setting annual goals to be identified in the Annual Public Art Project Plan and approved by Town Council.
- (4) Encouraging citizen input and involvement in the design and selection of Public Art:
- (5) Coordinating with the private sector and other governmental agencies in promoting arts and cultural excellence as a tool for the encouragement of economic development, business relocation, and tourism; and
- (6) Organizing and promoting Public Art which celebrates the Town and its unique cultural heritage.

1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1	
PASSED AND ADOPTED by the May Arizona, this 2 nd day of September 2014.	yor and Council of the Town of Floren
	Tom J. Rankin, Mayor
ATTEST:	APPROVED AS TO FORM:
Lisa Garcia, Town Clerk	James E. Mannato, Town Attorney



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 9g.

MEETING DATE: September 2, 2014	 Action Information Only
DEPARTMENT: Police	☐ Public Hearing☐ Resolution

STAFF PRESENTER: Daniel Hughes, Police Chief

SUBJECT: Ordinance No. 622-14: Animal Control

☐ Regula	tory
☐ 1 st Rea	ding
☑ 2 nd Rea	dina

☐ Other

RECOMMENDED MOTION/ACTION:

Motion to adopt Ordinance No. 622-14: AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING TITLE IX — GENERAL REGULATIONS, BY AMENDING, DELETING AND REPLACING CHAPTER 90, ANIMALS; DEFINITIONS; PENALTY.

BACKGROUND/DISCUSSION:

The Town of Florence entered into a contract with Pinal County to have them provide animal (dog) control services for the Town. Many of these services are beyond the capability of the Florence Police Department; however, with the proposed changes officers will be able to cite various ordinance violations into the Florence Municipal Court for adjudication. This eliminates the need to have Pinal County Animal Control respond thus reducing costs.

FINANCIAL IMPACT:

None

STAFF RECOMMENDATION:

Adoption of Ordinance No. 622-14, with the proposed changes.

ATTACHMENTS:

Ordinance No. 622-14

Subject: Ordinance No. 622-14: Animal Control Meeting Date: September 2, 2014

Page 1 of 1

TOWN OF FLORENCE ORDINANCE NO. 622-14

AN ORDINANCE OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, AMENDING TITLE IX – GENERAL REGULATIONS, BY AMENDING, DELETING AND REPLACING CHAPTER 90, ANIMALS; DEFINITIONS; PENALTY.

WHEREAS, it has been brought to the attention of the Council of the Town of Florence, that the roaming at large of animals on the public streets and highways has created a dangerous condition and nuisance for residents and motorists; and

WHEREAS, it has been brought to the attention of the Council of the Town of Florence, that animals are causing a disturbance to the peace of residents; and

WHEREAS, the Town of Florence would like to establish an ordinance to protect the safety and peace of the citizens of our community.

NOW, THEREFORE, BE IT ORDAINED by the Mayor and Council of the Town of Florence, Arizona, that Title IX, Chapter 90, of the Code of the Town of Florence is hereby amended as follows:

§ 90.01 COUNTY ANIMAL CONTROL ORDINANCE; ADOPTED BY REFERENCE. The Pinal County Animal Control Ordinance dated June 4, 2010 is hereby adopted by reference and incorporated herein as if set out in full.

§ 90.02 RESTRICTIONS ON PLACES WHERE KEPT

- (A) No corral, barn, enclosure or other structures for the purpose of housing, keeping or earing for any animal shall be allowed within 50 feet of the boundary between the owner's lot or lots and any adjacent occupied residential lot or lots unless it is a fly tight enclosure approved by the County Health Department.
- (B) It shall be unlawful for any person to cause or allow any stable or place where any animal is, or may be kept, to become unclean or unwholesome.

§ 90.02 DEFINITIONS

The following words, terms and phrases, when used in this article, shall have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning:

ANIMAL means any animal of a species that is susceptible to rabies, except man.

AT LARGE means being neither confined by an enclosure nor physically restrained by a leash, lead, harness or a rider. The requirement to secure a dog or control a dog with a leash shall not apply within private, gated communities; in such cases, dogs shall only be required to be under the owner's or custodian's control.

COUNTY means Pinal County Animal Care and Control.

<u>CUSTODIAN</u> means the person whom an owner has entrusted with keeping, maintaining and controlling his animal, or a person who keeps, harbors or maintains an animal.

DISTURBANCE means a disturbance caused by an animal, which is distressing or loud or unusual and disturbs the peace or quiet of any place, neighborhood, family or persons in the Town for an unreasonable amount of time, and is documented by an enforcement agent.

ENCLOSURE means a fence or structure of at least six feet in height, suitable to prevent the entry of young children, and suitable to confine a vicious animal. Such enclosures shall be securely locked and designed with secure side, top and bottom and shall be designed to prevent the animal from escaping.

<u>ENFORCEMENT AGENT</u> means that person, whether employed by the Town or otherwise provided for, who is responsible for the enforcement of this chapter, and may include an officer of the Florence Police Department.

IMPOUND means the act of taking or receiving into custody by the enforcement agent any animal for the purpose of confinement in an authorized pound in accordance with the provisions of this chapter.

KENNEL means an enclosed, controlled area, inaccessible to other animals, in which a person keeps, harbors or maintains five (5) or more dogs under controlled conditions.

LEASH means a chain, rope or strap, made of leather, fabric or other material that is:

- (1) Not more than six feet in length;
- (2) Capable of being fastened to a collar or harness of a dog and used to lead, restrain and control the dog; and
- (3) Of sufficient strength for those purposes.

LIVESTOCK Any equine, cattle, sheep, goat, asses, bovine, pig, hog or swine. EQUINE shall have the same definition as contained in A.R.S. § 12-553(E).

OWNER means the person who most recently purchased, adopted or otherwise legally acquired an animal.

POUND means any establishment authorized for the confinement, maintenance, safekeeping and control of animals that come into the custody of the enforcement agent in the performance of his official duties.

PRIVATE PROPERTY means any residential, commercial, industrial, mining or agricultural property which is not owned by the owner of the livestock or animal.

RABIES QUARANTINE AREA means any area in which a state of emergency has been declared to exist due to the occurrence of rabies in animals in or adjacent to this area.

REPETITIOUS DISTURBANCE means a disturbance as defined herein that occurs on more than two occasions over a period of 30 days or less.

<u>VACCINATION</u> means the administration of an anti-rabies vaccine to animals by a veterinarian or in authorized pounds by employees trained by a veterinarian.

VETERINARIAN means any veterinarian licensed to practice in this state, or any veterinarian employed in this state by a governmental agency.

VETERINARY HOSPITAL means any establishment operated by a veterinarian licensed to practice in this state that provides clinical facilities and houses animals or birds for dental, medical or surgical treatment. A veterinary hospital may have adjacent to it, in conjunction with it, or as an integral part of it, pens, stalls, cages or kennels for quarantine, observation or boarding.

<u>VICIOUS</u> means an animal having a propensity to bite, attack, chase or otherwise endanger the safety of any human being or other animal without provocation either on public or private property and is declared vicious after a hearing before a Justice of the Peace.

The following shall be prima facie evidence of an animal's vicious nature:

- 1. Has, without provocation, attacked or bitten a person engaged in a lawful activity; or
- 2. Has, while off the property of the owner and without provocation, killed or seriously injured another animal; or
- 3. Has, without provocation, chased, confronted or approached a person on a street, sidewalk or other public property in a menacing fashion such as would put an average person in fear of attack; or
- 4. Has, exhibited a propensity, tendency or disposition to attack, cause injury or threaten the safety of a person or other animal without provocation; or
- 5. Has attacked in a manner that causes or should cause its owner to know that it is potentially vicious; or
- 6. Has been trained for dog fights or is owned or kept for dog fighting.

§ 90.03 LIVESTOCK

- (A) It shall be unlawful for any person to keep or cause to be kept any horses, mules, cattle, burros, goats, sheep or other livestock or fowl within the Town, unless the person shall keep the livestock or fowl in a pen or similar enclosure to prevent their roaming at large.
- (B) No horse, cow, sheep, goat, burro, mule or other livestock so kept shall be allowed within 100 feet of any occupied residential dwelling other than that of the owner.

§ 90.03 RESTRICTIONS ON PLACES WHERE KEPT

- (A) No corral, barn, enclosure or other structures for the purpose of housing, keeping or caring for any animal shall be allowed within 50 feet of the boundary between the owner's lot or lots and any adjacent occupied residential lot or lots unless it is a fly tight enclosure approved by the County Health Department.
- (B) It shall be unlawful for any person to cause or allow any place where any animal is, or may be kept, to become unclean or unwholesome.

(Prior Code, Ch. 3, § 3-3) (Ord. 98, passed 9-21-1987) Penalty, see § 10.99

§ 90.04 SWINE, FOWL OR BEES.

(A) Notwithstanding any other provision of the County Sanitary Code and the County Animal Control Ordinance to the contrary, it shall be unlawful to keep, maintain and hold any swine, adult male poultry or bees within the municipality, except that adult male poultry or

fowl and miniature potbellied pigs may be kept, provided they are so kept to be in accordance with all of the provisions of all ordinances.

- (B) Adult male poultry or fowl and miniature potbellied pigs shall be at all times penned or confined and not allowed to run-at-large, and no more than three potbellied pigs shall be allowed per household.
- (C) **POTBELLIED PIG** shall mean only miniature Vietnamese potbellied pigs or other similar miniature potbellied pigs which do not exceed 100 pounds in weight. Further, any person owning, keeping, possessing, harboring or maintaining any potbellied pig in excess of four months of age shall be required to register and pay the license fees as prescribed by the Town or the county for the keeping of dogs and cats.

(Prior Code, Ch. 3, § 3-5) (Ord. 98, passed 9-21-1987; Ord. 173, passed 9-20-1993) Penalty, see § 10.99

§ 90.05 ROAMING LIVESTOCK; DEFINITIONS; PENALTY

- (A) Purpose and intent.
- (1) It is the purpose and intent of this section to provide for the regulation of roaming livestock in order to protect the health, safety and welfare of motor vehicle drivers and property owners. The increasing prevalence of roaming livestock within the Town requires local regulation in order to protect public safety.
- (2) The state has granted municipalities the authority to prohibit the roaming of animals within the Town. Therefore, the Mayor and Council find it is in the public interest to prohibit the roaming of livestock within the Town pursuant to this section.
 - (B) *Definitions*. For the purpose of this section, the following definitions shall apply unless the context clearly indicates or requires a different meaning.
- AT LARGE. Being neither confined by an enclosure nor physically restrained by a leash, lead, harness or rider.
- *LIVESTOCK.* Any equine, bovine, cattle, sheep, goat, pig, hog or swine. *EQUINE* shall have the same definition as contained in A.R.S. § 12-553(E).
- **PRIVATE PROPERTY**. Any residential, commercial, industrial, mining or agricultural property which is not owned by the owner of the livestock.
- (C) (B) Roaming at large of livestock prohibited. No owner of livestock may permit such livestock to roam at large within the Town.
- (1) It shall be unlawful for any person to keep or cause to be kept any horses, mules, cattle, burros, goats, sheep or other livestock or fowl within the Town, unless the person shall keep the livestock or fowl in a pen or similar enclosure to prevent their roaming at-large.
- (2) No horse, cow, sheep, goat, burro, mule or other livestock so kept shall be allowed within 100 feet of any occupied residential dwelling other than that of the owner.
 - (D)(C) Penalty.

- (1) Any person who allows livestock to roam at large within the Town is guilty of a Class 3 misdemeanor.
- (2) Any person who allows livestock to roam at large upon the private property of another within the Town is guilty of a Class 2 misdemeanor.
- (3) Any person who allows livestock to roam at large within or upon any public right-of-way within the Town is guilty of a Class 1 misdemeanor.

§ 90.06 POWERS AND DUTIES OF ENFORCEMENT AGENT

- (A) The enforcement agent shall:
 - (1) Enforce the provisions of this article and the regulations promulgated hereunder.
- (2) <u>Issue citations for the violation of the provisions of this article and the regulations promulgated hereunder.</u>
- (3) Be responsible to contact the Pinal County Animal Control Unit to confirm or declare a rabies quarantine area within the area of jurisdiction. When a quarantine area has been declared, Pinal County Animal Control Officers shall meet with the state veterinarian and representatives from the department of health services and the game and fish department to implement an emergency program for the control of rabies within area. Any regulations restricting or involving movement of livestock within the area shall be subject to approval by the state veterinarian.
- (B) The enforcement agent is authorized to use whatever force reasonably necessary to remove animals that are being confined within a motor vehicle or enclosed space when it appears that the animal's life or health is endangered by extreme heat or lack of ventilation within the vehicle or enclosed space. The enforcement agent or the enforcement agent's employer shall not be liable for damages to property caused by such removal.
- (C) The enforcement agent is authorized to go on private property in order to enforce this article or to take up any animal which is found at large, or is considered a disturbance or a repetitious disturbance, or to take up any dog found without required vaccination, licensing, or identification tags; however, the enforcement agent may not enter a private structure for this purpose without a valid warrant or the consent of an occupant. The enforcement agent at his discretion may remove the animal for placement at the pound. In the judgment of the enforcement agent, if any dog at large or other animal that is dangerous or fierce and a threat to the public's safety cannot be safely impounded, it may be slain.

§ 90.07 INTERFERENCE WITH ENFORCEMENT AGENT PROHIBITED

No person shall interfere with the enforcement agent in the performance of his duties.

§ 90.08 ANIMALS CAUSING A DISTRUBANCE

It shall be unlawful to allow any animal to create a disturbance or repetitious disturbance by barking, howling, baying, or making any other distressing, loud or unusual sound as defined herein.

§ 90.09 VACCINATIONS

Any person keeping, harboring or maintaining a dog over the age of three (3) months within the Town for a period in excess of 30 consecutive days shall have the dog vaccinated pursuant to county procedures.

§ 90.10 DOG LICENSING

- (A) Any person keeping, harboring or maintaining a dog over the age of three (3) months within the Town for a period in excess of 30 consecutive days shall license the dog with the county.
- (B) Dogs over the age of three (3) months shall wear a collar or harness to which is attached a valid license tag. Dogs used for control of livestock, dogs used or trained for hunting, dogs exhibited or trained at a kennel club event, or dogs engaged in races approved by the state racing commission, while being transported to and from such events, need not wear a collar or harness with a valid license attached; provided that they are properly vaccinated, licensed and controlled.
- (C) If any dog is at large on the public streets, public parks, public property or the private property of a person other than the owner, then said dog's owner or custodian is in violation of this article.
- (D) Any custodian of a dog or person whose dog is at large is in violation of this article. A dog is not at large:
- (1) If said dog is restrained by a leash, chain, rope, or cord not more than six (6) feet in length, and of sufficient strength to control action of said dog.
- (2) If said dog is used for control of livestock or while being used or trained for hunting or being exhibited or trained at a kennel club event, or while engaged in races approved by the Arizona Racing Commission.
- (3) While said dog is actively engaged in dog obedience training, accompanied by and under the control of his/her owner or trainer; provided, that the person training said dog has in his/her possession a dog leash not more than six (6) feet in length and of sufficient strength to control said dog, and, further, that said dog is actually enrolled in or has graduated from a dog obedience training school.
- (4) If said dog, whether on or off the premises of the owner or custodian, is controlled as provided in paragraph 1 of this subsection, or is within a suitable enclosure which actually confines the dog.
- (E) Any dog(s) at large shall be apprehended and impounded by an Enforcement Agent and turned over to Pinal County Animal Control.
- (1) <u>Said agent shall have the right to enter upon private property when it shall be</u> necessary to do so in order to apprehend any dog that has been found at large. Such entrance upon private property shall be in reasonable pursuit of such dog(s), and shall not include entry into a domicile unless it be at the invitation of the occupant.
- (2) <u>Said agent may issue a citation(s)</u> to the dog owner or person acting for the owner when the dog is at large. The procedure of the issuance of notice to appear shall be as provided for peace officers in A.R.S. § 13-3903, except the enforcement agent shall not make an arrest before issuing the notice. The issuance of citation(s) pursuant to this article shall be subject to provisions of A.R.S. § 13-3899.
- (3) In the judgment of the Enforcement Agent, if any dog at large or other animal that is dangerous, vicious, or fierce and a threat to human safety that cannot be safely impounded may be immediately slain.

<u>State law reference</u>— County dog license, A.R.S. § 11-1008; display of license, A.R.S. § 11-1102.

§ 90.11 KENNEL PERMIT REQUIREMENTS

- (A) A person operating a kennel shall obtain a permit issued by the county, unless each individual dog is licensed.
- (B) A dog remaining with the kennel is not required to be licensed individually by the county. A dog leaving the controlled kennel conditions shall be licensed by the county, unless the dog is only being transported to another kennel which has a permit issued by the respective governmental entity.

State law reference—County kennel licenses, A.R.S. § 11-1009.

§ 90.12 PENALTIES FOR VIOLATION; DISPUTE

Lisa Garcia, Town Clerk

Any person found responsible for violating any provisions of this Chapter, except as otherwise provided herein, will be assessed a civil penalty in the amount not to exceed two hundred fifty dollars (\$250) per offense for each first offense and a fine not to exceed five hundred dollars (\$500) per offense for each second or subsequent offense(s) committed within thirty-six (36) months.

A person issued a civil citation for violating this article may request a hearing in the same manner as a dispute arising for civil traffic violations, which shall be adjudicated by the Town Magistrate. The State's burden of proof shall be by a preponderance of the evidence. Appeals shall be taken pursuant to Arizona Revised Statutes Section 22-425(B) and in accordance with Arizona Superior Court Rules of Appellate Procedure – Civil.

BE IT FURTHER ORDAINED by the Mayor and Council of the Town of

Florence, Arizona, that Title IX, Chapter 90, of the set forth herein, become the new Title IX, Chapter 92014, and which shall continue thereafter in full for the Council.	90, effective,
PASSED AND ADOPTED by the Mayor a Arizona, this 2 nd day of September 2014.	and Council of the Town of Florence,
ATTEST:	Tom J. Rankin, Mayor APPROVED AS TO FORM:

James E. Mannato, Town Attorney



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 10a.

MEETING DATE: September 2, 2014

DEPARTMENT: Utilities Department

STAFF PRESENTER: John V. Mitchell, Utilities Director

SUBJECT: Approval to award a contract to Currier

Construction, Inc. for improvements to the south wastewater treatment plant, including the reuse pump station, chlorine facility upgrade, &

operations building expansion

⊠ Act	ion		
=			
	rmation	Only	
☐ Pub	lic Hear	ing	
□ Res	olution		
☐ Ord	inance		
	☐ Regul	atory	
	☐ 1 st Re	ading	
	☐ 2 nd Re	eading	

Other

RECOMMENDED MOTION/ACTION:

Motion to award a contract with Currier Construction, Inc., for improvements at the south wastewater treatment plant (SWWTP) including the reuse pump station, chlorine facility upgrade, and operations building expansion, in an amount not to exceed \$1,549,184.00.

BACKGROUND/DISCUSSION:

The Town of Florence entered into an ADEQ Consent Order in August 2013. The Consent Order addressed a number of items, including corrective measures for identification and correction of reported exceedances of residual chlorine. Water Works Engineers was hired to prepare construction documents for a project to upgrade the chlorination/dechlorination processes, as well as provide for a permanent effluent pump station.

The project was advertised and bids were opened on July 17, 2014. Three bids were received. Sun Western Contractors submitted two bid schedules thereby making them not-responsive. Therefore, Currier Construction, Inc. became the lowest responsive and responsible bidder. The amount of the bid submitted by Currier Construction, Inc. is one million, five hundred forty nine, one hundred eighty four dollars (\$1,549,184.00).

FINANCIAL IMPACT:

The current budget provides for funding of the first \$1,076,100; identified as CIP projects SU-83, SU-79 and SU-51. It is proposed that the remaining balance of \$473,084 come from a reallocation of funds identified for future growth projects.

Three future growth projects funded in the current budget are proposed to be eliminated from the current budget and reintroduced in the future as growth becomes certain. The three projects proposed for elimination are SU-05 (\$330,000), SU-06 (\$175,000), and SU-11 (\$100,000).

Subject: Award contract to Currier Construction, Inc. for improvements to SWWTP

Meeting date: September 2, 2014

Page 1 of 2

SU-05 is a recharge injection well project for the SWWTP. A masterplan for expansion of the SWWTP is currently being performed. Once the masterplan is complete, details on the uses for effluent, including costs, will be known, and a new project can be added to the CIP. SU-06 is a line replacement project to serve future growth including oversizing of existing lines. SU-11 is an 18 inch bore at SR-79 and Hunt Highway to accommodate future sewer services.

STAFF RECOMMENDATION:

Staff recommends that:

- 1. Award a contract to Currier Construction, Inc., for improvements to the SWWTP, including reuse pump station, chlorine facility upgrade and operations building expansion, in an amount not to exceed \$1,549,184.00.
- 2. CIP projects SU-05, SU-06 & SU-11 be eliminated from the current CIP and reintroduced as future growth becomes certain.

ATTACHMENTS:

Bid tabulation sheet Notice of Award

Subject: Approval to award contract Sun Western Contractors for improvements to SWWTP

Meeting date: September 2, 2014

Town of Florence Bid Tabulation Sheet

Verbal (only allowed when \$5,000 of less)	Date Prepared:July 17, 2014	\checkmark
Written/Fax (mandatory when over \$5,000; attach bids)	Prepared By: Yvonne Hazelton, Administrative Assistant	6

Formal Sealed Bid: # N/A Title: Reuse Pump Station Cholorine Modifications & SWWTP OPS Bldg. Opening Date: 7/17/14 Opening Time: 3:25 pm

Item (include quality, brand, model, color)

Sealed bids for the Reuse Pump Station and Operations Building Project. The work covers the expansion of operations building, construction of a reuse pump station, chlorination modifications and reuse water system and performing related required work.

II .	or name act Person e/Fax	Payment Terms (Discount?)	Availabllity	Who Pays Shipping?	Unit Price	Extended Price	Comments
1	Felix Construction			e e			
	1326 W. Industrial Drive					\$ 1,312,300.00	Lump sum bid price for all work associated with the reuse pump station and chlorine modifications
	Coolidge, AZ 85128					\$ 310,000.00	lump sum bid price for all work assoicated with expansion of the lab bldg.
PH#	480/464-0011					\$ 1,622,300.00	Total
2	Sun Western Contractors						
	2925 East Ganley Road					\$ 1,114,334.00	Lump sum bid price for all work associated with the reuse pump station and chlorine modifications lump sum bid price for all work assoicated
	Tucson, AZ 85706					\$ 377,679.00	with expansion of the lab bldg.
PH#	520/294-8000					\$ 1,492,013.00	Total
	Sun Western Contractors	Second bid tabula	tion submitted				
	2925 East Ganley Road					\$ 1,242,857.00	Lump sum bid price for all work associated with the reuse pump station and chlorine modifications lump sum bid price for all work assoicated
	Tucson, AZ 85706					\$ 375,229.00	with expansion of the lab bldg.
PH#	520/294-8000					\$ 1,618,086.00	Total

3 Currier Construction, Inc												
36 N. 56th Street							Lump sum bid price for all work associated with the reuse pump station and chlorine modifications					
Phoenix, AZ 85034							lump sum bid price for all work assoicated with expansion of the lab bldg.					
PH# 602/274-4370						\$ 1,549,184.00	Total					
Attach additional page(s), if necessary						·						
/endor Selected			Address									
lustification (if not lowest price)												
Department Head Approval					Date							
Finance Director Approval					Date							
own Manager Approval					Date							
	*If over \$10,000, must go to Town Council for approval. Attach this approved for to purchase request with written quotes, if applicable.											





NOTICE OF AWARD

Date of Issuance: September 2, 2014

Owner: Town of Florence Owner's Contract No.: TOF SU-83

Engineer: Water Works Engineers Engineer's Project No.: 13-057

Project: SWWTP Reuse Pump Station, Contract Name: SWWTP Reuse Pump Station,

Chlorine Facility Upgrade &

Operations Building

Expansion

Bidder: Currier Construction, Inc.

Bidder's Address: 36 N. 56th Street, Phoenix, AZ 85034

Chlorine Facility Upgrade &

Operations Building Expansion

TO BIDDER:

You are notified that Owner has accepted your Bid dated <u>July 17, 2014</u> for the above Contract, and that you are the Successful Bidder and are awarded a Contract for:

SWWTP Reuse Pump Station, Chlorine Facility Upgrade & Operations Building Expansion.

The Contract Price of the awarded Contract is: \$ 1,549,184.00

Three unexecuted counterparts of the Agreement accompany this Notice of Award, and one copy of the Contract Documents accompanies this Notice of Award, or has been transmitted or made available to Bidder electronically.

a set of the Drawings will be delivered separately from the other Contract Documents.

You must comply with the following conditions precedent within 15 days of the date of receipt of this Notice of Award:

- 1. Deliver to Owner three counterparts of the Agreement, fully executed by Bidder.
- 2. Deliver with the executed Agreement(s) the Contract security [e.g., performance and payment bonds] and insurance documentation as specified in the Instructions to Bidders and General Conditions.
- 3. Other conditions precedent (if any):

Failure to comply with these conditions within the time specified will entitle Owner to consider you in default, annul this Notice of Award, and declare your Bid security forfeited.

Within ten days after you comply with the above conditions, Owner will return to you one fully executed counterpart of the Agreement, together with any additional copies of the Contract Documents as indicated in Paragraph 2.02 of the General Conditions.



Owner: Town of Florence

Authorized Signature

By: Charles A. Montoya

Title: Town Manager

Copy: Engineer



TOWN OF FLORENCE COUNCIL ACTION FORM

AGENDA ITEM 10b.

MEETING DATE: September 2, 2014

DEPARTMENT: Municipal Court

STAFF PRESENTER: James E. Mannato, Town Attorney

SUBJECT: Resolution No. 1479-14, approval of appointment

of Judge Kaiser as Juvenile Hearing Officer.

☐ Resolution
 ☐ Ordinance
 ☐ Regulatory
 ☐ 1st Reading
 ☐ 2nd Reading
 ☐ Other

☐ Information Only☐ Public Hearing

⊠ Action

RECOMMENDED MOTION/ACTION:

Motion to adopt Resolution No. 1479-14, approving the appointment of Judge Katherine Kaiser as a Juvenile Hearing Officer for the Pinal County Juvenile Court.

BACKGROUND/DISCUSSION:

Pursuant to A.R.S. § 8-323, the Presiding Judge of the Pinal County Superior Court, or the Presiding Judge of the Pinal County Juvenile Court may appoint certain Municipal Court judges and Justices of the Peace to act as Juvenile Hearing Officers, thereby allowing for local adjudication of certain juvenile court matters and reducing the caseload of the Juvenile Court.

Juvenile Hearing Officers are permitted to hear and decide violations of Title 28 (except for DUI offenses), alcohol and tobacco violations, as well as curfew violations and violations of local town ordinances involving juvenile offenders.

Judge Katherine Kaiser was appointed to act as a Juvenile Hearing Officer by order of Pinal County Presiding Judge Robert Carter Olson on December 20, 2012; however, pursuant to A.R.S. § 8-323, this appointment must be approved by the Town Council as well.

ANALYSIS

Approval of the appointment of Judge Kaiser will allow her to continue to hear and decide juvenile matters under the appointment of the Pinal County Superior Court.

ATTACHMENTS:

Resolution No. 1479-14

Pinal County Superior Court Administrative Order 2012-0021

Subject: Resolution No. 1479-14 Appointment of Juvenile Hearing Officer

Meeting Date: September 2, 2014

Page 1 of 1

RESOLUTION NO. 1479-14

A RESOLUTION OF THE TOWN OF FLORENCE, PINAL COUNTY, ARIZONA, APPROVING THE APPOINTMENT OF JUDGE KATHERINE KAISER AS A JUVENILE HEARING OFFICER.

WHEREAS, the Presiding Judge of the Pinal County Superior Court may appoint certain Justices of the Peace and Municipal Court Judges to serve as juvenile hearing officers; and

WHEREAS, Judge Katherine Kaiser of the Florence Municipal Court was appointed to act as a Juvenile Hearing Officer by order of the Presiding Judge of the Pinal County Superior Court on December 20, 2012; and

WHEREAS, pursuant to Arizona Revised Statutes ("A.R.S.") § 8-323(A), the local governing body shall approve the appointment of municipal judges as juvenile hearing officers.

THEREFORE, BE IT RESOLVED by the Mayor and Council of the Town of Florence, Arizona, that the appointment of Judge Katherine Kaiser as a Juvenile Hearing Officer for the Pinal County Juvenile Court is hereby approved.

PASSED AND ADOPTED BY the Mayor and Town Council of the Town of Florence, Arizona, this 2nd day of September 2014.

	Tom J. Rankin, Mayor
ATTEST:	APPROVED AS TO FORM:
Lisa Garcia, Town Clerk	James E. Mannato, Town Attorney

FILED CHAD A ROCHE SLERK OF SUPERIOR COURT

1917 DEC 28 PM 1: 24

IN THE SUPERIOR COURT OF THE STATE OF ARIZONA

IN AND FOR THE COUNTY OF PINAL

IN THE MATTER OF THE APPOINTMENT OF A JUVENILE HEARING OFFICER

ADMNISTRATIVE ORDER

NO. 2012-00

WHEREAS, the Presiding Judge or the Presiding Juvenile Court Judge may decline jurisdiction and appoint certain justices of the peace and city court judges to serve as juvenile hearing officers; and,

WHEREAS, the Pinal County Board of Supervisors and the City Councils of Kearny, Coolidge, Casa Grande, Florence and Apache Junction have agreed to the appointment of their respective officers serving in the capacity of Juvenile hearing Officers; now, therefore,

NOW, THEREFORE IT IS HEREBY ORDERED appointment of the following Justices of the Peace and City Court Judges as Juvenile Hearing Officers to process, adjudicate and dispose of all cases in which a child under the age of 18 years on the date of the alleged offense is charged with violating any of the laws as set forth in A.R.S. §8-323(B), with the exception of driving under the influence, unless specifically approved by the Presiding Juvenile Court Judge on a case by case basis.

IT IS FURTHER ORDERED that once all orders by the Juvenile Hearing Officers have been fully complied with, the Juvenile Hearing Officer shall immediately transmit a copy of the citation with the findings and disposition of the court noted on the copy of the citation to Juvenile Court, for recordkeeping purposes as set forth in A.R.S.§8-323(G).

IT IS FURTHER ORDERED that all copies of juvenile citations, findings and dispositions shall be transmitted to the Pinal County Department of Juvenile Court Services no later than the 10th day of each month commencing immediately and continuing thereafter until further ordered.

Honorable Andrew Ramirez
Florence Justice Court

Honorable Marie A. "Toni" Lorona Eloy Justice Court

Honorable Robert Kent Oracle Justice Court Honorable Roger Valdez Casa Grande Justice Court

Honorable Arnold Estrada

Mammoth/San Manuel Justice Court

Honorable Larry Bravo Superior/Kearny Justice Court Administrative Order 2012____ Page Two

> Honorable Shaun Babeu Apache Junction Justice Court

Honorable Scott Sulley Maricopa Justice Court/Maricopa City Magistrate

Honorable Dave Orzell Kearny City Magistrate Honorable Georgie Garcia Coolidge City Magistrate

Honorable Judy A. Ferguson Casa Grande City Magistrate

Honorable James W. Hazel Apache Junction City Magistrate

Honorable Katherine Kaiser Florence Town Magistrate Honorable Gene Wilson Eloy City Magistrate

IT IS FURTHER ORDERED that the aforementioned reappointments shall with the same terms and conditions of their existing appointment, but said reappointment shall expire on December 31, 2013.

DATED this _____ day of December, 2012.

HONORABLE ROBERT CARTER OLSON

PRESIDING JUDGE

Original: Copies To: Filed with the Clerk of the Superior Court

Superior Court Judges

Pinal County Board of Supervisors Clerk of the Superior Court

Hon. James P. Walsh, Pinal County Attorney Stephanie Jordan, Dep. Court Administrator



TOWN OF FLORENCE Community Development Department

MEMO

To: Charles Montoya, Town Manager

Lisa Garcia, Deputy Town Manager

From: Mark Eckhoff, AICP, Community Development Director

Date: September 2, 2014 Town Council Meeting

Re: Activity Report

The September 2nd Council agenda reflects that this Department has been largely focused on annexation related items over the past month.

Other ongoing projects and updates:

- We have received inquiries about a new dollar store, new fast food restaurant and a solar project locating in Florence. There have also been more inquiries lately about undeveloped master plans. Investment interest in Florence is increasing.
- Florence was highlighted in multiple media sources as a "Town on the Rise" and reference was made to the award winning Territory Square project and other activity in Florence.
- Looking to move forward with final review and adoption process for proposed Adaptive Reuse Program in the Fall. Sign code revisions will be drafted concurrently, but will take additional effort as staff expects this to be a significant code re-writing.
- The Florence Gardens Beauty Shop project is ongoing, but slowed while the owner/developer is out of state.
- The Main Street Vault restaurant is working on tenant improvements to locate within the former National Bank of Arizona building on Main Street adjacent to the True Value Hardware Store.
- Staff is pursuing easements to construct an interim road across the Territory Square site that would connect the north end of Main Street to Highway 79. Four of the five easements have been acquired.

- The Territory Square Phase One dirt work and site grading project was completed on budget and ahead of schedule. This effort is tied to the ongoing CLOMR/LOMR efforts on Territory Square. Now the LOMR effort for the Phase One site has commenced. The CLOMR effort for the remaining Territory Square properties is ongoing.
- Community Development staff are actively engaged in all aspects of the library/aquatic center development project.
- The attached permit spreadsheet shows that the Town issued 20 single-family home permits for July of 2014. August numbers are yet to be finalized.
- Staff continues to work on Town of Florence Development Code text amendments.
- Code compliance efforts are ongoing, but limited by staff shortages. Fortunately, the Police Department continues to assist with trash and bulk pick up compliance issues.
- The Haydon Building Corp. restarted construction on the Padilla Park at Silver King Plaza project. The project is coming along very well. The modular bathroom facility was delivered to the site, signs are being designed, concrete work is ongoing and utilities are being laid out.
- No significant updates on the N-S and Passenger Rail corridor studies, but the recent modification of the Town's General Plan Future Land Use Map helps to steer both of these efforts.
- Staff continues to work with Mr. Johnson and his team on his updated planning documents for the Johnson Ranch Estates project.
- Staff is working with MAG on a Southeast Valley Transit study and other transportation projects.
- Pinal County Federal Credit Union is continuing construction on the former Big-O Tires and Grease Monkey buildings.
- Staff is working on the remodel plans for the former Pinal County Federal Credit Union facility so that the building can be used for municipal purposes.
- The new restaurant at Anthem at Merrill Ranch is under construction.
- The planned church in the Anthem at Merrill Ranch community has submitted a Design Review application.

- We are recruiting a Building Inspector vacant after a recent hire left for another community. Our Inspector Jason Penrod is managing plan reviews and inspections with contract assistance until we can fill this position.
- An Administrative Assistant has been hired for Community Development.
- As the current President of the Arizona Chapter of the American Planning Association, the Director is helping with the planning efforts for the 2014 annual conference to be held in Yuma. In addition, the Director, Swaback Partners and planners from the Town of Gilbert have been selected to present a conference session on planning, visioning and project implementation.

TOWN OF FLORENCE Building Permits for 2005 Thru 2014

Month							SFR 2011	SFR 2012		SFR 2014															C/I 2007	C/I 2008	C/I 2009	C/I 2010	C/I 2011	C/I 2012	C/I 2013								Other 2011			
Jan.	1	6	29	51	1	20	4	7	20	16	0	0	1	3	4	3	1	2	1	1	0	1	0	0	1	5	0	0	1	0	0	0	30	13	28	23	42	33	32	32	35	61
Feb.	3	53	27	46	0	23	5	7	10	8	0	0	0	4	5	3	2	3	0	2	0	0	0	1	2	2	3	3	0	2	0	2	21	3	27	28	22	33	22	30	27	50
Mar.	13	51	58	48	3	29	5	8	20	14	0	0	3	6	6	4	2	1	2	0	2	1	0	4	3	3	5	1	2	1	1	4	16	20	32	29	44	12	34	30	48	35
April	2	38	36	50	23	17	26	4	27	11	0	0	2	9	5	1	0	1	4	0	0	2	0	1	2	7	1	4	3	2	3	3	12	10	16	30	48	29	32	20	38	45
May	1	50	53	53	33	24	16	20	14	15	0	0	3	13	1	0	1	1	1	1	1	0	0	3	3	9	1	0	2	1	1	3	12	10	26	14	14	28	31	33	41	24
June	5	90	52	52	28	23	11	22	15	8	0	0	4	4	2	0	2	2	1	0	0	0	0	2	2	1	2	1	4	0	6	2	19	12	21	33	27	33	23	35	19	26
July	3	32	54	57	35	15	5	12	11	20	0	0	2	5	1	0	0	1	0	0	0	1	0	2	3	2	1	0	6	6	1	6	9	16	22	36	26	14	17	24	24	18
Aug.	0	19	32	38	16	6	13	12	19		0		1	1	3	0	0	0	1	0	0		0	0	0	9	3	1	1	1	4		5	10	28	27	28	15	19	23	39	
Sept.	35	6	1	31	10	6	7	14	8		0		2	2	1	0	1	0	0	0	0		1	1	3	2	1	0	6	0	1		11	16	9	38	23	20	17	18	28	
Oct.	2	16	21	23	11	5	7	12	14		0		4	6	2	2	0	0	0	2	2		5	4	2	2	2	1	1	0	4		17	16	30	56	21	20	18	40	56	
Nov.	2	20	17	18	24	5	8	8	11		0		4	2	2	1	0	3	1	0	0		9	1	3	4	2	0	0	1	1		19	35	16	30	33	37	41	33	41	
Dec.	33	26	31	0	17	0	5	12	13		0		2	7	4	1	3	0	1	0	1		2	2	1	1	1	2	2	0	0		57	27	18	20	25	23	31	42	34	
Total	100	407	411	467	201	173	112	138	182	92	0	0	28	62	36	15	12	14	12	6	6	5	17	21	25	47	22	13	28	14	22	20	228	188	273	364	353	297	317	360	430	259

SFR = New Single Family Residential Homes

M/F = New Multi-Family Residential (duplexes, triplexes, apartments, etc.)

4. C/I = Commercial/Industrial New/Tenant Improvements

5. Other = Pools, Sheds, Fences, Signs, etc.

R M/H - Manufactured Homes, Mobile Homes and Park Mod

MUNICIPAL COURT MEMORANDUM

TO: CHARLES MONTOYA TOWN MANAGER

FROM: KATHERINE KAISER, MAGISTRATE

RE: JULY MONTHLY REPORT

DATE: AUGUST 2014



The court now has 2 full time clerks as of the 1st of this month. Last year citations came in at record numbers. Having a second full time clerk will disburse the work more evenly giving the Senior Court Clerk more time to focus on her duties.

July was a little busier than June. Citations were up some, still not as much as the court would have liked to see. Summer time stats seem to be lower than the rest of the year. The citations should be picking up next month.

ADDITIONAL MONIES COLLECTED FROM COLLECTION AGENCY AND ARIZONA STATE TAX INTERCEPTION: YEAR 2014 TOTALS

VCS COLLECTIONS F.A.R.E./T.I.P.S.

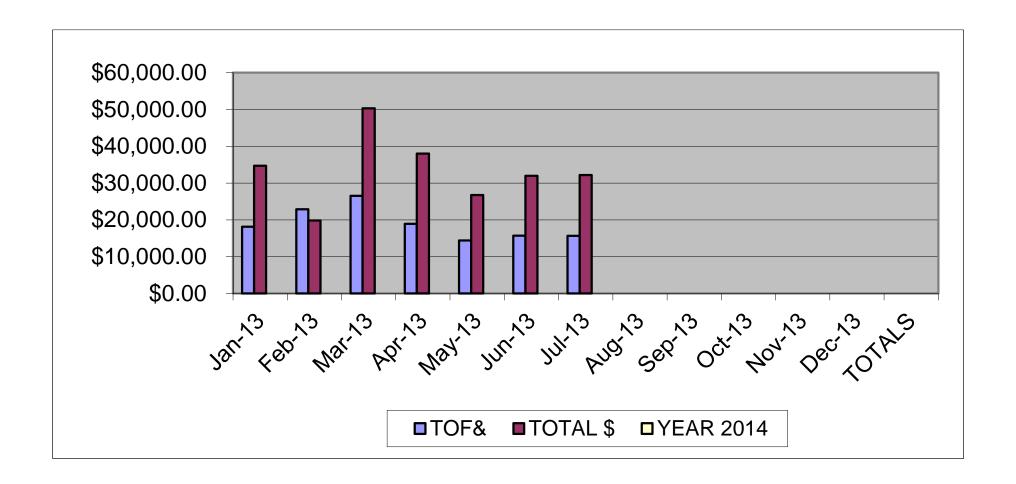
\$ -0- \$91,480.37

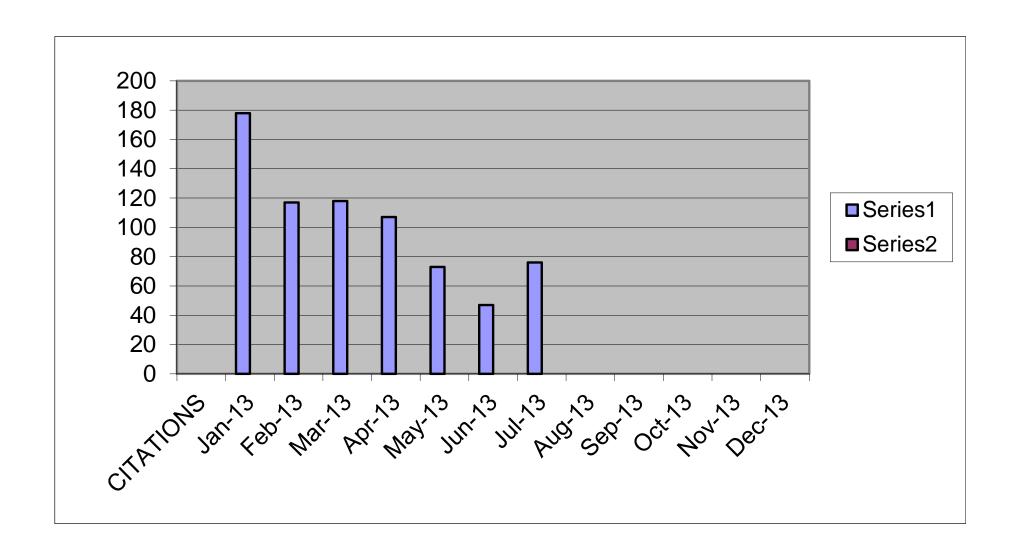
MONEY COLLECTED FOR VICTIM RESTITUTION: YEAR 2014 TOTAL

\$2,050.85

MONEY COLLECTED FOR FLORENCE POLICE DEPARTMENT FOR DRIVING ON A SUSPENDED LICENSE AND THE NEW \$4 ASSESSMENT: YEAR 2014 TOTAL

\$6,927.81







Finance Department Memorandum

To: Charles Montoya, Town Manager

From: Mike Farina, Finance Director

Date: 8/19/2014

Re: Finance Department Report

Budget

- The final budget documents are complete and posted on the Town's Web site.
- Staff completed a video presentation of information regarding the upcoming home rule option election on the August 26, 2014 primary election ballot. The video is currently playing on Channel 11 and is posted on the Town's Web site.

Financial Reporting

- Staff is currently working on the 2013-14 year-end process and preparing for the upcoming independent audit. The auditors will be here in October.
- See attached July 2014 financial report.

Debt Management

- Staff continues work on drafting documents for a \$5,100,000 Excise Tax Revenue Obligation for the library, aquatics and recreation facility. The Town received an A+ credit rating from Standard & Poor's credit rating agency.
- Staff continues work on drafting documents for \$1.5 million CFD#1 GO Bonds to be issued for pavement preservation improvements of arterial and collector streets throughout the CFDs. CFD#1 received a BBB- credit rating from Standard & Poor's credit rating agency.
- Staff continues work on drafting documents for \$728,000 Special Assessment Lien Bonds, which will be issued for public improvements in CFD#1 Area 7, Units 9B, 16 and 17C.

Grants

 Funding announcements/contracts for two grants totaling \$332,000 were made in August. See attached July 2014 Grants Activity Report for additional information.

Monthly Financial Report July 2014

The following charts and graphs are for financial activity (cash basis) for July 2014 (unaudited).

Comparison of Revenue and Expenditures to Budget for the Town's Major Funds

		Revenue		Expenditures									
Fund	Budget	Actual	% Collected	Budget	Actual	% Expended							
General	\$ 14,044,000	\$ 725,776	5%	\$ 14,513,600	\$ 968,088	7%							
Capital Improvement	13,015,100	5,782	0%	23,177,600	12,706	0%							
Highway User Revenue	2,853,400	84,568	3%	8,876,300	102,309	1%							
Construction Tax - 4%	73,200	2,354	3%	1,000,000	-	0%							
Food Tax - 2%	267,900	1,224	0%	2,100,000	-	0%							
Town Water	3,185,400	256,641	8%	10,449,300	35,883	0%							
Town Sewer	5,649,400	343,068	6%	6,350,900	573,052	9%							
Sanitation	682,000	51,762	8%	916,800	57,142	6%							
Total	\$ 39,770,400	\$ 1,471,174	4%	\$ 67,384,500	\$ 1,749,180	3%							

⁻ Reported on cash basis. Revenues reflect a one- to two- month lag in collections.

Development Impact Fee Collections and Expenditures

Development impact i	Beg. Fund				Professional	Ending Fund
Fee Fund	Balance	Fee Collected	Interest	CIP	Services	Balance
501 Sanitation	\$ 46,076	\$ -	\$ 31	\$ -	\$ -	\$ 46,107
505 Transportation	772,751	20,690	517	-	-	793,958
506 General Government	1,225,582	-	820	-	-	1,226,402
508 Police	343,580	15,369	230	-	-	359,179
509 Fire/EMS	181,285	15,679	127	-	-	197,091
510 Parks	1,288,364	1,417	862	-	-	1,290,643
511 Library	820,837	4,407	549	-	-	825,793
596 Florence Water	111,785	-	75	-	-	111,860
597 Florence Sewer	361,259	-	242	-	-	361,501
598 North Florence Water	10,141	-	7	-	-	10,148
599 North Florence Sewer	12,346	-	8	-	-	12,354
Total	\$ 5,174,006	\$ 57,562	\$ 3,466	\$ -	\$ -	\$ 5,235,034

Monthly Financial Report July 2014

Comparison of General Fund Revenue and Expenditures Actual to Budget

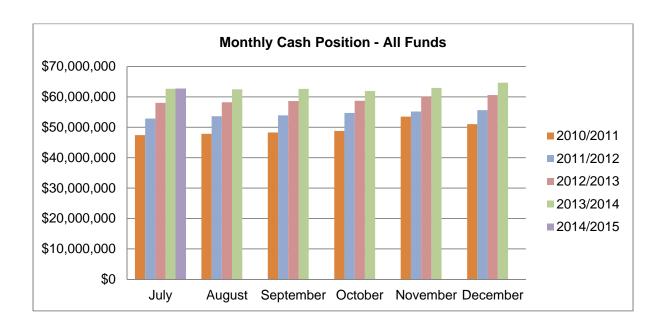
Comparison of General Fund Revenue and Expende					Budget to
GENERAL FUND	Budget		Actual		Actual
Revenue by Category					
Taxes	\$	3,499,600	\$	2,988	0.1%
Licenses and Permits		538,100		58,533	10.9%
Franchise Fees and Taxes		563,600		25,538	4.5%
Intergovernmental		6,686,400		306,302	4.6%
CE Inspection Fees		8,900		-	0.0%
Civil Engineering Fees		30,600		1,100	3.6%
Community Development Fees		122,600		53,290	43.5%
Charges-General Government		157,400		4,719	3.0%
Cemetery Fees		11,200		400	3.6%
Public Safety-Police		33,100		1,069	3.2%
Parks and Recreation		90,400		8,495	9.4%
Fines and Forfeitures		190,200		14,871	7.8%
Interest Earnings		110,000		9,061	8.2%
Public Safety-Fire		112,000		2,824	2.5%
Library		85,300		463	0.5%
Miscellaneous		58,000		232,739	401.3%
Downtown Redevelopment		8,500		-	0.0%
Government Access Channel		7,200		1,852	25.7%
Seniors Fees		19,700		1,530	7.8%
Operating Transfer		1,711,200		-	0.0%
Total Revenue	\$	14,044,000	\$	725,776	5.17%
Expenditures by Department					
Town Council	\$	158,200	\$	38,167	24.1%
Administration		709,800		53,561	7.5%
Courts		292,200		16,011	5.5%
Legal		269,500		20,680	7.7%
Finance		935,000		67,105	7.2%
Human Resources		253,800		17,242	6.8%
Community Development		668,800		33,875	5.1%
Police Services		3,952,800		287,112	7.3%
Fire Services		2,809,200		222,703	7.9%
Information Technology		615,000		33,360	5.4%
Parks & Recreation Services		1,602,300		118,381	7.4%
Library		380,600		24,221	6.4%
Engineering		192,700		7,115	3.7%
General Government		683,600		6,661	1.0%
Cemetery		9,000		485	5.4%
Economic Development		182,700		21,408	11.7%
Operating Transfers		798,400			0.0%
Total Expenditures	\$	14,513,600	\$	968,088	6.67%

⁻ Taxes, franchise fees and intergovernmental revenues reflect a one- to two- month lag in collections

Monthly Financial Report July 2014

Cash and Investments - Bank Balances and Monthly Yield

Account - cash balance	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14
NB/AZ - General Checking	\$ 13,597,802					
LGIP - 7256	8,883					
LGIP - 5953	176,195					
Stifel Nicolaus - Investments	49,010,989					
NB/AZ - PD Evidence	5,072					
Total cash	\$ 62,798,940	\$ -	\$ -	\$ -	\$ -	\$ -
Account - monthly yield	Jul-14	Aug-14	Sep-14	Oct-14	Nov-14	Dec-14
National Bank Arizona	0.05%					
LGIP - 7256	0.05%					
LGIP - 5953	0.07%					
Stifel Nicolaus - Investments	1.10%					



Grants Activity Report July 2014

SUMMARY OF ALL GRANTS

	#	Grant Amount
Submitted grants	14	\$1,392,454
Awarded grants	12	1,439,331
Grants applications in process	2	27,000
Total	28	\$2,858,785

SUBMITTED GRANTS



2013 State Housing Fund (HOME) – Owner Occupied Housing Rehabilitation

The Town submitted a grant application in the amount of \$275,000 to Arizona Department of Housing (ADOH) to conduct Owner Occupied Housing Rehabilitation.

Current Status						
1.	2.	3.	4.			
Pre-	Application	Award/Denial	Grant			
Approved	Submitted	Notification	Contract			
5.	6.	7.	8.			
Project	Reimbursed	Closeout	Closed			

Update: Announcement of award in the amount of \$275,000 was made August 15.



2015 Arizona Governor's Office of Highway Safety (AZGOHS)

The Town submitted an application in the amount of \$75,637 for (1) 2015 Chevrolet Tahoe – DUI vehicle, Accident Investigation Equipment, and Overtime Funds to be used for traffic enforcement.

Current Status					
1.	2.	3.	4.		
Pre-	Application	Award/Denial	Grant		
Approved	Submitted	Notification	Contract		
5.	6.	7.	8.		
Project	Reimbursed	Closeout	Closed		

Update: The Town received two contracts August 15, one in the amount of \$12,000 for overtime and related expenses and the other in the amount of \$45,000 for the purchase of a 2015 Chevrolet Tahoe.

Grants Activity Report July 2014

AWARDED GRANTS

2014 High Intensity Drug Trafficking Alliance (HIDTA) 24 COT Grant Number HT14-2326

HIDTA-24 program awarded **\$62,050** in federal funds for a police officer to participate as a member of the Pinal County Narcotics Task Force. This grant is administered by the Tucson Police Department.

Current Status						
1.	2.	3.	4.			
Pre-	Application	Award/Denial	Grant			
Approved	Submitted	Notification	Contract			
5.	6.	7.	8.			
Project	Reimbursed	Closeout	Closed			

Grant Amount	\$ 77,050
Town Match	
Total Expenditures	\$ 37,212
Fund Balance	\$ 39,838

Update: An additional \$15,000 was approved for this project to cover overtime expenses.

GRANT APPLICATIONS IN PROGRESS

Firehouse Subs Firefighter Equipment Grant

The Fire Department wants to submit an application for approximately \$12,000 to Firehouse Subs, a restaurant chain that makes grant funding available to fire departments located in their area. The funds would be used to purchase technical rescue equipment that could be used in life-threatening emergencies.

Current Status						
1.	2.	3.	4.			
Pre-	Application	Award/Denial	Grant			
Approved	Submitted	Notification	Contract			
5.	6.	7.	8.			
Project	Reimbursed	Closeout	Closed			

Update: Application being prepared.

Fire Department

MEMORANDUM

DATE: August 5, 2014

TO: Charles Montoya, Town Manager

FROM: Peter Zick, Fire Chief

SUBJ: Summary of July 2014 and Plans for August 2014

The fire responses for 2014-2012 are as follows:

	2014		2013		2012	
Type of Calls	July	YTD	July	YTD	July	YTD
Brush Fires	1	79	2	15	2	12
Structure Fires	1	13	0	11	4	19
Vehicle Fires	0	11	1	4	0	4
Trash Fires	1	8	0	9	0	5
EMS	144	1174	164	1194	127	805
HazMat	2	9	1	19	4	24
Electrical Arching	0	1	0	2	0	2
Police Asst./Public Asst.	6	61	11	75	8	32
Unauthorized Burning	0	1	0	1	0	1
Good Intent	0	2	0	0	0	0
Controlled Burning	0	3	0	4	0	8
False Alarm/System Malfunction	7	32	7	24	8	26
Emergency Stand by (move up)	17	247	46	546	50	149
Other Calls	28	217	22	201	19	122
TOTALS	207	1797	254	2105	222	1209

Summary of July

Training:

July was a planning month for next year. We set our training priorities and tentative schedule for next year. Training and Development met to finalize testing process for Engineer.

Maintenance:

Engine 541 went to Hughes Fire Equipment for warrantee items and maintenance. Parts were ordered and are waiting for them to come in.

1 staff vehicle was sent to Public Works for PM.

Administration:

Topaz agreement was signed by council for radio communications

Apache Junction Fire Apparatus Maintenance Agreement (Superstition Fire/Medical) was signed by council.

Posted for Part Time Firefighter/Paramedic positions

Chief Kemp/Captain Moser completed initial inspections on all correctional facilities accept State Prison. Violations were documented and re-inspections will be scheduled.

Sent out letters of our intent to start doing Fire/Safety Inspections on Historic District in August. Started scheduling those with business owners.

Working on getting Mutual Aid Agreements with Queen Creek and Gilbert Fire. We met with all of the Chiefs with Gilbert Fire and we have their support to move further.

With Topaz agreement signed, we planned to meet with Mesa Fire to assist us with radio equipment.

Received notification on both Assistance to Fire Grants and we were not successful on either grant we put in for. One was for new radio equipment and the other was for a mini pumper. Both grants had a focus this year to fund projects that were a safety issue.

Chief Sample and Chief Kemp met with members of Phoenix Fire and Mesa Fire and are in the process of getting regional Haz Mat training brought to Florence. We will become the main agency in delivering this training to the rest of Pinal County.

Chiefs are continuing to work on SOPs by updating the 100 series.

Met with Mayor Rankin to discuss Fire Department Operations and personnel movements that went into effect July 1st.

Continued to work on annexation process with signature collection

Captain Moser completed Fire Inspector 1 and 2 class. Waiting on test being graded and certification.

Started planning inspection of State Prison buildings. These are going to present many challenges. Meeting with the State Fire Marshal for assistance.

Plans for August

Training:

Crews will continue to work on MCSs

Haz Mat CE

Engineer's Promotional Test

Captain Moser will start arson investigator training

Maintenance:

Engine 541 will get warrantee items complete when parts come in this month.

Received a recall notice on computer programming for the new ladder. Will have it scheduled to be updated when we can get the truck down to Detroit Diesel.

Administration:

Continue to work on Mutual Aid Agreements with Queen Creek and Gilbert. Will hopefully have them complete and ready for council approval this month. Same for Gilbert Fire.

Will conduct inspections as previously stated.

Start working on strategic plan

Work with Core Construction to complete the lobby floor at Station 2

LEPC Meeting

Continue to work on annexation

Complete radio communication evaluation within new annexation area

Florence Community Library July 2014

July Statistics

- 8,747 patrons visited the library in July
- 10,401 total items were circulated in July
- 92 library cards were issued
- 1,607 patrons signed up for use of the computers
- 370 FHS students visited the library on a pass between July 21st and July 31st

Meetings and Events

07/01/14	Coffee Club
07/04/14	Closed for 4 th of July holiday
07/09/14	Friends of the Library meeting
07/10/14	Staff assisted HR with clerical training
07/16/14	Library and Aquatics facility project open house
	Library Advisory Board meeting
07/21/14	Jasper Halt attended an AzLA meeting
07/24/14	Library and Aquatics facility project open house
	Rita Marquez attended a First Things First Pinal Early Childhood Coalition meeting
07/31/14	Town Council work session - Library and Aquatics facility project
	Rita Marguez attended database training offered by the Arizona State Library

Intersession

F.U.S.D. students returned from summer break on July 21, 2014.

Staffing

The Town's vacant Library Aide position has been filled. Veronica Felix began her duties on July 14, 2014.

STEAM Kits for Communities

The Florence Community Library was selected to participate in the Arizona State Library's "STEAM Kits for Communities" program. STEAM stands for Science, Technology, Engineering, Art, and Mathematics. The library received 15 interactive kits intended to encourage self-initiated learning, critical thinking, creativity, and problem solving. It has been widely documented that STEAM programs can enhance a child's engagement in the learning process. Reports by the U.S. Department of Commerce from 2011 also indicate that the growth in STEM jobs has been three times greater than that of non-STEM jobs over the last 10 years. For very young children, we intend to incorporate the kits into our regular storytime and Mom's Hands programs. For the tweens, a "STEAM Camp" will allow participants an opportunity to engage with the materials. As a shared-use facility there are numerous opportunities to present STEAM programs to high school students, from an early release day drop-in program to structured class visits. The first drop-in program is scheduled for September 3, 2014. We would also like to engage teachers, from Head Start to the high school, by offering STEAM kit "petting zoos." Teachers from the juvenile detention center have requested staff bring the kits to their students.

Family Storytime Resumes in September

The Florence Community Library invites children of all ages and their caregivers to Family Storytime on Wednesday, September 3, at 10:00am in the upstairs programming room. Join Miss Rita every week for a half hour of stories, fingerplays, and fun!

Memorandum



To: Charles Montoya, Town Manager

From: Bryan C. Hughes, Parks and Recreation Director

Date: August 18, 2014

Re: August 2014 Department Report

Staff continues to meet weekly with the Territory Square – **Library/Recreation Complex** Project Team and Low Mountain Design-Build Team. The team is reviewing deliverables related to the schematic design phase, as well as the proposed Guaranteed Maximum Price (GMP) for the project and making sure we have everything to move forward to the next phase. Staff has also been working on estimates for expenditures and revenues for the proposed facilities.

Interviews were held for new positions that were included in the FY15 budget. **Megan Padilla**, Recreation Programmer, begins on August 25, and will oversee youth and teen programs and adult special interest programs. She has been a part-time staff member with Parks and Recreation for over seven years. **Elijah White**, Parks Maintenance Worker I, will begin working on September 8.

Staff met with Kent Taylor, Director of Open Space and Trails for Pinal County, on August 11, to discuss future trail corridors and updating of the **County Open Space** and **Trails Master Plan**.

Parks and Recreation Staff attended the **Arizona Parks and Recreation Association's 62nd Annual Conference and Expo**, August 12-14, at the Sheraton Wild Horse Pass Resort and Spa in Chandler. Staff attended over 30 educational sessions over two days. There was a wide variety of sessions to choose from, including park maintenance and planning, recreation programming, trends in parks and recreation, advocacy; as well as over 60 vendors in the expo. It was a great experience and the networking and knowledge gained will benefit the department and Florence residents.

I will be attending the second and final year of the **National Recreation and Parks Association's Directors School** at the Oglebay Resort and Conference Center in Wheeling, WV, from August 23-29.

Parks and Recreation Department Divisions Report

July 2014

Recreation/Special Events Programs

Recreation Programs	Participants	Volunteers	Comments
Summer Kids Club –	34	0	Estimated Revenue: \$1,586
Florence			
Summer Kids Club –	31	0	Estimated Revenue: \$1,216
Anthem			
Harkins Summer Movie	78	0	Estimated Revenue: \$177
Summer Field Trips	24	0	Estimated Revenue: \$486
Before the Bell & After	22	0	Estimated Revenue: \$1,555
the Bell – Florence			
Before the Bell & After	10	0	Estimated Revenue: \$2,355
the Bell – Anthem			
Men's Basketball	60-70	0	Revenue posted in June
Swim Lessons	22	0	Estimated Revenue: \$336
Swim Team	35	0	Revenue posted in June
Adult Open Gym	431	0	Free Program
Teen Open Gym	18	0	Free Program
Private Pool Parties	1-20 attend	0	Estimated revenue: \$100
Open Swim	259 kids/	0	Estimated Revenue: \$208.50
	79 adults		

Facility Use Permits

Number of Facility Use Permits	Estimated Number of Participants
32	3000

Fitness Center - Membership Package

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Fitness Package Sales	Total	Revenue
Active Military	2	\$30
CCA Employee Rate	9	\$135
Daily Fitness Pass	5	\$25
Employee	0	\$0
GEO Employee Rate	8	\$120
Non-Resident 6 Months	0	\$0
Non-Resident Annual	0	\$0
Non-Resident Monthly	0	\$0
Resident 6 Months	1	\$90
Resident Annual	0	\$0
Resident Monthly	75	\$1350
Sr. Non-Resident 6 Month	0	\$0
Sr. Non-Resident Annual	0	\$0
Sr. Non-Resident Monthly	0	\$0
Sr. Resident 6 Months	1	\$60
Sr. Resident Annual	0	\$0

Sr. Resident Monthly	21	\$252
Total Memberships	122	\$2,062

Fitness Center - Classes

		Non-		
Program	Members	Members	Total	Revenue
Adult Lap Swim	0	8	8	\$80
Water Walking	6	5	11	\$80
Water Aerobics	9	6	15	\$210
Karate for Kids	N/A	N/A	22	\$550
As Seen on Pinterest	N/A	N/A	1	\$10
Tumbling Toddlers	N/A	N/A	1	\$25
Total for Fitness Center	15	19	58	\$955

• Estimated member sign-ins throughout the month: 2,062

• Total membership packages sold in July: 122

• Fitness Center revenue for all July package sales: \$2,062

• Fitness Classes revenue for July: \$955

• Total July Revenue: \$3,017

Dorothy Nolan Senior Center

Dorothy Noian Senior Center							
Programs	Participant	Type	Comments				
Bible Study	0						
Bingo	127	Activity					
Birthday Cards	9	Service					
Staff cooked meals & Senior	88/27-115	Meals/Activity					
meals							
Breakfast	86	Meals/Activity					
CAHRA	13	Service					
Dinner Club- Red Lobster	11	Meals/Activity					
Blood Pressures		Service					
Pinal County Food Box	45						
Dental Clinic	11						
Diabetic Clinic	8						
Fitness Center	50	Health					
Games	240	Activity	Backspace 3, Yatzee, Skipbo, Dominoes, Cards, Scrabble, Cribbage, Phase 10, Wii games				
Guardian Angel Installation	2	Service					
Hair Cuts	2	Service					
Hand weights	20	Activity					
Home-Delivered Meals	337	Service					
Knitting & Crocheting	43	Activity					
Lost Meals	53	Service					
Medicare Advocate	2	Service					

Movie & Popcorn	11	Activity	
Rides Program	253	Service	253 trips to the Center,19 errands, and 20 special events
Senior Donation Meals-	27	Meals	Mt. Athos
Senior Hot Topics	18	Activity	
Shopping	7/13/9	Service	Anthem/Coolidge/Dollar Store
Telephone Reassurance Program	5	Service	
Volunteer Hours	53@289	Service	
Building Use	762	Service	

^{4&}lt;sup>th</sup> of July Event Patriotic Bingo 42; Extension Food/Nutrition Program 35

Accomplishments:

The center served 449 meals to 51 participants; we had no new senior participants this month.

FLORENCE POLICE

Monthly Report – July 2014



425 N. Pinal St. P.O. Box 988 Florence, AZ 85132

Phone: 520-868-7681 - Fax: 520-868-0158

"The men and women of the Florence Police Department stand firm in our pursuit for justice and public trust. We will stay true to our mission of providing service and safety to our community with honor, respect, and integrity. We are committed to providing fair and equal treatment to those we encounter."

The information contained in this report outlines significant information and activity within the Florence Police Department (FPD) during the month of July 2014. The monthly report is prepared for the Town Council's review and furthermore for the use by FPD to examine the current activity within the department and community to identify short-term and long-term needs, and develop plans for improvement to provide the highest level of service.

Personnel

Employee	Position	Effective
New Hire		
None		
Resignations/Terminations		
None		
Vacancies		
1 full-time	Police Officer	
2 full-time	Public Safety Dispatcher	
1 full-time	Lead Public Safety Dispatcher	

Personnel Development

Sworn Personnel

The sworn personnel of the FPD attended the following trainings during the month of July:

- Detectives attended training in Flagstaff July 14th and 15th. The class covered topics of Domestic Violence identifying potential victims and perpetrators for physical, economical and emotional abuse. Detectives also attended Investigation Child Abuse-Child Homicide training in Casa Grande.
- On July 13th and July 20th, all Officers and Dispatchers attended the Active Shooter training at the Florence High School. This training was instructed by FPD officers. Topics covered in the training were high risk entry, search procedures, formation,

Department policy on use of force, and deadly force.

- One officer attended certification training in the use of the Radar-Doppler.
- One officer attended Taser certification training.
- All dispatchers attended Fire Communications Procedures Training.
- Officer Defassio successfully completed the final phase of training.
- One officer attended training for certification in the use of Radar-Doppler certification
- One officer attended Taser certification
- Sgt. Tatlock and Deanna Aguilera attended GOHS training in Phoenix

Chief of Police

The Chief of Police attended the following meetings during the month of July:

- Meeting with Town Attorney
- Town Council Meetings
- Management Team Meetings
- Weekly FPD Supervisors Meetings
- Public Safety Meeting with Town Manager
- ACTT FA-2 Planning Meeting
- Attended death row inmate execution as a witness

Administrative

During the month of July the following projects were completed within the administrative division of the FPD:

- Police Support Services Manager attended GOHS Training in Phoenix, AZ
- Annual/semi-annual audit of evidence/property conducted
- Budget review for fiscal year 14/15
- Began the process of purchasing Spillman Community Dashboard/CompStat
- Members of management completed a Town wide emergency evacuation plan and was submitted for approval.
- Intern Alejandra Jimenez completed her internship with FPD in accordance with NAU guidelines.

Volunteers

In July, the FPD Volunteers took calls for service in the Police Department's lobby, attended the July 4th celebration at Heritage Park, ADOC execution on July 23rd, and Anthem K-8 on July 16th and 17th to provide fingerprinting service. A total of 334 hours of service were completed by forty-six active community volunteers for the month. Volunteers provide front desk reporting Monday – Thursday, Fingerprinting Mondays & Wednesdays, and court security on Thursday mornings.

Support Services

Communications

On July 29th oral boards were held for two Public Safety Dispatcher applicants. Of the two applicants, one will be moving on to complete the background check. An internal promotional opportunity for Lead Dispatcher has been posted. We currently have one dispatcher in training.

Below is a table that shows the total calls for service handled by FPD dispatchers during the month of July. The numbers are shown by the incident locations and how the incident was reported.

How Calls Are Received, Totals by How Received					
	FP1	FP2	FP3	TOTAL	
911 Line	46	23	27	96	
Crime Stop Line	0	0	0	0	
Officer Report	156	93	171	420	
In Person	44	2	3	49	
Radio Transmission	0	1	0	1	
State TT/NLETS	0	0	0	0	
Telephone	177	60	71	308	
TOTAL	423	179	272	847	

Evidence and Property

The bi-annual audit of the Evidence room was conducted by Officer Kakar and Evidence Custodian T. Clifford. The audit revealed no major discrepancies. Evidence personnel completed work in the following:

- auction activity
- volunteer Intern Program
- fingerprinting services

The following chart represents the major evidence activity during the month of July.

Crime Scene/Evidence		Property		
Arson	1	Firearm	3	
Burglary	1	Found property	4	
Drugs	4	Lab activity	2	
Fraud	1	Safekeeping	5	
Theft	1	Other	3	
Other	6	Return to owner	3	

Criminal Investigations Unit

Monthly Case Log						
Previous Months Cases New Cases Assigned Number Cases Closed Total Active Cases						
4	7	5	8			

Monthly Activity Notes

11 guns stolen recovered in connection with open cases in Casa Grande and Pinal County.

Operations/Patrol

The department has 1 Police Officer position open for recruitment from the 2014 budget year. Two more Police Officer positions have been added for the 2015 budget year. The application process was started for two applicants. The first applicant is a lateral and will start work in August, and the second applicant is a recruit from Az Post Certified Military Academy with a graduation date of August 8, 2014. One position is left open for hire.

Management attended Council meetings at Town Hall on July 7, and 21st.

The upcoming Sergeants exam is being prepared for testing and promotion of a new Patrol Sergeant.

The Police Department conducted 1789 Directed Patrols during July. Directed Patrols are a proactive, police-initiated, approach which focuses patrol resources on the places with highest risks of serious crime to increase crime prevention. Statistics have proven that an increased proactive patrol in high crime areas has decreased crimes.

Traffic

A random check of citations for the time frame of January 1, 2014 to June 21, 2014 was completed for comparison of the same time frame in 2013. There has been an increase of 100 citations for 2014.

Total number of Citations issued for the month: 104

GOHS Grant:

During the month of May the officers performed the following under the GOHS grants:

- 276 traffic stops, this is an increase from June
- 95 total traffic related citations were written, this is an increase of 31 citations from June
- 3 citation for lap and shoulder belts

- 1 for child passenger restraint
- 35 speed citations, this is an increase of 8 from June
- 1 for DUI liquor/drugs/vapors
- 1 for DUI .08 or more
- 1 Super Extreme DUI
- 15 no mandatory insurance

Vehicles maintained with the department:

- Issues with 2 Dodge Chargers and a Crown Victoria overheating.
- 2 cameras were installed in patrol vehicles that will allow 4G wireless capability for downloading or real time viewing.
- Bids were submitted for 23 printers and scanners for the officers to use with the new TRAC's system for e-tickets, auto filling crash forms, tow sheets and other department forms.
- 3-Bids were submitted for 2 new Tahoe's to Public Works to be presented to council in August.
- 3-Bids were submitted to Public Works to outfit the new Tahoes as Police vehicles.

Extra Details

- The new TRAC's system agreement was signed by ADOT and will be implemented in August or September.
- The Department worked with the Pinal County Sheriff Office on a 4th of July DUI patrol in the county.
- The Department conducted details for the 4th of July prior to the weekend. The details were spread throughout the Town on Wednesday, Thursday and Friday looking for seatbelt usage and child restraint along with speeding.

Beat 1

Officers conducted directed patrols in the apartment complexes, Florence Gardens, TO Village, Florence High School and neighborhoods. A total of 499 Directed Patrols were conducted.

Florence K-8 School started July 21st. Officers monitored school zones with no notable violations during the first two weeks.

Officers continue to assist the Town of Florence by assuming the Code Enforcement duties.

FPD assisted at the death row inmate execution on July 23rd. The inmate received a temporary Stay which prolonged the actual execution to later in the afternoon. Two officers and two volunteers assisted with traffic control and protestors.

3 injury accidents reported, and 1 reported hit and run accident

45 traffic stops, resulting in 15 written citations

There were a total of 411 calls for service. This is up 88 calls from June 2014.

There are 8 dedicated offices assigned to work Beat 1. This includes all shifts.

Beat 2

Florence High School started July 21st. Officers attended the first few days to Meet-and-Greet. Officers also patrolled the areas around the school including school crossings in the mornings and afternoons.

Florence High School was used on July 13th & July 20th by the FLPD to conduct Active Shooter training.

The Annual July 4th Freedom Fest was held at Heritage Park. There were no injuries reported, 2 reports of missing children where both were returned to parents within 15 minutes. Sgt. Tatlock, Officers and Volunteers had high visibility and did a good job at this event.

Heritage Park had numerous permits issued for softball use and family parties. Officers conducted patrols of these events with no issues being reported.

Padilla Square – Directed patrols conducted at the site due to bottles with historic value (reportedly 150 years old) being found.

Windmill Winery was closed for month of July.

Florence Hospital at 450 Adamsville Road was sold to new owners.

Officer Voight conducted a traffic stop 7/28 – which recovered 2 stolen firearms. Further follow ups by Det. Helsdingen resulted in several more guns being recovered.

399 directed patrols were conducted; main locations were at Heritage Park, Padilla Square, W. 9th St., Florence High School, T.O. Village, and the Holiday Inn.

Beat 3

Sergeant Pankey attended the Neighborhood Representative Committee meetings at Anthem Park Side on July 1, 2014 and Anthem Sun City on July 15, 2014. The following was discussed at both meetings: June 2014 monthly statistical data, Town of Florence July 4th Freedom Fest activities, operation and parking of golf carts and other vehicles, Neighborhood Watch Program.

Sergeant Pankey and two Officers attended two Neighborhood Watch meetings with the new residents in attendance.

Anthem K8 and the Anthem Leadership Academy started school in July. Officers were scheduled to attend and assist for the first three days at the schools.

There were 891 directed patrols of businesses, parks and residences conducted in beat 3 for the month of July 2014. House watches are also being conducted.

Calls of note:

• 1 accident with injuries @ Hunt Highway & Franklin Road

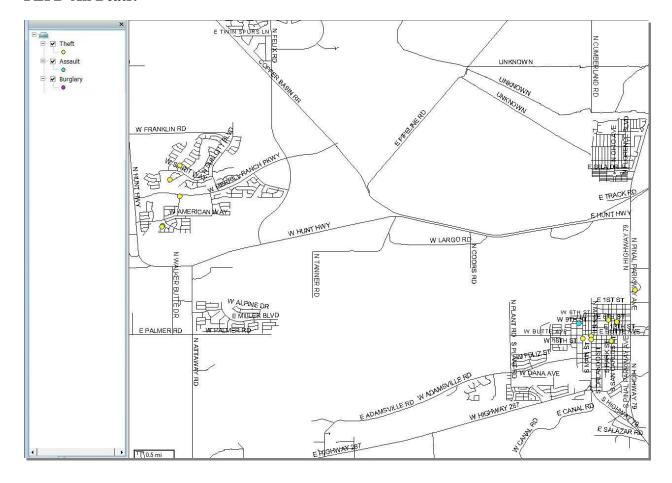
- 4 alarms/burglary alarms that resulted in false alarms
- 3 calls for animal control
- 1 burglary of guns, ammunition and ammunition reloading equipment
- 1 criminal damage, juveniles broke the window of a model home. Follow up was conducted by the officer and the juvenile was identified and charged.
- 1 theft from a vehicle, a spare tire cover was taken
- 1 search warrant served
- 1 violation of a court order

There were 263 calls for service in Beat 3 for the month of July, 130 of those calls were traffic stops resulting in 40 verbal warnings and 90 citations issued, 133 of those calls were for other service, 40 of the traffic stops were verbal warnings

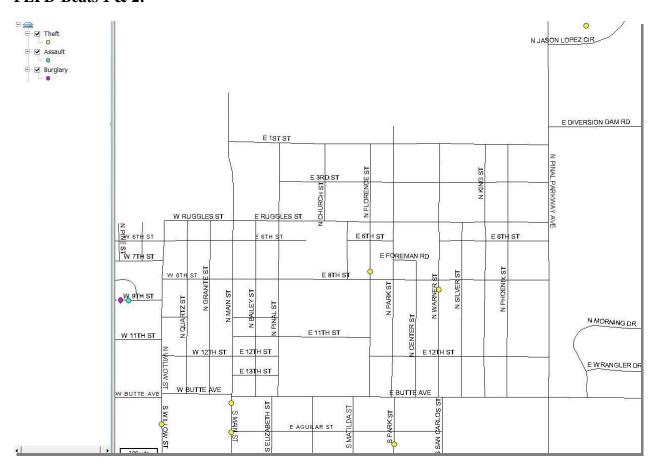
FPD CRIME MAPS

These crime maps are generated from a Pin Map Tool within Spillman, which is the Records Management System used by FPD. Only Part I offenses committed in the Town of Florence during the month of July 2014 are shown on the maps. Part I offenses include criminal homicide, forcible rape, robbery, aggravated assault, burglary (breaking or entering), larceny-theft (except motor vehicle theft), motor vehicle theft, and arson. (**Pins on the map may overlap on an address point.)

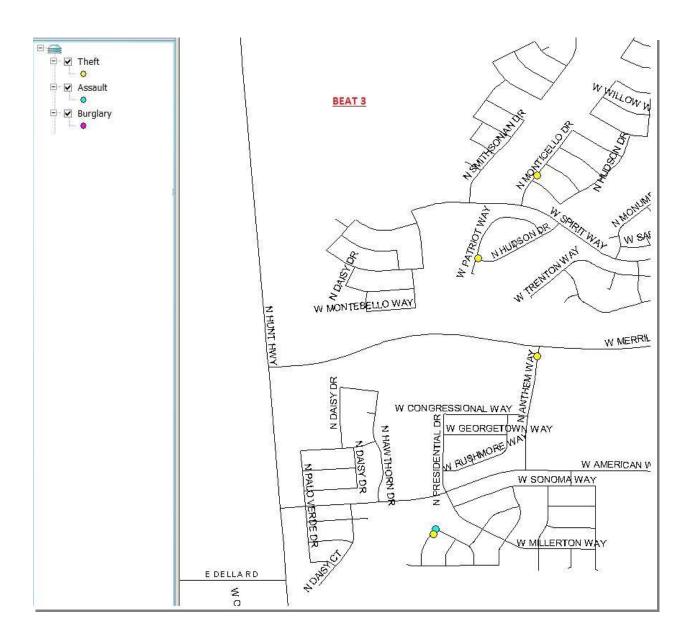
FLPD-All Beats:



FLPD-Beats 1 & 2:



FLPD-Beat 3:



Average Response Time to Calls for Service

6 Month Reporting Period: February 2014 to July 2014

	Feb	Mar	Apr	May	June	July
H - Hot Call	4:59	None	None	None	None	None
Priority 1	4:48	5:06	4:03	4:39	4:50	3:18
Priority 2	7:09	8:14	8:46	3:45	5:46	6:23
Priority 3	27:26	22:21	30:53	12:27	21:41	17:25
Priority 4	18:53	30:21	17:31	15:05	13:50	8:13

Definitions:

H - Hot Call	This priority represents the highest level of response by the Department where there is the chance of serious injury or loss of life, or major loss of property.
Priority 1	This priority includes in-progress or just occurred, no presence of weapon used in a threatening manner (suspect present).
Priority 2	This priority includes minor crime events which are not on-progress and have a 15-45 minute time delay in being reported (suspect not present).
Priority 3	This priority includes calls on events where there is a significant time delay by the reportee (suspect not present).
Priority 4	The priority represents report calls only taken by phone at officer's discretion or light duty office, if available.

JULY 2014 Count of Index Offenses

Classification of Offense	Offenses	Unfounded	Actual	Offenses	Juvenile
CRIMINAL HOMICIDE	0	0	0	0	0
a. Murder/Nonneg Manslaughter	0	0	0	0	0
b. Manslaughter by Negligence	0	0	0	0	0
FORCIBLE RAPE	0	0	0	0	0
a. Rape by Force	0	0	0	0	0
b. Attempt Forcible Rape	0	0	0	0	0
ROBBERY	0	0	0	0	0
a. Firearm	0	0	0	0	0
b. Knife or Cutting Instrument	0	0	0	0	0
c. Other Dangerous Weapon	0	0	0	0	0
d. Hands, Fist, Feet, etc.	0	0	0	0	0
ASSAULT	4	0	4	0	0
a. Firearm	0	0	0	0	0
b. Knife or Cutting Instrument	0	0	0	0	0
c. Other Dangerous Weapon	1	0	1	0	0
d. Hands, Fist, Feet, etc.	2	0	2	0	0
e. Other Assaults - Simple	1	0	1	0	0
BURGLARY	1	0	1	1	0
a. Forcible Entry	0	0	0	0	0
b. Unlawful Entry/No Force	0	0	0	0	0
c. Attempt Forcible Entry	1	0	1	1	0
LARCENY - THEFT	19	0	19	3	1
MOTOR VEHICLE THEFT	0	0	0	0	0
a. Autos	0	0	0	0	0
b. Trucks	0	0	0	0	0
c. Other Vehicles	0	0	0	0	0
GRAND TOTAL	24	0	24	4	1
Clearance(s) by Adult Arrest	0				
Clearance(s) by Juvenile Arrest	0				

^{**}All data presented in this report is tentative until monthly audit is complete

Public Works Monthly Report July 2014

Administration

- Started earthwork inspection of Territory Square grading.
- Provided documentation to Pulte on the need to landscape Hunt Highway from Merrill Ranch Parkway to the end of Phase 3.
- Met with Cooper Road Community Representative on traffic control devices.
- Met with National Flood Insurance Program Representative on status of Town Floodplain Management.
- Met with Risk Pool on environmental concerns from waste oil hauler.
- Provided description of project, cost, lifecycle analysis and map for general obligation bonds in Anthem.
- Discussions continued with ADOT in regards to IGA for pre-emption signalization agreement for existing and future traffic signals continued.
- Coordinated engineering with San Carlos Irrigation District for reengineering of irrigation line at SR 70 / Diversion Dam Intersection.
- Conducted debriefing of proposals for Project Management Services at Territory Square Phase I.
- Continued to meet with MAG and Queen Creek on Southeastern MAG Transportation Study.
- Continued Capital Improvement Project information verification for Finance.
- Received proposals for temporary signalization at Fire Station No. 2.
- Commented on Magma Flood Control District Engineers LOMR with JD Fuller for Lower Magma Channel Project.
- Attended MAG Street and Specifications Committee meetings.
- ADOT Contract awarded for Work for the SR 287/79B Roundabout Town of Florence to Kittleson and survey, environmental and traffic analysis continued for Project Assessment.
- Continued input on Padilla Park to include onsite Civil Improvements and provided fill materials.
- Held discussions with various municipals and entities concerning disposal of sanitation vehicles.
- Presented agreement with Pinal County to Council for intergovernmental Road Agreement for maintenance of various gravel roads, reviewing eligible roads for participation and County will rehabilitate Cooper Road with a chip/seal surfacing.
- Traffic Study analysis continued on Victory Way, Spyglass Drive and Yorktown Way.
- Traffic Study on Hunt Highway north of Franklin Road near completion; analyzing improvements.

- Traffic count and speed analysis completed on Felix Road between Hunt and Hiller alignment, preparing estimates for work to be performed and also work to be completed by Pulte.
- Completed 'No Engine Braking' analysis at various locations. Received input to Arizona Department of Transportation (ADOT) for two locations. Information to be resubmitted.
- Met with Pinal County and farmer on Canal Road maintenance; yet to be resolved with County/Town maintenance resolution.
- Previously met with Southwest Gas and advised them that regulator at Felix/Hunt intersection needed to be relocated, pending review of documents with Pulte. Awaiting results. Follow up continued, no action yet by Southwest Gas. Pulte to contact.
- Met weekly with Baxter Design Group to discuss plan review, submittals, and district engineering topics at Anthem at Merrill Ranch.

Engineering

- Investigating lead paint content at Well # 5 water tower.
- Resolved curb issue at 2517 Hawthorne with Pulte.
- Performed pavement assessment evaluation in Florence Gardens.
- Reviewed Sunrise Phase 2 acceptance of roadway and utilities to existing buildings on Geib Avenue.
- Provided comments for Lookout Mountain Development and F mountain access issues.
- Completed drainage report review at Poston Butte Restaurant.
- Provided input into Gila Boulevard property encroachment issues with rights-of-way.
- Solicited proposal for rehabilitation of Hunt Highway form Town Limits to Community Facilities parcel.
- Solicited proposals for geotechnical program for Fuel Facility site.
- Provided pavement preservation description within Anthem to include pavement preservation and striping for GO for collector and arterial streets bond issue for collector and arterial streets.
- Aquifer Protection Permit for Merrill Ranch Water Reclamation Facility in Public Hearing process by ADEQ completed.
- Assisted ADOT right-of-way section in providing as-built information previously provided by the town for SR 79 / Diversion Dam intersection.
- Completed design review from Pulte for Spirit Way North Concrete Arches over the Walker Butte Wash.
- Provided resolution to Units 9 at Anthem in regards to deficient air voids in asphalt surfacing. Awaiting test results from Pulte.
- Continued discussions with ED2 on power line relocation along Diversion Dam Road.
- Continued to meet with School District to discuss drainage and right-ofway issues along Adamsville Road for dedication to Town.
- Completed contract close out to Brunenkant Building.
- Met with ADOT on SR 79/79B to review traffic control devices for project.

- Continued revising and completed design for Police Department Parking Lot and Drainage Improvements at existing Police Station.
- Assisted ADOT Consultant for Signalization Project at Diversion Dam and SH79 in coordination with Diversion Dam Road Project.
- Willdan continued Diversion Dam Road design in accordance with their Service Contract Task Order, 98% complete drawings. Coordinated with San Carlos Irrigation District over relocation of manhole, awaiting design.
- Reviewing alternate design of mailbox location and approach by Postal Service just north of Yavapai Court on Florence Boulevard.
- Unpaved Road status
 - a. Right-of-way issues have being resolved by the County and road re-alignment started along with drainage improvements by County.
 - b. Felix Road traffic analysis completed indicating the feasibility to increase speed near the 85% level. Estimate of TOF accepting road from Pulte in progress in accordance with September findings that were documented. Continued discussing right-of-way acquisition at Hunt Highway with Owner.
 - c. Canal Road to be handled under IGA with County. Canal Road to be dismissed from IGA.
 - d. Franklin Road, east of Hunt Highway completed with paving. Franklin Road west of Hunt Highway findings being evaluated for drainage improvements per findings with resultant estimates for design/construction.
- Received authorization from SCID to extend pipe with drainage ditch at Attaway/Hunt Highway intersection for possible intersection improvements: design continued.
- Investigated storm drain issues in Walker Butte wash within Anthem; evaluating results.
- Met with GEO prison officials to discuss drainage issues from State Land to the south of GEO Prisons. Research proceeding, field investigation continued.
- Received water line extension drawings for legal offices at SH79. We are awaiting ADOT permit for construction from owner.

Streets

- Graded alley behind Circle K south of Butte.
- Assisted with barricades for July 4th Event.
- Removed concrete from 40-acre site.
- Mobilized for various flood events and wind events, including barricading and clearing debris from streets.
- Constructed temporary overflow parking lot at Fire Station No. 2.
- Repaired Arriola Square sidewalk pavers.
- Performed blue stakes for storm drain locations.
- Performed scheduled street sweepings.
- Performed maintenance on unpaved roads: Cooper and Christensen Roads and Canal Road.

- Reviewing and issuing right-of-way permits and follow-up inspections.
- The patch truck crew worked on street and sidewalk maintenance and water/sewer repair patches.
- Crews worked on cleanups, mowing, spraying weeds, storm drain cleaning and trimming trees.
- Advised Pulte of missing street lights on Unit 21 due to change in model location.
- Disassembled and stacked 565 broken trash containers for shipment to recycler.

Fleet Maintenance

- Repaired fuel pipe and tank on PD-G044FM.
- Replaced brakes, hub assembly and tires on PD-G097FR.
- Replaced modules on PD-G031ET.
- Replaced four tires on PD-G413FF.
- Replaced starter and batteries for WW-005.
- Replaced tires on SC-005.
- Replaced two tires on PR-010.
- Replaced four tires on ST-014.

Facility Maintenance

- Investigated generator issue at North Florence Wastewater Plant and solicited engineering bids.
- Conducted procurement for fitness center doors, senior center rehabilitation of entrances, doors and restrooms.
- Started prefabrication of veranda handrail at Silver King.
- Addressed mural repair on Main Street due to failing bracing.
- Awaiting results of HVAC (heating, ventilation and air conditioning) controls adjustment to Rooms 1202/1203 in Town Hall, before evaluation. IT to send out service contract, rooms not evaluated.
- Investigated structural crack at Fire Department Bay floor and recommended it be sealed. Researching engineered products for use; to be continued when resources are available.
- State Parks to perform repair and/or replace decking at McFarland Building, starting 7/1/14; State Parks has not started repair.
- Public Works man hours were expanded on facilities maintenance rather than outsourcing for contract labor.
- Minor plumbing activities took place at various facilities throughout Town, including replacement of accessories.
- Performed repairs of restroom areas throughout Town including accessory replacements. Major repairs at High Profile parking lot; all work continued.
- Replacement of four (4) doors at Senior Center, pending approval of purchase order.
- Replacement of two (2) doors at Jacques Square restroom, pending approval of purchase order.

Sanitation

- Corresponded with Contractor Administrator and RAD on commercial, non-commercial and other accounts.
- Completed commercial service reconnaissance for sanitation services.
- Inspected truck oil left by Right Away Disposal at Anthem for cleanup.

Cemetery

- No funerals were held.
- Three (3) inquiries on cemetery plots were discussed.
- No plots were sold.
- Continuing investigating monument placement at Cemetery for rules/regulation, building safety and right-of-way issues.

Public Works CIP Projects July-14 Highway Users

	nighway Osers
Name	Status
Florence Heights Street Improvements	Received SCID Board Approval, IGA prepared. Met with
	ADOT on permitting again. ADOT review for signalization
	indicated not needed. Final Permitting Application to be
	submitted. Redesign in progress due to SR79/79B
	Project and adjacent development.
Diversion Dam Road Improvements	Reviewed documents for ADOT permit submittal.
	Redesign completed with Minor Arterial
	Road classification. Awaiting ADOT environmental clearances
	Design 98% complete. Awaiting SCID design of irrigation
	structure.
Adamsville Road	School expansion. Attempting to acquire additional right-of-way
	sidewalk design completed.
Hunt Highway	Overlay and milling from 2900 l.f. west of Attaway end of
	Hunt Highway Phase III proposal received, being evaluated.
	RFP being prepared for FY 14/15
Roundabout (SR 79B/287)	ADOT Design Contract received. Data recovery and traffic
Hunt Highway Improvements at Fire	Driveway access completed for Phase I.
Station No. 2	Signalization Drawings received for review and commented on.
	RFP being prepared for construction of signal.
Pinal Street Drainage	Pending Territorial Square hydraulics
Main Street Crosswalk Improvements	Revisions to color scheme being formulated in regards to color
	and technique.
	<u>Miscellaneous</u>
Name	Status
Pavement Projects	Pavement assessment performed, completed.
	Received bids on Butte Avenue and will utilize alternate
	procurement delivery method.
	Felix Road remediation being evaluated for costs.
	East Butte Microseal (pending RFP).
Merrill Ranch Water Reclamation Facility	Final Permit for Public Hearing with ADEQ in process.
CAG 208 Plan	Evaluating proposal in conjunction with Johnson Utilities.
Community Facilities Parcel	
,	Property demolition completed at Fire Station No. 2.
Main Street Extension	Design completed for internal streets communication with
	ADOT to start for SR 79. Initiated fence relocation.
	Facilities
Name	Status
PD Evidence Storage	Scope consolidation and engineering revision being designed.
PD Drainage	Design document in process.
Brunenkant Building	Project completed \$17,000 under budget.
Dianoman Building	1 Tojout completed \$17,000 and badget.
Credit Union TI	As-built by Architect completed. Design proposal received and
Groun Griioff II	in procurement.
	in production.



TOWN OF FLORENCE

UTILITIES DEPARTMENT 775 NORTH MAIN STREET P.O. BOX 2670 FLORENCE, AZ 85132

PHONE: 520-868-8325 FAX: 520-868-8326

MEMORANDUM

To: Charles Montoya, Town Manager

Lisa Garcia, Deputy Town Manager

From: John V. Mitchell, Utilities Director

Date: August 26, 2014

Re: August 2014 Department Report

CIP updates:

- Bailey Street Waterline Approval to Construct issued by ADEQ. construction to be started in October 2014; construction period 45 days
- Well 4 to Well 5 Waterline construction start Apr/May 2015
- Well 3B construction ongoing
- North Florence Water Tank 60% design complete; meeting will be scheduled with Villa Hermosa HOA to discuss project & resolve issues
- North Florence Water Well (Well 2) well siting in progress; land acquisition ongoing
- SWWTP expansion & filtration system construction documents 30% design complete; construction of filtration system to be started in Aug/Sept 2015
- SWWTP EPS/Chlorine Modifications/Administration Building bid award to Currier Construction expected on September 2, 2014
- NWWTP Repairs work ongoing; completion expected Sept 2014
- SWWTP Repairs work ongoing; completion expected Sept 2014
- SCADA work ongoing; expected completion Nov/Dec 2014

Staff project updates:

Two 2-inch water meters installed at Padilla Park

- Water main behind Town Hall repaired after being damaged by contractor working without permit or Bluestake. Repair bill to be submitted to contractor.
- Work Order Summary:
 - o Water meter repair/replacements 107
 - o Line or equipment repair activity 14
 - o Blue Stake 35

Staffing updates:

• Interviews for Wastewater Treatment Plant Operator conducted. Request to hire submitted for Town approval