

NEON RANCH



Planned Area Development for Neon Ranch
Desert Wells LLC

January 2021

Rose Law Group
7144 E Stetson Dr. Suite 300,
Scottsdale, AZ 85251

TABLE OF CONTENTS

1. History and Purpose of Request	2
2. Description of Proposal	2
a. Rezoning	3
b. PAD Overlay.....	3
3. Relationship to surrounding properties within one mile	4
4. Schools	4
5. Public Services/Community Services	4
6. Location, Accessibility & Circulation.....	5
7. Compliance with RSRSM	6
8. Utilities & Services	6
9. Ownership & Control	6
10. Timing of Development (Phasing Schedule)	6
11. Conformance with Comprehensive Plan.....	7
12. Recreational Amenities	7
13. Fences, Screening, and Entry Monumentation.....	9
14. Total Dwelling Units & Maximum Residential Density.....	9
15. Parking for Recreational Facilities	9
16. Landscaping.....	10
17. Preliminary Hydrology & Drainage	10
18. Additional Information for Commercial & Industrial Uses	10
19. Tables	10
20. Conclusion.....	12

List of Tables

Table 1: <i>On Site & Surrounding Uses, Comprehensive Plan, & Zoning Designations</i>	10
Table 2: <i>Land Use Table</i>	10
Table 3: <i>Amended Development Standards Table*</i>	11
Table 4: <i>Use Table</i>	11
Table 5: <i>Utilities and Services</i>	12

Exhibits

Exhibit A – Legal Description	0
Exhibit B – Vicinity Map.....	0
Exhibit C – Existing and Proposed Zoning.....	1
Exhibit D – Conceptual Site Plan	0
Exhibit E – Conceptual Elevations & Floor Plans.....	0
Exhibit F – Conceptual Illustrative Site Plan.....	0

1. History and Purpose of Request

James Hankins, the influential denim designer behind Ashbury Park Clothing Company, an American-made jeans workwear brand made popular by Rock n Roll's elite stars presents his newest venture called "Neon Ranch." The style icon has dreamt of innovating the RV Resort industry with a concept unlike anyone has ever seen, and is officially bringing this vision to life in Pinal County. He has partnered with a proven successful developer who has spent years in the major auto-mall development industry, developing the largest auto-malls in Arizona, Jim Mullin of Mullin 360. The highly anticipated Neon Ranch will be a one-of-a-kind luxury RV Resort experience complete with resort amenities and infused with neon signs and desert vibes to create a must stay destination for long distance travelers, road trippers, and local staycationers alike. The Neon Sign Garden at the heart of Neon Ranch will be an outdoor, interactive neon lights art installation that will be illuminated for limited intervals each day, creating an unparalleled destination attraction and experience for visitors at Neon Ranch. Located just west of the Florence Junction, (US. 60 & AZ 79) Neon Ranch offers travelers a unique desert destination while being surrounded by the open Sonoran desert.

The subject property is an approximately 52.03 acre, vacant and unimproved property in Pinal County located approximately 4,200 feet northwest of the Florence Junction, on the south side of the U.S. 60 (APN 10430007B) (See *Exhibit A – Legal Description* and *Exhibit B – Vicinity Map*) (the "Site"). Note that while the Site appears to be three different parcels on the Pinal County Assessor Parcel Viewer, it is actually just one parcel under a single common parcel number. The Site has been owned by James Hankins since the year 2000 and has never developed. As can be seen in the Vicinity Map, portions of the Site were condemned for the construction of the U.S. Highway 60, causing it to have its irregular triangle shape. Mr. Hankins has sat on the property for 21 years without any development prospects until now. Neon Ranch, at this particular moment in time, is the ideal development opportunity for the Site.

Neon Ranch is a luxury RV Resort comprised of approximately 518 spaces (with a maximum space count of 570) along with a number of recreational amenities. The Site is currently zoned General Rural (GR) with a Comprehensive Plan Designation of Medium Density Residential (1-3.5 du/ac). In order to facilitate the development of Neon Ranch and its proposed uses and densities, a Rezoning and Comprehensive Plan Amendment is required. The purpose of this application, submitted on behalf of Desert Wells LLC (the "Owner"), is to request:

- a) a Rezoning of the Site from "General Rural (GR)" to "Park Model/Recreational Vehicle Park (PM/RVP-435)" and "Manufactured Home Park (MHP)"; and
- b) a Comprehensive Plan Amendment from "Medium Density Residential (1-3.5 du/ac)" to "High Density Residential (8-24 du/ac)"; and
- c) a new PAD overlay.

2. Description of Proposal

Recent demographic shifts and changes in individual and family travel preferences have resulted in a renewed and increased interest in RV travel and outdoor experiences, making this the ideal time to introduce Neon Ranch. Neon Ranch proposes a unique, high quality luxury RV Resort

experience for Pinal County residents and visitors from around the country to enjoy. Additionally, Pinal and Maricopa Counties have experienced significant population and employment growth, with tourism also growing. The experience proposed by Neon Ranch is in high demand, and the Site is conveniently located to benefit from and support the County's growth in population, employment and tourism. The Site's location is ideal for the proposed development as it is easily accessible from a number of nearby jurisdictions. Additionally, since the Site is located directly off the U.S. Highway 60, which is a major roadway, it is easily reached by interstate traffic. These recent changes in the area support this application and the development of Neon Ranch. Renderings of Neon Ranch and the anticipated amenities are included at the end of this document.

a. Rezoning

As discussed previously, the Site is currently zoned "General Rural (GR)." The Owner is requesting that the entire Site (52.03 acres) be rezoned to "Park Model/Recreational Vehicle Park (PM/RVP-435)" and "Manufactured Home Park (MHP)" in order to facilitate the development of a 518 space (maximum 570 space) luxury RV Resort community at a density of approximately 9.96 du/ac (maximum 11 du/ac). See *Exhibit C – Existing & Proposed Zoning*). In order to conform with the Comprehensive Plan, a concurrent Comprehensive Plan Amendment application to amend the Site's "Medium Density Residential (1-3.5 du/ac)" designation to "High Density Residential (8-24 du/ac)" supplements this application.

The land use plan for Neon Ranch has been designed to provide a fresh approach for RV Resorts in a way that is more in-line with the demands of today's consumer. Neon Ranch provides an exceptional open space, recreation and amenity package, and remains compatible to the existing adjacent vacant uses. The proposal features approximately 518 spaces (maximum 570 spaces) with a lot size of 40' x 50' (2,000 sf), 30.89% open space, and includes extensive community amenities, including a large centralized lawn and a putt putt course. A description of the anticipated recreation areas, amenities, and structures, all of which are accessory to the proposed use, is included below in Paragraph 12. An illustration of the conceptual site plan is included in *Exhibit D – Conceptual Site Plan*.

b. PAD Overlay

The requested PAD overlay will facilitate utilizing the Site's spaces for RVs, Park Models and Manufactured Homes. While RVs, Park Models and Manufactured Homes may technically be different product types, they are very similar in their function and needs, and can be interchangeable on spaces fitted to accommodate all their needs. Further, the product types are compatible in near proximity to each other. This is demonstrated in a nearby RV park - the Picacho Peak RV Resort, located at 17065 E Peak Ln, Picacho, AZ 85241, which contains RV, Park Model (which are technically RVs) and Manufactured Home spaces on one property.

In addition, the development team behind Neon Ranch has extensive experience developing, owning and operating RV Resort communities that incorporate RVs, Park Models and Manufactured Homes all on one site. For example, the development team was involved in the Pueblo El Mirage RV Resort located at 11201 N El Mirage Rd, El Mirage, AZ 85335. This resort features all of RVs, Park Models and Manufactured Homes on a single property. Here,

the space sizes are approximately 2,200 square feet, and internal streets have widths of 24 feet, both of which have been determined to be a sufficient size for all the product types, including Manufactured Homes. Neon Ranch proposes space sizes of 2,000 square feet which will be more than sufficient even for the Manufactured Homes as they will all be the smaller single-wide Manufactured Homes. Therefore, Neon Ranch will be able to accommodate RVs, Park Models and Manufactured Homes on the Site in a cohesive, compatible manner. An illustration of the Park Models and Manufactured Homes anticipated for Neon Ranch is provided in *Exhibit E – Conceptual Elevations & Floor Plans*.

The necessary deviations needed to facilitate the development of Neon Ranch are described in **Table 3: Amended Development Standards Table**. In summary, the standards needed are those in Section 2.355 PM/RVP-435 of the PCDS. These proposed deviations are in line with the current market and will allow Neon Ranch to be developed in a manner that meets the needs of today's consumer. The proposed spaces and development standards are also consistent with those of existing RV Resorts in Pinal County and in the state of Arizona as described previously.

3. Relationship to surrounding properties within one mile

The Site is vacant land that experiences approximately 3,000 feet of frontage along U.S. Highway 60 where it has a gated entrance and a dirt road bisecting the Site that leads to an SRP pumping station at the southwest property line. See *Exhibit B – Vicinity Map*. The area surrounding the Site, both immediately adjacent to and extending outwards, is similarly vacant and unimproved land. The vacant land immediately south and west of the Site is State Trust land with grazing leases. Neon Ranch will be fully fenced and will not negatively impact ongoing grazing activities, and will be fully compatible with the existing and planned uses of the surrounding properties. The surrounding zoning and uses are described in **Table 1: On Site & Surrounding Uses, Comprehensive Plan, & Zoning Designations**.

4. Schools

The Site is within the Superior Unified School District with the nearest elementary school in that district being the John F. Kennedy Elementary School (17 miles) and the nearest high school being the Superior Senior High School (17 miles). The Site is also just outside the Apache Junction Unified School District with the nearest school being the Peralta Trail Elementary school (7.8 miles).

The Owner will meet with the Superior Unified School District to discuss this proposal. Since Neon Ranch is an RV Resort community it is not anticipated that this proposal will have any impact on the school district as RV Resorts are typically visited only for temporary, short term stays by 55 forward aged individuals without school-aged children.

5. Public Services/Community Services

Police protection, fire and emergency medical services for Neon Ranch will be provided by the Pinal County Sheriff and the Apache Junction Fire District.

The nearest police department is at 5750 S Kings Ranch Rd, Gold Canyon, AZ 85118, approximately 10 miles away from the Site, and the nearest fire station is Station 265 at 7557 US-60, Gold Canyon, AZ 85118, just 9 miles from the Site

6. Location, Accessibility & Circulation

The Site is located on the south side of U.S. Highway 60 between mile marker 211 & 212, approximately 4,200 feet northwest of the Florence Junction (U.S. Hwy 60 & AZ 79). Off-site circulation will take access from U.S. Highway 60. As a result of its highway frontage and nearness to the Florence Junction, the Site is highly accessible by the greater Phoenix area from the west, Superior from the east, and Florence, Coolidge and southern Arizona from the south. The Site is also conveniently located to all outside amenities such as gas, grocery, medical, dining and more.

Since U.S. Highway 60 is an ADOT road, the Owner of Neon Ranch has been in regular communication with ADOT regarding the proposed use to obtain their input and approval. Neon Ranch will have minimal impact on existing traffic conditions on U.S. Highway 60. Because of the elevation difference between the southeast bound and northwest bound lanes there will not be a need for a median opening. A deceleration lane is anticipated along the Site's frontage for a right-turn into Neon Ranch, and the only method of egress will be by a right-turn out. This is a positive for traffic flow as vehicles turning into Neon Ranch will remove themselves from the travel lanes and enter a deceleration lane, and vehicles exiting Neon Ranch will not disrupt northwest bound traffic as there would be no left turn. In the event a visitor wishes to exit Neon Ranch and travel northwest, they may turn right onto the U.S. Highway 60 and make a U-turn at the Florence Junction, which is a low-volume and high-capacity interchange that can accommodate any longer vehicles and additional traffic. For vehicles traveling northwest and intending to access Neon Ranch, there is already a nearby U-turn only median opening just past Neon Ranch. This is a benefit for traffic flow as there will be no left turn friction at direct access to the Site. A traffic study will be provided to justify the proposed circulation systems.

Internal circulation systems for Neon Ranch are designed with pedestrian and vehicular perspectives in mind. The pedestrian circulation is a multi-use path system designed to promote connectivity within Neon Ranch as well as to provide direct access to the various State of the Art outdoor and indoor amenities and recreational areas. Internal vehicular circulation considers the specific needs required by the type of vehicular traffic anticipated for Neon Ranch, such as RVs, Park Models, Manufactured Homes, and delivery and emergency, and meets those needs with a circulation system consisting of a network of 24' wide roads, and 14' wide one way directional roads. Several roundabouts are placed for efficient circulation within Neon Ranch. As discussed previously, the development team behind Neon Ranch is experienced in the development, ownership and operation of RV resorts that also contain Manufactured Homes, and has ensured that all parts of Neon Ranch's circulation system can sufficiently accommodate any potential vehicle or traffic type.

Parking at Neon Ranch will include approximately 80 parking spaces, and personal parking is available at the residential spaces.

7. Compliance with RSRSM

According to Pinal County's 2017 RSRSM Update, Neon Ranch is in full compliance, as there are no existing or planned RSRSM facilities adjacent to the project. Neon Ranch will be fully compliant with Pinal County's Regionally Significant Routes for Safety and Mobility Access Management Manual. As discussed previously, the Site is adjacent to and will be accessed by the U.S. Highway 60. In order to ensure access to Neon Ranch and simultaneously preserve the flow of traffic in the surrounding system, ADOT has been contacted and is providing input on this proposal.

8. Utilities & Services

Water

A well registered with the Arizona Department of Water Resources (Registration No. 55- 610434) exists at the southwest corner of the Site and will provide Neon Ranch with water. The well's capacity was most recently tested on November 6, 2020 and has been deemed sufficient. The Site is also within the water service CC&N of Arizona Water Company (Superior Service Area), from which it may also get water in the future. The development team intends to have the infrastructure needed to tap-in to future water lines in place at the front of the Site for potential future use.

Sewer

As part of infrastructure development on the Site, the Owners will be installing a wastewater treatment system for Neon Ranch that will be sufficient for all sewer and wastewater needs at Neon Ranch.

Telephone/Electric

Electric service to Neon Ranch will be provided by SRP. Telephone and high-speed internet service will likely be provided by Century Link. Power lines are existing along the U.S. Highway 60 frontage to Neon Ranch and will be connected during construction.

9. Ownership & Control

A new limited liability company will be formed to own Neon Ranch, and will include the current ownership of the land and development team. This formed company intends to own, operate, and maintain Neon Ranch, including its landscaping, open space, streets, recreation areas, refuse disposal and utility systems, and other infrastructure, into the foreseeable future. All of Neon Ranch, including all internal roads, will be privately owned, operated and maintained.

10. Timing of Development (Phasing Schedule)

If this request is approved by Pinal County, the Owner intends to immediately proceed with design and development of Neon Ranch. It is anticipated that Neon Ranch will be developed in a single phase, beginning with any potentially needed off-site improvements to U.S. Highway 60

(deceleration lane) and necessary infrastructure on the Site. All infrastructure will be in place prior to vertical development as necessary. Development of Neon Ranch is estimated to be completed before December 1, 2021. Importantly, while Neon Ranch will operate year-round, the RV Resort industry is somewhat seasonal, so it is critical that Neon Ranch open for business on December 1, 2021 in order to capture the upcoming 2022 season. The Neon Ranch development team is determined to accomplish this proposal in that timeline.

Conceptual development has been visually identified in *Exhibit D – Conceptual Site Plan* and *Exhibit F – Conceptual Illustrative Site Plan*. A land use data table is included as **Table 2: Land Use Table**. All space lines, lot sizes, and total number of dwelling unit spaces (not to exceed 570 and a density of 11 du/ac) and their associated improvements are conceptual and subject to change.

11. Conformance with Comprehensive Plan

The Site is currently designated as Moderate Low Density Residential (1-3.5 du/ac) in the Pinal County Comprehensive Plan. A concurrent Non-Major Comprehensive Plan Amendment is being processed with this application to change the Site’s designation to High Density Residential (8-24 du/ac) to accommodate the proposed uses and densities.

The proposed High Density Residential designation is ideal for the Site due to its location along the U.S. Highway 60, which is a major roadway. Further, it is compatible with the surrounding land uses which are vacant, undeveloped property, and the nearby High Activity Center designated areas.

12. Recreational Amenities

Neon Ranch is envisioned as a family friendly, luxury RV Resort with touches of Arizonan character throughout. Consistent with the goals and vision of the Pinal County Comprehensive Plan, Neon Ranch will feature a network of multi-use pathways connecting spaces to centralized open spaces and amenities designed to create a unique sense of community that exceeds the County’s typical PAD requirements.

Neon Ranch will feature a total of approximately 16.07 acres of open space, which is 30.89% of the total project acreage and exceeds the requirements for PADs outlined in PCDSC 2.176.130. This open space will feature an abundance of recreational amenities including a large centralized community park area that creates opportunities for physical activity. Various smaller passive open spaces are spread out throughout the Site, including spaces with grills, dog run areas, and shared fire pits. For visitors looking for recreational opportunities outside of Neon Ranch, the Peralta Trail, Lost Goldmine Trailhead, Hieroglyphic Trailhead and a number of other public hiking or outdoor activities are available in the nearby vicinity. Below is a description of just some of the State of the Art recreation areas and amenities proposed for Neon Ranch. Other resident amenities may include a community kitchen or bistro, learning center with classroom facilities, laundry facilities, computer lab and fitness center. Renderings of Neon Ranch and the anticipated amenities are included at the end of this document.

Sloped Desert Scape with Neon Sign Garden – Neon Ranch’s namesake feature will be the Neon Sign Garden – an outdoor, living neon sign art installation interspersed with natural desert vegetation. While accessible for viewing during the day, the neon lights will only be illuminated for short intervals for full effect viewing to greatly reduce any potential light glare emanating while the signs are illuminated. The immersive experience is sure to spark curiosity among visitors to Neon Ranch.

Party & Putt – A mini putt putt course is anticipated to be located near the Neon Sign Garden for casual recreational play. The course is within walking distance of the main resort area and offers visitors to Neon Ranch an opportunity to enjoy the open air while simultaneously commingle with others and participate in recreational activity.

Dog Run Area – Neon Ranch is a dog friendly RV Resort. For its visitors that have dogs, Neon Ranch will contain a number of open space areas where visitors and their dogs can play fetch and dogs can run around. A Dog Run Area or dog park, is anticipated at Neon Ranch.

Shared fire-pits and BBQ – Neon Ranch proposes to have shared fire-pits and grill areas for Neon Ranch visitors to commingle and star gaze around the fire’s warmth in the desert’s cold nights. Several grills are anticipated for visitors to grill their own food or have cook outs.

Walking Track – A multi-use path system intertwines Neon Ranch, and is designed not only to provide walkable access to Neon Ranch’s grills, open spaces, and amenities, but also to provide recreational and exercise opportunities. By creating connectivity throughout Neon Ranch, the walking track simultaneously encourages physical activity.

Entertainment Pavilion – A large outdoor Entertainment Pavilion will be located near the main resort structures. This space will create opportunities for shaded outdoor events and activities such as small performances, arts and crafts, additional seating for special events, potlucks, birthday parties, presentations or meetings, congregations and similar. See Exhibit

Resort Pool Area – Neon Ranch will have a resort pool area that will likely contain a lap pool, activity pool, and a sun deck. The pools are provided to offer visitors the opportunity to swim for exercise, casually lounge at the negative edge pool, or relax on the sun deck. Scheduled activities such as water yoga or other group programming may also be offered.

Event Pavilion/Food Truck Space – An Event Pavilion is proposed to be located adjacent in Neon Ranch’s amenity area. This space will be used for scheduled food truck events, wine/cheese tasting events, farmer’s markets, and specialty sales events. This will allow guests to enjoy a constantly changing variety of local eats. This space is anticipated to accommodate several food trucks or a list of event participants at the same time.

Sports and Activity Area – Various sports and opportunities for physical activity are anticipated at the Neon Ranch sports and activity area such as bocce ball, lawn bowling, tennis courts and pickleball, corn hole, basketball, shuffleboard and horseshoes.

Music Venue – Neon Ranch intends to be a luxury RV Resort unlike any other, and will include a music venue for occasional small-scale music performances for the entertainment of its visitors. As mentioned previously, James Hankins with the development team behind Neon Ranch, is well connected in the music industry, and will utilize his contacts and resources to bring vibrant live music to Neon Ranch for an unparalleled RV Resort experience.

Outdoor lawn – A large outdoor lawn is proposed just outside the main resort building structures. This will be an open, grassy area that will be great for lounging, sun bathing, picnics, frisbee and more.

13. Fences, Screening, and Entry Monumentation

Fencing standards and design for Neon Ranch, including their location, is carefully planned to provide a balance of privacy, screening and visual access to the community's abundant open space and recreational amenities. As suggested by County Staff, a 4' wire fence lines the outer perimeter of Neon Ranch to ensure visibility of the surrounding natural view corridors is maintained. The fencing will also separate the Site from grazing activities on adjacent ASLD land.

Three free-standing pylon signs are proposed for Neon Ranch, and are located at the northwest corner, entryway and southeast corner of the Site. As is illustrated in the conceptual rendering of the pylon signs provided in *Exhibit F – Conceptual Illustrative Site Plan*, the pylon signs are intended to be truly iconic, not only to capture the attention of those passing by, but to clearly identify the site as being the one and only Neon Ranch. A wall mounted monument sign is also proposed at the entrance to the Site and will identify Neon Ranch. Together, the proposed signage will amplify the vibrant, luxurious experience for guests entering Neon Ranch. This will allow guests to feel as though they have “arrived,” and will create a high-quality community feel so that visitors will know that Neon Ranch is truly a unique luxury RV Resort.

14. Total Dwelling Units & Maximum Residential Density

Neon Ranch is anticipated to have 518 spaces (maximum 570 spaces), comprised entirely of 40' x 50' spaces. The residential density at Neon Ranch is 9.96 du/ac (maximum 11 du/ac), which is well within the density range allowed by the High Density Residential (8-24 du/ac) Comprehensive Plan designation that is proposed for the Site.

15. Parking for Recreational Facilities

Neon Ranch anticipates to have approximately 80 parking spaces located near the recreational facilities. Since the recreational areas are centrally located they are within short walking distance from any starting point at Neon Ranch.

16. Landscaping

Neon Ranch will incorporate crisp, topiary and natural landscape throughout the Site, along with other vegetation and turf landscaping. An illustration of the potential landscaped areas is provided in *Exhibit F – Conceptual Illustrative Site Plan*.

17. Preliminary Hydrology & Drainage

The Site’s topography is relatively flat and without any natural drainage courses. It is anticipated that off-site flows will flow through Neon Ranch as they have historically. Neon Ranch contains ample open space and proposes approximately eight retention areas which would exceed its needs to sufficiently manage water flows.

According to the FEMA Flood Map and Pinal County Flood Control Viewer, there are no flood zones or floodplains on the Site. Therefore, there are no natural drainage courses to be obstructed or disturbed, or regulatory natural floodplains to be altered or fitted.

18. Additional Information for Commercial & Industrial Uses

Neon Ranch is an RV Resort, complete with a number of recreational amenities accessory to the underlying use. As such, there are no commercial or industrial uses proposed for the Site.

19. Tables

Table 1: On Site & Surrounding Uses, Comprehensive Plan, & Zoning Designations

	Land Use	Comprehensive Plan	Zoning
Site	Vacant	Moderate Low Density Residential	GR
North	U.S. Hwy 60, Vacant land	Moderate Low Density Residential	GR
East	Vacant land	Moderate Low Density Residential/High Intensity Activity Center	GR
South	Vacant State Trust land (grazing leases), SRP substation	Moderate Low Density Residential/High Intensity Activity Center	GR
West	Vacant State Trust land (grazing leases)	Moderate Low Density Residential	GR

Table 2: Land Use Table

Total Gross Site Acreage	52.028 Acres
Total Commercial & Industrial Acreage	0.00 Acres
Total Open Space/Landscaped Area	16.07 Acres (30.89%)
Roadway Surface Area	15.38 Acres (29.56%)

Space Sizes	40' x 50' (2,000 SF) – 518 Spaces
Total Spaces	518 Spaces (maximum 570)
Overall Project Density	9.96 DU/Acre (maximum 11 DU/Acre)

Table 3: Amended Development Standards Table*

Regulation	Base Zoning Regulation (PM/RVP-435)	Manufactured Home Park (MHP)	Neon Ranch PAD
Minimum Space Area	Park Model: 2,000 SF, RV: 1,500 SF	4,000 SF	Park Model: 2,000 SF, RV: 1,500 SF, Manufactured Home: 2,000 SF
Minimum Space Width	Park Model: 40', RV: 30'	45'	Park Model: 40', RV: 30', Manufactured Home: 40'
Minimum Building Setbacks (Front/Side/Rear)	15'/10'+10'/10'	15'/10'+10'/10'	15'/10'+10'/10'
Maximum Height (Building)	30'	30'	30'
Minimum Space Setbacks (Front/Side/Rear)	5'/5'+5'/5'	15'/10'+10'/10'	5'/5'+5'/5'
Maximum height (Space)	20'	20'	20'
Minimum screening	6' solid fence/wall	6' solid fence/wall	4' wire fence**

*Except as otherwise stated, the intent of the Amended Development Standards Table is such that Neon Ranch is subject to the development standards of Section 2.355 PM/RVP-435 Park Model/Recreational Vehicle Parking of the PCDSC.

**A 4' wire fence around the perimeter is proposed to maintain the natural views of the surrounding area, as suggested by County Staff.

Table 4: Use Table

Permitted Uses	All uses under the PM/RVP-435 (Section 2.355) and MHP (Section 2.130) zoning districts of the Pinal County Development Services Code.
Non-Permitted Uses	N/A

Table 5: Utilities and Services

Utility/Service	Provider	Contact
Sewer	Neon Ranch	N/A
Water	Arizona Water Company	Superior Service Area, (520) 689-2312
Electric	SRP	(602) 236-8833
Telephone	CenturyLink	(855) 891-4083
Police	Pinal County Sheriff	(520) 866-5280
Fire	Apache Junction Fire District	(480) 671-3368
School	Superior Unified School District	(520) 689-3000
Solid waste disposal	Neon Ranch	N/A

20. Conclusion

Neon signs once beckoned weary travelers to roadside establishments and lodgings. Neon Ranch aims to transcend the nostalgic “route 66” style road trip to create a totally new destination experience that will certainly become a one of a kind RV Resort experience found exclusively in Pinal County. The Site is ideally located on a travel corridor which will allow for preferred visibility and convenient accessibility. The remote nature of the Site ensures no neighborly disturbance and allows guests to experience the quiet solitude of the Sonoran Desert. Punctuated by an evening light ceremony at the Neon Sign Garden, or a night of live music at the music venue, a stay at Neon Ranch will be the highlight destination to any road trip. Neon Ranch is outdoor living at its finest, and the Neon Ranch development team is excited to open its doors to the public.

Exhibit A
Legal Description

LEGAL DESCRIPTION

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

That portion of the following described property lying South and West of State Highway No. 60:

The Southwest quarter of Section 8, Township 2 South, Range 10 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

Except that portion condemned by the State of Arizona as described in the Final Order of Condemnation recorded in Docket 446, Page 549; and

ALSO Except that portion condemned by the State of Arizona as described in the Order of Immediate Possession recorded in Instrument No. 2002-037751 and Amended Order of Immediate Possession recorded in Instrument No. 2005-004187, and

ALSO Except a strip of land 100.00 feet in width extending 170 feet on the North and/or West side and 830 feet on the South and/or East side of the middle of transmission line constructed over West half of said Section 8, upon approximately the following course,

BEGINNING at a point the North and South center line of said Section 8, distance 540.0 feet, more or less, South of the center section corner thereof;

THENCE South 58 degrees 46 minutes West, 1295.0 feet, more or less, to a point;

THENCE South 44 degrees 53 minutes West, 1990.0 feet, more or less, to a point on the South-line of said Section 8, a distance of 180.0 feet, more or less, East of the Southwest corner thereof; and

ALSO Except all mineral rights including oil and gas as reserved in instrument recorded in Docket 956, Page 790;

ALSO Except that portion conveyed and recorded in Recording No. 2006-114297.

APN: 104-30-007B

Exhibit B
Vicinity Map

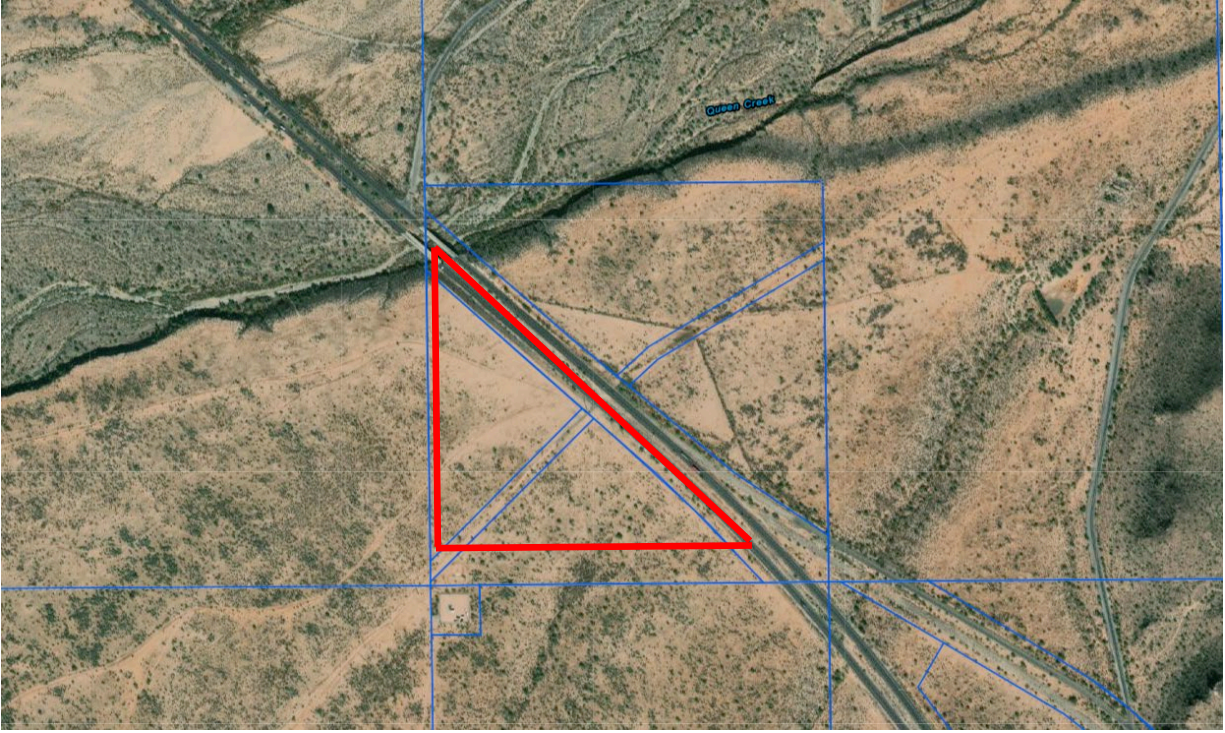
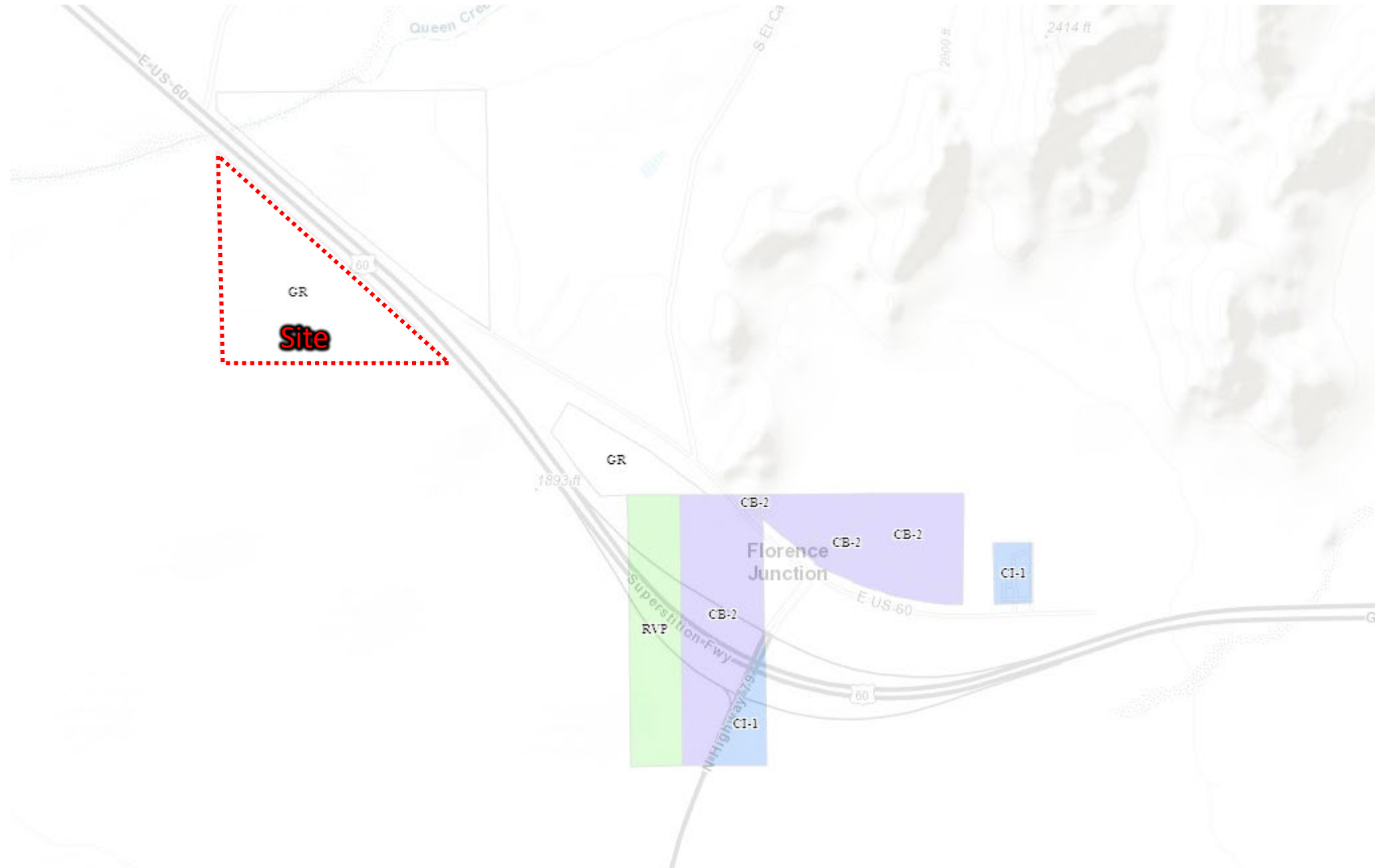


Exhibit C
Existing and Proposed Zoning

Current Zoning Designations



Proposed Zoning Designations

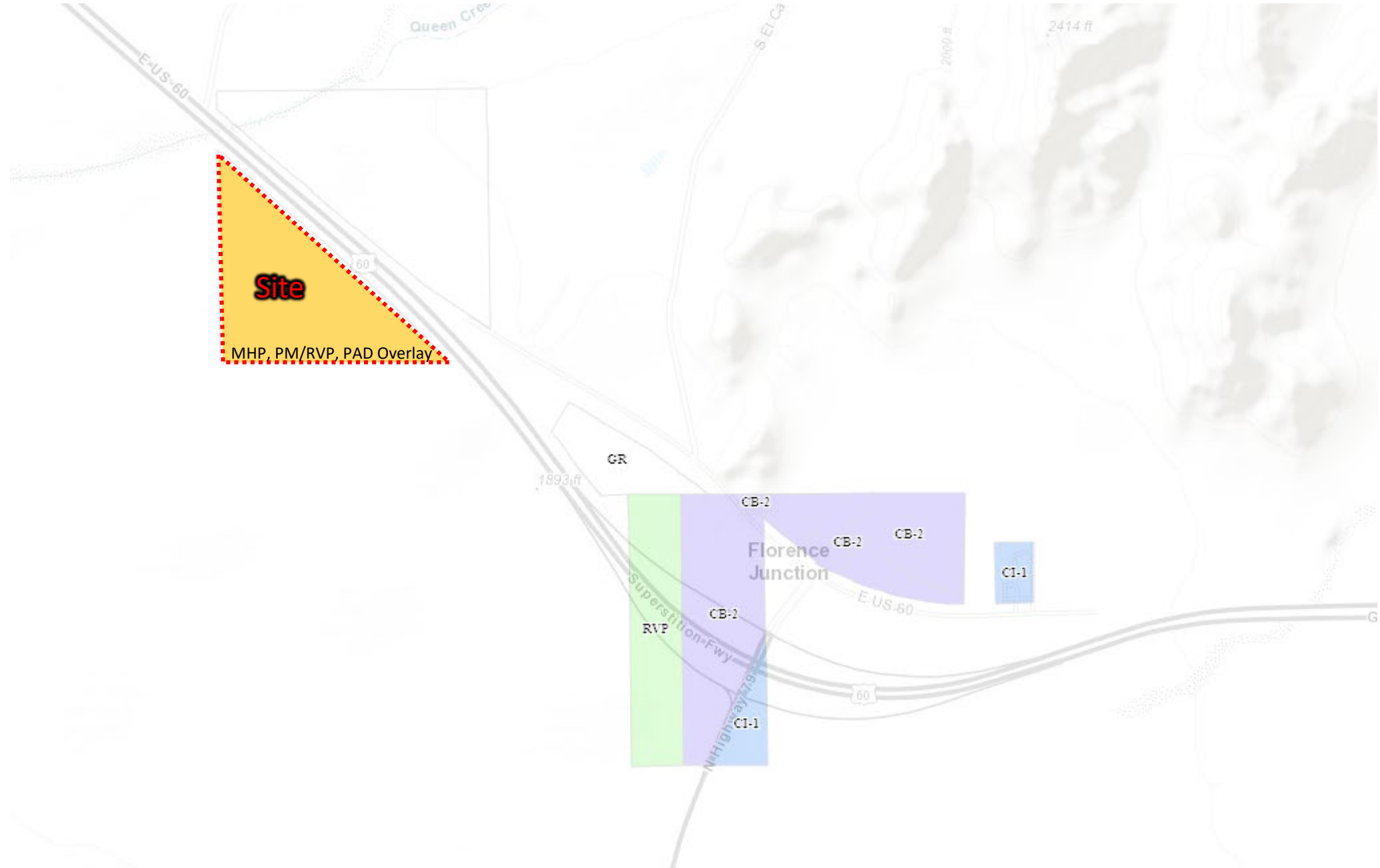


Exhibit D
Conceptual Site Plan

- Highway US60
- Proposed Pylon Sign 40'-0" tall
- Existing Property Line
- Proposed 15'-0" Setback
- Proposed Fencing on PL

Proposed Zoning Detail
MHP
PMRVP
PAD OVERLAY

Proposed Setback Detail
Highway 60 Front setback 15'-0"
West Property Line 10'-0"
South Property Line 10'-0"

Total Unit Spaces - 518
Units are 40'x50' (2000 sf)
Corner Units meet 2000+ sf)

RV Storage Spaces - 33
10'x40' Covered

ATV Storage Unit - 100
8'x10' Secured Unit

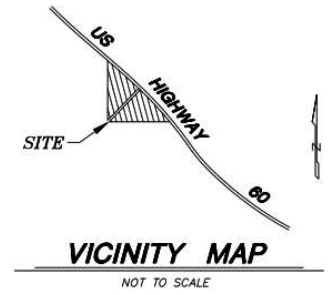
Typical Parking Spaces - 80
10'x20'

Site Information
Project Area 52,028 acre
Open Space Requirement 408,000 sf
* Includes 7% ADA accessible areas - 163,200 sf
Provided Open Space - 700,228 sf

Proposed On-site Roadway Detail
Roadway Surface Area Estimate- 669,864 sf
Roadway Specification :
Roadway Minimum 24'-0"
One Way Roads 14'-0"
Inside Radius of Roadways-typical UON 18'-0"

LINE TABLE		
LINE	BEARINGS	DISTANCE
L1	S 01°07'32" E	21.98'
L2	S 01°07'32" E	139.58'
L3	S 49°24'17" E	363.09'
L4	S 49°23'55" E	100.25'
L5	S 49°23'55" E	234.24'
L6	N 89°10'26" E	15.72'
L7	S 01°10'18" E	18.42'

CURVE TABLE			
CURVE	RADIUS	DELTA	LENGTH
C1	11,559.13'	00°07'13"	24.29'



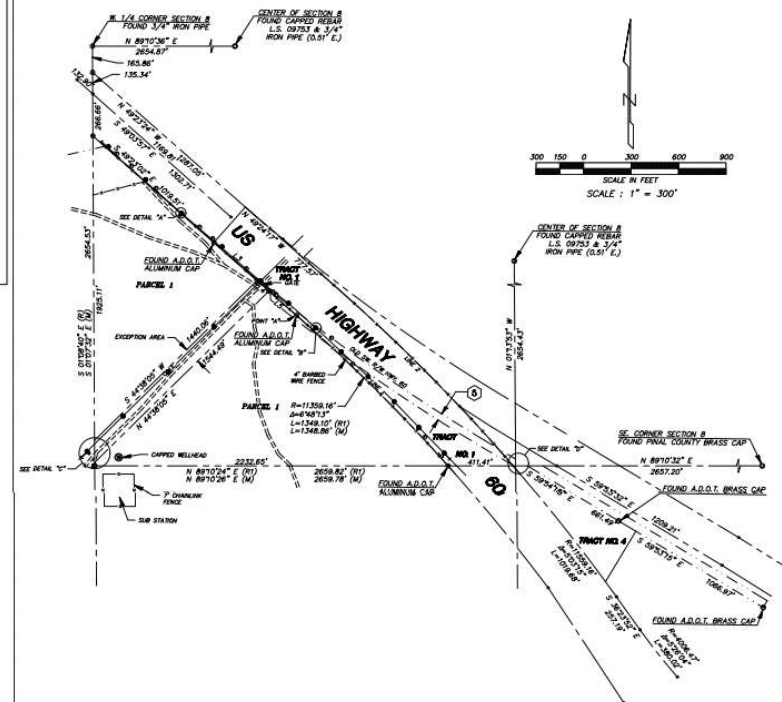
- New ADOT Required Deceleration Lane 700'-0" in length and 14'-0" wide
- Proposed Pylon Sign 40'-0" tall
- Proposed Divided Boulevards (14'-0" One Directional Lanes
- Proposed Monument Sign/ Wall Mounted Project Identification

- Site Notes**
- A. Increased Inside Turn Radius
 - B. Security Checkpoint with Bypass Lane
 - C. Internal Landscape and Site Way-finding
 - D. Clubhouse Building 1 - 15,000 sf
 - E. Food Truck Pavilion
 - F. RV Storage Structure

Proposed Retention Areas (Estimate)

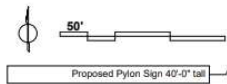
Retention Area 1 = 15,400 sf
Retention Area 2 = 13,100 sf
Retention Area 3 = 5,400 sf
Retention Area 4 = 5,700 sf
Retention Area 5 = 19,200 sf
Retention Area 6 = 14,800 sf
Retention Area 7 = 19,620 sf
Retention Area 8 = 18,000 sf

Note-
Civil Engineer will need to provide final calculations on capacity of all retention areas. zones are illustrated for conceptual purposes only



- Proposed ATV Storage Units
- Proposed RV Storage Canopy
- Proposed Water Treatment Area
- Existing Well Location
- Proposed Water Tank Location
- Existing Off-Site Substation

- 100'-0" Electrical Utilities Easement
- Amenities Area
- Overhead Utilities Line



Neon Ranch



Gensler
January 18, 2021

Exhibit E
Conceptual Elevations & Floor Plans



Elevation Examples of Manufactured Homes that will be utilized within Neon Ranch

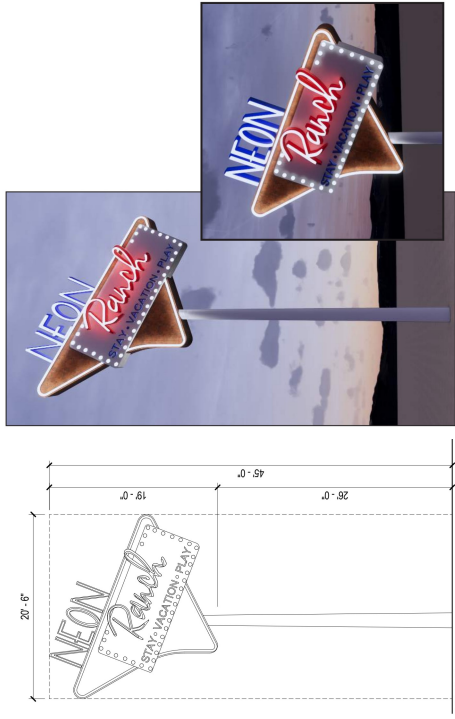
(Design Elements will change)



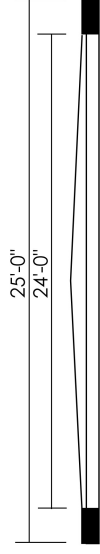
Elevation Examples of Park Model Homes that will be utilized within Neon Ranch

(Design Elements will change)

Exhibit F
Conceptual Illustrative Site Plan









Conceptual Pylon Sign

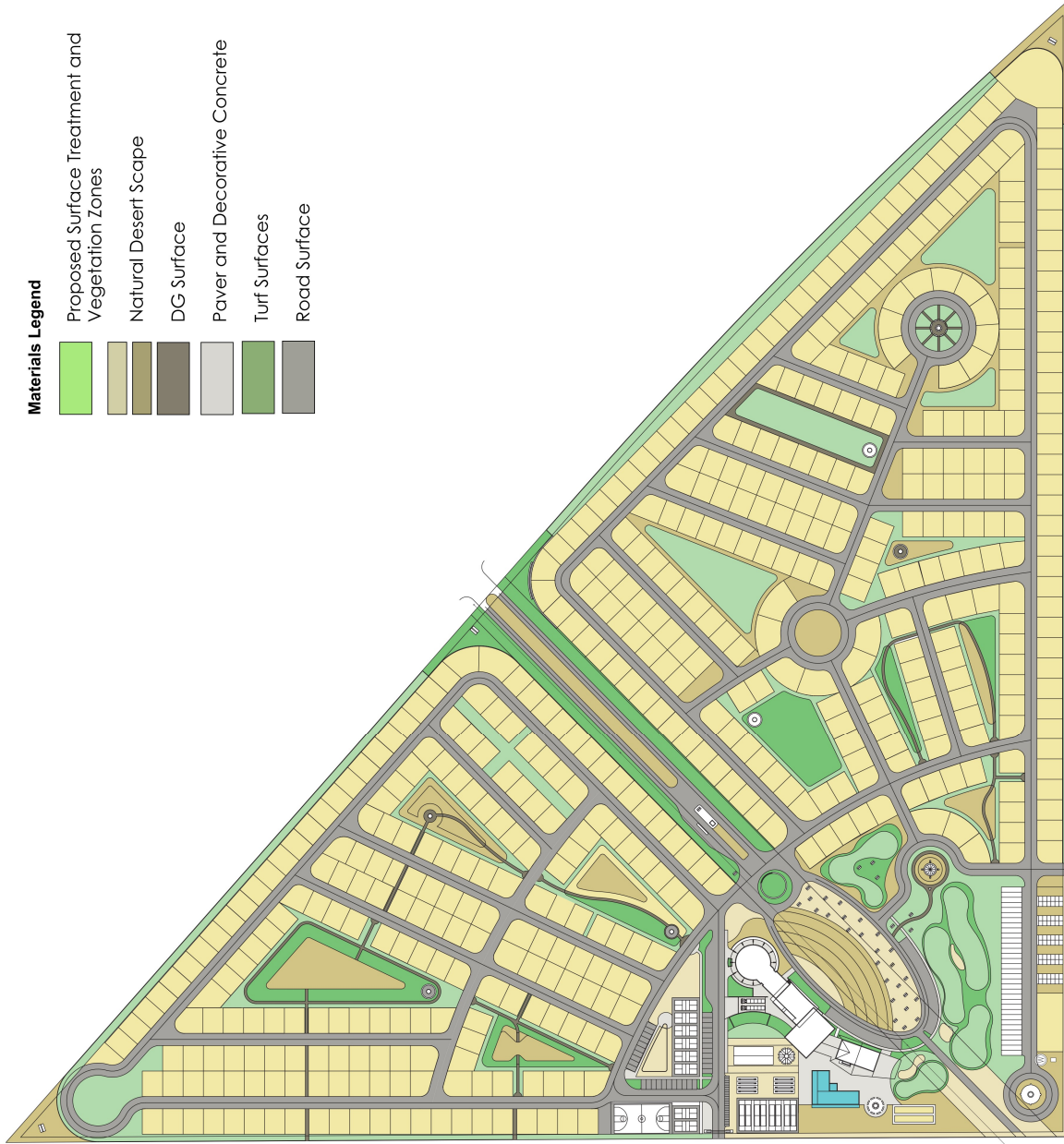


25'-0" Asphalt on 4'-6" compacted gravel base
6" Concrete Ribbon on both sides

Typical Road Section

Materials Legend

-  Proposed Surface Treatment and Vegetation Zones
-  Natural Desert Scape
-  DG Surface
-  Paver and Decorative Concrete
-  Turf Surfaces
-  Road Surface



Illustrative Site Plan

Neon Ranch



Gensler
January 18, 2021



NEON RANCH













THE TOM BRANCO



















