June 30, 2016

Re: Attesa Pinal County Major Comprehensive Land Use Map Amendment Application PZ-PA-003-16

Dear Neighbor:

On behalf of Danrick Builders, we have recently filed an amendment to the Pinal County Comprehensive Land Use Plan. This amendment will change the current mix of classifications from the current mix of Very Low Density Residential, Moderate Low Density Residential High Density Activity Center to Employment with a Secondary Airport designation.

You are receiving this letter as your property is located in proximity to the amendment area and we would like to make you aware of this application as well as to provide an invitation to meet with us at your convenience to discuss the application, the Attesa project or to address any questions, concerns or comments that you may have. We are happy to schedule a telephone call or an in-person meeting to discuss this proposal.

In the future, you will receive additional mailings with specific hearing dates where the Pinal County Planning and Zoning Commission as well as the Pinal County Board of Supervisors will consider this application.

This amendment will expand a prior 2010 amendment that established Employment over a portion of the Attesa project; this request will expand that approval to incorporate all of the 2,360 acres planned to be part of Attesa.

Please note that this is only an amendment to the Comprehensive Plan; future rezoning will be required to establish the appropriate zoning for the project. Enclosed are the current and proposed land use classification exhibits (Exhibit A).

As you will see on the attached conceptual master land use plan (Exhibit B), Attesa will be located just south of Interstate 8, with Hanna Road as its northern boundary, Bianco Road as its eastern boundary and Montgomery Road the western boundary. To the south are the Santa Rosa Canal and the Tohono O’Odham Nation.

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The Attesa project itself will be a recreational motorsports destination that will create an economic engine for the region, a global magnet for entertainment, thought leadership for transportation design innovation, and educational partnerships with universities conducting automotive research and development.

Attesa will have two, 2.6-mile road courses, a possible karting track, a driver experience center and a multi-surface track and event area. A small private airport with a 6,000-foot-long runway will enable patrons to fly in and out conveniently. Attesa also will include supporting residential, industrial and commercial uses.

In addition to the major motorsports facilities, the other development intended for Attesa will likely be automotive systems or component related. Examples of possible future land uses include automotive testing, racing systems development, autonomous technology as well as advanced drivetrain and battery systems. The goal is the establishment of a motorsports core (attracting events and tourists) surrounded by automotive related employment uses (and some complementary commercial and housing options).

This proposed Major Comprehensive Plan Land Use Map amendment is the first step in the required approvals for the Attesa project. As noted above, the next step will be a rezoning, likely in the fourth quarter of 2016 to formalize the specific zoning required for the project. As with this amendment, you will be updated on those efforts once they begin.

We look forward to discussing any questions or comments with you. Please feel free to contact me at the number above or contact my in-house urban planner, Noel J. Griemsmann, AICP, at 602-382-6824 or ngriemsmann@swlaw.com; he is also available to discuss the project at your convenience.

Thank you for your time.

Sincerely,

Snell & Wilmer

Nicholas J. Wood
EXHIBIT A: Current and Proposed Comprehensive Land Use Map Designations

CURRENT LAND USE MAP

PROPOSED LAND USE MAP
EXHIBIT B – Conceptual Land Use Master Plan for Attesa