

# Public Notice Draft Documents



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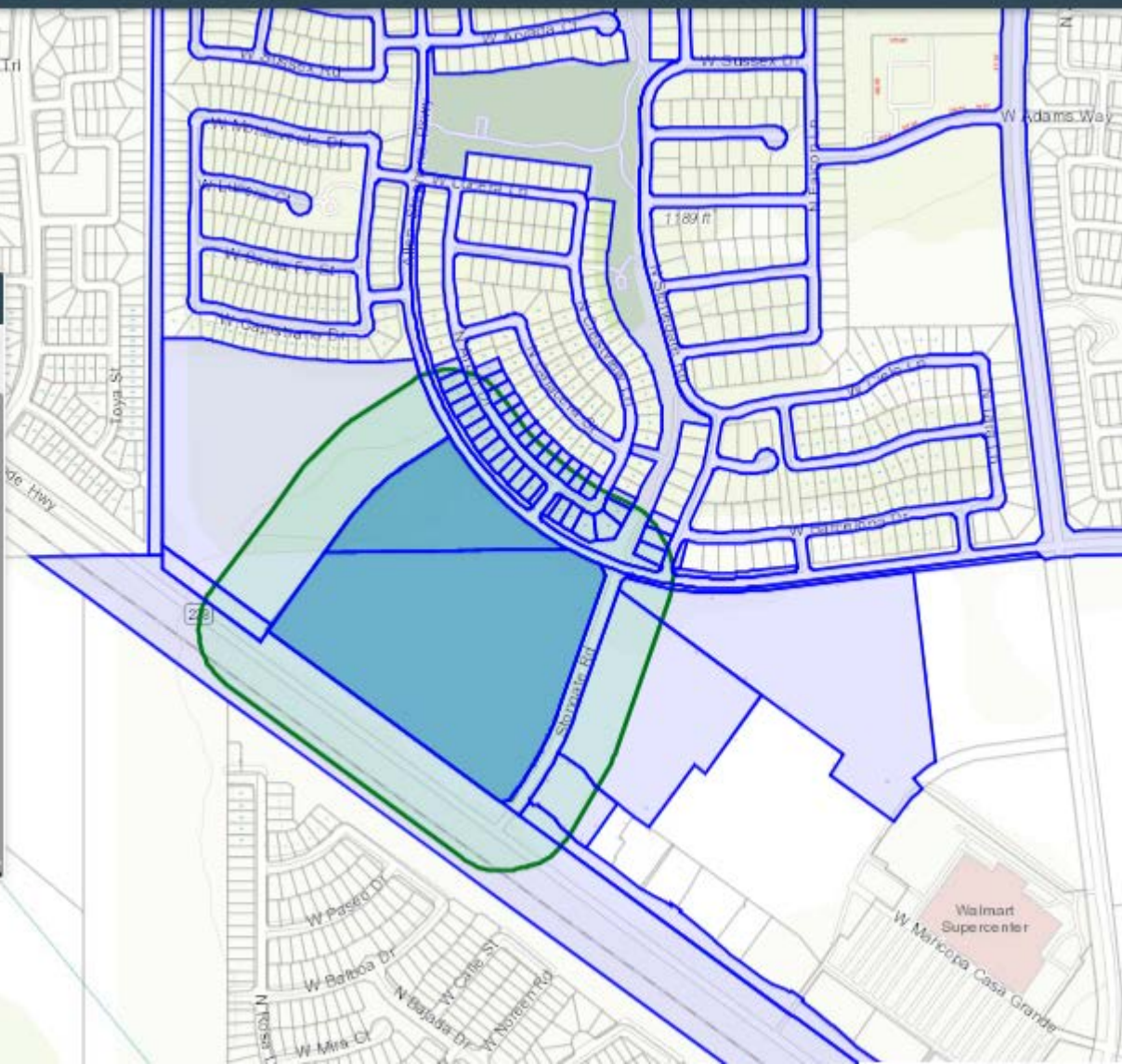
Property Mail

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FULTON HOMES CORPORATIO...  
9140 S KYRENE RD STE 202  
TEMPE, AZ 85284

GLENNWILDE HOMEOWNERS ...  
1600 W BROADWAY RD STE 20...  
TEMPE, AZ 85282

FULTON HOMES CORPORATIO...  
9140 S KYRENE RD STE 202  
TEMPE, AZ 85284

HAUPSTEIN DEBORAH L & JOH...  
PO BOX 160  
STOCKHOLM, SK

FULTON HOMES CORPORATIO...  
9140 S KYRENE RD STE 202  
TEMPE, AZ 85284

PATTERSON ROBERT III  
18101 N ARBOR DR  
MARICOPA, AZ 85138

CAPDEVL060 LLC  
1725 W GREENTREE DR STE 11...  
TEMPE, AZ 85284

O DONNELL DENNIS  
665 BECK ST  
UNIONDALE, NY 11553

MCCAIN RONALD D  
18152 N ARBOR DR  
MARICOPA, AZ 85138

CAPDEVL060 LLC  
1725 W GREENTREE DR STE 11...  
TEMPE, AZ 85284

T&K RED RIVER DAIRY  
PO BOX 189  
STANFIELD, AZ 85172

LUNA DAVID & LAURA  
18115 N ARBOR DR  
MARICOPA, AZ 85138

BANNER HEALTH  
2901 N CENTRAL AVE STE 160  
PHOENIX, AZ 85012

ROSALES GUADALUPE C  
18096 N ARBOR DR  
MARICOPA, AZ 85138

CORONA DAISY JACQUELINE  
18129 N ARBOR DR  
MARICOPA, AZ 85138

GLENNWILDE HOMEOWNERS ...  
1600 W BROADWAY RD STE 20...  
TEMPE, AZ 85282

WINTERSTELLER MICHAEL D  
18101 N CRESTVIEW LN  
MARICOPA, AZ 85138

SCHALL DAVE & JO-ANNE  
4754 FIR RD  
SECHELT, BC

MARICOPA STONEGATE LLC  
19184 E CANARY WAY  
QUEEN CREEK, AZ 85142

TRENCHIE ALEXANDER ETAL  
BOX 131  
RED WATER, AB

SALAZAR DONNA  
18135 N ARBOR DR  
MARICOPA, AZ 85138

MARICOPA STONEGATE LLC  
19184 E CANARY WAY  
QUEEN CREEK, AZ 85142

GLENNWILDE HOMEOWNERS ...  
1600 W BROADWAY RD STE 20...  
TEMPE, AZ 85282

MARTINEZ JOB & GUADALUPE  
18184 N ARBOR DR  
MARICOPA, AZ 85138

GLENNWILDE HOMEOWNERS ...  
1600 W BROADWAY RD STE 20...  
TEMPE, AZ 85282

POTVIN JOSEE & BOARDMAN ...  
247 DE SAINT VALLIER  
GATINEAU, QC

MENDONCA DERRICK  
18149 N ARBOR DR  
MARICOPA, AZ 85138

MARICOPA STONEGATE LLC  
19184 E CANARY WAY  
QUEEN CREEK, AZ 85142

ENRIQUEZ EDGAR D  
MAIL RETURN

CASTANEDA HECTOR & SILLAS...  
18200 N ARBOR DR  
MARICOPA, AZ 85138

FLORES FURLANTH F  
18278 N ARBOR DR  
MARICOPA, AZ 85138

TKD2 INVESTMENTS LLC  
9201 E DIAMOND RIM DR  
SCOTTSDALE, AZ 85255

GALE TROY L  
MAIL RETURN

ANDRADE ANGELA C & GUILLE...  
18216 N ARBOR DR  
MARICOPA, AZ 85138

HAUSLER BARBARA A  
18292 N ARBOR DR  
MARICOPA, AZ 85138

RIELA SAL & ESTELA TRS  
22706 ASPAN ST STE 307  
LAKE FOREST, CA 92630

HRUBES AVERY  
543 N KIMBERLEE WAY  
CHANDLER, AZ 85225

GUBENER ISEBELLE B  
18232 N ARBOR DR  
MARICOPA, AZ 85138

SHARP FRANCINE  
18306 N ARBOR DR  
MARICOPA, AZ 85138

LIMBERT WILLIAM D  
18211 N ARBOR DR  
MARICOPA, AZ 85139

RAMIREZ OSCAR  
18281 N ARBOR DR  
MARICOPA, AZ 85139

SALLEE DEBRA S  
18248 N ARBOR DR  
MARICOPA, AZ 85138

MARICOPA STONEGATE LLC  
19184 E CANARY WAY  
QUEEN CREEK, AZ 85142

WILLIAMS TOMMIE & CAROL A  
18225 N ARBOR DR  
MARICOPA, AZ 85138

GLENNWILDE HOMEOWNERS ...  
1600 W BROADWAY RD STE 20...  
TEMPE, AZ 85282

JOHNER BRIAN D & SHEILA M  
18264 N ARBOR DR  
MARICOPA, AZ 85138

GLENNWILDE HOMEOWNERS ...  
1600 W BROADWAY RD STE 20...  
TEMPE, AZ 85282

# Notification Letter

June 7, 2019

**RE: Case #s** PAD19-02, DRP19-06, CUP19-01,  
**Application:** PAD Amendment, Development Review Permit, Conditional Use Permit,  
**Project Name:** Omni Stonegate  
**Location:** Generally located at the NWC of Stonegate Rd. and W. Maricopa-Casa (APNs: 510-12-019A/510-24-001C)

Dear Neighbor,

A PAD Amendment, Development Review Permit (“DRP”) and Conditional Use Permit (“CUP”) application have been filed with the City of Maricopa by Sanks and Associates, LLC for Case #s PAD19-02, DRP19-06 and CUP19-01 for the proposal of building a new self-storage facility with outdoor screened storage for the above mentioned property. This notification letter shall be solely for the PAD Amendment, DRP and CUP request. In order to better serve the community and in accordance with all applicable zoning code requirements, this notice shall serve as the notification for the Neighborhood Meeting that will be conducted by the applicant as well as the notification for the Public Hearing dates before the City of Maricopa Planning and Zoning Commission and the City Council. The meeting dates, in regards to these applications, are as follows:

**Neighborhood Meeting**  
June 23, 2019 @ 5:00 p.m.  
Calvary Chapel Maricopa  
44301 W. Maricopa-Casa Grande Hwy  
Maricopa, AZ 85138

**Planning and Zoning Commission Hearing:**

July 8, 2019 @ 6:00 p.m.  
City Hall – Council Chambers  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

**City Council Hearing:**

August 8, 2019 @ 7:00 p.m.  
City Hall – Council Chambers  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

According to the Pinal County Assessor records, you are a property owner within 300 feet of the property under consideration and are receiving this notice to inform you of the meeting and hearing dates.

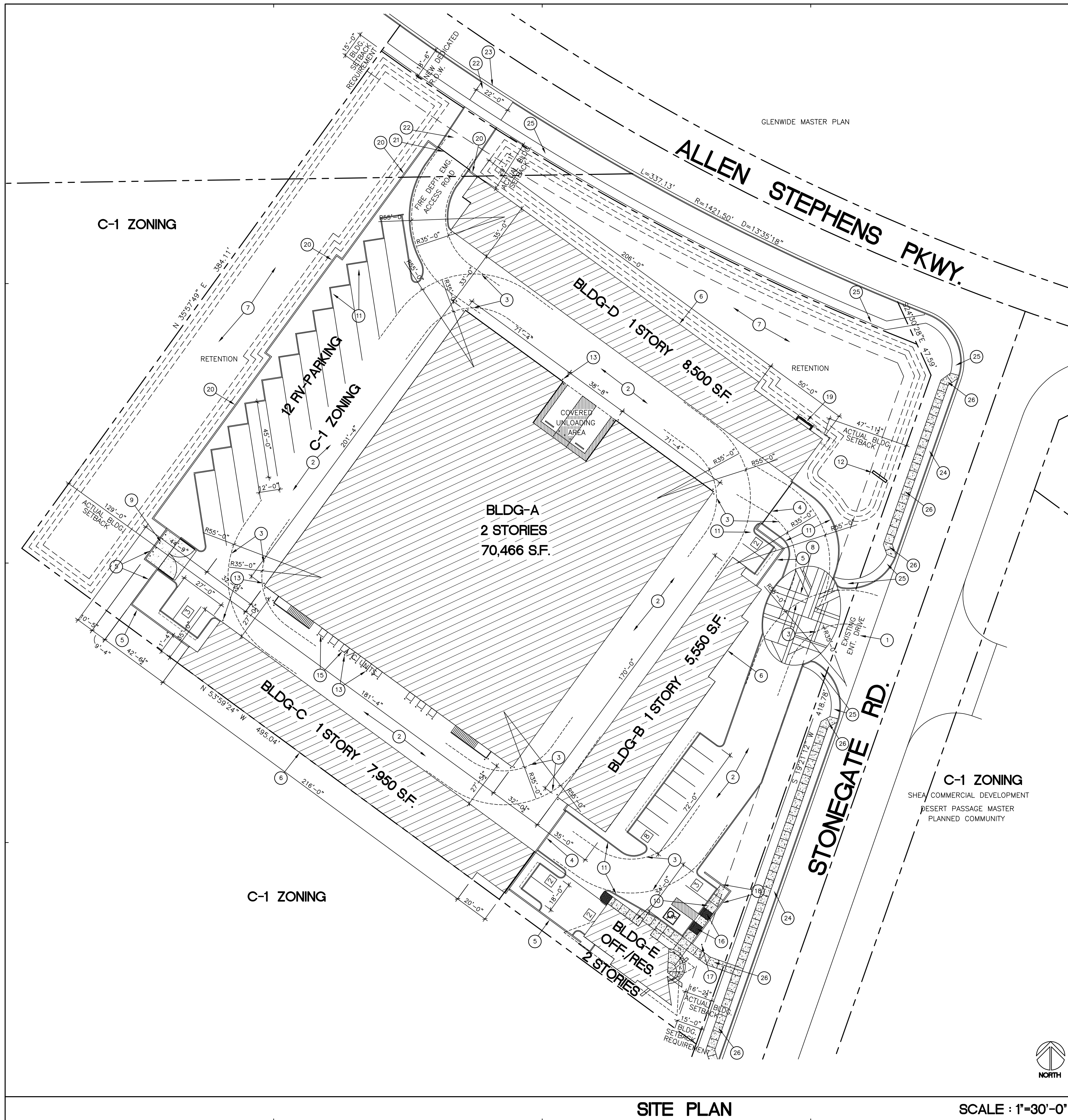
If you wish to provide input on this matter, you may attend the meeting/hearing or submit written comments before or at the meeting/hearing. If you have any questions concerning this matter, please contact Benjamin Cereceres at the City of Maricopa Planning Department at 520-568-9098. You may also email him at **Benjamin.Cereceres@maricopa-az.gov** with the case # and project name as the subject line.

For more details regarding this project, please see the attached exhibit on the other side of this letter showing the proposed site plan of the facility.

Sincerely,

*Jason Sanks*

Jason Sanks | Planning Manager | Sanks and Associates, LLC  
32615 N. North Valley Parkway #141, Phoenix, AZ 85085  
(602) 326-0581 cell  
(623) 516-8400 direct  
[jason@sanksassociates.com](mailto:jason@sanksassociates.com) | [www.sanksassociates.com](http://www.sanksassociates.com)



**SITE PLAN**

SCALE : 1"=30'-0"

**PROJECT DATA**

JURISDICTION: CITY OF MARICOPA  
 SITE AREA: 173,902 S.F. (3.992 AC.)  
 ZONING: CI-1 P.A.D.  
 FLOOD ZONE: X  
 ALLOW. BLDG. HGT.: 48'  
 PROPOSED BLDG. HGT.: 48' (SIGN TOWER)  
 30'-6" (ROOF HIGH POINT)  
 BUILDINGS:  
 BUILDING-A 2 STORIES 70,466 S.F.  
 BUILDING-B 1 STORY 5,596 S.F.  
 BUILDING-C 1 STORY 7,996 S.F.  
 BUILDING-D 1 STORY 8,546 S.F.  
 BUILDING-E 2 STORY 2,892 S.F.  
 TOTAL AREA: 95,496 S.F.

**STORAGE LEASABLE CAL.**

	BLDG. AREA	NON-A/C	A/C STO.
BLDG-A 1ST FLR.	35,208 S.F.	13,550 S.F.	17,375 S.F.
BLDG-A 2ND FLR.	35,258 S.F.	0 S.F.	26,525 S.F.
BLDG-B	5,596 S.F.	5,550 S.F.	0 S.F.
BLDG-C	7,996 S.F.	7,950 S.F.	0 S.F.
BLDG-D	8,546 S.F.	8,500 S.F.	0 S.F.
<b>SUMMARY</b>	<b>92,604 S.F.</b>	<b>35,550 S.F. (44.75%)</b>	<b>43,900 S.F. (55.25%)</b>

TOTAL LEASEABLE STORAGE: 79,450 S.F.  
 BLDG. EFFICIENCY: (BASED ON STORAGE BLDGS) 85.80 %  
 BLDG. EFFICIENCY: (INCLUDING OFFICE/RESID.) 83.20 %

**PARKING PROVIDED:**

STANDARD PARKING (9'x18')	17
ADA PARKING (9'x18'+5' AISLE)	1
ENCLOSED PARKING	2
UNLOADING PARKING (11'x26')	2
<b>TOTAL PARKING</b>	<b>22</b>

**PROJECT TEAM**

**OWNER:** OMNI MARICOPA SELF-STORAGE LLC.  
 4521 N. 39th PLACE  
 PHOENIX, AZ 85018  
 TEL: 602-956-6060  
 CONTACT: SCOTT FEY  
 scott@omni-realestate.com  
 FRITZ BESSEMYER  
 fritz@omni-realestate.com  
 VICTOR GILGAN  
 victor@omni-realestate.com

**ARCHITECT:** TONY TANG ARCHITECT, LTD.  
 3304 N. VALENCIA LN.  
 PHOENIX, ARIZONA 85018  
 TEL: (602) 947-8501  
 CONTACT: TONY TANG  
 EMAIL: kctt55@gmail.com

**ZONING CONS:** SANKS AND ASSOCIATES, L.L.C.  
 1806 E. ELLIS STREET  
 PHOENIX, AZ 85042  
 TEL: 602-326-0581  
 CONTACT: JASON SANKS  
 EMAIL: jason@sanksassociates.com

**CIVIL:** SBL ENGINEERING LLC.  
 1634 N. 50th WAY  
 SCOTTSDALE, AZ 85254  
 TEL: (602) 821-0011  
 CONTACT: JENNIFER SMITH  
 EMAIL: jennifer@sbl-eng.com

**ELECTRICAL:** RLM DESIGNS LLC.  
 820 S. BRIDGER DRIVE  
 CHANDLER, ARIZONA 85225  
 TEL: 602-741-1047  
 CONTACT: BOBBY MARIN  
 EMAIL: RLMDesigns@cox.net

**LANDSCAPE ARCHITECT:** CAMPBELL COLLABORATIVE INC.  
 111 E. DUNLAP AVE.  
 PHOENIX, AZ 85020  
 TEL: 602-266-1644  
 CONTACT: DON CAMPBELL  
 EMAIL: don@campbellcollaborative.com

**KEYNOTES**

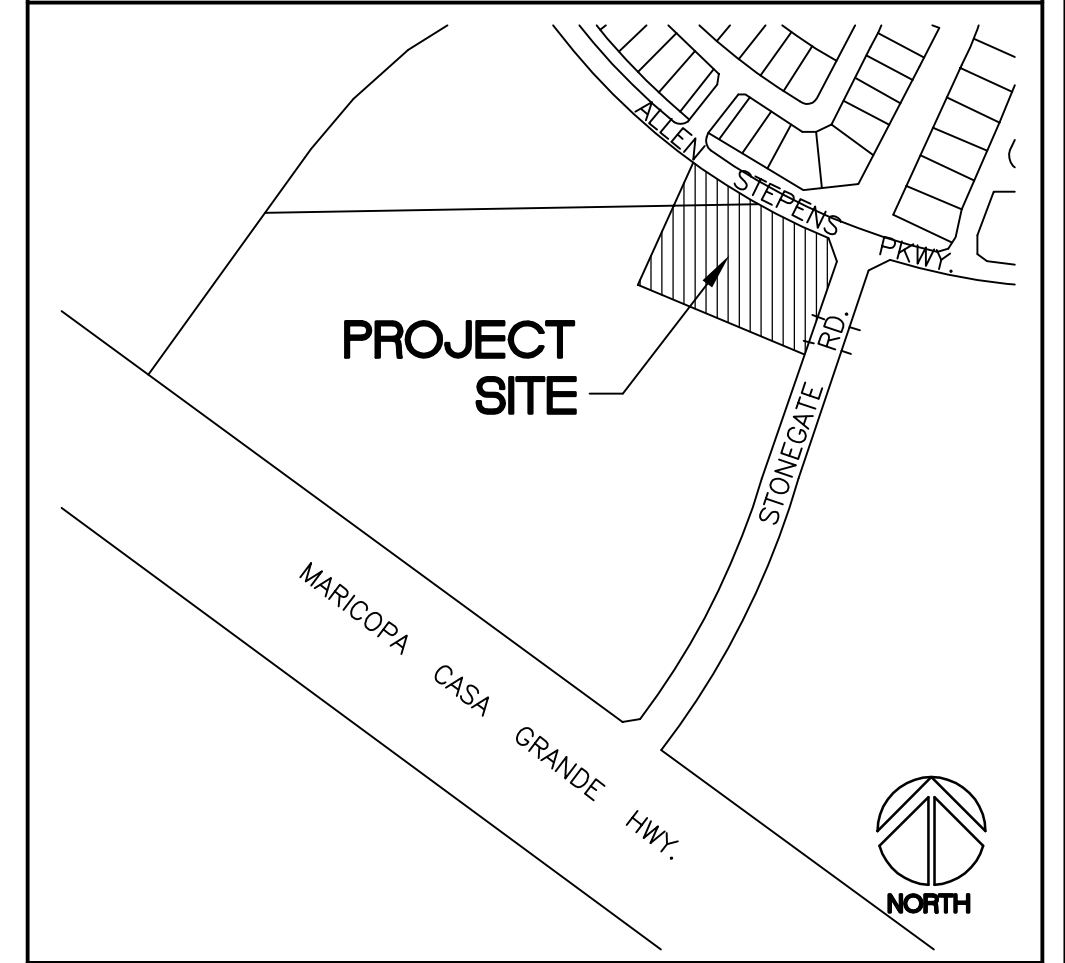
- EXISTING DRIVEWAY ENTRANCE TO REMAIN.
- NEW ASPHALT DRIVE SURFACE.
- TRUCK TURNING RADIUS.
- OPEN IRON GATE AND FENCE.
- SOLID 6'-0" CMU SCREEN WALL.
- 12'-0" CMU BACK WALL FOR STORAGE UNITS, AND ACTS AS SCREEN WALL FROM PUBLIC AREA.
- PROPOSED RETENTION AREA, EXACTLY RETENTION REQUIREMENT WILL BE BASED ON CIVIL.
- ENTRANCE DRIVE CONCRETE PAVER FEATURE.
- DOUBLE TRASH DUMPSTER WITH SOLID GATE.
- CONCRETE SIDEWALK.
- EXTRUDED CONCRETE CURB.
- PROPOSED PROJECT MONUMENT SIGN LOCATION, EXACT DESIGN AND LOCATION MIGHT VARY.
- 6" X 4" HIGH STEEL BOLLARD.
- EXIT DRIVE TO MASTER DEVELOPMENT.
- A/C UNIT MOUNTED ON CONCRETE PAD.
- CONCRETE SIDEWALK ADA RAMP WITH TRUNCATED DOME.
- 40' FLAGPOLE WITH UPLIGHT.
- 3'-4" HIGH CMU PARKING SCREEN WALL.
- ARCHITECTURAL FEATURE AT CORNER, SEE BUILDING ELEVATION.
- SOLID 8'-0" CMU SCREEN WALL ALONG THE RV PARKING AREA ONLY.
- 8'-0" HEIGHT ELECTRONIC CONTROL SOLID GATE FOR FIRE DEPARTMENT EXIT ONLY.
- FIRE DEPARTMENT EMERGENCY EXIT ROAD WITH COMPACT GRAVEL SURFACE, ENGINEER TO SUSTAIN FOR FIRE TRUCK TRAVEL.
- MODIFY EXISTING CURB TO ROLLING CURB FOR FIRE TRUCK EXIT PURPOSE.
- NEW LANDSCAPE STRIPE ALONG EXISTING CURB TO MATCH ACROSS THE ROAD.
- EXISTING CONCRETE SIDEWALK TO REMAIN.
- NEW CONCRETE SIDEWALK.

**UTILITIES/SERVICES**

WATER: GLOBAL WATER  
 SEWER: GLOBAL WATER  
 ELECTRICAL: ELECTRICAL DISTRICT #3  
 FIRE: CITY OF MARICOPA  
 POLICE: CITY OF MARICOPA  
 TELECOMMUNICATION: CENTURY LINK

**PROJECT NARRATIVE**

THIS PROJECT IS TO DEVELOP AN APPROXIMATELY 4 ACRES PARCEL WITHIN THE STONEGATE MASTER DEVELOPMENT TO BE USED AS A FIRST CLASS SELF STORAGE FACILITY, WHICH SHALL INCLUDE A 2 STORY AC/NON-AC STORAGE SPACE, 3 SINGLE STORY NON-AC STORAGE BUILDINGS, ONE 2 STORY OFFICE/MANAGER RESIDENCE ALONG STONEGATE ROAD. THE TOTAL BUILDING AREAS SHALL BE AROUND 95,500 S.F. WE ALSO INCLUDE 12 RV OPEN STORAGE AT THE BACK OF THE PROPERTY. THE ENTIRE STORAGE FACILITY WILL BE SCREENED BY 6' SCREEN WALL FROM THE PUBLIC, AND THERE WILL BE THREE ACCESS GATES TO THIS FACILITY.



**VICINITY MAP**

N.T.S.

PRELIMINARY NOT FOR CONSTRUCTION

2018007

tony tang architect

3304 n. valencia ln.  
 phoenix, az 85018  
 tel:(480) 947-8501

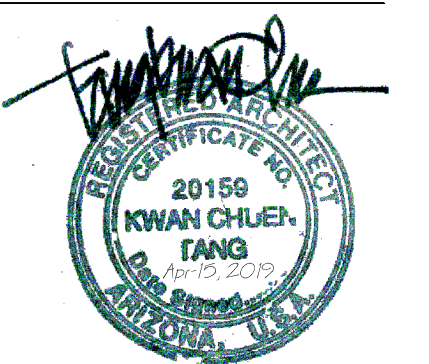
kctt55@gmail.com

this drawing is an instrument of service, and shall remain the property of the architect. this drawing shall not be reproduced or used for any purpose, in whole or in part, without the written consent of the architect

ARCHITECTURAL SITE PLAN

OMNI MARICOPA SELF STORAGE

date: 2019 JAN 28  
 job no.: 2018007  
 revision:



EXP. JUN. 2019

A11

2018007

# Newspaper Public Notice

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## Notice of Public Meeting and Hearing

<b>Applications:</b>	PAD Amendment	<b>Case #s:</b>	PAD19-02
	Conditional Use Permit		CUP19-01
	Development Review Permit		DRP19-06

### Planning and Zoning Commission Hearing:

Date: July 8, 2019 @ 6:00pm  
City Hall – Council Chambers  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

### City Council Hearing:

Date: August 6, 2019 @ 7:00pm  
City Hall – Council Chambers  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN THAT at the above listed meeting and public hearings will be held at the above stated date, time, and location. The purpose of the public meeting and public hearings is to receive public comments, suggestions on the following request prior to approval.

Case #s: PAD19-02, CUP19-01 and DRP19-06

**Description of Request:** A PAD Amendment, Conditional Use Permit (“CUP”) and Development Review Permit application have been submitted with the City of Maricopa for the development of a new Class A self-storage facility with outdoor vehicle, RV and boat storage. The PAD Amendment will amend a portion of the Stonegate PAD (PAD08-01) to allow for the use of the facility while the CUP application will allow for the conditional accessory use for the outdoor RV, vehicle and boat storage. The DRP application is for the review of the project’s overall development site plan.

Anyone wishing to appear and make comment in regards to the above applications is encouraged to attend. Written comments are welcome and, if received prior to the hearing, will be included in the record. All comments or appeals should be sent in written form to the Development Services Department, Attn: Benjamin Cereceres at 39700 W Civic Center Plaza Maricopa, AZ 85138. Please include name, address, telephone number and signature. For questions, please contact Planning Division at 520-568-9098.

Dated this \_\_\_\_ DAY OF \_\_\_\_ MONTH\_\_, \_\_ YEAR\_\_

Vanessa Bueras, City Clerk

Published in the Maricopa Monitor, \_\_\_\_ DATE \_\_\_\_

**Affidavit of Publication**

STATE OF ARIZONA  
COUNTY OF PINAL

} SS.

Notice of Public Meeting and Hearing Applications:  
PAD Amendment  
Conditional Use Permit  
Development Review Permit  
Case #s:  
PAD19-02  
CUP19-01  
DRP19-06  
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Dated this \_\_\_\_ DAY OF \_\_\_\_ MONTH, \_\_\_\_ YEAR  
Vanessa Bueras, City Clerk  
No. of publications: 1; date of publication: June 15, 2019.

RUTH A. KRAMER 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 daily newspaper published at Casa Grande, Pinal County, Arizona, Tuesday through Sunday 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 issues. The first publication thereof having been on the

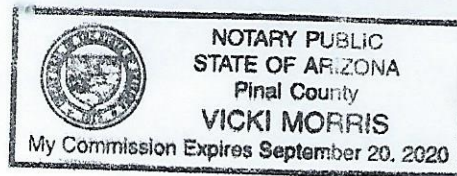
15TH day of JUNE A.D., 2019  
Second publication \_\_\_\_\_  
Third publication \_\_\_\_\_  
Fourth publication \_\_\_\_\_  
Fifth publication \_\_\_\_\_  
Sixth publication \_\_\_\_\_

**CASA GRANDE DISPATCH**

By [Signature]  
agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this 18th  
day of June A.D., 2019  
Vicki Morris

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





# Zoning

## City of Maricopa – Planning Division

**Proposal:** Development Review Permit/Conditional Use Permit/ Major PAD Amendment Proposed applications, which include amending the Stonegate Planned Area Development (PAD) zoning ordinance, will allow for the development of a new self-storage facility and with screened outdoor RV and vehicle storage. The approximate location for the requests is at 42200 W. Maricopa-Casa Grande hwy, Maricopa, Az 85138

**Current Zoning:** CI-1 with PAD Overlay

### Neighborhood Meeting

Date: Sunday, 6-23-19

Time: 5:00pm

Calvary Chapel Maricopa

44301 W. Maricopa-Casa Grande Hwy, Maricopa 85138

**For Questions or Comments Regarding this Case, Please Contact the Case Planner Below:**

Case Planner: Benjamin Cereceres, Planner I

520-316-6953

[Benjamin.cereceres@maricopa-az.gov](mailto:Benjamin.cereceres@maricopa-az.gov)

## Zoning

City of Maricopa – Planning Division

**Proposals:** Development Review Permit / Conditional Use Permit / Major PAD Amendment  
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**Current Zoning:** CI-1 with PAD overlay

### Neighborhood Meeting

Date: Sunday, 6-23-19 Time: 5:00pm

CALVARY CHAPEL MARICOPA  
44301 W. MARICOPA-CASA GRANDE HWY, MARICOPA 85138

For Questions or Comments Regarding this Case, Please Contact the Case Planner Below:

Benjamin Cereceres, Planner I  
520-316-6953  
Benjamin.Cereceres@maricopa-az.gov

# Zoning

City of Maricopa – Planning Division

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**Current Zoning:** CI-1 with PAD overlay

## Neighborhood Meeting

Date: Sunday, 6-23-19 Time: 5:00pm

CANARY CHAPEL MARICOPA

44301 W. Maricopa-Casa Grande Hwy, Maricopa 85138

For Questions or Comments Regarding this Case, Please Contact the Case Planner Below:

Benjamin Cereceres, Planner I  
520-316-6953  
Benjamin.Cereceres@maricopa-az.gov

# Map of Proposed Sign Posting Locations

▲ = Proposed Sign Posting Location

