

1. Agenda

Documents: [AGENDA JULY 03.PDF](#)

2. Packet

Documents: [PACKET JULY 03.PDF](#)



NOTICE OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

**JULY 3, 2012
6:00 p.m.**

Pursuant to ARS 38-431-02, notice is hereby given to the members of the Chino Valley Planning and Zoning Commission and the general public that the Chino Valley Planning and Zoning Commission will hold a regular meeting open to the public on Tuesday, July 3, 2012 at 6:00 p.m. in the new Chino Valley South Campus building, located at 202 N. State Route 89, Chino Valley, Arizona 86323.

The Agenda for the meeting is as follows:

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4A. March 20, 2012

5. STAFF REPORT

6. PUBLIC HEARING

6A. SPR CASE NO. 12-002, REQUEST: THE PROPERTY OWNER IS REQUESTING A BUILDING PERMIT TO INSTALL A 672 SQ. FT. CONSTRUCTION TRAILER TO BE UTILITIZED AS AN OFFICE/RESTROOM/CARETAKERS BUILDING FOR A LANDSCAPING GROWING YARD LOCATED ON THE SOUTH SIDE OF WEST ROAD 4 NORTH APPROXIMATELY 1,700 FEET WEST OF STATE ROUTE 89. THIS IS AN APPROXIMATELY 12 ACRE SITE, APN 306-14-003R NORMALLY THE SITE PLAN REVIEW PROCESS WOULD NOT BE REQUIRED FOR A PROJECT LIKE THIS, HOWEVER, IN THIS CASE, THE ORDINANCE THAT REZONED THE PROPERTY STIPULATED, "SITE PLAN APPROVAL BY THE PLANNING AND ZONING COMMISSION IS REQUIRED BEFORE A BUILDING PERMIT SHALL BE ISSUED OR A USE ESTABLISHED ON THE PROPERTY".

7. PUBLIC COMMENTS

8. ADJOURN

A copy of the agenda and background material provided to the Commissioners is available for public inspection at the Marion Lassa/Chino Valley Library, 1020 W. Palomino Road, Chino Valley, Arizona.

Further details may be obtained by contacting Development Services Department at 1982 Voss, Chino Valley, Arizona (928) 636-4427. The Town endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 636-2646 (voice), 636-1787 (TDD) or use the AZ Statewide Relay Service at 1-800-367-8939 (TDD) to request an accommodation to participate in this meeting.



NOTICE OF THE REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

**JULY 3, 2012
6:00 p.m.**

Pursuant to ARS 38-431-02, notice is hereby given to the members of the Chino Valley Planning and Zoning Commission and the general public that the Chino Valley Planning and Zoning Commission will hold a regular meeting open to the public on Tuesday, July 3, 2012 at 6:00 p.m. in the new Chino Valley South Campus building, located at 202 N. State Route 89, Chino Valley, Arizona 86323.

The Agenda for the meeting is as follows:

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4A. March 20, 2012

5. STAFF REPORT

6. PUBLIC HEARING

6A. SPR CASE NO. 12-002, REQUEST: THE PROPERTY OWNER IS REQUESTING A BUILDING PERMIT TO INSTALL A 672 SQ. FT. CONSTRUCTION TRAILER TO BE UTILITIZED AS AN OFFICE/RESTROOM/CARETAKERS BUILDING FOR A LANDSCAPING GROWING YARD LOCATED ON THE SOUTH SIDE OF WEST ROAD 4 NORTH APPROXIMATELY 1,700 FEET WEST OF STATE ROUTE 89. THIS IS AN APPROXIMATELY 12 ACRE SITE, APN 306-14-003R NORMALLY THE SITE PLAN REVIEW PROCESS WOULD NOT BE REQUIRED FOR A PROJECT LIKE THIS, HOWEVER, IN THIS CASE, THE ORDINANCE THAT REZONED THE PROPERTY STIPULATED, "SITE PLAN APPROVAL BY THE PLANNING AND ZONING COMMISSION IS REQUIRED BEFORE A BUILDING PERMIT SHALL BE ISSUED OR A USE ESTABLISHED ON THE PROPERTY".

7. PUBLIC COMMENTS

8. ADJOURN

A copy of the agenda and background material provided to the Commissioners is available for public inspection at the Marion Lassa/Chino Valley Library, 1020 W. Palomino Road, Chino Valley, Arizona.

Further details may be obtained by contacting Development Services Department at 1982 Voss, Chino Valley, Arizona (928) 636-4427. The Town endeavors to make all public meetings accessible to persons with disabilities. With 72 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 636-2646 (voice), 636-1787 (TDD) or use the AZ Statewide Relay Service at 1-800-367-8939 (TDD) to request an accommodation to participate in this meeting.

TOWN OF CHINO VALLEY
PLANNING AND ZONING COMMISSION
Regular Meeting Minutes
Chino Valley South Campus
202 N. State Route 89
March 20, 2012
6:00 p.m.

1. CALL TO ORDER

2. ROLL CALL

Meeting was called to order at 6:00 p.m.

Members Present: Phil Rice, Chairperson
Garland Miner, Vice Chairperson
Jack Owen, Commissioner
Charles Merritt, Commissioner
Gwen Rowitsch, Commissioner
Michael Edmonds, Commissioner

Staff Absent: Florence Sloan, Commissioner

Staff Present: David Nicolella, Associate Planner
Mary Brasher, Administrative Clerk
Mike Bovee, Assistant Zoning
Robert Smith, Town Manager
Mark Garcia, Commander
Tom Kack, Town Attorney

3. PLEDGE OF ALLEGIANCE

4. APPROVAL OF MINUTES

4A. For consideration, discussion, and possible action regarding the regular meeting minutes of October 18, 2011.

Vice Chair Miner MOVED, seconded by Commissioner Owen to approve the regular meeting minutes of October 18, 2011.

MOTION CARRIED 4-0 Commissioners Rowitsch, and Chairman Rice abstained

5. STAFF REPORT:

David Nicolella, Associate Planner informed the Commission about the General Plan Workshop that will be held on April 2, 2012 at 6:00 p.m. at the Senior Center, and the

link located on the Town's web page giving information about the General Plan Committee. Mr. Nicolella also informed the Commission of the current commercial projects in process within the Town.

Chairman Rice announced the Commission would hear item 7A first and item 6A thereafter.

7. PUBLIC HEARING: Chairman Rice opened the public hearing.

7A. For consideration, discussion, and possible recommendation to the Town Council allowing Non-Profit Medical Marijuana Dispensaries to operate solely under the State's regulations and to amend the Town's Unified Development Ordinance (UDO) to provide a minimum 500-foot separation between churches and Medical Marijuana Facility.

Mr. Nicolella gave a brief presentation on the history for the approval of Medical Marijuana and the Town's discussions in regards to regulations. Mr. Nicolella explained that after Council discussions, it was determined that it would be better for the Town to regulate the placement of medical marijuana facilities using the existing zoning ordinances in place. Council then instructed staff to bring this item back to the Commission for their thoughts and recommendation in regards to regulating the distance a dispensary can be located from a church or other place of worship.

Chairman Rice asked if there were any provisions regulating the distance these facilities can be from schools.

Mr. Nicolella indicated the state regulates a facility must be 500 ft from a school but for some reason the state did not make a provision for distances from a church.

There was discussion amongst the Commissioners as to the different ways in which facilities and growers could utilize property within the Town. A dispensary could be located in one area and cultivation in another or with the proper zoning, dispensary and cultivation could take place on the same site. Commissioners were concerned that if the Town did not have a dispensary, then how would the Town regulate those individuals holding a medical marijuana card and growing marijuana on their property. Mr. Nicolella indicated that the Arizona Department of Health has provisions in place to regulate that.

Commander Garcia stated the Police Department would like to see a dispensary in Town because that would eliminate the possibility of card holders growing their own and reduce the possibilities for abuse and theft.

Tom Kack, Attorney, indicated that residents who currently have a card, and are growing their own, will still be able to do so for up to a year after a dispensary is opened in their area. The lawsuit that was filed by the state has led to delays and in his opinion undermined some of the goals that were set.

There was some confusion about what zoning districts would allow the cultivation of marijuana and Mr. Nicolella clarified that it could be grown in a commercial greenhouse; however there is a ten acre minimum requirement.

Chairman Rice opened the public portion of the meeting.

Several residents spoke, one indicated he thought a medical marijuana facility would be bad thing for the Town, another asked for further clarification on where medical marijuana could be grown, and another asked about the distance from a facility to a church.

Chairman Rice closed the public portion of the meeting.

Mr. Nicolella clarified the areas in which medical marijuana could be grown and a medical marijuana dispensary would need to be 500 ft from a church, **if the church** was in a strip mall and they moved out then that space would be freed up and a dispensary could go in there at that point.

The Commissioners discussed the pros and cons of regulating the distance a facility could be from a church, and agreed that a distance requirement would hinder the Town from receiving a dispensary. The Commissioners agreed that a facility should be encouraged within the Town not discourage by restrictions.

Commissioner Rowitsch MOVED, seconded by Commissioner Miner to recommend to the Town Council that they not include a provision for a separation between churches and medical marijuana facilities in the Town's UDO.

MOTION CARRIED: 6-0

6. DISCUSSION ITEM:

6A: For consideration, discussion, and possible recommendation to the Town Council regarding the Site Plan Review of Commercial Greenhouses. This review is required by Section 1.7.4 of the Unified Development Ordinance for all buildings over 5,000 square feet in size. The site is located on the west side of North Road 1 East approximately 300 feet north of Red Cinder Road and utilizes a portion of Assessor's Parcel Number 306-14-008M. The review includes site plan, landscape plan, building elevations, lighting, and other pertinent development features. The Planning Commission will formulate a recommendation to be forwarded to the Town Council for Final Action

Mr. Nicolella gave a brief presentation explaining where the greenhouses would be located, what would be grown there, the plans for the storage building that is currently on the property, the proposed dust free drive aisle and parking area which would consist of 10 regular parking spaces and 1 handicap, the landscaping plans, and he explained that the current home, which is a non-conforming structure, is not considered part of this project, and will not be used in conjunction with the greenhouses.

Chairman Rice asked how many employees they expect to have if they only plan to have 10 parking spaces for the entire site.

Mr. Nicolella indicated the 10 spaces is for the entire project and the applicant stated there would only be 10 employees and there would not be any public coming to the site.

Commissioner Merritt thought the parking spaces seemed a bit lite.

Commissioner Rowitsch asked about the relevance of the letter submitted in regards to the house.

Mr. Nicolella stated that this site is currently a non-conforming site and technically should not be expanded on; however the home is not being expanded and separate from the greenhouses and is not going to be utilized for the site.

Commissioner Rowitsch asked if other projects in the Town have been allowed to have paving or other requirements waived.

Mr. Nicolella indicated that was correct, and Chairman Rice gave examples of some of the commercial properties where that has occurred.

Robert Smith, Town Manager stated that sometimes non impervious materials are the best practice in some areas because the storm water can percolate.

Commissioner Edmonds asked if more parking spaces could be added.

Charles Arnold indicated that he would be agreeable to adding more parking spaces but asked if it could be flexible in the placement of the additional parking, so as not to interfere with the drainage on the property.

Commissioner Rowitsch MOVED, seconded by Commissioner Miner to recommend to Town Council to approve the site plan for Commercial Greenhouses with the additional 5 parking spaces to be placed in areas at the discretion of the applicant.

MOTION CARRIED: 6-0

7. PUBLIC COMMENTS:

One resident commented she was upset that she was not able to comment on the dispensaries in regards to churches. She does not want to see a dispensary located by a church.

Chairman Rice explained that item will be heard by the Council and that she will then have another opportunity to express her concerns.

8. ADJOURN: 7:10 p.m.

Phil Rice Chairperson Date:

ITEM

6A

DEVELOPMENT SERVICES DEPARTMENT
1982 VOSS DRIVE
PO BOX 406
CHINO VALLEY, AZ 86323



TOWN HALL (928) 636-2646
DEVELOPMENT SERVICES (928) 636-4427
FAX (928) 636-2144

PLANNING COMMISSION
STAFF REPORT

TOWN OF CHINO VALLEY, ARIZONA
JULY 3, 2012

SPR CASE NO. 12-002, REQUEST: THE PROPERTY OWNER IS REQUESTING A BUILDING PERMIT TO INSTALL A 672 SQ. FT. CONSTRUCTION TRAILER TO BE UTILITZED AS AN OFFICE/RESTROOM/CARETAKERS BUILDING FOR A LANDSCAPING GROWING YARD. NORMALLY THE SITE PLAN REVIEW PROCESS WOULD NOT BE REQUIRED FOR A PROJECT LIKE THIS, HOWEVER, IN THIS CASE, THE ORDINANCE THAT REZONED THE PROPERTY STIPULATED, ***"SITE PLAN APPROVAL BY THE PLANNING AND ZONING COMMISSION IS REQUIRED BEFORE A BUILDING PERMIT SHALL BE ISSUED OR A USE ESTABLISHED ON THE PROPERTY"***.

A. LOCATION: On the south side of West Road 4 North approximately 1,700 feet west of State Route 89 (Exhibit A). This is an approximately 12 acre site, Assessor's Parcel Number 306-14-003R.

B. ANALYSIS: In 2007, the subject property was rezoned from "AR-5" Agricultural Residential 5 Acre Minimum to "CL" Commercial Light, with Ordinance No. 07-693 (Exhibit B). This Ordinance contains a Stipulation (Zoning Stipulation #4) that requires site plan approval by the Planning Commission before the issuance of a building permit or the establishment of any use on the property.

Recently, in discussions with Town staff, the property owner stated that she would like to establish a growing yard on the subject site that would provide fruit trees, shade trees, and ornamental shrubs for her wholesale nursery yard located in Prescott Valley. She also stated that the subject site would ***"not"*** be open to the public and that retail activity would ***"not"*** occur on the property. However, there is a need for an office/restroom/caretaker building to help facilitate maintenance and security for the growing yard. The property owner is proposing to install a 672 square feet construction trailer on the property (Exhibit C).

Because Zoning Stipulation #4 of Ordinance No. 07-693 states: *"That building permits shall not be issued nor shall any use be established on the property unless and until a grading and drainage plan, street plan, site plan, landscape plan, building elevations, buffering and screening plan, and lighting and sign plans have been approved by the Planning and Zoning Commission"*, Town staff is requesting site plan approval by the Planning and Zoning Commission.



DEVELOPMENT SERVICES DEPARTMENT
1982 VOSS DRIVE
PO BOX 406
CHINO VALLEY, AZ 86323



TOWN HALL (928) 636-2646
DEVELOPMENT SERVICES (928) 636-4427
FAX (928) 636-2144

The following is a breakdown of the types of reviews that are required by Zoning Stipulation #4 of Ordinance No. 07-693 and how the property owner proposes to address them:

1. Grading and Drainage Plan Review:
 - a. No grading and drainage plan proposed. The drainage of this approximately 12 acre site will not be impacted by the construction trailer and the proposed growing yard.
2. Street Plan Review:
 - a. No street improvements are proposed.
3. Site Plan Review:
 - a. As submitted.
4. Landscape Plan Review:
 - a. An alternative landscape plan is proposed which includes trees on three sides of the site (1 Juniper Tree every 12 Feet).
5. Building Elevations Review:
 - a. Proposing a 672 sq. ft. construction trailer (A Commercial Building).
6. Buffering and Screening Plan:
 - a. How many trees will be installed? How many feet between trees?
7. Lighting and Sign Plan Review:
 - a. No lighting or signage will be added.

In addition, when a subsequential building permit is requested for a permanent building or an additional use is proposed for the property, the property owner will again, be required to go through the site plan approval process required through Ordinance No. 07-693.

SITE PLAN (Exhibit D1 & D2)

GENERAL: The proposed site plan will accommodate the proposed use in a functional manner that addresses the specific needs of the growing yard.

ACCESS AND CIRCULATION:

The site will be accessed by two twenty (20) foot wide driveways off of the property's Road 4 North frontage and the driveway will continue around the site. The applicant is requesting that all driving surfaces and the parking area will be surfaced with gravel.

Another part of the approval process involves the property owner's request to eliminate the paving requirement for the proposed drive aisles for this project only. To do so, Town staff, on your behalf, will request that the Town Council waive the paving requirement until a permanent building is proposed.



DEVELOPMENT SERVICES DEPARTMENT
1982 VOSS DRIVE
PO BOX 406
CHINO VALLEY, AZ 86323



TOWN HALL (928) 636-2646
DEVELOPMENT SERVICES (928) 636-4427
FAX (928) 636-2144

The property owner stated that no tractor trailers will access the site, only vans and stakebed trucks, which will occur approximately once a week.

PARKING

The Unified Development Ordinance requires one paved handicapped parking space and one additional space. The property owner will be requesting the Town Council waive the paving requirement for this one parking space.

LANDSCAPING

The property owner will be installing Juniper trees on three sides of the property (1 Tree every 12 Feet).

C. FACTS:

1. Owner/Applicant:Donald & Catherine Cox
2. Parcel Number:306-14-003R
3. Site Area:Approximately 12 acres
4. Existing zoning: "CL" Commercial Light
5. Intended Use:A growing yard for nursery stock such as fruit trees, shade trees and ornamental shrubs.
6. Adjacent Zoning and Use:
 - a. North....."AR-5" Agricultural Residential 5 Acre Minimum
 - b. South....."AR-5" Agricultural Residential 5 Acre Minimum
 - c. East....."AR-5" Agricultural Residential 5 Acre Minimum
 - d. West....."SR-1 Single Family Residential 1 Acre Minimum

- D. RECOMMENDATION: Staff recommends **APPROVAL** of the proposed site plan and to recommend the Town Council waive the paving requirements for the drive aisles and one parking space. This recommendation is for this project only, when a subsequential building permit is requested for a permanent building or an additional use is proposed for the property, the property owner will again, be required to go through the site plan approval process required through Ordinance No. 07-693.

Attachments:

- Exhibit "A" Location Map
- Exhibit "B" Ordinance No. 07-693
- Exhibit "C" Photo of Construction Trailer
- Exhibit "D1" Record of Survey for the subject site
- Exhibit "D2" Site Plan



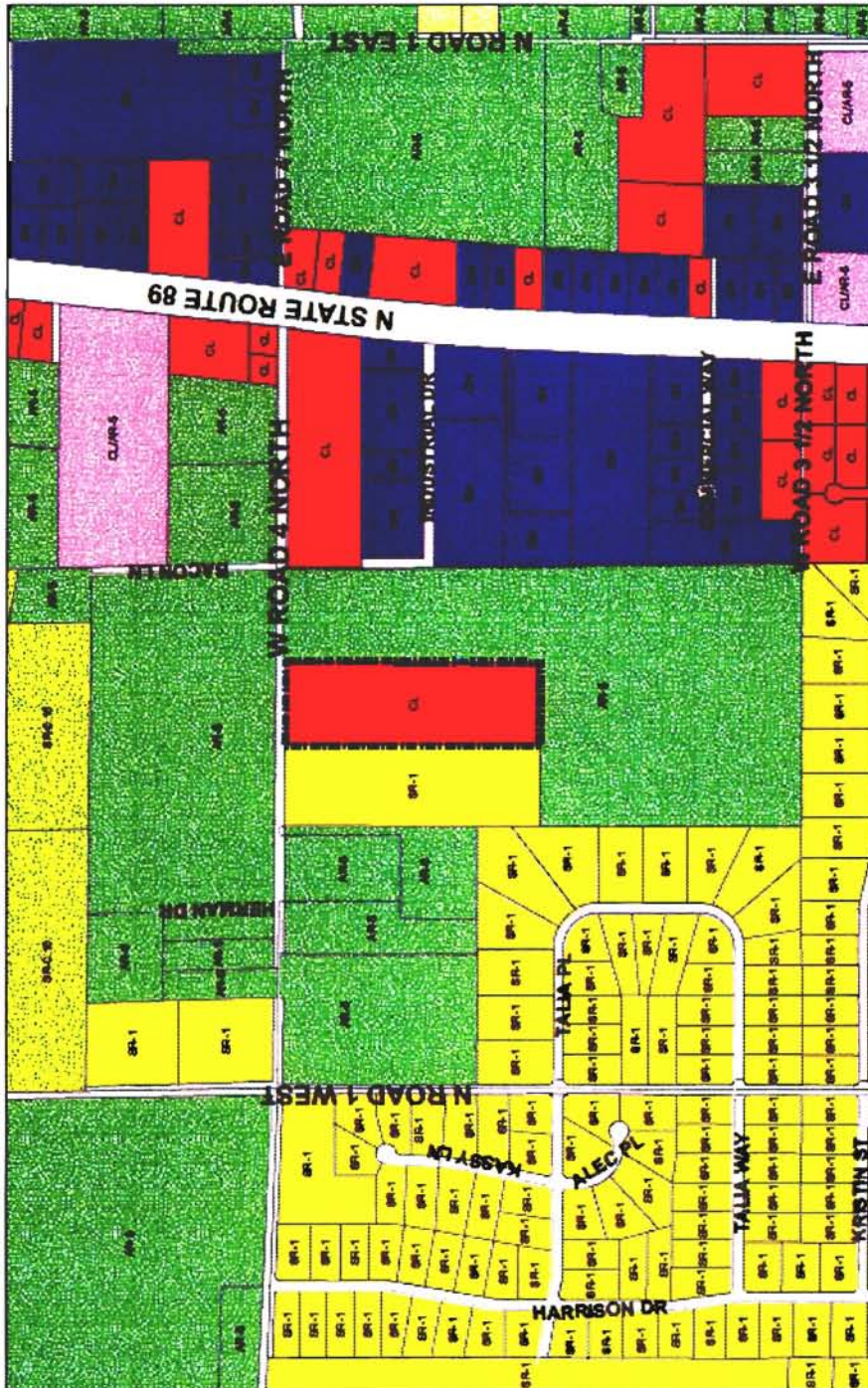
DEVELOPMENT SERVICES DEPARTMENT
1982 VOSS DRIVE
PO BOX 406
CHINO VALLEY, AZ 86323



TOWN HALL (928) 636-2646
DEVELOPMENT SERVICES (928) 636-4427
FAX (928) 636-2144

EXHIBIT A

Catherine & Donald COX
APN 306-14-003R
SPR 12-002



1 inch = 700 feet
N
K



DEVELOPMENT SERVICES DEPARTMENT
1982 VOSS DRIVE
PO BOX 406
CHINO VALLEY, AZ 86323



TOWN HALL (928) 636-2646
DEVELOPMENT SERVICES (928) 636-4427
FAX (928) 636-2144

EXHIBIT B (1 of 2)

ORDINANCE NO. 07-693

**AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE
TOWN OF CHINO VALLEY, COUNTY OF YAVAPAI, ARIZONA, TO
PROVIDE FOR THE REZONE OF THE EASTERN HALF OF
ASSESSOR'S PARCEL NUMBER 306-14-003Q FROM "AR-5"
AGRICULTURAL/RESIDENTIAL 5-ACRE MINIMUM TO "CL"
COMMERCIAL LIGHT.**

WHEREAS, Rod Yarbro, representing the Owner, J & L Land Services L.L.C., filed an application with the Town of Chino Valley requesting to rezone the eastern half of Assessor's Parcel Number 306-14-003Q from "AR-5" Agricultural/Residential 5-Acre Minimum to "CL" Commercial Light for the real property described on Exhibit "A" as attached to this Ordinance; and

WHEREAS, the requested rezone was noticed in conformance with the applicable State Statutes and Local Ordinance; and

WHEREAS, the Planning and Zoning Commission conducted a Public Hearing on July 5, 2007, during which testimony was presented by Town staff, the applicant, and others; and

WHEREAS, subsequent to the Public Hearing and discussion by the Planning and Zoning Commission, the Commission elected by a 6-0 (Commissioner Skousen absent) vote to forward the application to the Town Council with a recommendation for approval with certain Findings and Stipulations; and

WHEREAS, at their regular meeting of August 9, 2007, the Town Council confirmed the recommendation of the Planning and Zoning Commission by electing to adopt this Ordinance and thereby approve the requested rezone with the Findings and Stipulations cited in Section 1 of this of this Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND COMMON COUNCIL OF THE TOWN OF CHINO VALLEY, COUNTY OF YAVAPAI, ARIZONA:

Section 1. That the Zoning Map of the Town of Chino Valley, Arizona, is hereby amended to rezone the real property legally described on Exhibit "A" and generally described on the date of the adoption of this Ordinance as the eastern half of Assessor's Parcel Number 306-14-003Q, located on the south side of West Road 4 North approximately 1,700 feet west of Highway 89, and consisting of approximately 12.36 acres, with the following Findings and Stipulations:



DEVELOPMENT SERVICES DEPARTMENT
1982 VOSS DRIVE
PO BOX 406
CHINO VALLEY, AZ 86323



TOWN HALL (928) 636-2646
DEVELOPMENT SERVICES (928) 636-4427
FAX (928) 636-2144

EXHIBIT B (2 of 2)

FINDINGS:

1. That the requested rezone from "AR-5" Agricultural/Residential 5-Acre Minimum to "CL" Light Commercial, is consistent with and conforms to the land use designation of Commercial and the goals of the "Town of Chino Valley 2003 General Plan."
2. That approval of the recommended rezone will not be adverse to the health, safety, convenience, and general welfare of the residents of the Town of Chino Valley, Arizona.

STIPULATIONS:

ZONING:

1. That the Property Owner agrees that the approval of this rezone confers no additional entitlements or rights to the owner or applicant other than those that are vested with the "CL" zoning district.
2. That the Property Owner/Applicant agrees to comply with the codified procedures set forth in the Town of Chino Valley's Unified Development Ordinance.
3. That should the existing residence on the property be converted to commercial use, it shall be made to conform, in all aspects, to the requirements of the current building codes as adopted by the Town of Chino Valley as they apply to commercial structures.
4. That building permits shall not be issued nor shall any use be established on the property unless and until a grading and drainage plan, street plan, site plan, landscape plan, building elevations, buffering and screening plan, and lighting and sign plans have been approved by the Planning and Zoning Commission.

ENGINEERING

1. That an additional fifteen feet (15') of right-of-way shall be dedicated to the Town of Chino Valley along the property's West Road 4 North frontage.

Section 2. That this Ordinance repeals any prior enactment by the Town of Chino Valley that is inconsistent herewith.

Section 3. If any section, subsection, sentence, clause, phrase or portion of this Ordinance or any part of the code adopted herein by reference is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Mayor and Common Council of the Town of Chino Valley, Arizona this 9th day of August, 2007.



EXHIBIT C



FILED AND RECORDED AT THE REQUEST OF
FOSTCO SURVEYING

AD 2007

AT _____

BOOK _____ OF LAND SURVEYS

PAGE _____

RECORDS OF YAVAPAI COUNTY, ARIZONA

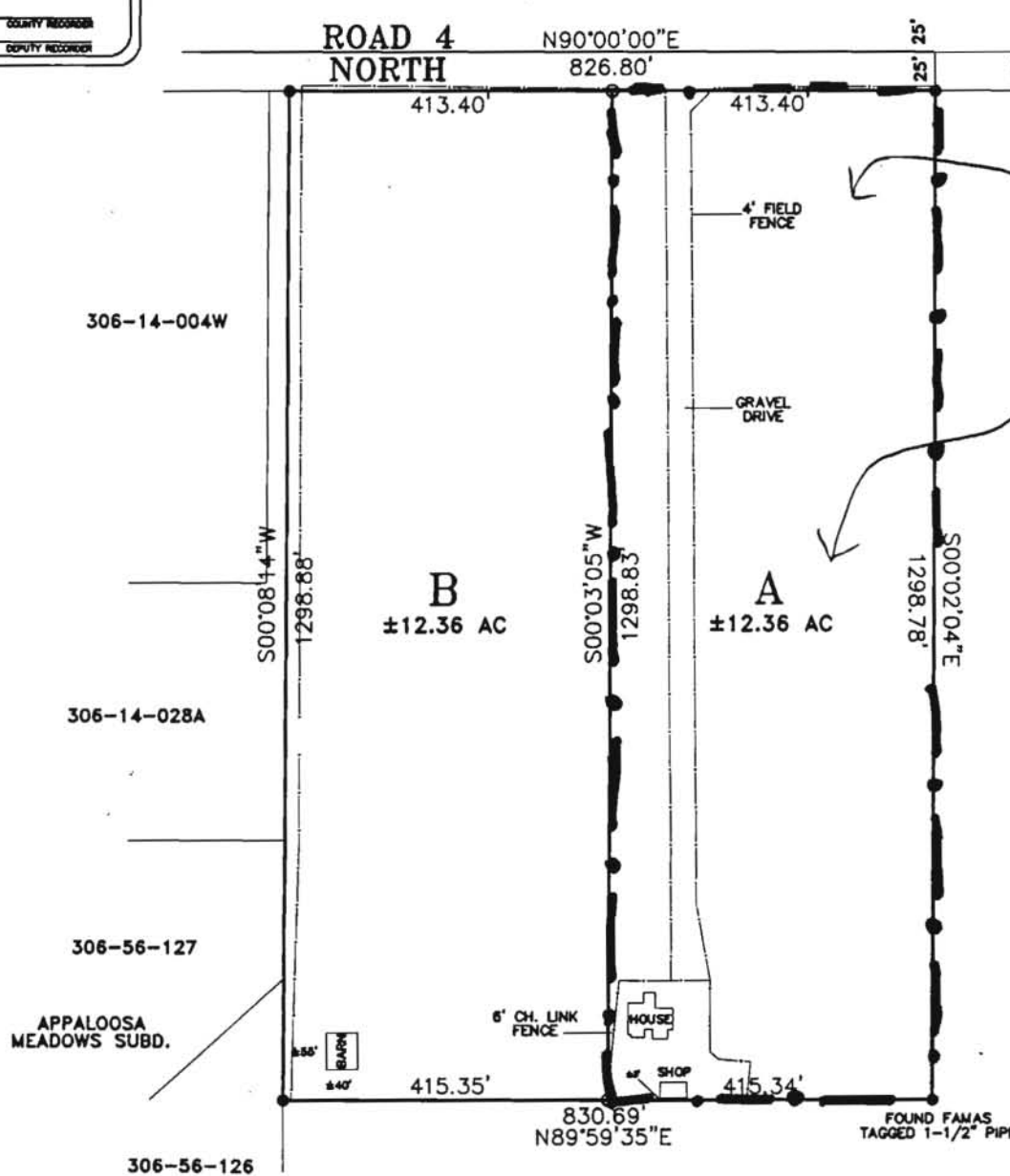
COUNTY RECORDER _____

DEPUTY RECORDER _____

AMENDED RECORD OF SURVEY PARCEL 306-14-003R

A PORTION OF
SECTION 10, T16N, R2W
YAVAPAI COUNTY, ARIZONA
(AMENDING A SURVEY RECORDED IN
BOOK 165 L.S., PAGE 82 Y.C.R.O.)

306-04-008P



SUBJECT SITE
APN 306-14-003R
+ 12.36 ac

LEGEND

- = FOUND 1/2" FAMAS OR AS NOTED
- = SET 1/2" REBAR 37930 CAP
- = AFFIXED BRASS TAG 37930
- () = RECORD INFORMATION

NOTE: 1) ALL EASEMENTS OF RECORD MAY NOT BE SHOWN ON THIS PLAT

MAPS USED

BOOK 113 L.S., PAGE 33 TCRO

EXHIBIT D1



THIS PLAT AND THE SURVEY ON WHICH IT IS BASED WAS DONE UNDER MY DIRECTION DURING THE MONTH OF MAY 2007, AND POINTS THAT WERE FOUND OR SET ARE REPRESENTED TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REC BY CHINO VALLEY
JUN 11 2007
COMMUNITY DEVELOPMENT



FOSTCO SURVEYING INC.
D. ALLEN FOSTER PLS# 37930
P.O. BOX 4363 CHINO VALLEY, ARIZONA 86323 (928) 636-9184

SURVEYED FOR: J AND L

DATE	DAF	DATE	5-13-07
PREPARED BY	DAF	REVIEWED BY	00-1
DATE	2007-3	SHEET	1 OF 1

EXHIBIT D2

ROAD 4 NORTH
15' ROADWAY DEDICATION
Parcel 306-14-003R

413.42'

SITE PLAN FOR SUBJECT SITE
APN 306-14-003R
+- 12.36 ac

DRIVEWAY

DRIVEWAY

OFFICE

PROPOSED LANDSCAPING

JUNIPER TREES

APPROXIMATELY 1 TREE EVERY 12 FEET

DRIVEWAY

DRIVEWAY

SHOP

415.34'