



QUEEN VALLEY (PINAL COUNTY), ARIZONA

# SILVER KING 160



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## QUEEN VALLEY (PINAL COUNTY), ARIZONA

# SILVER KING 160

### LOCATION

Located northeast of US 60 and El Camino Viejo at 604 E Silver King Rd in Queen Valley (Pinal County), Arizona.

### SIZE

172.5 Acres

### ZONING

CR-2 | Pinal County

### PRICE

\$4,500,000

### TERMS

Cash

### ZONING

CR-2 | Pinal County (One Unit per 12,000 SF)

*\*Seller prepared a tentative plat showing 110 units*

### COMMENTS

The property boasts panoramic views of the Superstition Mountains, and has an excellent location adjacent to the Queen Valley Golf Course. Located just 52 minutes from Sky Harbor International Airport and 40 minutes from Phoenix-Mesa Gateway Airport, the property is very accessible for seasonal homebuyers and the robust east valley job growth corridor.

### ASSESSOR PARCEL NUMBERS

104-18-016, 001U, 001D & 008L

### DUE DILIGENCE

*[Please click](#) to view*

Preliminary Site Plan

Project Narrative

Tentative Plat

*Also available upon request:*

ALTA Survey

Boundary Survey

Geotechnical Evaluation

Topographic Map



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## UTILITIES

### *Water:*

- Drilled and Capped Well – tested,  $\pm$  250 gpm
- Water Facilities Extension Agreement with Queen Valley Domestic Water Improvement District
- Infrastructure - water lines, fire hydrants are located on the east and south boundaries of property
- Water Costs and Associated Fees per agreement:
  - \$3000 for New Service Installation
  - Water sold in 10,000-gallon increments starting at \$50 for the first 10K gallons

### *Sewer:*

- Queen Valley sewer plant located one mile south of subject property.
- Sewer lines are one-half mile south of subject property
- Current status would require septic

### *Electricity:*

Arizona Public Service Co. (APS)

### *Fire:*

Queen Valley Fire District, Cecil Fendley, Fire Chief

### *Police:*

Pinal County Sheriff's Office, Mark Lamb, Sheriff

### *Telecommunications:*

Mobile phones, cellular, by each owner



# PINAL COUNTY QUICK FACTS



### POPULATION

2023 population: **467,459**  
10 year population growth rate: **2.98%**  
Median age of: **39.6**



### HOUSEHOLDS

Median household income: **\$76,377**  
Number of households: **164,281**

## TOP ECONOMIC DEVELOPMENTS

#### LUCID MOTORS

Anticipated number of employees: **6,120**

#### LG ENERGY SOLUTION

Anticipated number of employees: **3,700**

#### NIKOLA

Anticipated number of employees: **1,762**

#### PROCTER & GAMBLE

Anticipated number of employees: **500**

Source: [azbigmedia.com](http://azbigmedia.com)

#### CHANG CHUNG

Anticipated number of employees: **209**

#### KOHLER

Anticipated number of employees: **500**

#### KANTO PPC

Anticipated number of employees: **161**

#### AIR PRODUCTS

Anticipated number of employees: **75**



### PINAL COUNTY BIG BUSINESS

- |                           |                             |
|---------------------------|-----------------------------|
| Abbott Laboratories       | Harrah's Ak-Chin            |
| Ascent Aviation Services  | Hexcel                      |
| Banner Health             | Lucid Motors                |
| Bayer                     | Nikola Motors               |
| Bridgestone               | Nissan                      |
| Bright International Corp | Owens Corning               |
| Cargill                   | Schuff Steel                |
| Empire Machinery          | Tractor Supply              |
| Frito-Lay (PepsiCo)       | Volkswagen                  |
|                           | Walmart Distribution Center |

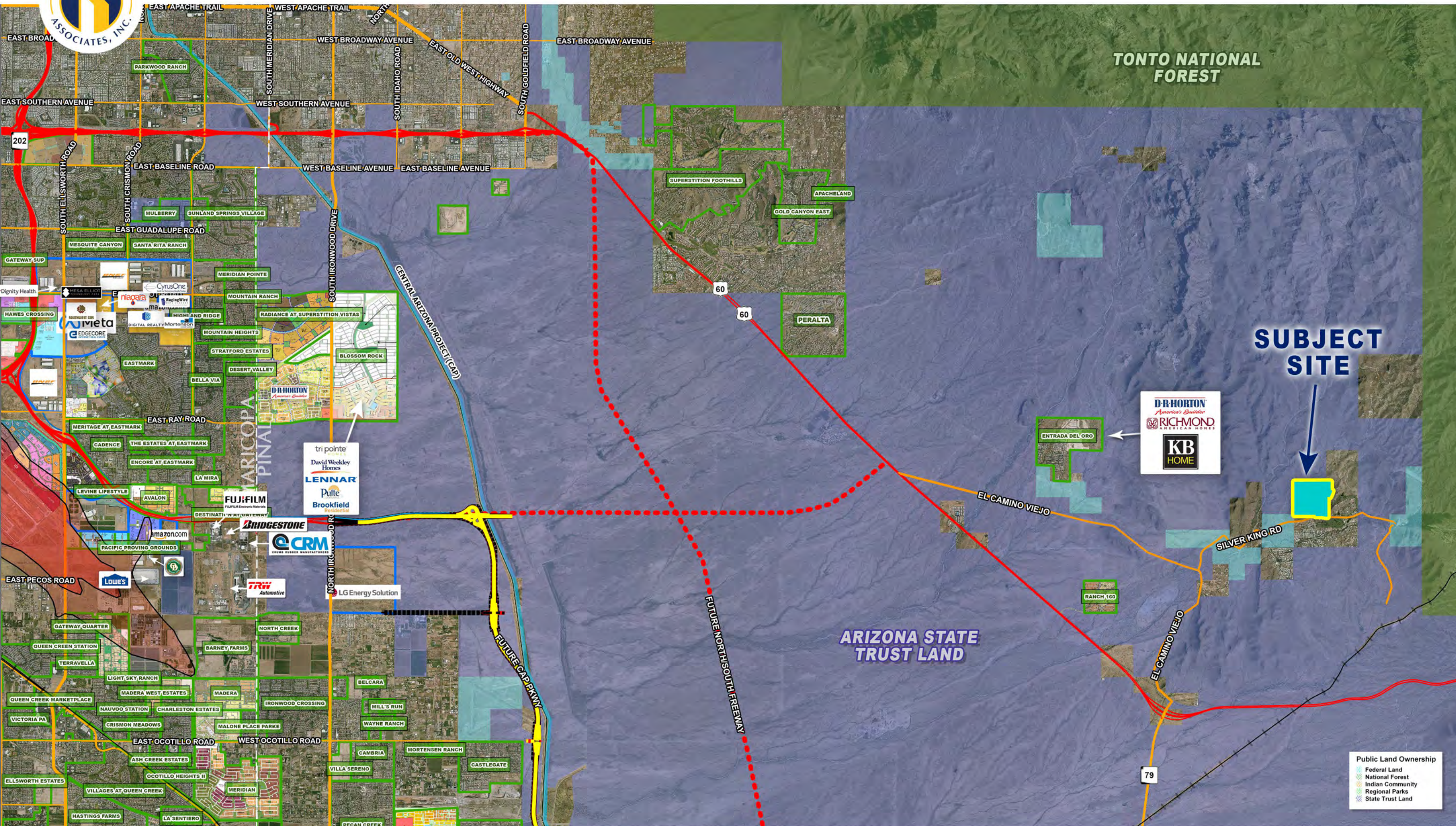
Source: [pinalcountyaz.gov](http://pinalcountyaz.gov)

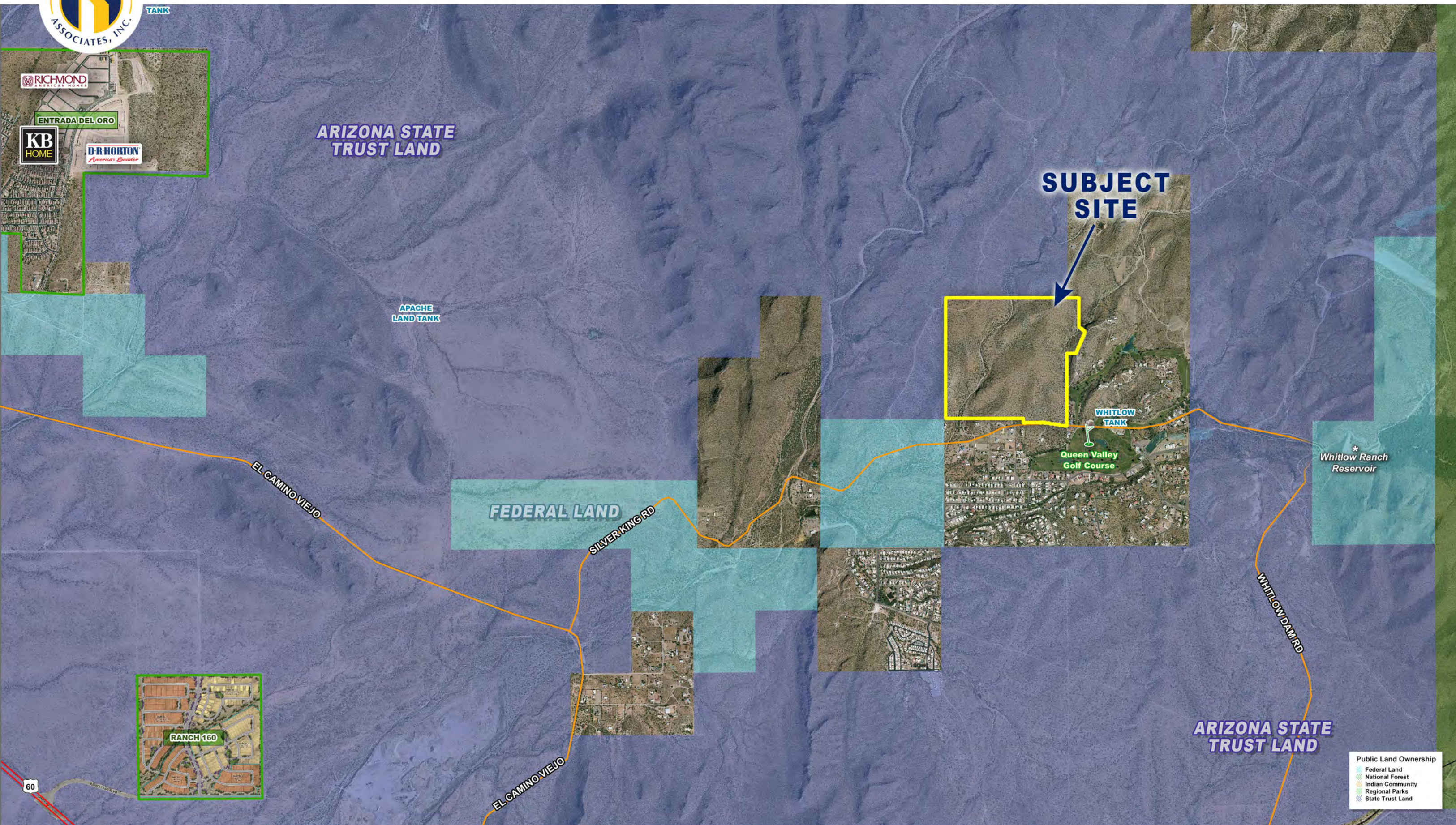


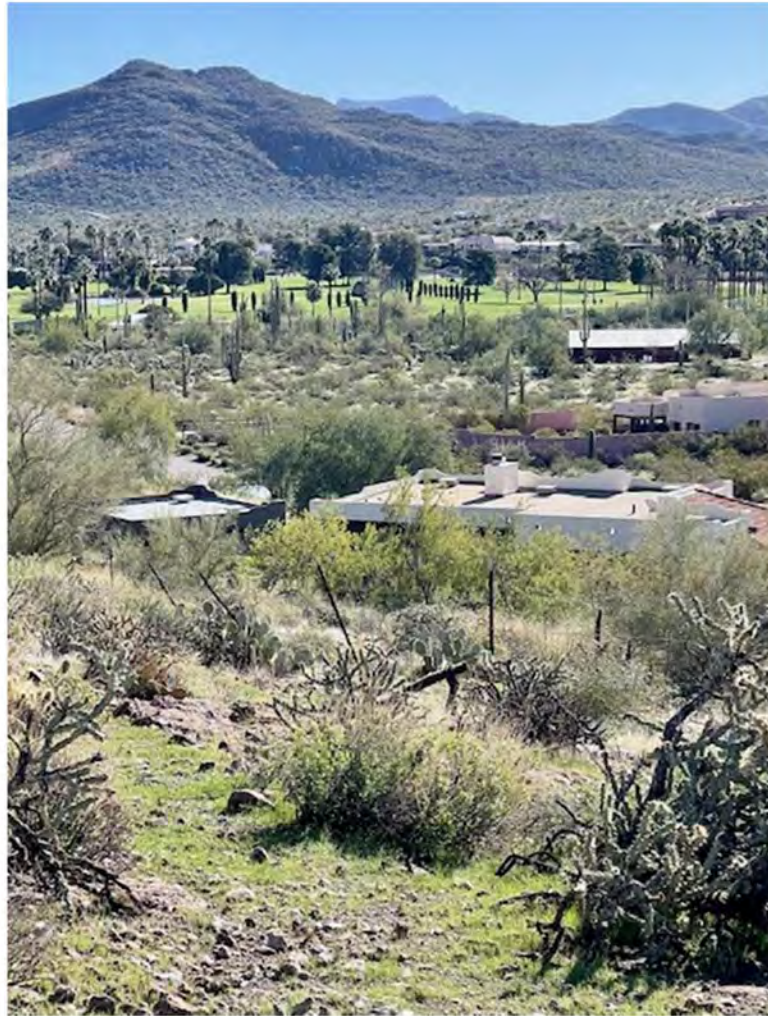
### CITIES AND TOWNS

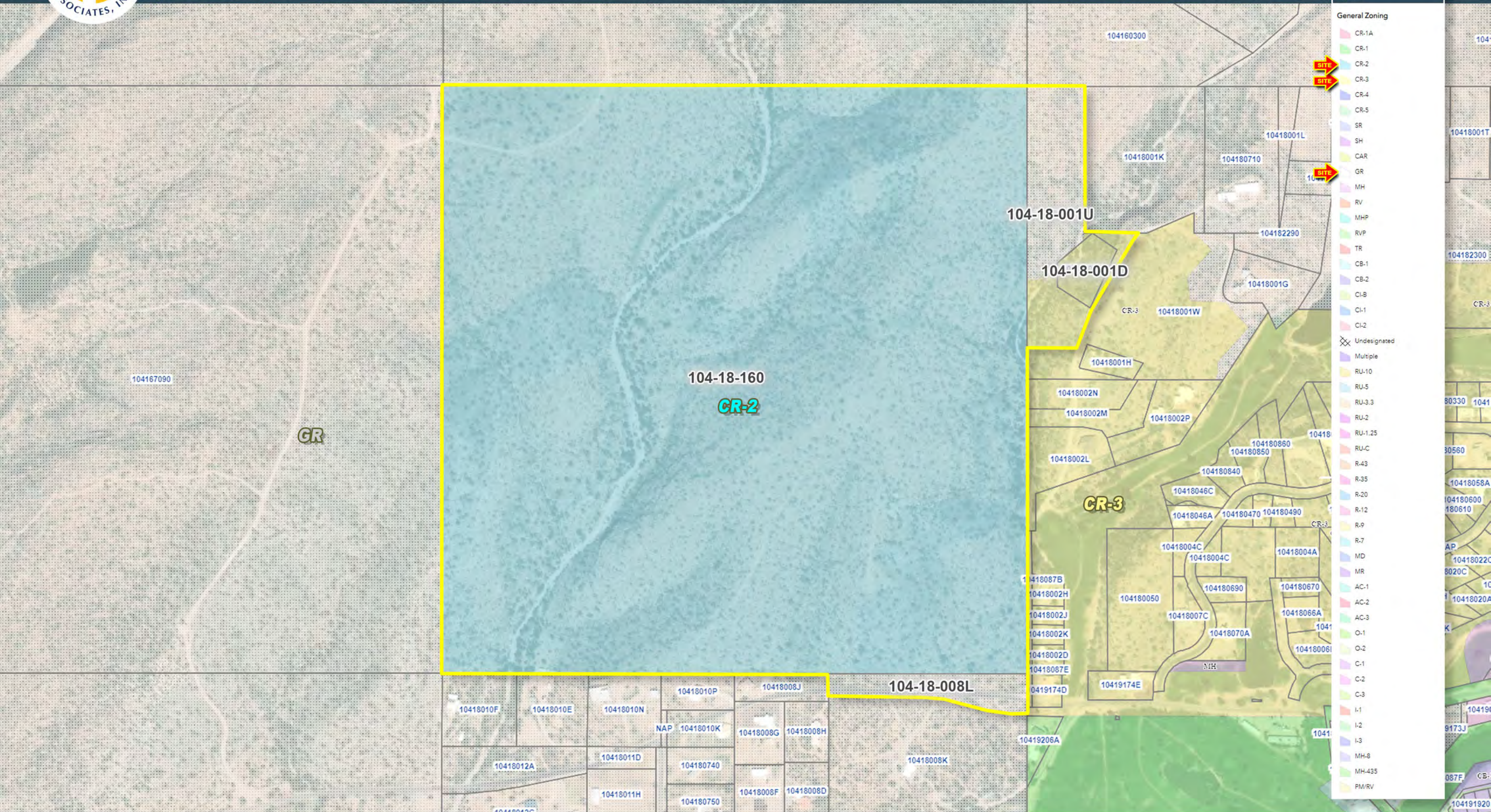
- Apache Junction **40,626**
- Casa Grande **62,664**
- City of Maricopa **70,134**
- Coolidge **22,042**
- Eloy **17,458**
- Florence **24,278**
- Gold Canyon **11,612**
- Queen Creek **75,150**
- Superior **2,511**









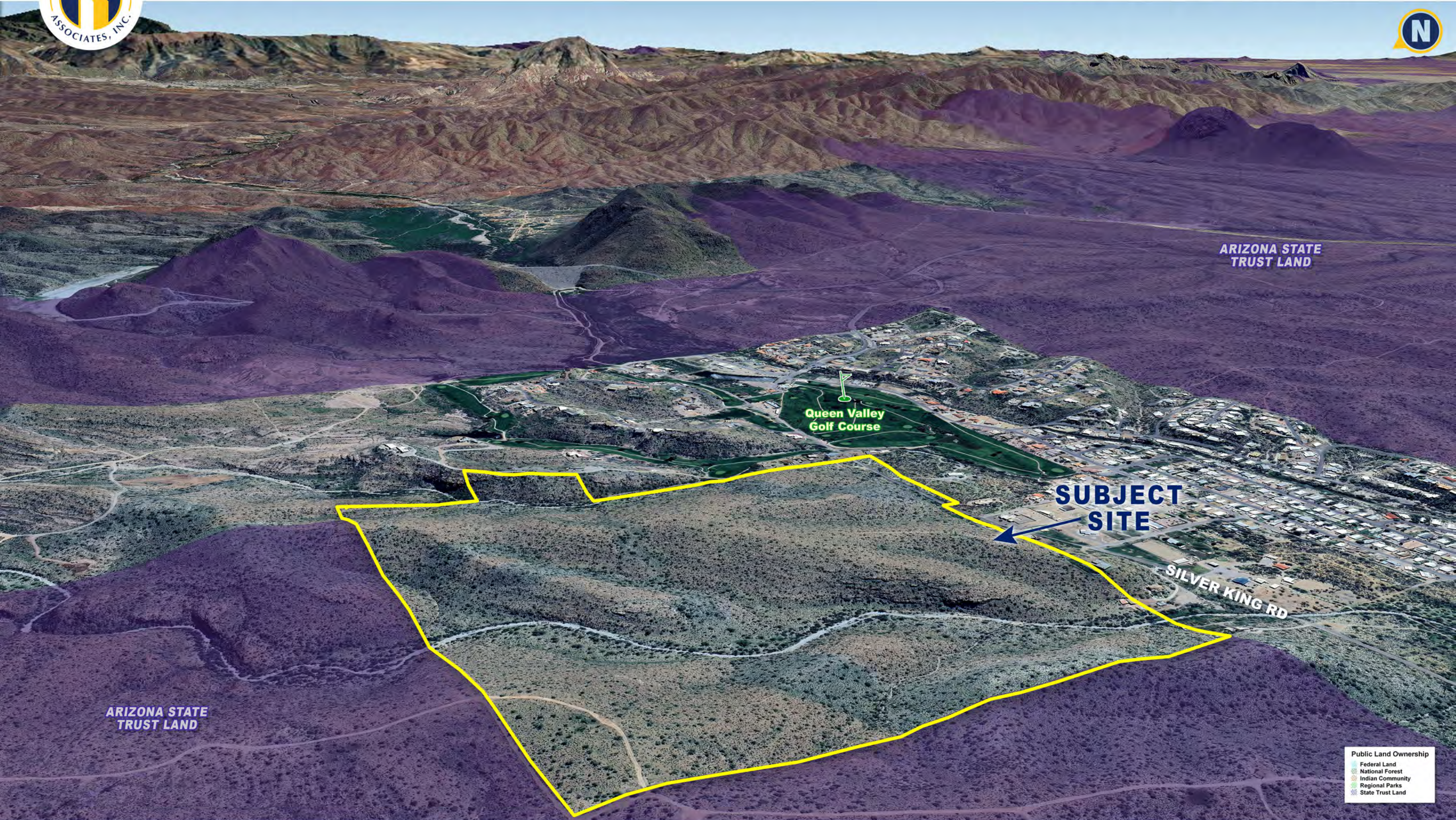


**Legend**

**General Zoning**

- CR-1A
- CR-1
- CR-2
- CR-3
- CR-4
- CR-5
- SR
- SH
- CAR
- GR
- MH
- RV
- MHP
- RVP
- TR
- CB-1
- CB-2
- CI-B
- CI-1
- CI-2
- Undesignated
- Multiple
- RU-10
- RU-5
- RU-3.3
- RU-2
- RU-1.25
- RU-C
- R-43
- R-35
- R-20
- R-12
- R-9
- R-7
- MD
- MR
- AC-1
- AC-2
- AC-3
- O-1
- O-2
- C-1
- C-2
- C-3
- I-1
- I-2
- I-3
- MH-8
- MH-435
- PM/RV





ARIZONA STATE TRUST LAND

Queen Valley Golf Course

SUBJECT SITE

SILVER KING RD

ARIZONA STATE TRUST LAND

**Public Land Ownership**

- Federal Land
- National Forest
- Indian Community
- Regional Parks
- State Trust Land



ARIZONA STATE TRUST LAND

Queen Valley Golf Course

SILVER KING RD

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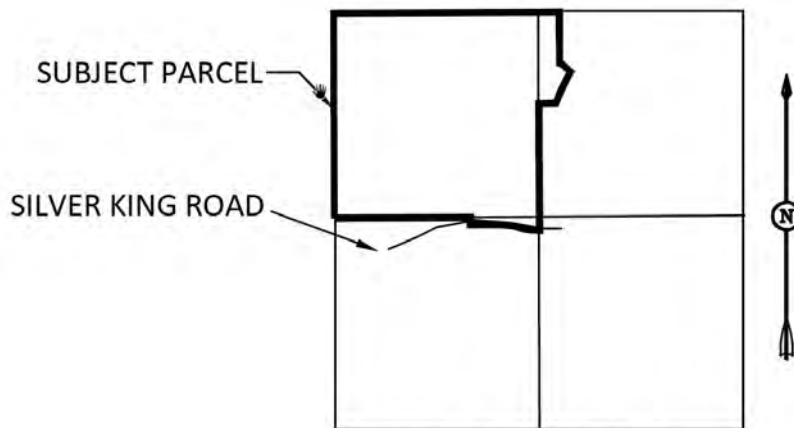


# PINAL COUNTY

WIDE OPEN OPPORTUNITY

Project Narrative for Tentative Plat Application for  
**Silver King Ranch, a Single Family Residential Subdivision**

Project Site Address: 604 E Silver King Rd, Queen Valley, AZ 85141  
Pinal County Assessor Parcel Numbers 104-18-016, 001U, 001D & 008L  
173 acres, Located Sec. 35, T.1S., R.10E.



SECT. 35, T1S, R10E  
QUEEN VALLEY  
PINAL COUNTY, AZ

### VICINITY MAP

N.T.S.

#### Owner

Gary Smith (Managing Member)  
Silver King 160 LLC  
5009 E Washington, Suite 100  
Phoenix, AZ 85034  
602.224.4551

#### Engineer

Kevin McDougall, PE, RLS  
McDougall Devcon LLC  
4624 E. Marilyn Road  
Phoenix, Arizona 85032  
602.619.9900

Prepared by:



Date: 2023.09.18

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**PURPOSE OF REQUEST**

The purpose of this request is to obtain Pinal County (PC) approval of Tentative Plat application for a Single Family Residential Subdivision (SF Res) and explain land improvements to the Silver King Ranch (170 AC total area) project; owned by Silver King 160 LLC. Project site is currently shown on the Comprehensive Plan as both Low Density Residential 0-2 du/ac and Moderate Low Density Residential (1-3.5 du/ac). Current zoning for the central 160 acre site is CR-2 (Single Residential, 12,000 sf min lot size) and the outlying 13 acres is GR (Gen. Rural, 1.25 ac min lot size). This new SF Res matches both Pinal County Zoning Code overlays per zoning maps and land use types. Lots along the perimeter with GR zoning are at least 1.25 acres per code; inner lots all exceed 12,000 sf by far and average lot size for the entire project is 1.4 acres.

**LAND USE DATA TABLE**

Land Areas

PC APN	Area (sf)	Area (AC)
104-18-016	6,967,575	159.95
104-18-001U	302,627	6.95
104-18-001D	51,690	1.19
104-18-008A (SPLIT)	108,395	2.49
Gross Area	7,430,287	170.58

	Area (sf)	Area (AC)
Parcel Area	7,430,288	170.58

Note: Lot 24 is to QVDWID.

	Area (sf)	Area (AC)	Notes
QVDWID	27,806	0.64	Lot 24 WATER DIST.
PC R/W	658,536	15.12	Dedication to PC
NAOS	1,294,501	29.72	Open Space Nat. Area
Lots	6,771,745	155.46	108 Each/1 QVDWID
Net Area	6,771,745	155.46	

Density	0.63	DU/AC
Ave. Lot	1.44	AC
Lots	108	Each
Open Space	19.1%	

COMPREHENSIVE PLAN LAND USE
Low Density Residential 0-2 du/ac
Moderate Low Density Residential (1-3.5 du/ac)

ZONING	CR-2 & GR
CR-2 (Single Residential, 12,000 sf min lot size)	
GR (Gen. Rural, 1.25 ac min lot size)	

Note: Project passes PC zoning code requirements.

After completion final plat approval process, Owner will record final plat of the subdivision at PC Recorders Office for purposes of delineating new; subdivision, commercial parcel, dedication of public roadways, right of way and utilities corridors. Owner has recently drilled a new well on site to be dedicated to Queen Valley Domestic Water Improvement Dist. (QVDWID). QVDWID has issued a “will serve” letter for the project and has capacity to serve the project.



## **LOCATION AND HISTORY**

Queen Valley (QV) is located approximately halfway between Apache Junction (AJ) and Superior, 4 miles NE of Florence Junction, from Exit 212, intersection of E US 60 & N SR 79. The site address is 604 E Silver King Road, QV, AZ, 85118. The historic case number for this site is PZ-208-70 with CR-2 zoning (1 unit per 12,000 sf min). The site topography is Sonoran Desert type, too steep to work optimally as a CR-2 zoning and is more conducive to 1 acre lots to match the terrain and nearby housing types. PC Comprehensive Plan (PCCP) map show site as mostly low density residential (0-2 du/ac) and a small portion as moderate to low density residential (1-3.5 du/ac); 7 acres +/- . This project matches the PCCP intent for the area. Approval of this SF Res is a more appropriate land use type and a great fit for the existing rural community.

This SF RES application will include all PC checklist required plans and reports per PC code. The applicant has met with PC Planning Dept. as a part of the Pre-App requirement and will hold a neighborhood meeting as a part of the Public Participation Plan requirements to discuss infrastructure improvements and note community concerns. Thus far, the local community has expressed no opposition to the proposed project.

## **PROJECT DESCRIPTION**

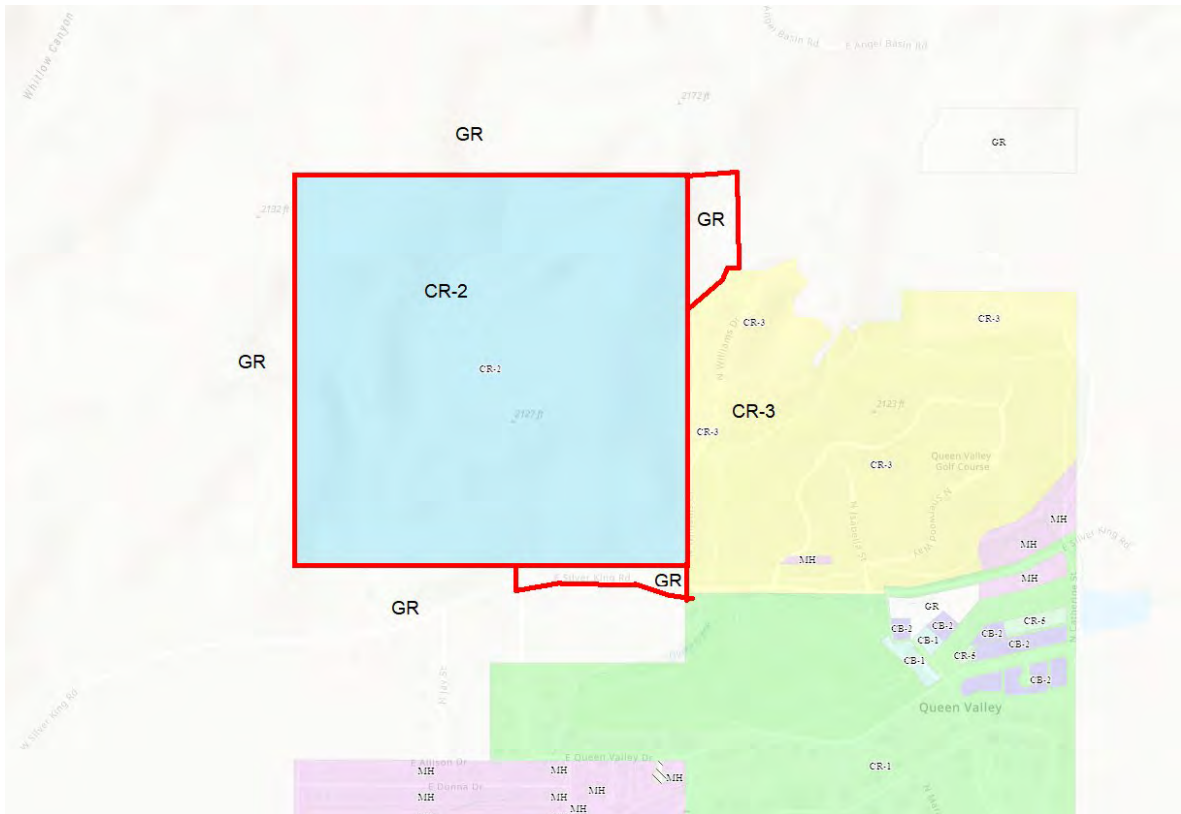
The proposed project site has 108, 1.4 acre average, single-family home sites. QV has a seasonal population who travel to cooler weather for the summer months. The locals are generally a mature age group/demographic has a low impact on emergency services of the PC Sheriff's Dept. and nearby QV Fire District (1/2 mile east). The site is served by community facilities, schools, libraries (Pinal County Library District- Superior or AJ, about 12 mile east or NW), water service (QV Domestic Water Imp. Dist.) and sewage systems (QV Sanit. Dist.) are private, solid waste disposal is private and nearest international airport is Sky Harbor in Phoenix.

This new SF RES land uses R-43 and C-2 for; single Family. The site is currently vacant land. Amenities for the site include a golf course nearby. New infrastructure improvements include water, drainage improvements, utilities and paved roads. All new lots and future housing units are, and shall be, designed to meet or exceed minimum applicable PC requirements. The site is requesting two waivers from PC Engineer; no on site retention due to steep terrain and local roads steeper than 12% for less than 600' as per PC Subdivision Design Guide. The site is quite steep and has beautiful views of washes, rocky foothills, with custom home sites, similar to Carefree. Large washes are privately owned and left as deed restricted, Natural Area Open Space, areas delineated and noted on the Final Plat.

## **TRANSPORTATION ACCESSIBILITY**

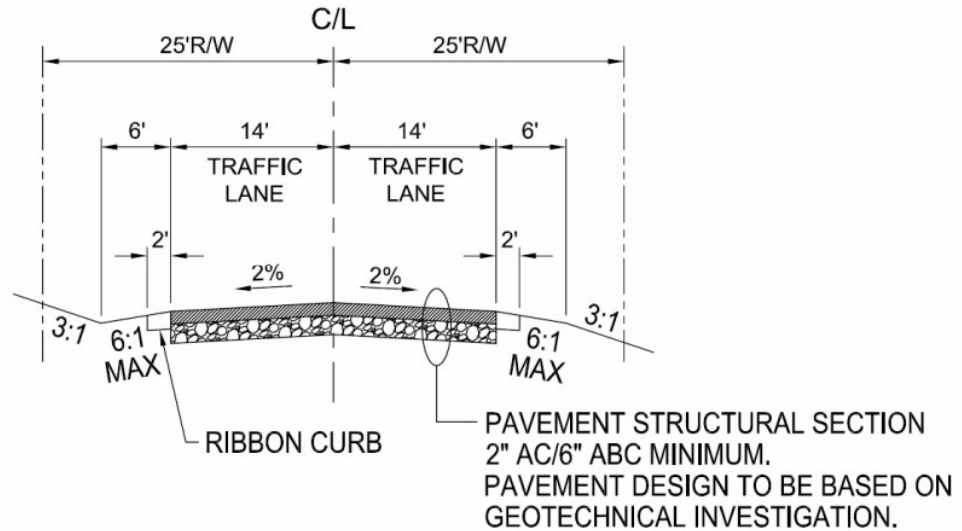
The Silver King 160 project has good access to Silver King Road, the nearby corridor serving the community. On site, has 50' wide, PC Low Density Local Streets, to be dedicated to PC as a part of the final plat recording process. Curb types for the project roadways may include; ribbon, rolled and vertical, as needed, to protect pavement edges and help convey storm water flows. The project provides two points of ingress-egress; at the existing East Silver

King Road and Williams Road. There is also ingress egress by existing dirt road (through adjacent State Land) at the northwest corner of the site. Project owner purchased land over East Silver King Road to help realign and dedicate to PC as a part of the approval process.



**Figure 1 - Subject Parcels & PC Zoning Map**

All new units will be designed to meet or exceed the PC Building code requirements. The following Typical Street Cross Section for the project is from *PC Subdivision & Infrastructure Design Manual, Exhibit 6.2* below.



## **LOW DENSITY LOCAL STREET**

### **LOTS 1 ACRE TO 3.33 ACRE AREA WITH ON-LOT RETENTION**

**FIGURE 2 – Typical Street Cross Section**

### **FIGURE 3 – Site Plan Overview**

See full size map for greater details.

(118 SF Res. parcels, 1 QVDWID parcel, 1 Comm. parcel)

### **PUBLIC UTILITIES AND SERVICE PROVIDERS**

Water – QVDWID PWS#AZ0411044

Private Septic Sewer Systems – separate permits by individual landowners

Fire – Queen Valley Fire District, Cecil Fendley, Fire Chief

Police – Pinal County Sheriff's Office, Mark Lamb, Sheriff

Solid Waste – Private Solid Waste Management

Electricity – Arizona Public Service Co. (APS)

Telecommunications - Mobile phones, cellular, by each owner

### **WATER**

Water service to the site is provided by QV Dom. Water Imp. Dist. (QVDWID) (AzDEQ: QVDWID, Public Water System ID AZ0411044). Az. Dept of Water Resources indicates QVDWID has 4 wells registered with total pumping capacity listed as 355 gpm. Greater details regarding



overall water system components for treatment and distribution throughout the community are at QVDWID. Details outlining the new distribution system improvements for the community are outlined in the Basis of Design Report for water and sewer in compliance with AzDEQ specifications. The project has a newly drilled well and easement, to be dedicated to QVDWID upon recording of final plat. The water district has provided Silver King Ranch a “will serve” letter.

## **SEPTIC WASTEWATER TREATMENT**

Existing wastewater treatment facilities (WWTF) to serve the site do not exist. Individual sewer septic systems shall be designed to meet/exceed the demands in conformance with applicable AzDEQ requirements for each lot as a part of the building permit application process. Upon completion of construction, passing inspections, testing, certifications, owner will submit complete documentation with Engineers Certificate of Completion as required by applicable codes. PC shall review and approve plans, reports, permits, construction and testing as required, prior to occupancy of any new units.

## **FIRE**

Fire and emergency medical service is provided by QV Fire District (QVFD). The fire station is 1/2 mile east at 1494 E QV Dr. Fire protection shall be in conformance as directed by QVFD the Fire Marshal.

## **POLICE**

Police service is provided by PC Sheriff’s Office.

## **TRANSPORTATION**

Pinal County (PC) owns the Silver King Road right-of-way adjacent to the subject property and it is maintained by PC Public Works Dept.

## **FLOOD CONTROL**

There are local washes nearby passing through the site. The site is found on FEMA Flood Insurance Rate Map 04021C0241E, Dated 2/4/2007 and indicated as Zone X. Zone X is defined as: 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile. The project is located in mountainous foothills and is requesting a waiver for the retention requirement due to the steep, rocky terrain and its proximity to Queen Creek, a major regional wash. Where required, the project will provide rip rap protection along the banks of washes to meet with applicable drainage codes and approved plans. Houses require individual grading and drainage plans for each lot as a part of the building permit approval process. Finished Floors will be set to allow buildings to be safe from inundation due to the 100 Year Flood as a part of custom home site plans.

## **SCHOOL DISTRICT**

The project falls about halfway between two school districts of Apache Junction Unified School District and Superior Unified School District and is served by both for grades K-12. The project is anticipated to have little impact on the two school districts.

## **SIGNAGE**

No signage is being requested as a part of this application. A separate sign application shall be submitted for PC compliance review and approval process in the future, when ready.

## **WALLS**

Perimeter walls are not planned for the large lots in favor of undisturbed open desert vistas however individual landowners may place walls as needed around their home sites for privacy and security purposes as a part of a custom site plan and better fit the terrain.

## **OUTDOOR LIGHTING**

New outdoor lighting shall comply with applicable County lighting and building ordinances and codes. Light pole locations will be shown on the civil plans however electrical designs (runs, transformers, etc.) will be by designed by electrical engineer and coordinated with APS electric utility service provider.

## **NEIGHBORHOOD OUTREACH**

A Public Participation Plan and Report by owners, under separate cover will be prepared at the appropriate time, per PC Code.

## **AGENCY AUTHORIZATION FORM**

PC Agency Authorization Form is attached below.

## **PROJECT PHASING**

Development of the site is in 2 phases of construction as follows:

Phase 1 - Lots 1-33; 94-98

Phase 2 - Lots 34-93; 99-109

Lot 24 is to be dedicated to QVDWID for new water facilities.

Phasing may be subject to change.

## **CONSTRUCTION SCHEDULE**

Development of the site is to start following issuance of approvals, construction permits and estimated to take 12-24 months to complete, depending on market conditions.

## **CONFORMANCE TO EXISTING COMPREHENSIVE PLAN**

Silver King 160 Ranch (SF RES) project is in conformance with the existing comprehensive plan for the area, described in greater detail, as follows.

The SF RES is located in the Sonoran Desert foothills of Queen Valley, Arizona. The project consists of approximately 108 (R43) residential units on 170 acres of foothills located northwest of the existing golf course. The project meets with or exceeds the existing Pinal County Comprehensive Plan more particularly described as follows.

From PC CPA Checklist.

**Sense of Community**—Pinal County is a collection of unique communities, each of which has something special to offer residents and visitors. Balancing emerging urban centers and Pinal County's rural character is important to residents; ensuring that the threads of Pinal County's history, heritage, and culture are woven into its future is what makes Pinal County unique from other regions. Ensuring places exist for people to gather and for communities to highlight the diversity of places, people, lifestyles, cultures, and opportunities will help to define Pinal County's identity.

The following explains how the SF RES, a single family Ranch, is consistent with the Sense of Community vision component for Pinal County.

The SF RES is consistent with the Sense of Community vision component for Pinal County in the following ways:

1. **Balancing Urban and Rural Character:** Pinal County's sense of community is rooted in its balance between emerging urban centers and its rural character. A Ranch that incorporates single-family homes contributes to this balance by providing housing options that cater to residents seeking a more rural lifestyle. By preserving open space, and maintaining a low-density design, the development aligns with the county's rural character. The property may or may not have CC&R's, Architectural review committee and deed restrictions to protect quality and home values in the area. The subdivision shall be in conformance with applicable Az laws, PC code, subject to owner's choice and outside PC jurisdiction.
2. **Showcasing Diversity and Opportunities:** Pinal County's vision emphasizes the diversity of places, people, lifestyles, cultures, and opportunities within its communities. A Ranch that includes a mix of housing styles, sizes, and price points can attract a diverse group of residents, promoting a sense of community that reflects the county's diversity. Housing designs shall be provided by home builders and in conformance with applicable Az laws.

3. **Weaving History, Heritage, and Culture:** Pinal County's uniqueness lies in its ability to weave its history, heritage, and culture into its future. While a Ranch represents new growth, it can still pay homage to the county's past by incorporating architectural elements, design motifs, or landscaping features inspired by the region's heritage. As opportunities arise, owners will engage with local historical societies or cultural organizations to help ensure that the development is sensitive to the Area contributions and preserves the cultural identity of Queen valley.

This carefully planned and thoughtfully designed single-family residential development aligns with Pinal County's Sense of Community vision by considering the county's unique character, highlighting its diversity, incorporating historical and cultural elements, and creating spaces that encourage social connections and community engagement.

**Mobility and Connectivity** - Pinal County has adequate transportation corridors and a variety of multimodal transportation options to address the populations needs for moving goods and people throughout the County and State with minimal effect on Pinal County's native wildlife.

The Silver King Ranch is consistent with the Mobility and Connectivity vision component for Pinal County in the following ways:

1. **Transportation Corridors:** owners purchased additional land from a neighbor, for right of way to be dedicated to Pinal County Department of Transportation for widening of Silver King Rd. where it passes adjacent the project entrance. This aligns with Pinal County's vision; the Ranch considers its location in relation to existing transportation corridors. The project provides paved roads for convenient access for residents and emergency vehicles.
2. **Reducing Congestion and Improving Air Quality:** Owner's and Pinal County's Mobility and Connectivity vision aims to reduce congestion and improve air quality. The Ranch is in a low density rural area and has minor impact on traffic. Locals do enjoy walking and riding golf carts throughout the area. Low traffic counts contribute to the sense of rural community.
3. **Consideration for Wildlife Conservation:** Owner's vision highlights the importance of minimizing the impact on native wildlife. When planning the development, measures have be taken to avoid washes and protect and preserve natural habitats and wildlife corridors with deed restricted natural area and open space. The Silver King Ranch project takes care to minimize impacts to local habitat by deed restrictions of natural area open space along the washes; these areas will remain in their natural state (accept at road crossings).

4. The project aligns with Owner's and Pinal County's commitment to environmental stewardship.

In summary, the Silver King Ranch subdivision is consistent with Pinal County's Mobility and Connectivity vision by strategically considering its location, providing local paved roads for transportation, enhancing air quality, promoting connectivity with the surrounding communities, and protects native wildlife and their habitats.

**Economic Sustainability** – The project helps to expand business opportunities for residents to live, work, learn, play, and promotes long-term economic viability. The project supports Pinal County activity centers that serve the current and future residents' needs offering services, businesses, and employment opportunities, including high-tech, work from home, and environmentally friendly employers who champion Pinal County's conservation philosophy. The creation of a full range of quality jobs provides residents with the chance to start their career, raise a family, and stay local.

The Silver King Ranch is consistent with the Economic Sustainability vision component for Pinal County in the following ways:

1. **Mixed-Use Development:** To align with Pinal County's vision, the Ranch can incorporate mixed-use elements. This means integrating residential units with commercial spaces, such as offices, retail establishments, or service-oriented businesses. By providing a variety of amenities and services within the development, it creates opportunities for residents to live, work, and access goods and services in close proximity. This mixed-use approach fosters a sense of community, promotes economic vitality, and reduces the need for long commutes.
2. **Employment Opportunities:** Pinal County's vision emphasizes the importance of creating employment opportunities within the community. The Ranch can include spaces for businesses, offices, or startups, attracting a diverse range of employers, including high-tech (work for home) and environmentally friendly companies. By integrating job opportunities within the development, residents have the potential to find employment closer to home, reducing the need for long commutes and promoting economic sustainability within the county.
3. **Career Advancement:** The Owner's Economic Sustainability vision component provides for quality construction and real estate support jobs that allow residents to start their careers, raise families, and have opportunities for advancement within Pinal County. The Ranch supports this vision by fostering an environment that attracts employers offering diverse career pathways and promoting professional growth. This may involve

collaborating with local educational institutions to establish training programs or vocational opportunities that align with the needs of emerging industries in the region.

4. **Conservation Philosophy:** Pinal County values environmentally friendly employers who champion conservation. The Ranch can incorporate sustainable design principles and green infrastructure, such as energy-efficient buildings, renewable energy sources, or water conservation measures. By promoting environmentally friendly practices, the development can attract businesses that align with Pinal County's conservation philosophy, further enhancing its economic sustainability and contributing to a healthier, more sustainable community.
5. **Supporting Local Services:** The project contributes to economic sustainability by providing space for local businesses and services. This includes retail stores, restaurants, healthcare facilities, or educational institutions. By incorporating a mix of services within the development, residents have convenient access to essential amenities, supporting local businesses, fostering a sense of community self-sufficiency and increases the tax base.

In summary, Silver King Ranch is consistent with the Economic Sustainability vision component by incorporating mixed-use elements, providing employment opportunities, promoting career advancement, aligning with conservation principles, and supporting local services. The project enhances a vibrant and self-sustaining community, the development contributes to Pinal County's long-term economic viability and enhances the quality of life for its residents.

**Open Spaces and Places**—Residents value the large lots and open spaces and unique places of Pinal County, not only as part of their quality of life, but as a valuable resource to sustain the region's immense wildlife habitat and their corridors. From the majestic mountains rising from the desert floor in the west to the high desert and rugged mountain terrain to the east, enjoyment of and respect for the natural surroundings is a big part of why people choose Pinal County to live and visit.

The Silver King Ranch is consistent with the Open Spaces and Places vision component for Pinal County in the following ways:

1. **Preservation of Natural Surroundings:** The Ranch is designed to prioritize the preservation of natural surroundings; desert landscapes, mountains, and large lots with open spaces. This may be achieved by creating deed restricted open spaces as green corridors within the development. By respecting and preserving the natural environment, the development contributes to maintaining the unique character and biodiversity of Pinal County.

2. Integration of Open Spaces: The Ranch create private property with dedicated open spaces within the subdivision design and preserves the natural beauty of Queen Valley.
3. Wildlife Habitat Considerations: Pinal County's Open Spaces and Places vision component recognizes the importance of wildlife habitat and corridors. The Ranch takes measures to minimize disruption to wildlife by incorporating wildlife-friendly design principles. This includes natural area open space along major washes to ensure the connectivity of habitat and corridors. By considering the needs of native wildlife, the development contributes to the overall ecological health of the region.
4. Respect for Natural Heritage: Queen Valley's residents value the unique natural heritage of the area. The Ranch can incorporate design elements or architectural features that pay homage to the region's natural surroundings. This may include using materials/colors that blend harmoniously with the landscape, employing sustainable design practices, or integrating interpretive signage that educates residents about the local ecology and natural history. By fostering a sense of respect and appreciation for the natural heritage, the development aligns with the Open Spaces and Places vision component.
5. Sensitivity to Views and Scenic Beauty: Queen Valley's natural surroundings, including mountains and desert landscapes, contribute to its scenic beauty. The Ranch is designed in a way that preserves and enhances views of these natural features. By considering building heights, setbacks, and landscaping, the development ensures that residents have opportunities to enjoy the scenic vistas and maintain the visual integrity of the surrounding open spaces.

In summary, Silver King Ranch is consistent with the Open Spaces and Places vision component by prioritizing the preservation of natural surroundings, integrating open spaces, considering wildlife habitat, respecting the natural heritage, and being sensitive to views and scenic beauty. By incorporating these elements, the development can contribute to the overall quality of life and maintain the unique appeal that draws residents to Pinal County.

**Environmental Stewardship** - People value the views of the mountains and open vistas during the day and the stars at night. These values have translated to a strong conservation ethic that stresses the importance of maintaining the quality of Pinal County's natural resources for future generations. Pinal County is the leader in environmental stewardship, and rewards and encourages sustainable practices such as innovative land use planning, sustainable agriculture, water conservation, green building development, and the use of renewable and alternative energy sources.

The Silver King Ranch is consistent with the Environmental Stewardship vision component for Pinal County in the following ways:

1. Sustainable Land Use Planning: The Ranch prioritizes sustainable land use planning practices. This includes minimizing environmental impact through careful site selection, and land conservation. By preserving natural features, and implementing responsible land development practices, the development aligns with Pinal County's environmental stewardship goals.
2. Green Building Development: The Ranch incorporates green building practices and sustainable design principles. This may involve using energy-efficient lights (per PC code), materials, incorporating renewable energy systems, and implementing low use water-saving measures. By promoting green building development, the development reduces its environmental footprint and contributes to the overall sustainability of Pinal County.
3. Water Conservation: Water conservation is a critical aspect of environmental stewardship in Pinal County. The Ranch will use local Sonoran type low or no water (efficient) landscaping, low-flow fixtures, and sustainable irrigation systems. It can also explore innovative water reuse or stormwater management techniques. By emphasizing water conservation, the development helps protect the region's water resources and aligns with the county's conservation ethic.
4. Renewable and Alternative Energy Sources: Owner's environmental stewardship vision encourages the use of renewable and alternative energy sources. The Ranch can incorporate renewable energy systems, such as solar panels or geothermal heating and cooling. By embracing clean energy technologies, the development reduces reliance on traditional fossil fuels and contributes to a more sustainable energy future.
5. Community Education and Engagement: The Ranch may actively engage residents in environmental stewardship through local educational programs and community initiatives. This may include organizing workshops on sustainable living practices, promoting recycling and waste reduction, or facilitating community gardens. By fostering a culture of environmental awareness and responsibility, the development contributes to Pinal County's conservation ethic.
6. Collaboration with Conservation Organizations: The Ranch may collaborate with local conservation organizations to implement environmental stewardship practices. This may involve partnering with wildlife conservation groups, participating in habitat restoration projects, or supporting local environmental initiatives. By working together, the development can leverage the expertise and resources of these organizations to ensure that environmental stewardship remains a priority.



In summary, The Silver King Ranch is consistent with the Environmental Stewardship vision component by incorporating sustainable land use planning, green building development, water conservation measures, renewable energy sources, community education and engagement, and collaboration with conservation organizations. By implementing these practices, the development aligns with Pinal County's commitment to environmental stewardship and contributes to the long-term sustainability of the region.

**Healthy, Happy Residents** - Access to quality healthcare and healthy lifestyle choices is a priority. Pinal County is a healthy, safe place where residents can walk or ride to activity centers and where interaction in Pinal County's clean, natural environment is encouraged. Ensuring residents are healthy, safe, and happy in their community is a priority for Pinal County.

The Silver King Ranch is consistent with the Healthy, Happy Residents vision component for Pinal County in the following ways:

1. **Active Lifestyle Opportunities:** Pinal County's vision emphasizes the importance of encouraging an active lifestyle. The Ranch can include amenities and infrastructure that promote physical activity and outdoor recreation. This can include access to nearby golf course, hiking trails or local fitness facilities. These features encourage residents to socialize, lead healthier lives and enjoy the natural environment within Queen Valley.
2. **Safety Considerations:** Ensuring the safety of residents is a priority in Pinal County. The Ranch incorporates safety measures such as well-designed roadways and adequate lighting. This helps to promote a safe environment for residents, enhancing their overall well-being and peace of mind.
3. **Connection to Nature:** Owner's vision highlights the value of interacting with the clean, natural environment. The Ranch provides opportunities for residents to connect with nature. These spaces can contribute to improved mental health, stress reduction, and a greater sense of well-being.
4. **Healthy Design Principles:** The Ranch can prioritize healthy design principles, such as promoting natural lighting, good indoor air quality, and incorporating green building materials. Additionally, the development can encourage sustainable transportation options, such as walking or cycling. These design choices may help to promote a healthier and more sustainable living environment for residents.
5. **Community Engagement and Social Interaction:** The local community encourages social interaction by incorporating spaces that encourage residents to connect with one another. Many of the locals drive golf carts and visit with one another. By promoting social engagement and a sense of belonging, the Ranch adds to the surrounding community's overall happiness and well-being.

In summary, The Silver King Ranch is consistent with the Healthy, Happy Residents vision component by prioritizing access to healthcare, promoting an active lifestyle, ensuring safety, connecting residents to nature, incorporating healthy design principles, and encouraging community engagement. By integrating these elements, the development creates an environment that supports the physical, mental, and social well-being of its residents, aligning with Pinal County's vision of a healthy and happy community.

**Quality Educational Opportunities** – Pinal County provides quality, community-based Pre K-12 programs to provide youth with a competitive edge, along with a wide variety of post-secondary educational opportunities for technical or specialized workforce training. Pinal County residents seek out life-long opportunities to help expand their minds and diversify their experiences.

While The Silver King Ranch may not directly provide educational programs or institutions, it can still contribute to the Quality Educational Opportunities vision component for Pinal County in the following ways:

1. **Educational Institutions:** Education is changing however, the Ranch residents may support local public schools, private schools, or community colleges. By providing convenient online or in person access to these institutions, the development can help support residents' access to quality education for their children and themselves. This helps to encourage educational engagement and participation within the community.
2. **Collaboration with Educational Institutions:** The Ranch can establish partnerships or collaborations with educational institutions to enhance educational opportunities for residents. This may involve hosting workshops, seminars, or educational events within the development that are facilitated by local schools or colleges. By fostering collaboration, the development can promote educational enrichment and lifelong learning for its residents.
3. **Promotion of Lifelong Learning:** The Ranch can promote a culture of lifelong learning by organizing educational and enrichment programs for residents of all ages. This may include organizing guest lectures, workshops, or cultural events within the community. By fostering a love for learning and diversifying experiences, the development contributes to residents' personal growth and intellectual well-being.

In summary, while The Silver King Ranch may not directly provide educational programs, it can contribute to help to support local education institutions by providing new students, supporting the workforce, promote lifelong learning and engaging with the community. These efforts create an environment that supports educational access, engagement, and enrichment for the residents of Pinal County.

### **Consistent with the Pinal County Plan's Key Concepts on Land Use, Economic, and Circulation**

The following explains how the project is Consistent with the Pinal County Plan's Key Concepts on Land Use, Economic, and Circulation plan for Queen Valley, Arizona.

**Land Use:** The planned development aligns with the designated land use zoning for the area in Queen Valley, Arizona. It is consistent with the intended development density, building heights, setbacks, and any other regulations outlined in the Pinal County Plan.

**Economic Sustainability:** The planned development contributes to the economic sustainability of Queen Valley. This involves incorporating mixed-use elements, such as commercial or retail spaces, helps local services and employment opportunities. Additionally, the development improves the long-term economic viability of the area by incorporating sustainable design practices, supporting local businesses, and attracting local employers.

**Circulation Planning:** The development considers circulation and transportation needs of the local area; it aligns with the existing or proposed road network, ensuring adequate connectivity and minimizing traffic congestion. The development provides lighted public paved local roadways.

The project meets or exceeds all applicable PC Code requirements outlined in the Pinal County Land Use Plan for Queen Valley and is in compliance with the regional vision and goals.

### **CONCLUSION**

The new Silver King Ranch project; provides housing, creates jobs, creates tax revenue, is in compliance with local community goals, and meets PC land use objectives for the area. This request is in conformance with PC codes and a great fit for the neighborhood. There has been no opposition to this project from anyone in the local community thus far; a citizen participation plan (pending) will be performed. Owners respectfully request approval of this Subdivision Tentative Plat case and would like to thank everyone at PC contributing their support and expertise to help create this valuable new addition to the community of Queen Valley.