



Requesting Department:

Development Services

TO: Planning and Zoning Commission

THRU: Brett Burningham, Development Services Director

FROM: Erik Swanson, Interim Planning Administrator
Christine Sheehy, Principal Planner

RE: Public Hearing and Possible Action on P20-0092 Katsiris Rezoning, a request by Jessica Sarkissian (Upfront Planning & Entitlements) for a rezoning of approximately 6.63 acres from R1-54 to C-2 (Commercial) for future commercial uses consistent with the General Plan, located south of the southwest corner of Empire Blvd. and Ellsworth Road/Hunt Highway.

DATE: August 12, 2020

STAFF RECOMMENDATION

Staff recommends approval of P20-0092 Katsiris Rezone, subject to the Conditions of Approval outlined in this report.

PROPOSED MOTION

Move to approve P20-0092 Katsiris Rezone, subject to the Conditions of Approval outlined in this report.

RELEVANT COUNCIL GOALS



Secure Future



Effective Government

SUMMARY

This proposal consists of a request by Jessica Sarkissian (Upfront Planning & Entitlements) for a rezoning of approximately 6.63 acres from R1-54 to C-2 (Commercial)

for future commercial uses consistent with the General Plan, located south of the southwest corner of Empire Blvd. and Ellsworth Road/Hunt Highway.

HISTORY

Dec. 3, 2018: The Town annexed the property from Pinal County on Sept. 3, 2018 (P18-0064) and applied the equivalent zoning district General Rural District (R1-54) (1.25 du/ac).

PROJECT INFORMATION

Project Name:	Katsiris Rezone
Site Location:	S/SWC of Empire Blvd./Ellsworth Rd. (Hunt Highway)
Current Zoning:	R1-54 (General Rural District)
Proposed Zoning:	C-2 (General Commercial District)
General Plan Designation:	Commercial
Surrounding Zoning:	
North	C-2
South	R1-54
East	C-2
West	GR (General Rural) Pinal County
Gross Acreage:	6.63 acres
Net Acreage:	N/A acres
Total Lots/Units:	N/A
Density:	N/A (gross) N/A du/ac (net)
Open Space Acreage:	Required – 15% (0.99 acres) Provided – N/A
Minimum Lot Area (Proposed):	N/A

DISCUSSION

In 2018 Helen and Bill Katsiris, the current property owners, joined the adjacent property owners to the north and south on the west side of Ellsworth Road to request annexation into the Town of Queen Creek, which was approved. This annexation followed the Earnhardt annexation on the east side of Ellsworth Road that was completed in 2017. Both of these annexations along with the Commercial use designation on the General Plan helped create a future commercial district at the entrance to the Town.

The Katsiris' are now requesting that their property be rezoned C-2 (Commercial) consistent with the Town's General Plan. Subsequent developers of the site will be required to submit a Site Plan Application for approval of a development plan for the property including the required landscape buffers.

In terms of surrounding General Plan land use designations, the properties to the north, south and east across Ellsworth Road are all in the Town of Queen Creek and are designated as Commercial on the current 2018 General Plan. The adjacent properties to the west are in Pinal County but within the Town's Planning Area and designated as Rural on the Town's General Plan.

The subject site is currently zoned R1-54 (1 du/1.25 acre). The property to the north is zoned C-2 and has a pending convenience store/fuel station site plan application. The property to the south is zoned R1-54. The owners of this adjacent property also participated in the 2018 annexation. The applicant offered to include the southern property in the rezoning request, however, the property owners are waiting for a commercial user to rezone their property. To the east, across Ellsworth Road, is the Earnhardt Car Dealership along with other commercially zoned parcels. Immediately west and adjacent to the subject site is a home and vacant land that is zoned General Rural (GR) in Pinal County.

ANALYSIS

General Plan Review: The current 2018 General Plan designation for this property is Commercial. The proposed General Commercial District (C-2) zoning is consistent with the Commercial designation on the General Plan.

Zoning Review: The current zoning designation of the property is R1-54. The applicant is requesting C-2 zoning, as set forth within the Town of Queen Creek Zoning Ordinance. A PAD is not being requested, therefore future development would be required to adhere to the current C-2 development standards.

Adequate Public Facilities: In accordance with Article 5.1 (Adequate Public Facilities) provision of the Zoning Ordinance, the subject property is within the Town's water and wastewater service areas.

Engineering, Utilities and Transportation Review: The project has been reviewed by the Engineering, Utilities and Transportation departments. Conditions of Approval have been added to address development requirements for this project.

Landscape / Open Space Review: For the proposed C-2 zoning, a total of 15% (0.99 acres) open space is required and will be quantified on a future site plan.

PUBLIC PARTICIPATION

With the outbreak of COVID-19, in-person Neighborhood Meetings have been temporarily suspended. Input from the surrounding community is important to the overall public hearing process, and the Town recognizes the vital importance that public comment provides. As such, the applicant sent a notification letter to all property owners within the 1200 foot notification area along with specific details of the case. On June 7th signs were posted on the site with information pertaining to the proposed application, including

contact information for the applicant and Town representative and a link to Town's Planning website that had the proposed project's information. A summary of the Neighborhood Outreach is attached.

Staff received an email from a nearby resident located 525' to the west of the subject property line. The resident was concerned with the height of commercial buildings and potential glare from lights. Per the C-2 zoning designation a maximum height of 48' is allowed and will be evaluated at the time of site plan submittal. The applicant provided information on the Town's buffering and light mitigation requirements. A copy of the resident's emails are attached. Staff has received no other public input to date.

CONDITIONS OF APPROVAL

1. A Site Plan Application is required to be submitted for approval prior to the issuance of a building permit. The Site Plan will demonstrate compliance with the C-2 General Commercial zoning regulations and all applicable provisions of the Town's Zoning Ordinance and Design Standards.
2. Given the limited frontage on Ellsworth Rd./Hunt Highway, this property will be limited to a single right in and right out access driveway.
3. For offsite public improvements the Town requires cash, irrevocable letter of credit (IRLOC), or a bond to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. The assurance amount shall be determined by an engineer's estimate during the Construction Document review phase. Construction assurance shall be deposited with the Town prior any permits being issued.
4. The Town requires all poles less than 69kV to be relocated underground. SRP may require easements outside of Public Right-of-Way. The applicant shall contact SRP for specific requirements that they may have in addition to the Town requirements.
5. 70' of half street of Right-of-Way for Ellsworth Road shall be dedicated by a Map of Dedication prior to any permits being issued.
6. The remaining ½ street improvements within the Ellsworth Road Right-of-Way shall be designed and constructed with this project. Improvements shall include but are not limited to sidewalks, landscaping, drainage facilities, decel lanes, entry improvements, and wet & dry utility work.

ATTACHMENTS

1. Aerial Exhibit
2. General Plan Exhibit
3. Current Zoning Map Exhibit
4. Proposed Zoning Map Exhibit
5. Project Narrative
6. Neighborhood Notification Summary
7. Public Comments
8. Legal Description

Project Name: Katsiris Rezone Aerial Exhibit
Case Numbers: P20-0092
Hearing Date: August 12, 2020 (Planning Commission)
September 2, 2020 (Town Council)

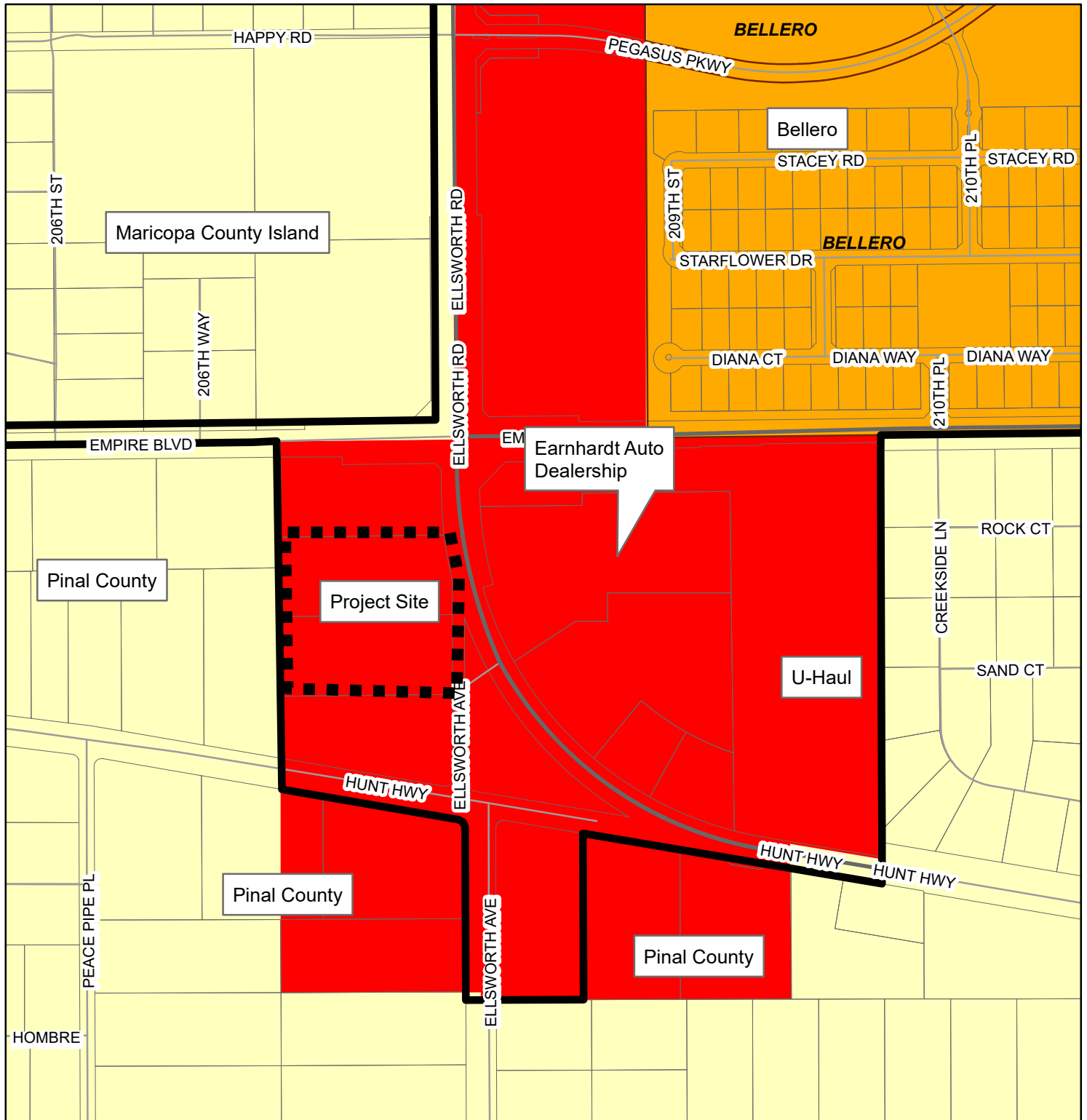


Project Name: Katsiris Rezone Existing General Plan Exhibit

Case Numbers: P20-0092

Hearing Date: August 12, 2020 (Planning Commission)

September 2, 2020 (Town Council)



General Plan Land Use

- | | | | |
|--------------|------------|--------------------|--------------------|
| Rural | Commercial | Special District 1 | Special District 4 |
| Neighborhood | Industrial | Special District 2 | |
| Urban | Open Space | Special District 3 | |

Project Name: Katsiris Rezone Existing Zoning Exhibit
Case Numbers: P20-0092
Hearing Date: August 12, 2020 (Planning Commission)
September 2, 2020 (Town Council)



Maricopa County Assessor's Office

Zoning Districts

C-1 - Commercial	PQP - Public/Quasi-Public	R1-7 - Residential	R1-35 - Residential
C-2 - Commercial	RC - Recreation/Conservation	R1-8 - Residential	R1-43 - Residential
C-3 - Commercial	MDR - Residential	R1-9 - Residential	R1-54 - Residential
TC - Commercial	R1-4 - Residential	R1-12 - Residential	R1-190 - Residential
EMP A - Office/Industrial Park	R1-5 - Residential	R1-15 - Residential	PCD - Planned Community
EMP B - General Industrial	R1-6 - Residential	R1-18 - Residential	AT - Agritainment

Project Name: Katsiris Rezone Proposed Zoning Exhibit
Case Numbers: P20-0092
Hearing Date: August 12, 2020 (Planning Commission)
September 2, 2020 (Town Council)



Maricopa County Assessor's Office

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UPFRONT
Planning & Entitlements, LLC

KATSIRIS COMMERCIAL

REZONE PROJECT NARRATIVE

CASE #P20-0092

Submitted to:
Town of Queen Development Services Department
22358 S. Ellsworth Road
Queen Creek, AZ 85142

Prepared by:
UPFRONT Planning & Entitlements, LLC
Jessica Sarkissian, AICP
Phone: (480) 221-6150
Email: Jessica@upfrontplanning.com

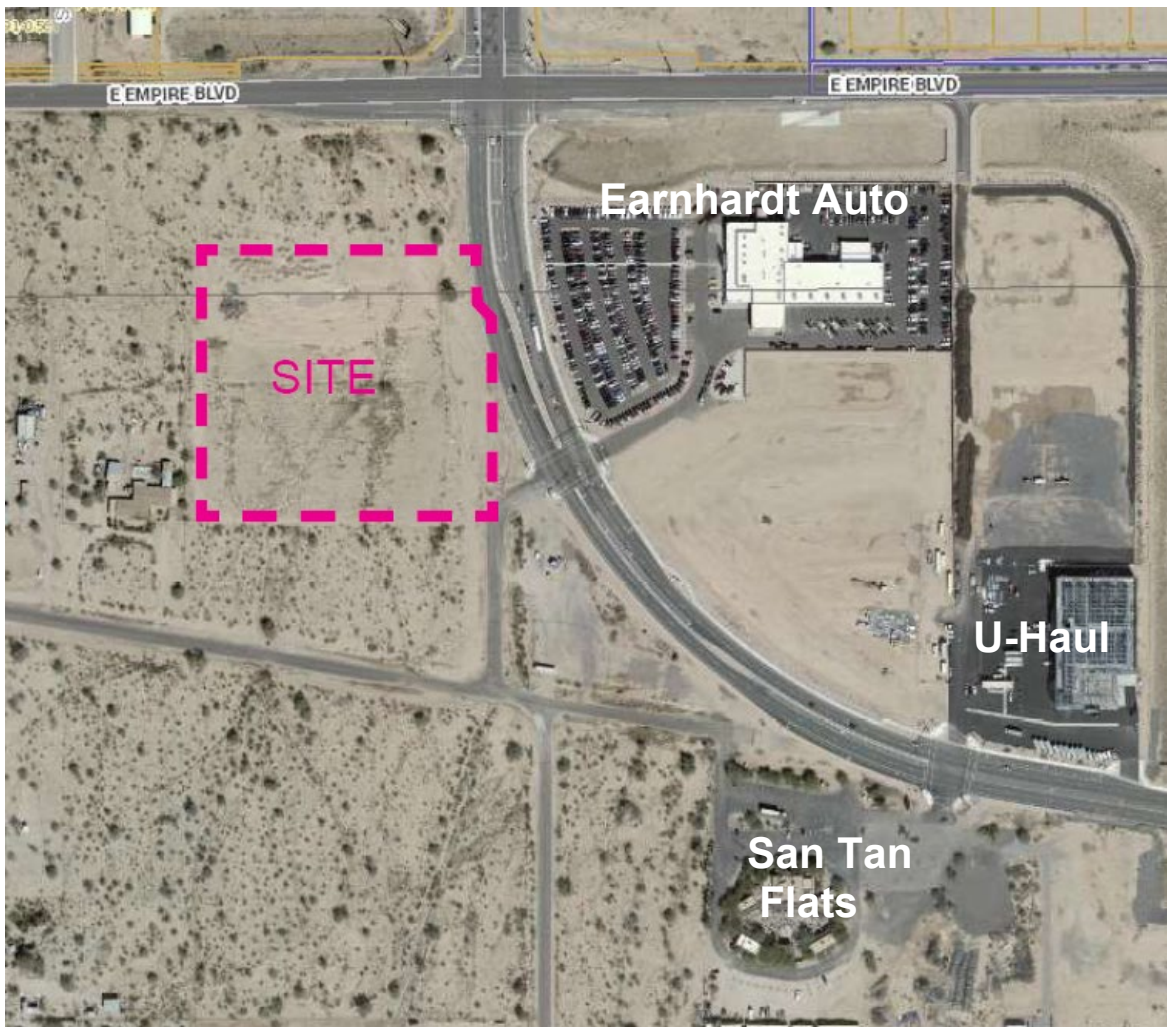
June 2020

1. PURPOSE OF REQUEST

UPFRONT Planning & Entitlements, LLC, on behalf of Helen & Bill Katsiris (“Owners”), is pleased to submit for your consideration a rezone request on 6.3 acres located along North Ellsworth Road, just south of Empire Boulevard in Queen Creek, Arizona, to match the existing Town of Queen Creek General Plan designation on the site and the commercial property to the north

2. DESCRIPTION OF PROPOSAL

The project consists of 6.3 acres over 2 separate parcels (parcels 509-05-025 and 509-05-026) located within Pinal County, Arizona.



During the 2018 General Plan Update, the Town of Queen Creek began the process to plan for the future of this and the surrounding parcels given the intensity of this area with the new car dealership across the street as well as its important as a main connection into the Pinal County and San Tan area. Because of this important and the future enhancements to Hunt Highway/ Ellsworth Road, it was determined that this site would be included as part

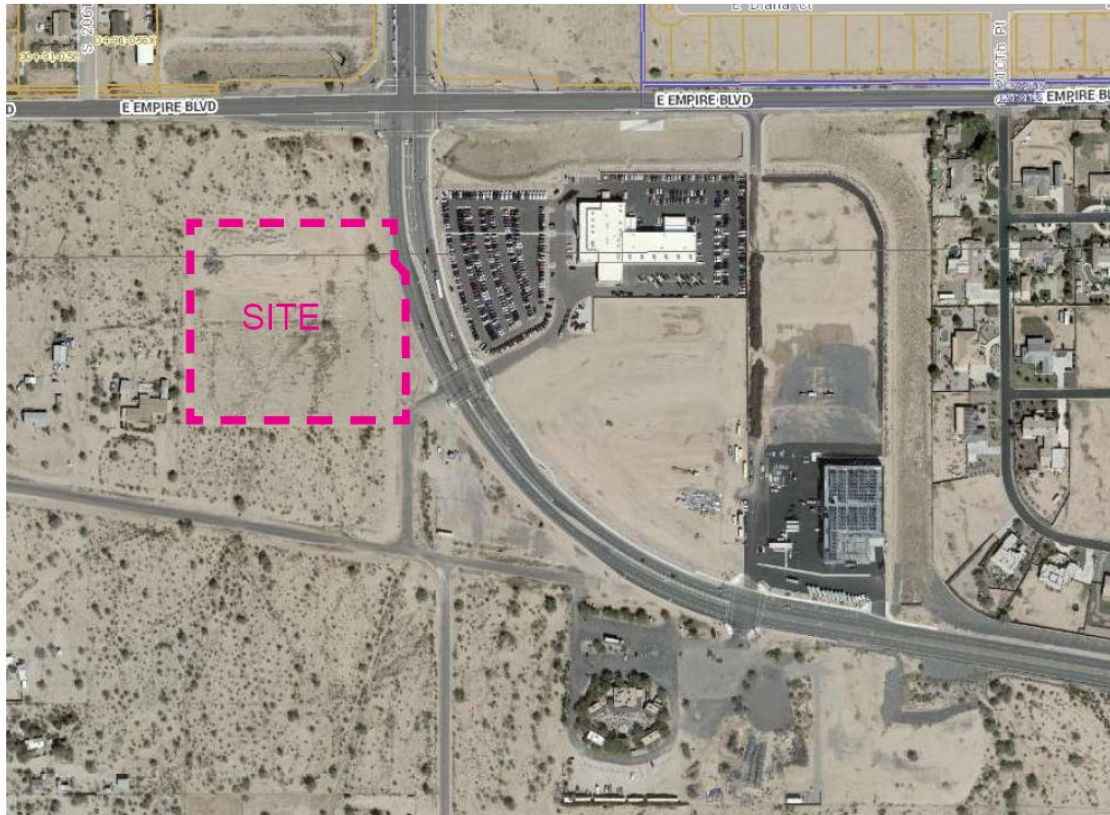
Project Narrative
Katsiris Commercial

of the commercial hub for the entrance into the Town of Queen Creek. This site as well as several adjacent to it and along the corridor were placed as being deemed commercial on the 2018 Town of Queen Creek General Plan Land Use map. For this reason, the owners in coordination with the Town are proposing to rezone the site to that Commercial designation as is shown on the General Plan as well as are zoned the surrounding properties even though there is no current commercial development currently proposed for development on the site.

3. RELATIONSHIP TO SURROUNDING PROPERTIES

The Property is generally bounded on the east by a large car dealership across Hunt Highway, on the west by rural residential and on the south by vacant properties. (See ***Context Map***)

Context Map



Context Map Exhibit

— — — — Site Boundary



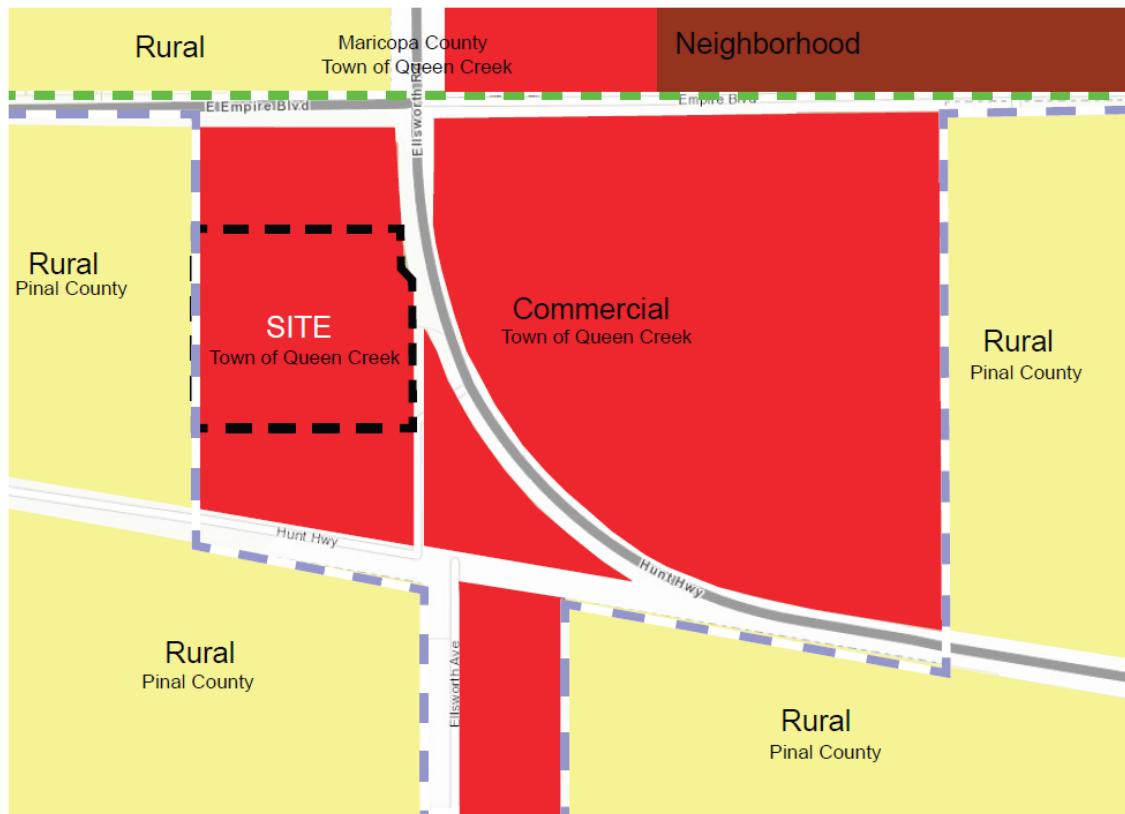
Project Narrative
Katsiris Commercial

The General Plan Land Use classifications, along with the existing zoning and uses for the parcels adjacent to the Property, are listed in the table below (**Table 1**):

Table 1 – Adjacent Land Uses

Direction	General Plan Land Use	Existing Zoning	Existing Use
North	Commercial	C-2	Vacant Commercial
East	Commercial	C-2	Auto Dealership
South	Commercial	R1-54	Vacant Residential
West	Rural	R1-54	Rural Residential

Existing General Plan Map



Existing General Plan Exhibit

- Site Boundary
- Town Limits
- County Boundaries



Project Narrative
Katsiris Commercial

Existing Zoning Map



Existing Zoning Exhibit

- Site Boundary
- Town Limits
- County Boundaries



Proposed Zoning Exhibit



Proposed Zoning Exhibit

- Site Boundary
- Town Limits
- County Boundaries



4. LOCATION AND ACCESSIBILITY

The proposed property is located on the Ellsworth Road/ Hunt Highway bend just south of Empire Boulevard, a major arterial which connects Pinal County to Maricopa County and Queen Creek. On the Queen Creek Transportation Plan, Ellsworth Road is designated as a 6-lane Arterial going north of Empire Road and Empire Road designated as a 4-lane Arterial. It is anticipated that these roadways will be major roadways going forward connecting much of the San Tan and Queen Creek areas.

5. PUBLIC UTILITIES AND SERVICES

The site was previously annexed into the Town of Queen Creek and the site is located within the Town of Queen Creek water service and sewer area.

**NEIGHBORHOOD OUTREACH SUMMARY
FOR
*KATSIRIS COMMERCIAL***



Neighborhood Outreach Summary

Katsiris Commercial

This Citizen Outreach Summary outlines the efforts made by the applicant to inform citizens and surrounding property owners concerning the applicant's requests to the Town of Queen Creek for Rezoning to commercial property located on the 6.63 acres located south of the southwest corner of Ellsworth Road and Empire Boulevard.

By providing opportunities for citizen participation, the applicant has ensured that those affected by this application have had an adequate opportunity to learn about and comment on the proposed plan. The process followed is consistent with the Town's updated guidelines in response to the COVID-19 public medical crises relating to citizen participation and neighborhood outreach for development applications in the Town.

Citizen Outreach Actions:

1. Neighborhood Outreach Notice

The applicant prepared a citizen outreach notice that was mailed to all property owners and HOAs within 1,200+ ft. of the subject property. It adhered to the Zoning requirements for neighborhood meeting notices and the minimum required 15-day mailing. A copy of the notification letters and notice list are attached to this summary.

The notice letter included the following:

- Detailed information regarding the proposed development requests
- Project Site location Map over an aerial.
- Applicant's contact information (phone and email)
- Town of Queen Creek's contact information (phone and email)
- Town's online link to project information and documents

This procedure allowed the surrounding property owners to view the project proposal and contact the applicant and Town staff in an ongoing basis with project meeting updates

2. Sign Posting

In addition to the previously mentioned notice letter, 2 signs were posted on the subject property notifying the public of the project proposal and providing contact information for the applicant and Town planner. They were posted along Ellsworth Road and Old Hunt Highway on June 7, 2020. Sign postings followed Zoning requirements, and a copy of the sign posting photos and affidavits were submitted to the Town and are attached to this document.

3. Neighborhood Meeting

No neighborhood meeting was held due to the lack of response from neighbors in the letter and from the posted signs, however any residents who contacted the applicant or the Town were invited to discuss the proposed rezone and maps were provided and more detailed information if requested.

Neighborhood Outreach Summary
Katsiris Commercial

4. Additional Contacts with Citizens

The applicant and Town were contacted by Cheryl Davison concerning the trash dumping concern along Hunt Highway and sometimes at the project site. The Town staff contacted her about resolving those trash issues and if they were in the County or the Town.

The applicant and Town planner were also contacted several times via email and phone by neighbor Dennis Harrison. His property is located 525' to the west of the subject property line. His concern was having commercial near his residential property as well as the height of potential commercial. He was also upset that he felt his property had been annexed without his permission into the Town. In emails with Town planner Christine Sheehy, she clarified in a map that he was not annexed into the Town.

To date, no additional follow-up or feedback was provided by this property owner since the Town and applicant's response.

Additionally, we received a few calls about the website link not being up, but the link was quickly corrected by Town staff and they had no further comments.

We have also been in contact with the property owner, Harriett West, located directly to the south regarding any concerns for her property and she has provided no concerns to Town staff or us at this time.

The applicant is willing to continue to respond to further inquiries and comments during the rezoning process. Presentations will be made to groups of citizens or neighborhood associations upon request.

Attachments:

- 1) Copy of the neighborhood notice letter
- 2) Notification map of surrounding property owners and HOAs within 1,200 ft. of the subject property
- 3) List of property owners and HOAs within 1,200 ft. of the subject property
- 4) Affidavits of Sign Postings
- 5) Emails from residents

Notice of Application

Request: Rezone Application Case # P20-0092

Proposal: Rezone request to C-2 Commercial

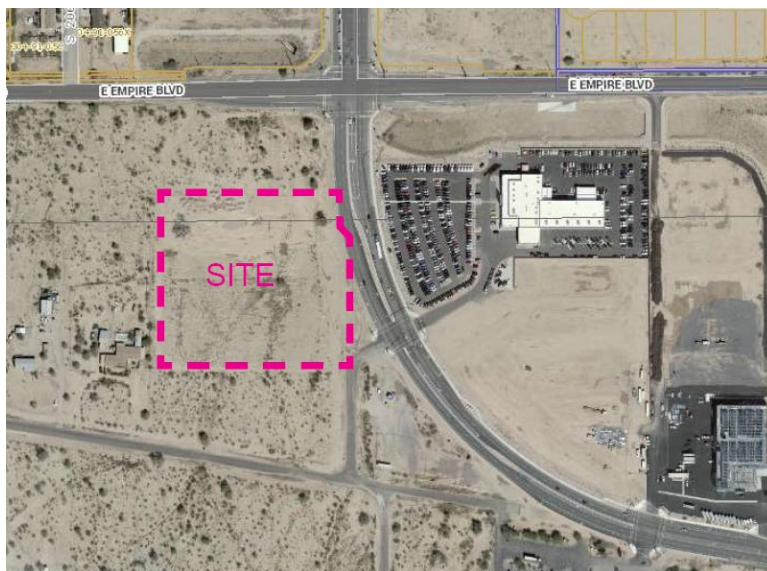
Location: South of the southwest corner of Empire Boulevard and Ellsworth Road/ Hunt Highway

Size: approximately 6.63 acres

An application has been filed with the Town of Queen Creek Planning and Zoning Division regarding the request above. The site was annexed into the Town in September of 2018 and designated for Commercial use on the Town's General Plan Map in 2018. This application is proposing to bring the zoning of the site into compliance with the current General Plan Commercial land use designation. There is no immediate proposed development on the site at this time.

As required by the Town of Queen Creek, this notice is being sent to you because a property listed in your name is located within 1200-feet of the site. This notice is being sent to you to inform you of this application and to provide you with an opportunity to relay any questions, issues or concerns regarding this application.

At this time, a Neighborhood Meeting is not able to be held due to Covid-19, however please contact Town staff or the applicant listed below to discuss the proposed rezoning and answer any questions you may have.



If you have any questions regarding this Application, please contact Jessica Sarkissian at Upfront Planning & Entitlements, 480-221-6150 or Christine Sheehy with the Town of Queen Creek at: 480-358-3095.

THIS IS NOT A NOTICE OF A PUBLIC HEARING WITH THE PLANNING AND ZONING COMMISSION OR BOARD OF SUPERVISORS. HOWEVER, YOU MAY RECEIVE SUCH A NOTICE AT A FUTURE DATE WHEN THE APPLICATION IS SCHEDULED FOR HEARING.

From: [Christine Sheehy](#)
To: [D C DAVISON](#)
Cc: [Jessica Sarkissian](#); [Victor Martinez](#)
Subject: Re: Rezoning Case #P20-0092 SW corner Empire/Hunt and Ellsworth
Date: Tuesday, June 2, 2020 11:53:57 AM

Dear Ms. Davidson:

Thank you for your email. The information has been uploaded to the Town's website at <https://www.queencreek.org/departments/community-development/planning-and-zoning/current-planning-zoning-cases> under the case "Katsiris Commercial Rezone". If you have any questions on the rezoning application, Jessica or I would be happy to help you.

As for any type of trash dumping, our Cod Staff follows up on those complaints so, they are the ones that worked on having the trash removed. Victor Marinez is the Supervisor for Code Compliance, I copied him on this email. He can be reached at 480-358-3307 if you have any issues with dumping in the future.

On Tue, Jun 2, 2020 at 11:23 AM D C DAVISON <DAVISON46@msn.com> wrote:

We received the Notice of Application letter for the above case Monday, June 1st. After calling Jessica Sarkissian and asking her some questions regarding this matter, I did try to access the documents at the Town of Queen Creek website as indicated in the letter. Both Jessica and I were unable to locate the up-loaded files, so I am emailing you to let you know.

I have contacted the Town many times over the 20+ years that we have lived here regarding various issues and concerns. During your tenure, you have been good enough to address these matters in a timely fashion, so thank you. My latest contact was due to Trash dumping along the "real" Hunt Highway west of San Tan Flats area. The trash has been removed for the time being, however I am concerned that the casual attitude that accompanies dumping, will see more such dumping in the future so that diligence is required.

Thank you again for addressing the posting of case #P20-0092 materials in a timely manner.

Cheryl Davison
6810 W. Hunt Hwy
Queen Creek, AZ

--

Best Regards,

Christine

Christine E. Sheehy, AICP | Principal Planner, Development Services Department | Town of Queen Creek | 22358 S. Ellsworth Road | Queen Creek, AZ 85142 | www.queencreek.org | Phone: 480-358-3095 | fax: 480-358-3105 | Email: christine.sheehy@queencreek.org
Office Hours: Monday--Thursday, 7 a.m.- 6 p.m., closed on Fridays



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E-mails generated by council members, members of Town commissions and committees and by staff and that pertain to Town business are public records. These e-mails are preserved as required by law and generally are available for public inspection. E-mail correspondence is regularly reviewed by members of the public, media outlets and reporters. To ensure compliance with the Open Meeting Law, members of the Town Council, Commissions and Committees should not forward or copy e-mail correspondence to other members of the Council, boards or commissions and should not use reply all when responding to this message. Any questions should be directed to the Town Attorney: (602) 285-5000.

From: [Dennis Harrison](#)
To: [Jessica Sarkissian](#)
Subject: P20-0092 Rezone
Date: Saturday, June 6, 2020 8:25:42 AM

Hi Jessica,

I live at 6720 W Hunt Hwy and received your notice on the rezone of the 6.3 acres. A couple concerns I have being this close to the property would be building heights. I would like see single level structures. I don't want to walk out of my house and be starring at the side of a multi level building like the UHaul building across street. My second concern would be lighting used. Typically commercial buildings have an abundance of parking lot lighting. I would hate to have a glare coming from that area at all times of the night.

Regards,
Dennis Harrison
480-226-3227

Sent from my iPhone

From: [Dennis Harrison](#)
To: [Jessica Sarkissian](#)
Cc: [Christine Sheehy](#)
Subject: Re: P20-0092 Rezone
Date: Monday, June 8, 2020 8:46:04 PM

So I spoke with my neighbors, further than 1200 ft and no one is in support of a 48ft tall commercial building being able to be built that close to our residential properties. We bought and moved up here in the santans because we didnt want to look at all the commercial properties at out back door. Because the town is annexing what wasnt theirs When we were here doesnt mean you can impose what you want in place of what we had. What is the next process steps for our neighbor hood to oppose this C2 expansion??? We would like to know so we can speak as a community towards what we do not agree with.

Sent from my iPhone

> On Jun 8, 2020, at 8:20 AM, Jessica Sarkissian <jessica@upfrontplanning.com> wrote:
>
> Thank you for your comments.
>
> At this time there is no developer in discussion or building proposed for the site as the land owners have held this property since 2010. The rezone is to match the existing General Plan designation for the site which was put in place during the last Town wide update that was voted on by residents in 2018 putting in place the commercial areas along Ellsworth Road.
>
> The proposal is for a conventional zoning to C-2 commercial from the existing R1-54 residential zone for the properties fronting the J-Curve and the dealership across the roadway.
>
> The existing R1-54 currently allows a height of 30' and setbacks of 40' in the rear and 20' on the sides.
>
> The C-2 commercial allows a height of 48' and being adjacent to the residential zone to the west requires a 30' rear and side landscaped setback of which the parking areas and driveway circulation may not be located within further distancing it from the neighbors to the west.
>
> The lighting on the site must be shielded and meet the Queen Creek lighting code and may not spill light onto adjacent properties, Christine can provide further details on the Town's lighting requirement as well as any other site requirements for the C-2 zone.
>
> Town Planner Christine Sheehy whom is copied on this e-mail can better give you details as to what the site will be required whenever it does develop.
>
>
> Christine, being a conventional rezone case are allowed to put in stipulations to the height or etc. during the hearing?
>
>
> Jessica Sarkissian, AICP, LEED AP
> Ph: 480-221-6150
> www.UPFRONTplanning.com
>
>
>
> -----Original Message-----
> From: Dennis Harrison <dennistpc@yahoo.com>
> Sent: Saturday, June 6, 2020 8:24 AM
> To: Jessica Sarkissian <jessica@upfrontplanning.com>

> Subject: P20-0092 Rezone

>

> Hi Jessica,

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> Regards,

> Dennis Harrison

> 480-226-3227

>

> Sent from my iPhone

Public Comments as of July 28, 2020

Katsiris Rezoning (P20-0092)

Christine Sheehy <christine.sheehy@queencreek.org>

Jun 9, 2020, 12:27 PM

Dear Mr. Harrison:

Thank you for your comments on the Katsiris Rezoning case (P20-0092). Your comments will be added to the public record. The next steps in the process will be public hearings before the Planning Commission followed by the Town Council.

At this time, the Planning Commission meeting has not been scheduled. Property owners will be notified within 1200 feet of the project of the time and place for the meeting and signs will be posted on the site. All the comments received will be included in the staff's reports. You and your neighbors are also welcome to speak at these meetings.

On Mon, Jun 8, 2020 at 8:46 PM Dennis Harrison <dennistpc@yahoo.com> wrote:

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> Jessica Sarkissian, AICP, LEED AP

> Ph: 480-221-6150

> www.UPFRONTPlanning.com

>

> -----Original Message-----

> From: Dennis Harrison <dennistpc@yahoo.com>

> Sent: Saturday, June 6, 2020 8:24 AM

> To: Jessica Sarkissian <jessica@upfrontplanning.com>

> Subject: P20-0092 Rezone

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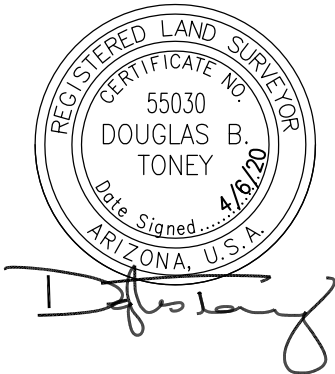
> Dennis Harrison

> 480-226-3227

> Sent from my iPhone

April 6, 2020

Project # 090625-01-001



LEGAL DESCRIPTION KATSIRIS PARCELS

THAT PORTION OF LOTS 22 AND 23 OF SANTAN RANCHES UNIT 3, ACCORDING TO CABINET 15, SLIDE 9, PINAL COUNTY RECORDS, LOCATED WITHIN THE NORTHEAST QUARTER OF SECTION 4, TOWNSHIP 3 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SECTION 34, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, BEING MARKED BY A BRASS CAP IN HAND HOLE, FROM WHICH POINT THE SOUTH QUARTER CORNER OF SAID SECTION 34, BEING MARKED BY A BRASS CAP FLUSH, BEARS NORTH 89°20'28" EAST (BASIS OF BEARINGS), A DISTANCE OF 2640.66 FEET;

THENCE SOUTH 89°19'33" WEST, ALONG THE SOUTH LINE OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 7 EAST, OF THE GILA AND SALT RIVER BASE AND MERIDIAN, A DISTANCE OF 600.00 FEET TO A POINT ON THE NORTHERLY PROLONGATION OF THE WEST LINE OF LOT 1 OF SAID SANTAN RANCHES UNIT 3;

THENCE SOUTH 00°12'37" EAST, ALONG SAID WEST LINE AND ITS NORTHERLY PROLONGATION, A DISTANCE OF 310.00 FEET TO THE NORTHWEST CORNER OF SAID LOT 22, SAID POINT BEING THE **POINT OF BEGINNING**;

THENCE NORTH 89°19'33" EAST, ALONG THE NORTH LINE OF SAID LOT 22, A DISTANCE OF 533.57 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF ELLSWORTH ROAD, ACCORDING TO INSTRUMENT NO. 2010-060633, PINAL COUNTY RECORDS, SAID POINT BEING THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT, CONCAVE EASTERLY AND HAVING A RADIUS POINT WHICH BEARS NORTH 83°11'37" EAST, A RADIAL DISTANCE OF 1275.00 FEET;

THENCE SOUTHERLY ALONG SAID RIGHT-OF-WAY AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 06°50'01", AN ARC DISTANCE OF 152.07 FEET TO A POINT;

THENCE SOUTH 00°12'37" EAST, ALONG THE EAST LINE OF SAID LOTS 22 AND 23, A DISTANCE OF 370.12 FEET TO THE SOUTHEAST CORNER OF SAID LOT 23;

THENCE SOUTH 89°19'33" WEST, ALONG THE SOUTH LINE OF SAID LOT 23, A DISTANCE OF 560.00 FEET TO THE SOUTHWEST CORNER THEREOF;

THENCE NORTH 00°12'37" WEST, ALONG THE WEST LINE OF SAID LOTS 22 AND 23, A DISTANCE OF 520.00 FEET TO THE **POINT OF BEGINNING**.

CONTAINING 288,981 SQ.FT. OR 6.6341 ACRES, MORE OR LESS.

