

ARCHITECTURE	CIVIL ENGINEERING
PLANNING	BRANDING
INTERIORS	BUILDING MEASUREMENT

Re: Maricopa Wells – Rezoning Case # ZON22-08.
NEC White and Parker Rd. and Farrell Rd. Maricopa, Arizona

Citizens Participation Report

Table of Contents

1. Project Narrative
2. Neighbors' notification letter
3. 600 foot radius map of property owners
4. List of property owners
5. Final newspaper notice
6. Reduced copy of sign posting
7. Aerial view of site with signs locations
8. Pictures of signs posting
9. Newspaper ad affidavit
11. Neighborhood meeting minutes
12. Neighborhood meeting sign-in sheet

RE: CASE #: **ZON22-08**. Proposed Commercial Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

PROJECT NARRATIVE

1. Subject Site

The subject site (APN# 502-03-013R) is 200 gross acres of land located at the NEC of White and Parker Road and Farrell Road, in Maricopa, AZ. This project is a subdivision of, approximately, 60 gross acres, in the south portion of this site, which will also be subdivided into 5 lots and 3 different zonings. The remaining 140 acres will remain the property of Riggins investments Properties, Inc.

2. Project Introduction

On behalf of S3Biotech LLC (Owners), Ware Malcomb (Architect) respectfully submits for consideration this rezoning Application for 19.5 ac. portion an approximate 60.05-acre project site situated at the northeast corner of White and Parker Rd. and Farrell Rd. in the City of Maricopa, Arizona (see image 1). The property is currently under City of Maricopa jurisdiction and zoned GR (General Rural Zone). The Owner is requesting rezoning for the various uses proposed in this development, including:

- A Three-Story Mini Storage facility including covered RV storage and offices.
- An office center that includes various one-story office buildings and outdoor areas.
- Retail / Commercial.

3. Notification and Procedures

S3 Biotech LLC intends to follow the notification procedure outlined by the City of Maricopa Citizen Participation Plan process. All Rezoning documents shall be submitted to the assigned City of Maricopa planning staff. Per this Citizen's Participation Plan and upon administrative approval from City of Maricopa planning staff, S3 Biotech LLC will notify all property owners within 600' of the subject property of the intention to propose Rezoning to the subject property. At the same time, signage will be posed that will provide the days and times for all pertinent meetings including neighborhood meetings, Planning and Zoning Hearings, and City Council hearings. A neighborhood meeting will be held that will allow adjacent residents and other interested parties the opportunity to ask questions and provide opinions on what the proposed Rezone will be. S3 Biotech LLC will consolidate this correspondence as well as any other communication received and will prepare a final report summarizing the community involvement and documenting all notification materials that were dispersed. This report will then be delivered to the planning staff for review and ultimately to the Planning Commission and City Council for review and approval.

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RE: CASE #: **ZON22-08**. Proposed Commercial Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

Dear Neighbor,

An application for REZONE has been filed with the City of Maricopa by Ware Malcomb, on behalf of S3 BioTech LLC for a proposed Multi-Family Residential Development at the above-mentioned property.

The meeting dates, in regard to this request, are as follows:

Neighborhood Meeting
November 22nd, 2022 @ 6:00 p.m.
Maricopa Library and Cultural Center
18160 N Maya Angelou Dr,
Maricopa, AZ 85138

Planning and Zoning Commission:
December 12th, 2022 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council:
January 17th, 2023 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

According to the Pinal County Assessor records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting scheduled for this matter, this notice is being sent to you via first class mail.

If you wish to provide input on this matter, you may attend each meeting or submit written comment before or at the meeting. If you have any questions concerning this matter, please contact Derek Scheerer at the City of Maricopa Planning Department at 520-568-9098. You can also email him at derek.scheerer@maricopa-az.gov subject **Maricopa Spectrum, Case No. ZON22-08**.

Please see additional pages for project narrative and other exhibits:

Sincerely,

Rogelio "Roy" Arrieta
Project Manager
Ware Malcomb

****Esta información se puede proporcionar en español a pedido, por favor comuníquese con Rodolfo Lopez, 520-316-6986 para la información.**

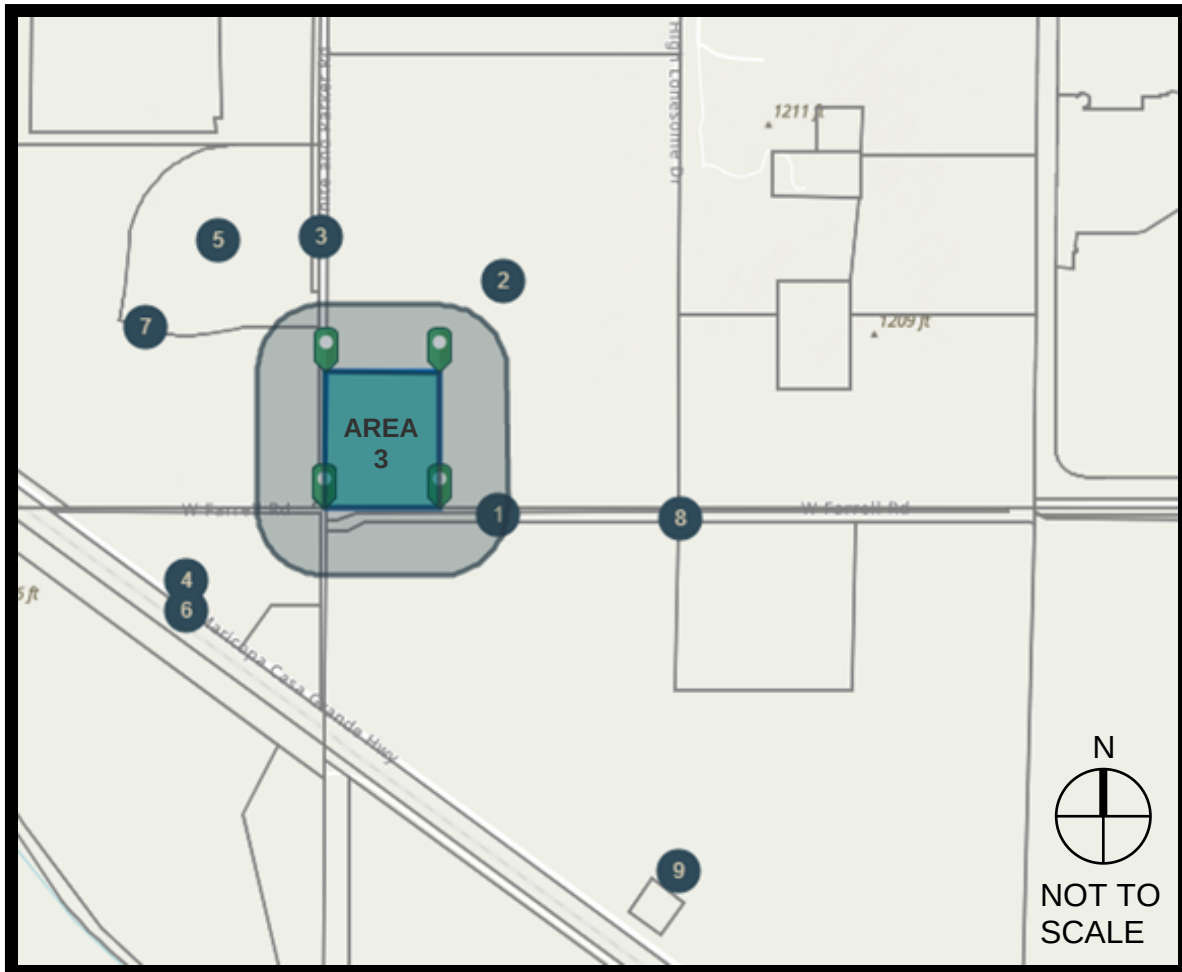
Notification Area Map

Project Name: Maricopa Spectrum - Area 3

Location: NEC of N White and Parker Road & W Farrell Road

Request: REZONE

Current Zoning of Subject Property: GR - General Rural



**600 feet
Notification Area**



Subject Property



Neighboring Property
(See Property Owner Mailing List)

Property Owner Notification: 600 feet mailing list

	Property Owner Name	Parcel #	Physical Address	Tax Billing Address
1	EAGLE SHADOW LLC	50242001K	N/A	8501 N Scottsdale Rd. STE 120 Paradise Valley, AZ 85253
2	RIGGINS INVESTMENT PROPERTIES INC	50203013R	39209 W Bowlin Rd. Maricopa, AZ 85138	PO Box 2150 Coolidge, AZ 85128
3		NAP		
4	LTP MANAGEMENT LIMITED PSHIP LLLP	51049001A	N/A	4635 W Port Au Prince Ln. Glendale, AZ 85306
5	AK-CHIN INDIAN COMMUNITY	51030001N	N/A	42507 W Peters & Nail Rd. Maricopa, AZ 85138
6		NAP		
7	SAN TRAVASA LLC	51030001Q	N/A	8501 N Scottsdale Rd. STE 120 Paradise Valley, AZ 85253
8	EAGLE SHADOW LLC	50242001G	N/A	8501 N Scottsdale Rd. STE 120 Paradise Valley, AZ 85253
9	EAGLE SHADOW LLC	50242001K	N/A	8501 N Scottsdale Rd. STE 120 Paradise Valley, AZ 85253

ARCHITECTURE
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RE: CASE #: **ZON22-08**. Proposed Multi-Family Residential Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

**NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING
AND PUBLIC MEETING**

**REZONE Case ZON22-08, and MINOR GENERAL PLAN AMENDMENT and REZONING Cases
GPA22-12, ZON22-09, and ZON22-10**

Neighborhood Meeting

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NOTICE IS HEREBY GIVEN THAT at the above listed meeting, PUBLIC HEARINGS will be held at the above stated dates, times, and locations.

S3 Biotech LLC, represented by Roy Arrieta of Ware Malcomb, is proposing a Rezone of +/- 19.35 acres from General Rural (GR) to General Commercial (GC); a Minor General Plan Amendment for +/- 40.57 acres from existing High Density Residential (HDR), Medium Density Residential (MDR), and Employment (E) to High Density Residential (HDR); a Rezone of +/- 16.31 acres from General Rural (GR) to High Density Residential (RH); and a Rezone of +/- 24.26 acres from General Rural (GR) to Multiple Unit Residential (RM) of portion of County Tax Parcel 502-03-013R, generally located at the northeast corner of N. White and Parker Road and W. Farrell Road, within the City of Maricopa incorporated limits.

The Planning and Zoning Division is processing the proposals in accordance to the Zoning Code as Minor General Plan Amendment and Rezone applications that will run concurrently with one another.

Anyone wishing to appear and make comment is encouraged to attend. Written comments are welcome and if received prior to the meeting, will be included in the record. All comments or appeals should be sent in a written form to the Planning and Zoning Division, Attn: Derek Scheerer at 39700 W Civic Center Plaza, Maricopa, AZ 85138 or email at derek.scheerer@maricopa-az.gov. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 568-9098.

November 3rd, 2022

Published in the

CASA GRANDE DISPATCH

November 5th, 2022

ARCHITECTURE
PLANNING
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BUILDING MEASUREMENT

RE: CASE #: **ZON22-08**. Proposed Commercial Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

PUBLIC NOTICE POSTING SIGN (REDUCED)

REZONE

City of Maricopa – Planning Division

Proposal: REQUEST TO REZONE +/- 19.35 ACRES LOCATED AT THE NORTHEAST CORNER OF N. WHITE AND PARKER ROAD AND W. FARRELL ROAD FROM GENERAL RURAL (GR) TO GENERAL COMMERCIAL (GC) TO ALLOW FOR THE DEVELOPMENT OF A COMMERCIAL PROJECT.

CASE NUMBER: ZON22-08

NEIGHBORHOOD MEETING
November 22nd, 2022 @ 6:00pm
Maricopa Library and Cultural Center
18160 N Maya Angelou Dr,
Maricopa, AZ 85138

**FOR QUESTIONS OR COMMENTS
REGARDING THIS CASE CONTACT**
CASE PLANNER: Derek Scheerer
Planner II
520-316-6980
Derek.Scheerer@maricopa-az.gov

PLANNING AND ZONING
December 12th, 2022 @ 6:00pm
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

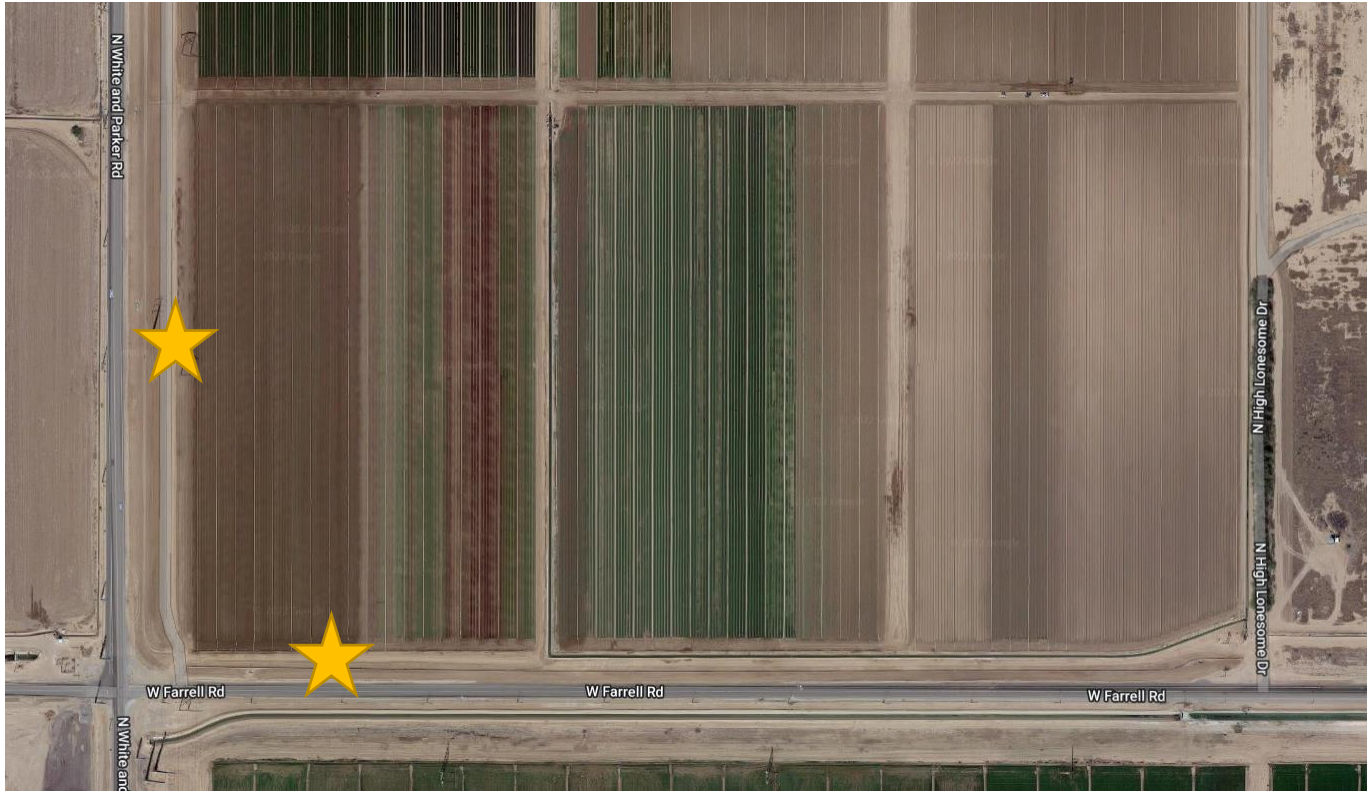
CITY COUNCIL MEETING
January 17th, 2023 @ 6:00pm
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

POSTING DATE: NOVEMBER 5, 2022

ARCHITECTURE	CIVIL ENGINEERING
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RE: CASE #: **ZON22-08**. Proposed Commercial Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

SIGN POSTING LOCATION



LEGEND



LOCATION OF SIGN

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Re: Maricopa Wells – Rezoning Neighborhood meeting. Case #ZON22-08.
NEC White and Parker Rd. and Farrell Rd. Maricopa, Arizona

Pictures of the posted signs



**CASA GRANDE VALLEY
NEWSPAPERS INC**200 W. 2ND ST.
CASA GRANDE AZ 85122(520) 836-7461
Fax (520) 836-2944

Advertising Memo Bill

1 Memo Bill Period		2 Advertiser/Client Name	
11/2022		S3 BIOTECH LLC	
23 Total Amount Due		*Unapplied Amount	3 Terms of Payment
76.96			
21 Current Net Amount Due	22 30 Days	60 Days	Over 90 Days
.00	.00	.00	.00
4 Page Number	5 Memo Bill Date	6 Billed Account Number	7 Advertiser/Client Number
1	11/03/22	19710 CHRIS.	19710

8 Billed Account Name and Address		Amount Paid:
S3 BIOTECH LLC 7144 E. STETSON DR. STE. 425 SCOTTSDALE AZ 85251		Comments:
		Ad #: 155484

Please Return Upper Portion With Payment

10 Date	11 Newspaper Reference	12 13 14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
11/05/22	155484 PCG	GPA22-12 NEWSPAPER NOTICE 11/05 CGCG CGIT AZ TPT TAX	1.0X 8.99 9.00	1 75.60	75.60	76.96
	AZTPT			1.36		



Statement of Account - Aging of Past Due Amounts

21 Current Net Amount Due	22 30 Days	60 Days	Over 90 Days	*Unapplied Amount	23 Total Amount Due
0.00	0.00	0.00	0.00		76.96

CASA GRANDE VALLEY NEWSPAPERS INC.

(520) 836-7461

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice	25 Advertiser Information				
1 Billing Period	6 Billed Account Number	7 Advertiser/Client Number	2 Advertiser/Client Name		
155484	11/2022	19710	19710	S3 BIOTECH LLC	

Affidavit of Publication

NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD
MEETING, PUBLIC HEARING
AND PUBLIC MEETING
REZONE Case ZON22-08,
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AMENDMENT and REZONING
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THAT at the above listed meeting,
PUBLIC HEARINGS will be held
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S3 Biotech LLC, represented by
Roy Arrieta of Ware Malcomb, is
proposing a Rezone of +/- 19.35
acres from General Rural (GR)
to General Commercial (GC); a
Minor General Plan Amendment
for +/- 40.57 acres from existing
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Medium Density Residential
(MDR), and Employment (E) to
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a Rezone of +/- 16.31 acres
from General Rural (GR) to High
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County Tax Parcel 502-03-013R,
generally located at the northeast
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the City of Maricopa incorporated
limits.

The Planning and Zoning Division
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accordance to the Zoning Code as
Minor General Plan Amendment
and Rezone applications that will
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Anyone wishing to appear and
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Maricopa, AZ 85138 or email
at derek.scheerer@maricopa-
az.gov. Please include name,
address, telephone number and
signature. For questions, contact
the Planning and Zoning Division
at (520) 568-9098.

Published in Casa Grande
Dispatch

November 05, 2022

No. of publications: 1; date of
publication: Nov. 5, 2022.

Kara K. Cooper, first being duly sworn deposes and says: That
he/she is a native born citizen of the United States of America, over
21 years of age, that I am an agent and/or publisher of the Casa
Grande Dispatch, a newspaper published at Casa Grande, Pinal
County, Arizona, Tuesday, Thursday, and Saturday of each week;
that a notice, a full, true and complete printed copy of which is
hereunto attached, was printed in the regular edition of said
newspaper, and not in a supplement thereto, for ONE issue. The
publications thereof having been on the following date:

11/05/2022

CASA GRANDE DISPATCH

By

agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this

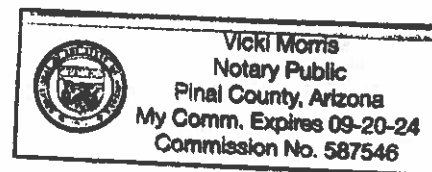
day of

Nov.

A.D.,

2022

Notary Public in and for the County
Of Pinal, State of Arizona



ARCHITECTURE	CIVIL ENGINEERING
PLANNING	BRANDING
INTERIORS	BUILDING MEASUREMENT

Re: Maricopa Wells – Rezoning and GPA Neighborhood meeting.
ZON22-08, ZON22-09, ZON22-10 and GPA22-12.
NEC White and Parker Rd. and Farrell Rd. Maricopa, Arizona

Meeting Minutes

- A neighborhood meeting was held at the City of Maricopa public library, Palo Verde meeting room, on Tuesday November 22, 2022.
- The presenter's name was Auggie Saucedo, with Abraham Dewitz Cons., and Roy Arrieta, from Ware Malcomb.
- Meeting was call to order at 6:00 pm
- Nobody attended this meeting
- This meeting was adjourned at 6:40 pm.

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

SIGN-IN SHEET

[illegible]

* PRESENTER

Ends ————— 6:36 pm

ARCHITECTURE	CIVIL ENGINEERING
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Re: Maricopa Wells – Rezoning Case # ZON22-09.
NEC White and Parker Rd. and Farrell Rd. Maricopa, Arizona

Citizens Participation Report

Table of Contents

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12. Neighborhood meeting sign-in sheet

RE: CASE #: **ZON22-09**. Proposed Multi-Family Residential Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

PROJECT NARRATIVE

1. Subject Site

The subject site (APN# 502-03-013R) is 200 gross acres of land located at the NEC of White and Parker Road and Farrell Road, in Maricopa, AZ. This project is a subdivision of approximately 60 gross acres in the south portion of this site, which will also be subdivided into 5 lots and 3 different zonings. The remaining 140 acres will remain the property of Riggins investments Properties, Inc.

2. Project Introduction

On behalf of S3Biotech LLC (Owners), Ware Malcomb (Architect) respectfully submits for consideration this rezoning Application for 24.26 ac. portion an approximate 60.05-acre project site situated at the northeast corner of White and Parker Rd. and Farrell Rd. in the City of Maricopa, Arizona. The property is currently under City of Maricopa jurisdiction and zoned GR (General Rural Zone). The Owner is requesting rezoning for a new Multifamily detached units' development consisting of 1-bedroom, 2-bedroom, and 3-bedroom, duplex units and four-plex units, clubhouse, and amenities for the residents.

3. Notification and Procedures

S3 Biotech LLC intends to follow the notification procedure outlined by the City of Maricopa Citizen Participation Plan process. All Minor General Land Amendment and Rezoning documents shall be submitted to the assigned City of Maricopa planning staff. Per this Citizen's Participation Plan and upon administrative approval from City of Maricopa planning staff, S3 Biotech LLC will notify all property owners within 600' of the subject property of the intention to propose a Minor General Plan Amendment and Rezoning to the subject property. At the same time, signage will be posed that will provide the days and times for all pertinent meetings including neighborhood meetings, Planning and Zoning Hearings, and City Council hearings. A neighborhood meeting will be held that will allow adjacent residents and other interested parties the opportunity to ask questions and provide opinions on what the proposed Minor General Plan Amendment and Rezone will be. S3 Biotech LLC will consolidate this correspondence as well as any other communication received and will prepare a final report summarizing the community involvement and documenting all notification materials that were dispersed. This report will then be delivered to the planning staff for review and ultimately to the Planning Commission and City Council for review and approval.

ARCHITECTURE
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RE: CASE #: **ZON22-09**. Proposed Multi-Family Residential Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

Dear Neighbor,

An application for REZONE has been filed with the City of Maricopa by Ware Malcomb, on behalf of S3 BioTech LLC for a proposed Multi-Family Residential Development at the above-mentioned property.

The meeting dates, in regard to this request, are as follows:

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18160 N Maya Angelou Dr,
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If you wish to provide input on this matter, you may attend each meeting or submit written comment before or at the meeting. If you have any questions concerning this matter, please contact Derek Scheerer at the City of Maricopa Planning Department at 520-568-9098. You can also email him at derek.scheerer@maricopa-az.gov subject **Maricopa Wells, Case No. ZON22-09**.

Please see additional pages for project narrative and other exhibits:

Sincerely,

Rogelio "Roy" Arrieta
Project Manager
Ware Malcomb

****Esta información se puede proporcionar en español a pedido, por favor comuníquese con Rodolfo Lopez, 520-316-6986 para la información.**

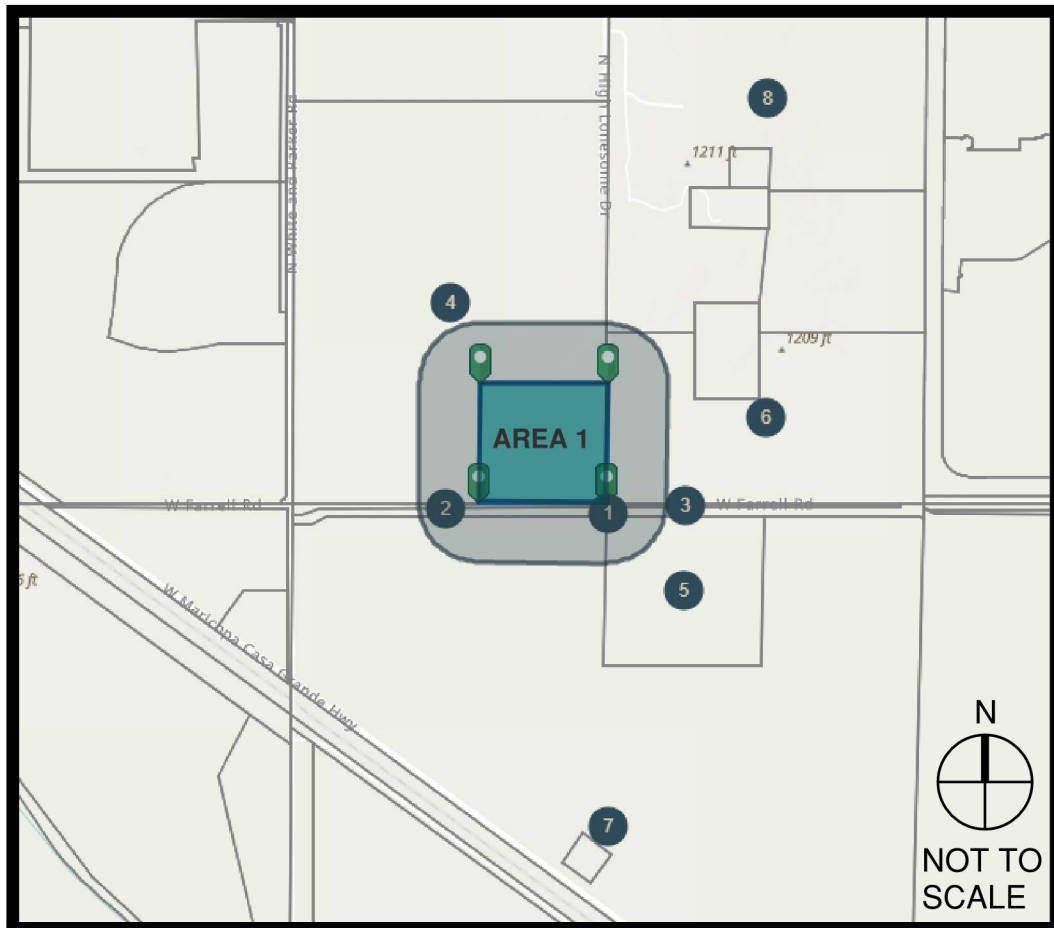
Notification Area Map

Project Name: Maricopa Spectrum - Area 1

Location: NEC of N White and Parker Road & W Farrell Road

Request: REZONE

Current Zoning of Subject Property: GR - General Rural



**600 feet
Notification Area**



Subject Property



Neighboring Property
(See Property Owner Mailing List)

Property Owner Notification: 600 feet mailing list

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November 5th, 2022

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RE: CASE #: **ZON22-09**. Proposed Multi-Family Residential Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

PUBLIC NOTICE POSTING SIGN (REDUCED)

MINOR GENERAL PLAN AMENDMENT AND REZONE

City of Maricopa – Planning Division

Proposal: REQUEST TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FOR +/- 40.57 ACRES LOCATED AT THE NORTHEAST CORNER OF N. WHITE AND PARKER ROAD AND W. FARRELL ROAD FROM HIGH DENSITY RESIDENTIAL (HDR), MEDIUM DENSITY RESIDENTIAL (MDR), AND EMPLOYMENT (E) TO HIGH DENSITY RESIDENTIAL (HDR) AND A REZONING OF +/- 24.26 ACRES FROM GENERAL RURAL (GR) TO MULTIPLE UNIT RESIDENTIAL (RM) TO ALLOW FOR THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL PROJECT.

CASE NUMBER: GPA22-12 & ZON22-09

NEIGHBORHOOD MEETING

November 22nd, 2022 @ 6:00pm
Maricopa Library and Cultural Center
18160 N Maya Angelou Dr,
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**FOR QUESTIONS OR COMMENTS
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Planner II
520-316-6980
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CITY COUNCIL MEETING

January 17th, 2023 @ 6:00pm
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ARCHITECTURE	CIVIL ENGINEERING
PLANNING	BRANDING
INTERIORS	BUILDING MEASUREMENT

RE: CASE #: **ZON22-09**. Proposed Multi-Family Residential Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

SIGN POSTING LOCATION



LEGEND



LOCATION OF SIGN

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

Re: Maricopa Wells – Rezoning Neighborhood meeting. Case # ZON22-09.
NEC White and Parker Rd. and Farrell Rd. Maricopa, Arizona

Picture of the posted sign



**CASA GRANDE VALLEY
NEWSPAPERS INC**200 W. 2ND ST.
CASA GRANDE AZ 85122(520) 836-7461
Fax (520) 836-2944

Advertising Memo Bill

1 Memo Bill Period		2 Advertiser/Client Name	
11/2022		S3 BIOTECH LLC	
23 Total Amount Due		*Unapplied Amount	3 Terms of Payment
76.96			
21 Current Net Amount Due	22 30 Days	60 Days	Over 90 Days
.00	.00	.00	.00
4 Page Number	5 Memo Bill Date	6 Billed Account Number	7 Advertiser/Client Number
1	11/03/22	19710 CHRIS.	19710

8 Billed Account Name and Address		Amount Paid:
S3 BIOTECH LLC 7144 E. STETSON DR. STE. 425 SCOTTSDALE AZ 85251		Comments:
		Ad #: 155484

Please Return Upper Portion With Payment

10 Date	11 Newspaper Reference	12 13 14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
11/05/22	155484 PCG	GPA22-12 NEWSPAPER NOTICE 11/05 CGCG CGIT AZ TPT TAX	1.0X 8.99 9.00	1 75.60	75.60	76.96
	AZTPT			1.36		



Statement of Account - Aging of Past Due Amounts

21 Current Net Amount Due	22 30 Days	60 Days	Over 90 Days	*Unapplied Amount	23 Total Amount Due
0.00	0.00	0.00	0.00		76.96

CASA GRANDE VALLEY NEWSPAPERS INC.

(520) 836-7461

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice	25 Advertiser Information				
1 Billing Period	6 Billed Account Number	7 Advertiser/Client Number	2 Advertiser/Client Name		
155484	11/2022	19710	19710	S3 BIOTECH LLC	

Affidavit of Publication

NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD
MEETING, PUBLIC HEARING
AND PUBLIC MEETING
REZONE Case ZON22-08,
and MINOR GENERAL PLAN
AMENDMENT and REZONING
Cases GPA22-12, ZON22-09,
and ZON22-10

Neighborhood Meeting
November 22nd, 2022 @ 6:00
p.m.

Maricopa Library and Cultural
Center

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Maricopa, AZ 85138

Planning and Zoning Commission:
December 12th, 2022 @ 6:00
p.m.

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39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council:

January 17th, 2023 @ 6:00 p.m.

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NOTICE IS HEREBY GIVEN
THAT at the above listed meeting,
PUBLIC HEARINGS will be held
at the above stated dates, times,
and locations.

S3 Biotech LLC, represented by
Roy Arrieta of Ware Malcomb, is
proposing a Rezone of +/- 19.35
acres from General Rural (GR)
to General Commercial (GC); a
Minor General Plan Amendment
for +/- 40.57 acres from existing
High Density Residential (HDR),
Medium Density Residential
(MDR), and Employment (E) to
High Density Residential (HDR);
a Rezone of +/- 16.31 acres
from General Rural (GR) to High
Density Residential (RH); and a
Rezone of +/- 24.26 acres from
General Rural (GR) to Multiple
Unit Residential (RM) of portion of
County Tax Parcel 502-03-013R,
generally located at the northeast
corner of N. White and Parker
Road and W. Farrell Road, within
the City of Maricopa incorporated
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The Planning and Zoning Division
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accordance to the Zoning Code as
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to the Planning and Zoning
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at 39700 W Civic Center Plaza,
Maricopa, AZ 85138 or email
at derek.scheerer@maricopa-
az.gov. Please include name,
address, telephone number and
signature. For questions, contact
the Planning and Zoning Division
at (520) 568-9098.

Published in Casa Grande
Dispatch

November 05, 2022

No. of publications: 1; date of
publication: Nov. 5, 2022.

Kara K. Cooper, first being duly sworn deposes and says: That
he/she is a native born citizen of the United States of America, over
21 years of age, that I am an agent and/or publisher of the Casa
Grande Dispatch, a newspaper published at Casa Grande, Pinal
County, Arizona, Tuesday, Thursday, and Saturday of each week;
that a notice, a full, true and complete printed copy of which is
hereunto attached, was printed in the regular edition of said
newspaper, and not in a supplement thereto, for ONE issue. The
publications thereof having been on the following date:

11/05/2022

CASA GRANDE DISPATCH

By Kara K. Cooper
agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this

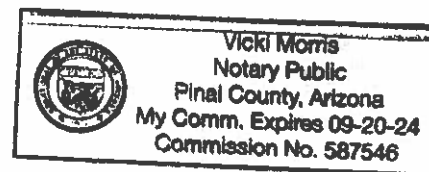
day of

Nov.

A.D.,

2022

Vicki Morris
Notary Public in and for the County
Of Pinal, State of Arizona



ARCHITECTURE	CIVIL ENGINEERING
PLANNING	BRANDING
INTERIORS	BUILDING MEASUREMENT

Re: Maricopa Wells – Rezoning and GPA Neighborhood meeting.
ZON22-08, ZON22-09, ZON22-10 and GPA22-12.
NEC White and Parker Rd. and Farrell Rd. Maricopa, Arizona

Meeting Minutes

- A neighborhood meeting was held at the City of Maricopa public library, Palo Verde meeting room, on Tuesday November 22, 2022.
- The presenter's name was Auggie Saucedo, with Abraham Dewitz Cons., and Roy Arrieta, from Ware Malcomb.
- Meeting was call to order at 6:00 pm
- Nobody attended this meeting
- This meeting was adjourned at 6:40 pm.

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

SIGN-IN SHEET

[illegible]

* PRESENTER

Ends ————— 6:36 pm

ARCHITECTURE	CIVIL ENGINEERING
PLANNING	BRANDING
INTERIORS	BUILDING MEASUREMENT

Re: Maricopa Wells – Rezoning Case # ZON22-10.
NEC White and Parker Rd. and Farrell Rd. Maricopa, Arizona

Citizens Participation Report

Table of Contents

1. Project Narrative
2. Neighbors' notification letter
3. 600 foot radius map of property owners
4. List of property owners
5. Final newspaper notice
6. Reduced copy of sign posting
7. Aerial view of site with signs locations
8. Picture of sign posting
9. Newspaper ad affidavit
11. Neighborhood meeting minutes
12. Neighborhood meeting sign-in sheet

RE: CASE #: **ZON22-10**. Proposed Multi-Family Residential Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

PROJECT NARRATIVE

1. Subject Site

The subject site (APN# 502-03-013R) is 200 gross acres of land located at the NEC of White and Parker Road and Farrell Road, in Maricopa, AZ. This project is a subdivision of, approximately, 60 gross acres, in the south portion of this site, which will also be subdivided into 5 lots and 3 different zonings. The remaining 140 acres will remain the property of Riggins investments Properties, Inc.

2. Project Introduction

On behalf of S3Biotech LLC (Owners), Ware Malcomb (Architect) respectfully submits for consideration this rezoning Application for 16.31 ac. portion an approximate 60.05-acre project site situated at the northeast corner of White and Parker Rd. and Farrell Rd. in the City of Maricopa, Arizona (see image 1). The property is currently under City of Maricopa jurisdiction and zoned GR (General Rural Zone). The Owner is requesting rezoning for a new Multifamily development, providing an upscale, modern designed, 3-story garden style apartment buildings consisting of 1-bedroom, 2-bedroom units, and single car garages for rent.

3. Notification and Procedures

S3 Biotech LLC intends to follow the notification procedure outlined by the City of Maricopa Citizen Participation Plan process. All Minor General Land Amendment and Rezoning documents shall be submitted to the assigned City of Maricopa planning staff. Per this Citizen's Participation Plan and upon administrative approval from City of Maricopa planning staff, S3 Biotech LLC will notify all property owners within 600' of the subject property of the intention to propose a Minor General Plan Amendment and Rezoning to the subject property. At the same time, signage will be posed that will provide the days and times for all pertinent meetings including neighborhood meetings, Planning and Zoning Hearings, and City Council hearings. A neighborhood meeting will be held that will allow adjacent residents and other interested parties the opportunity to ask questions and provide opinions on what the proposed Minor General Plan Amendment and Rezone will be. S3 Biotech LLC will consolidate this correspondence as well as any other communication received and will prepare a final report summarizing the community involvement and documenting all notification materials that were dispersed. This report will then be delivered to the planning staff for review and ultimately to the Planning Commission and City Council for review and approval.

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

RE: CASE #: **ZON22-10**. Proposed Multi-Family Residential Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

Dear Neighbor,

An application for REZONE has been filed with the City of Maricopa by Ware Malcomb, on behalf of S3 BioTech LLC for a proposed Multi-Family Residential Development at the above-mentioned property.

The meeting dates, in regard to this request, are as follows:

Neighborhood Meeting

November 22nd, 2022 @ 6:00 p.m.
Maricopa Library and Cultural Center
18160 N Maya Angelou Dr,
Maricopa, AZ 85138

Planning and Zoning Commission:

December 12th, 2022 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council:

January 17th, 2023 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

According to the Pinal County Assessor records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting scheduled for this matter, this notice is being sent to you via first class mail.

If you wish to provide input on this matter, you may attend each meeting or submit written comment before or at the meeting. If you have any questions concerning this matter, please contact Derek Scheerer at the City of Maricopa Planning Department at 520-568-9098. You can also email him at derek.scheerer@maricopa-az.gov subject **Maricopa Spectrum, Case No. ZON22-10**.

Please see additional pages for project narrative and other exhibits:

Sincerely,

Rogelio "Roy" Arrieta
Project Manager
Ware Malcomb

****Esta información se puede proporcionar en español a pedido, por favor comuníquese con Rodolfo Lopez, 520-316-6986 para la información.**

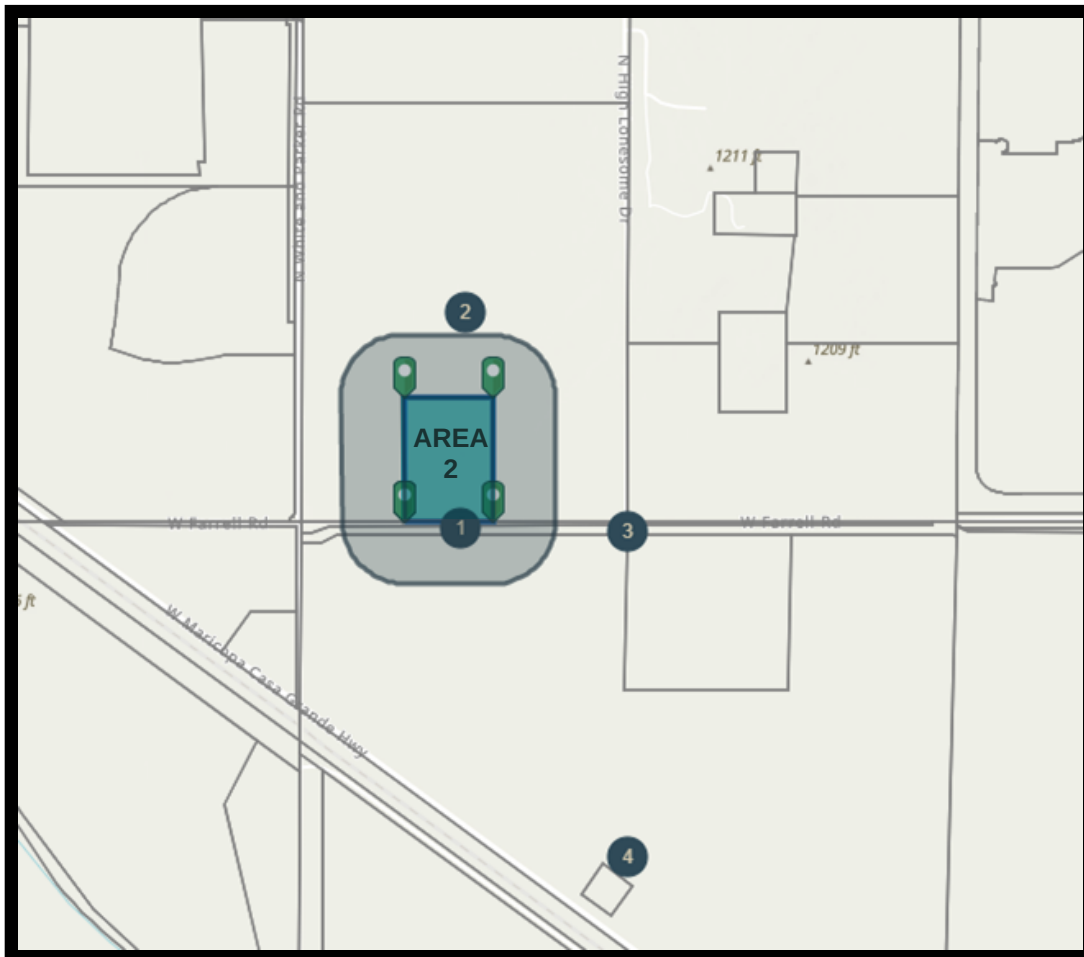
Notification Area Map

Project Name: Maricopa Spectrum - Area 2

Location: NEC of N White and Parker Road & W Farrell Road

Request: REZONE

Current Zoning of Subject Property: GR - General Rural



**600 feet
Notification Area**



Subject Property



Neighboring Property
(See Property Owner Mailing List)

Property Owner Notification: 600 feet mailing list

	Property Owner Name	Parcel #	Phsyical Address	Tax Billing Address
1	EAGLE SHADOW LLC	50242001K	N/A	8501 N Scottsdale Rd. STE 120 Paradise Valley, AZ 85253
2	RIGGINS INVESTMENT PROPERTIES INC	50203013R	39209 W Bowlin Rd. Maricopa, AZ 85138	PO Box 2150 Coolidge, AZ 85128
3	EAGLE SHADOW LLC	50242001G	N/A	8501 N Scottsdale Rd. STE 120 Paradise Valley, AZ 85253
4	EAGLE SHADOW LLC	50242001K	N/A	8501 N Scottsdale Rd. STE 120 Paradise Valley, AZ 85253

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

RE: CASE #: **ZON22-10**. Proposed Multi-Family Residential Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

**NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING
AND PUBLIC MEETING**

**REZONE Case ZON22-08, and MINOR GENERAL PLAN AMENDMENT and REZONING Cases
GPA22-12, ZON22-09, and ZON22-10**

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NOTICE IS HEREBY GIVEN THAT at the above listed meeting, PUBLIC HEARINGS will be held at the above stated dates, times, and locations.

S3 Biotech LLC, represented by Roy Arrieta of Ware Malcomb, is proposing a Rezone of +/- 19.35 acres from General Rural (GR) to General Commercial (GC); a Minor General Plan Amendment for +/- 40.57 acres from existing High Density Residential (HDR), Medium Density Residential (MDR), and Employment (E) to High Density Residential (HDR); a Rezone of +/- 16.31 acres from General Rural (GR) to High Density Residential (RH); and a Rezone of +/- 24.26 acres from General Rural (GR) to Multiple Unit Residential (RM) of portion of County Tax Parcel 502-03-013R, generally located at the northeast corner of N. White and Parker Road and W. Farrell Road, within the City of Maricopa incorporated limits.

The Planning and Zoning Division is processing the proposals in accordance to the Zoning Code as Minor General Plan Amendment and Rezone applications that will run concurrently with one another.

Anyone wishing to appear and make comment is encouraged to attend. Written comments are welcome and if received prior to the meeting, will be included in the record. All comments or appeals should be sent in a written form to the Planning and Zoning Division, Attn: Derek Scheerer at 39700 W Civic Center Plaza, Maricopa, AZ 85138 or email at derek.scheerer@maricopa-az.gov. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 568-9098.

November 3rd, 2022

Published in the

CASA GRANDE DISPATCH

November 5th, 2022

ARCHITECTURE	CIVIL ENGINEERING
PLANNING	BRANDING
INTERIORS	BUILDING MEASUREMENT

RE: CASE #: **ZON22-10**. Proposed Multi-Family Residential Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

PUBLIC NOTICE POSTING SIGN (REDUCED)

MINOR GENERAL PLAN AMENDMENT AND REZONE

City of Maricopa – Planning Division

Proposal: REQUEST TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FOR +/- 40.57 ACRES LOCATED AT THE NORTHEAST CORNER OF N. WHITE AND PARKER ROAD AND W. FARRELL ROAD FROM HIGH DENSITY RESIDENTIAL (HDR), MEDIUM DENSITY RESIDENTIAL (MDR), AND EMPLOYMENT (E) TO HIGH DENSITY RESIDENTIAL (HDR) AND A REZONING OF +/- 16.31 ACRES FROM GENERAL RURAL (GR) TO HIGH DENSITY RESIDENTIAL (RH) TO ALLOW FOR THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL PROJECT.

CASE NUMBER: GPA22-12 & ZON22-10

NEIGHBORHOOD MEETING
November 22nd, 2022 @ 6:00pm
Maricopa Library and Cultural Center
18160 N Maya Angelou Dr,
Maricopa, AZ 85138

**FOR QUESTIONS OR COMMENTS
REGARDING THIS CASE CONTACT**
CASE PLANNER: Derek Scheerer
Planner II
520-316-6980
Derek.Scheerer@maricopa-az.gov

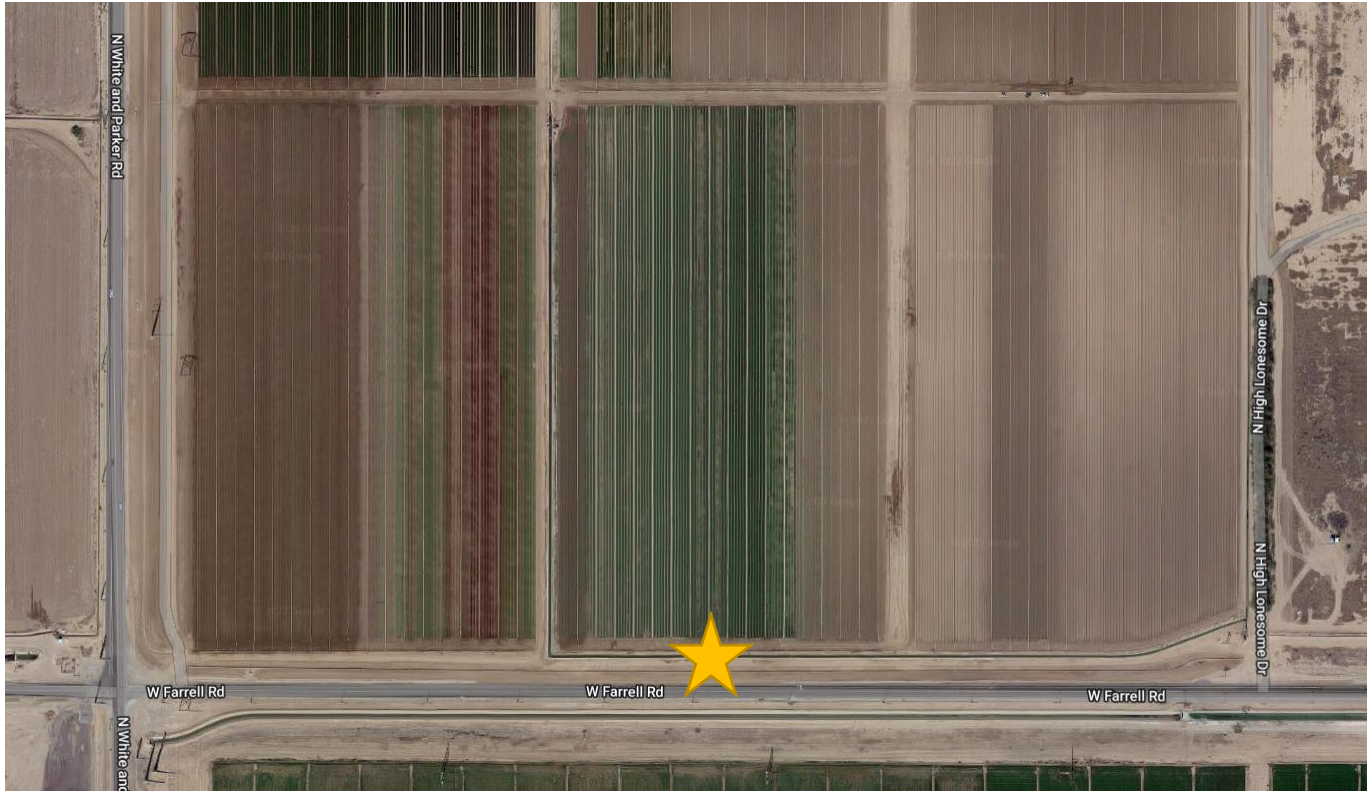
PLANNING AND ZONING
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CITY COUNCIL MEETING
January 17th, 2023 @ 6:00pm
City Hall
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POSTING DATE: NOVEMBER 5, 2022

RE: CASE #: **ZON22-10**. Proposed Multi-Family Residential Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

SIGN POSTING LOCATION



LEGEND



LOCATION OF SIGN

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Re: Maricopa Wells – Rezoning Neighborhood meeting. Case # ZON22-10.
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Picture of the posted sign



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	AZTPT					



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CASA GRANDE VALLEY NEWSPAPERS INC.

(520) 836-7461

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CASA GRANDE DISPATCH

By

agent and/or publisher of the Casa Grande Dispatch

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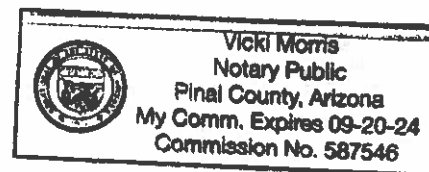
day of

Nov.

A.D.,

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Notary Public in and for the County
Of Pinal, State of Arizona



ARCHITECTURE	CIVIL ENGINEERING
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- Nobody attended this meeting
- This meeting was adjourned at 6:40 pm.

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

SIGN-IN SHEET

[illegible]

* PRESENTER

Ends ————— 6:36 pm

ARCHITECTURE	CIVIL ENGINEERING
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10. Newspaper ad affidavit
12. Neighborhood meeting minutes
13. Neighborhood meeting sign-in sheet

RE: CASE #: **GPA22-12**. Proposed Multi-Family Residential Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

PROJECT NARRATIVE

1. Subject Site

The subject site (APN# 502-03-013R) is 200 gross acres of land located at the NEC of White and Parker Road and Farrell Road, in Maricopa, AZ. This project is a subdivision of approximately 60.05 gross acres in the south portion of this site, which will also be subdivided into 5 lots with 2 General Plan designations. The remaining 140 acres will remain the property of Riggins investments Properties, Inc.

2. Project Introduction

On behalf of S3 Biotech LLC (Owners), Ware Malcomb (Architect) respectfully submits for consideration to modify the General Plan for Area 1 and Area 2 for approximate 40.61 ac. of the approximate 60.05-acre project site situated at the northeast corner of White and Parker Rd. and Farrell Rd. in the City of Maricopa, Arizona (see image 1). The site is currently designated under City of Maricopa General Plan as E, Employment, HDR, High Density Residential, and MDR, Medium Density Residential. The Owner is requesting a change of the current designation to all HDR, High Density Residential, for a new Multifamily development.

3. Notification and Procedures

S3 Biotech LLC intends to follow the notification procedure outlined by the City of Maricopa Citizen Participation Plan process. All Minor General Land Amendment and Rezoning documents shall be submitted to the assigned City of Maricopa planning staff. Per this Citizen's Participation Plan and upon administrative approval from City of Maricopa planning staff, S3 Biotech LLC will notify all property owners within 600' of the subject property of the intention to request a Minor General Plan Amendment and Rezoning to the subject property. At the same time, signage will be posed that will provide the days and times for all pertinent meetings including neighborhood meetings, Planning and Zoning Hearings, and City Council hearings. A neighborhood meeting will be held that will allow adjacent residents and other interested parties the opportunity to ask questions and provide opinions on what the proposed Minor General Plan Amendment and Rezone will be. S3 Biotech LLC will consolidate this correspondence as well as any other communication received and will prepare a final report summarizing the community involvement and documenting all notification materials that were dispersed. This report will then be delivered to the planning staff for review and ultimately to the Planning Commission and City Council for review and approval.

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
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BUILDING MEASUREMENT

RE: CASE #: **GPA22-12**. Proposed Multi-Family Residential Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

Dear Neighbor,

A GENERAL PLAN AMENDMENT application has been filed with the City of Maricopa by Ware Malcomb, on behalf of S3 BioTech LLC for a new Multi-Family Residential Development at the above-mentioned property.

The meeting dates, in regard to this request, are as follows:

Neighborhood Meeting

November 22nd, 2022 @ 6:00 p.m.

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Maricopa, AZ 85138

According to the Pinal County Assessor records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meetings scheduled for this matter, this notice is being sent to you via first class mail.

If you wish to provide input on this matter, you may attend each meeting or submit written comments before or at the meeting. If you have any questions concerning this matter, please contact Derek Scheerer at the City of Maricopa Planning Department at 520-568-9098. You can also email him at derek.scheerer@maricopa-az.gov subject **Maricopa Spectrum, Case No. GPA22-12**.

Please see additional pages for project narrative and other exhibits.

Sincerely,

Rogelio "Roy" Arrieta
Project Manager
Ware Malcomb

****Esta información se puede proporcionar en español a pedido, por favor comuníquese con Rodolfo Lopez, 520-316-6986 para la información.**

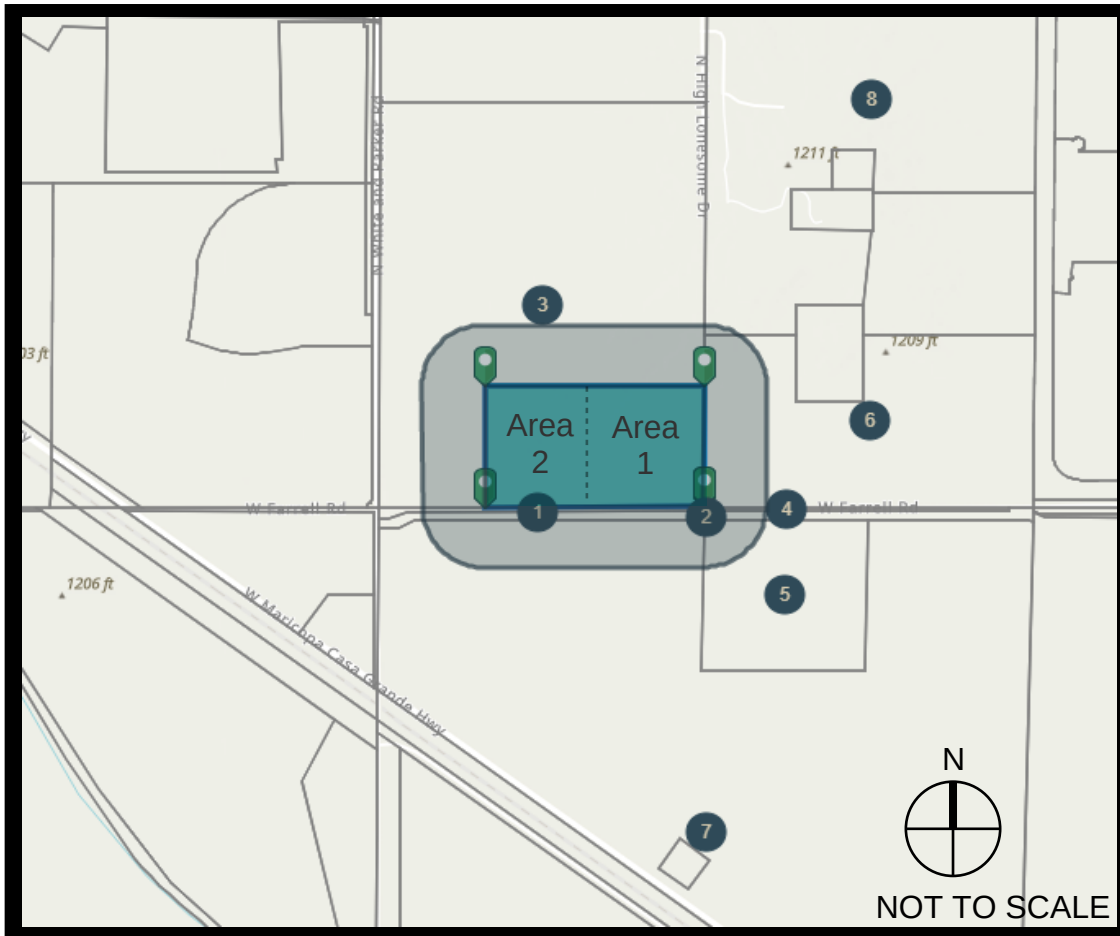
Notification Area Map

Project Name: Maricopa Spectrum - Area 1 and Area 2

Location: NEC of N White and Parker Road & W Farrell Road

Request: Amendment to City of Maricopa 2040 General Plan

Current Zoning of Subject Property: GR - General Rural



**600 feet
Notification Area**



Subject Property



Neighboring Property
(See Property Owner Mailing List)

	Property Owner Name	Parcel #	Physical Address	Tax Billing Address
1	EAGLE SHADOW LLC	50242001K	N/A	8501 N Scottsdale Rd. STE 120 Paradise Valley, AZ 85253
2	EAGLE SHADOW LLC	50242001G	N/A	8501 N Scottsdale Rd. STE 120 Paradise Valley, AZ 85253
3	RIGGINS INVESTMENT PROPERTIES INC	50203013R	39209 W Bowlin Rd. Maricopa, AZ 85138	PO Box 2150 Coolidge, AZ 85128
4	EAGLE SHADOW LLC	50242001F	N/A	8501 N Scottsdale Rd. STE 120 Paradise Valley, AZ 85253
5	EAGLE SHADOW LLC	50242001F	N/A	8501 N Scottsdale Rd. STE 120 Paradise Valley, AZ 85253
6	E L G INVESTMENTS LLC	50203013N	17285 N High Lonesome Dr. Maricopa, AZ 85138	8501 N Scottsdale Rd. STE 120 Paradise Valley, AZ 85253
7	EAGLE SHADOW LLC	50242001K	N/A	8501 N Scottsdale Rd. STE 120 Paradise Valley, AZ 85253
8	E L G INVESTMENTS LLC	50203013P	17285 N High Lonesome Dr. Maricopa, AZ 85138	8501 N Scottsdale Rd. STE 120 Paradise Valley, AZ 85253

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

RE: CASE #: **GPA22-12**. Proposed Multi-Family Residential Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

**NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING
AND PUBLIC MEETING**

**REZONE Case ZON22-08, and MINOR GENERAL PLAN AMENDMENT and REZONING Cases
GPA22-12, ZON22-09, and ZON22-10**

Neighborhood Meeting

November 22nd, 2022 @ 6:00 p.m.

Maricopa Library and Cultural Center

18160 N Maya Angelou Dr,
Maricopa, AZ 85138

Planning and Zoning Commission:

December 12th, 2022 @ 6:00 p.m.

City Hall

39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council:

January 17th, 2023 @ 6:00 p.m.

City Hall

39700 W. Civic Center Plaza
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN THAT at the above listed meeting, PUBLIC HEARINGS will be held at the above stated dates, times, and locations.

S3 Biotech LLC, represented by Roy Arrieta of Ware Malcomb, is proposing a Rezone of +/- 19.35 acres from General Rural (GR) to General Commercial (GC); a Minor General Plan Amendment for +/- 40.57 acres from existing High Density Residential (HDR), Medium Density Residential (MDR), and Employment (E) to High Density Residential (HDR); a Rezone of +/- 16.31 acres from General Rural (GR) to High Density Residential (RH); and a Rezone of +/- 24.26 acres from General Rural (GR) to Multiple Unit Residential (RM) of portion of County Tax Parcel 502-03-013R, generally located at the northeast corner of N. White and Parker Road and W. Farrell Road, within the City of Maricopa incorporated limits.

The Planning and Zoning Division is processing the proposals in accordance to the Zoning Code as Minor General Plan Amendment and Rezone applications that will run concurrently with one another.

Anyone wishing to appear and make comment is encouraged to attend. Written comments are welcome and if received prior to the meeting, will be included in the record. All comments or appeals should be sent in a written form to the Planning and Zoning Division, Attn: Derek Scheerer at 39700 W Civic Center Plaza, Maricopa, AZ 85138 or email at derek.scheerer@maricopa-az.gov. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 568-9098.

November 3rd, 2022

Published in the

CASA GRANDE DISPATCH

November 5th, 2022

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

RE: CASE #: **GPA22-12**. Proposed Multi-Family Residential Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

PUBLIC NOTICE POSTING SIGN (REDUCED)

SIGN #1 @ AREA 1

MINOR GENERAL PLAN AMENDMENT AND REZONE

City of Maricopa – Planning Division

Proposal: REQUEST TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FOR +/- 40.57 ACRES LOCATED AT THE NORTHEAST CORNER OF N. WHITE AND PARKER ROAD AND W. FARRELL ROAD FROM HIGH DENSITY RESIDENTIAL (HDR), MEDIUM DENSITY RESIDENTIAL (MDR), AND EMPLOYMENT (E) TO HIGH DENSITY RESIDENTIAL (HDR) AND A REZONING OF +/- 24.26 ACRES FROM GENERAL RURAL (GR) TO MULTIPLE UNIT RESIDENTIAL (RM) TO ALLOW FOR THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL PROJECT.

CASE NUMBER: GPA22-12 & ZON22-09

NEIGHBORHOOD MEETING
November 22nd, 2022 @ 6:00pm
Maricopa Library and Cultural Center
18160 N Maya Angelou Dr,
Maricopa, AZ 85138

**FOR QUESTIONS OR COMMENTS
REGARDING THIS CASE CONTACT**
CASE PLANNER: Derek Scheerer
Planner II
520-316-6980
Derek.Scheerer@maricopa-az.gov

PLANNING AND ZONING

December 12th, 2022 @ 6:00pm
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

CITY COUNCIL MEETING

January 17th, 2023 @ 6:00pm
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

POSTING DATE: NOVEMBER 5, 2022

ARCHITECTURE
PLANNING
INTERIORSCIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT**SIGN #2 @ AREA 2**

MINOR GENERAL PLAN AMENDMENT AND REZONE

City of Maricopa – Planning Division

Proposal: REQUEST TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FOR +/- 40.57 ACRES LOCATED AT THE NORTHEAST CORNER OF N. WHITE AND PARKER ROAD AND W. FARRELL ROAD FROM HIGH DENSITY RESIDENTIAL (HDR), MEDIUM DENSITY RESIDENTIAL (MDR), AND EMPLOYMENT (E) TO HIGH DENSITY RESIDENTIAL (HDR) AND A REZONING OF +/- 16.31 ACRES FROM GENERAL RURAL (GR) TO HIGH DENSITY RESIDENTIAL (RH) TO ALLOW FOR THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL PROJECT.

CASE NUMBER: GPA22-12 & ZON22-10**NEIGHBORHOOD MEETING**

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Maricopa Library and Cultural Center
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Maricopa, AZ 85138

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REGARDING THIS CASE CONTACT**

CASE PLANNER: Derek Scheerer
Planner II
520-316-6980
Derek.Scheerer@maricopa-az.gov

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CITY COUNCIL MEETING

January 17th, 2023 @ 6:00pm
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POSTING DATE: NOVEMBER 5, 2022

RE: CASE #: **GPA22-12**. Proposed Multi-Family Residential Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

SIGN POSTING LOCATION



LEGEND



LOCATION OF SIGN #1



LOCATION OF SIGN #2

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

Re: Maricopa Wells – GPA Neighborhood meeting, Case #GPA22-12.
NEC White and Parker Rd. and Farrell Rd. Maricopa, Arizona

Pictures of the posted signs



**CASA GRANDE VALLEY
NEWSPAPERS INC**200 W. 2ND ST.
CASA GRANDE AZ 85122(520) 836-7461
Fax (520) 836-2944

Advertising Memo Bill

1 Memo Bill Period		2 Advertiser/Client Name	
11/2022		S3 BIOTECH LLC	
23 Total Amount Due		*Unapplied Amount	3 Terms of Payment
76.96			
21 Current Net Amount Due	22 30 Days	60 Days	Over 90 Days
.00	.00	.00	.00
4 Page Number	5 Memo Bill Date	6 Billed Account Number	7 Advertiser/Client Number
1	11/03/22	19710 CHRIS.	19710

8 Billed Account Name and Address		Amount Paid:
S3 BIOTECH LLC 7144 E. STETSON DR. STE. 425 SCOTTSDALE AZ 85251		Comments:
		Ad #: 155484

Please Return Upper Portion With Payment

10 Date	11 Newspaper Reference	12 13 14 Description-Other Comments/Charges	15 SAU Size 16 Billed Units	17 Times Run 18 Rate	19 Gross Amount	20 Net Amount
11/05/22	155484 PCG	GPA22-12 NEWSPAPER NOTICE 11/05 CGCG CGIT AZ TPT TAX	1.0X 8.99 9.00	1 75.60	75.60	76.96
	AZTPT			1.36		



Statement of Account - Aging of Past Due Amounts

21 Current Net Amount Due	22 30 Days	60 Days	Over 90 Days	*Unapplied Amount	23 Total Amount Due
0.00	0.00	0.00	0.00		76.96

CASA GRANDE VALLEY NEWSPAPERS INC.

(520) 836-7461

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice	25 Advertiser Information			
1 Billing Period	6 Billed Account Number	7 Advertiser/Client Number	2 Advertiser/Client Name	
155484	11/2022	19710	19710	S3 BIOTECH LLC

Affidavit of Publication

NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD
MEETING, PUBLIC HEARING
AND PUBLIC MEETING
REZONE Case ZON22-08,
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at derek.scheerer@maricopa-
az.gov. Please include name,
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signature. For questions, contact
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at (520) 568-9098.

Published in Casa Grande
Dispatch

November 05, 2022

No. of publications: 1; date of
publication: Nov. 5, 2022.

Kara K. Cooper, first being duly sworn deposes and says: That
he/she is a native born citizen of the United States of America, over
21 years of age, that I am an agent and/or publisher of the Casa
Grande Dispatch, a newspaper published at Casa Grande, Pinal
County, Arizona, Tuesday, Thursday, and Saturday of each week;
that a notice, a full, true and complete printed copy of which is
hereunto attached, was printed in the regular edition of said
newspaper, and not in a supplement thereto, for ONE issue. The
publications thereof having been on the following date:

11/05/2022

CASA GRANDE DISPATCH

By

agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this

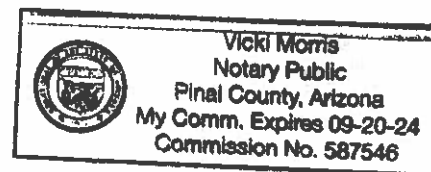
day of

Nov.

A.D.,

2022

Notary Public in and for the County
Of Pinal, State of Arizona



ARCHITECTURE	CIVIL ENGINEERING
PLANNING	BRANDING
INTERIORS	BUILDING MEASUREMENT

Re: Maricopa Wells – Rezoning and GPA Neighborhood meeting.
ZON22-08, ZON22-09, ZON22-10 and GPA22-12.
NEC White and Parker Rd. and Farrell Rd. Maricopa, Arizona

Meeting Minutes

- A neighborhood meeting was held at the City of Maricopa public library, Palo Verde meeting room, on Tuesday November 22, 2022.
- The presenter's name was Auggie Saucedo, with Abraham Dewitz Cons., and Roy Arrieta, from Ware Malcomb.
- Meeting was call to order at 6:00 pm
- Nobody attended this meeting
- This meeting was adjourned at 6:40 pm.

**CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT**

SIGN-IN SHEET

[illegible]

* PRESENTER

6:36 pm