

Public Notice Draft Documents



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Property Mail

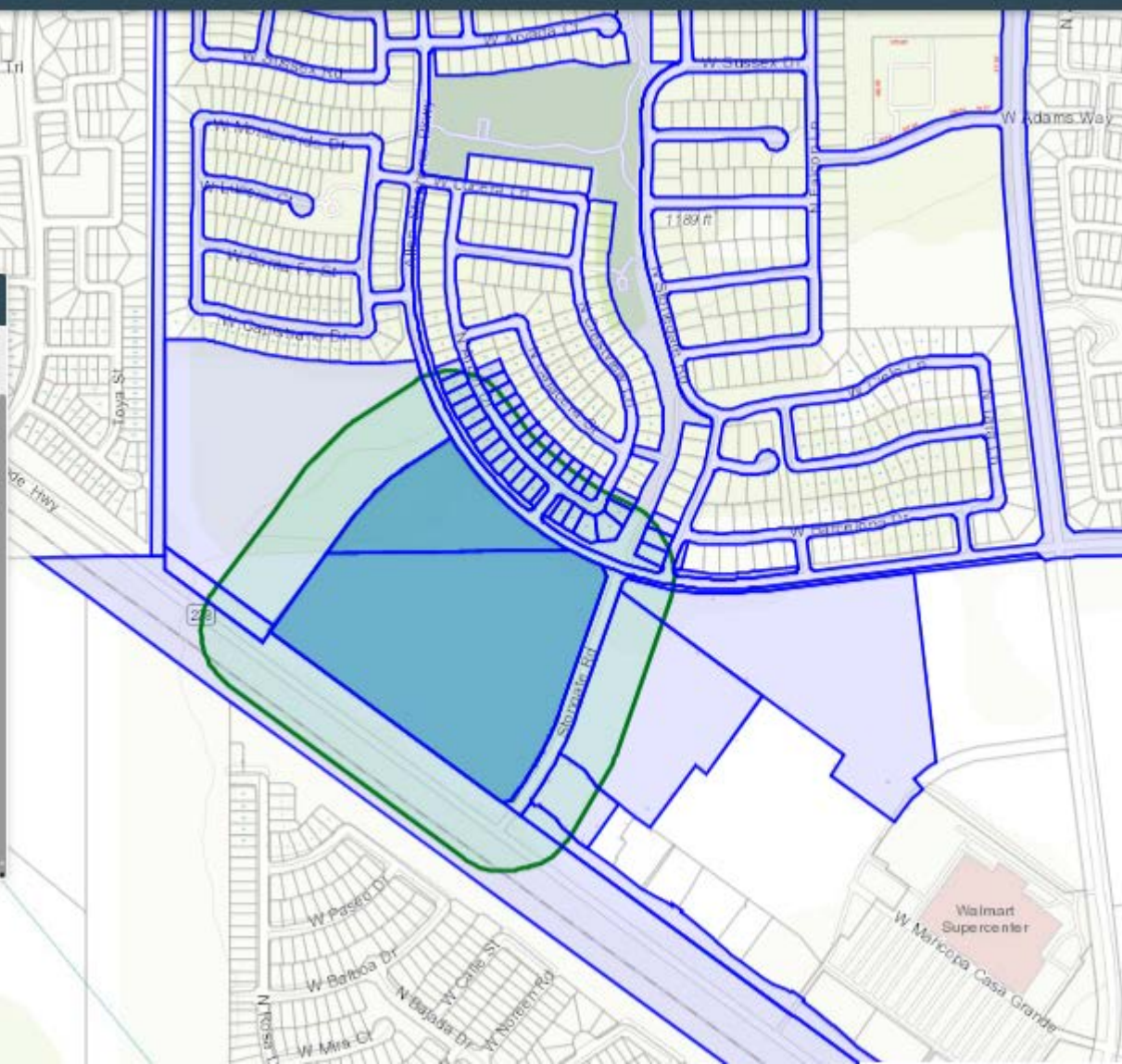
Format

PDF label 1 x 2-5/8 inches; 30 per page

52 addressees found; do you want to continue?

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600ft



,	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.

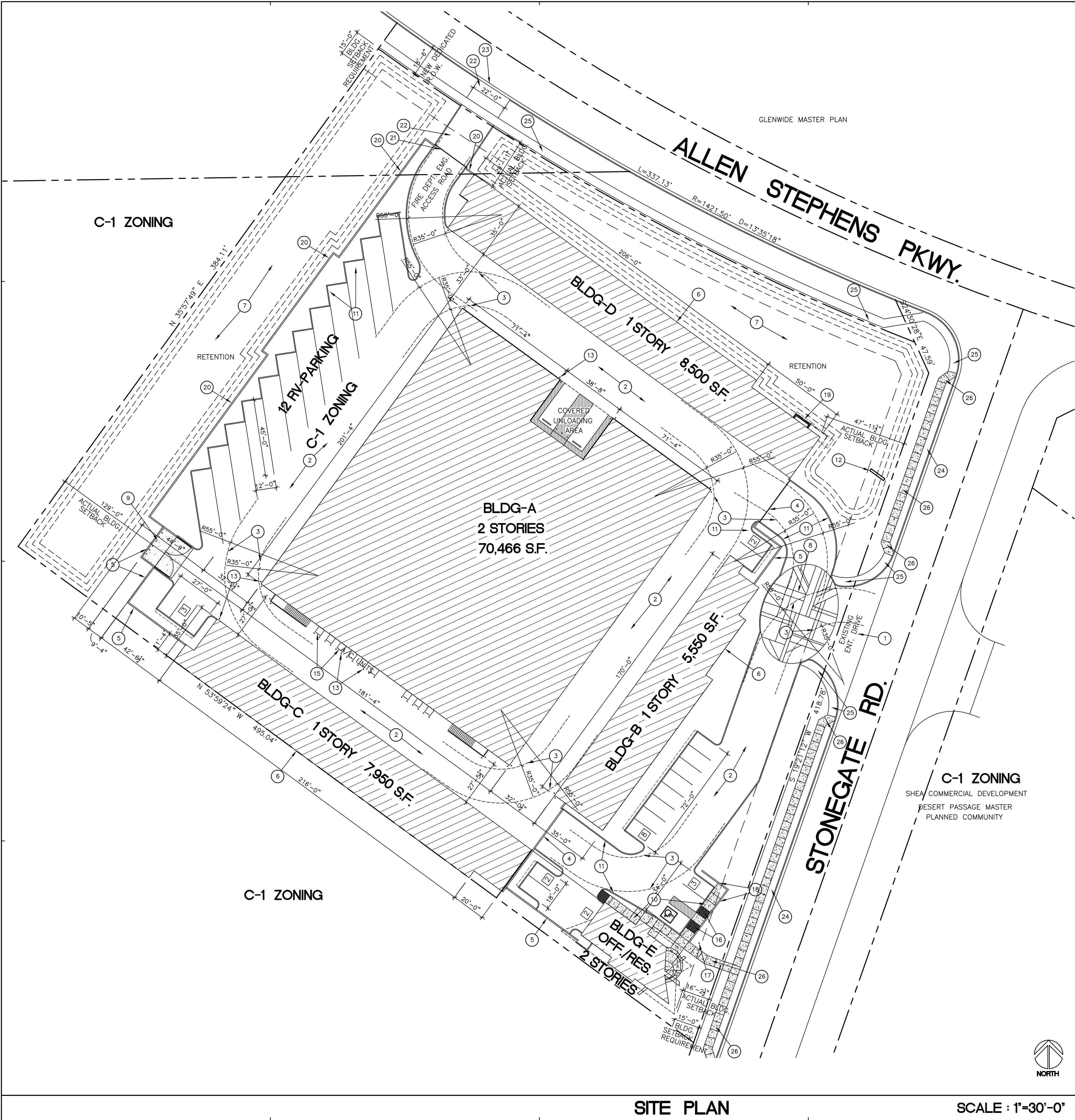
If you wish to provide input on this matter, you may attend the meeting/hearing or submit written comments before or at the meeting/hearing. If you have any questions concerning this matter, please contact Benjamin Cereceres at the City of Maricopa Planning Department at 520-568-9098. You may also email 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 | 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 | www.sanksassociates.com



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.
SUMMARY	92,604 S.F.	35,550 S.F. (44.75%)	43,900 S.F. (55.25%)

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
TOTAL PARKING	22

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.
16634 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 DIVE 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.

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

sheet title:

OMNI MARICOPA SELF STORAGE

MARICOPA, AZ

project:

date: 2019JAN28

job no.: 2018007

revision:

20156 KWAN CHUEH TANG

EXP. JUN, 2019

A11

2018007

Newspaper Public Notice

Notice of Public Meeting and Hearing

Applications:	PAD Amendment	Case #s:	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 ____

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
Planning and Zoning Commission
Hearing:

Date: July 8, 2019 @ 6:00pm
City Hall - Council Chambers
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Maricopa, AZ 85138
City Council Hearing:

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prior to approval.

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

Description of Request: A PAD
Amendment, Conditional Use Per-
mit ("CUP") and Development Re-
view Permit application have been
submitted with the City of Marico-
pa for the development of a new
Class A self-storage facility with
outdoor vehicle, RV and boat stor-
age. The PAD Amendment will
amend a portion of the Stonegate
PAD (PAD08-01) to allow for the
use of the facility while the CUP
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ceres 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
No. of publications: 1; date of
publication: June 15, 2019.

Affidavit of Publication

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 _____

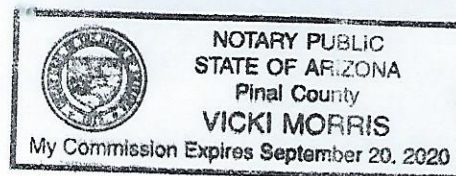
CASA GRANDE DISPATCH

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

Sworn to before me this

day of June A.D., 2019

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



ALSO PUBLISHED IN THE MARICOPA MONITOR ON JUNE 18, 2019

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

Zoning

City of Maricopa – Planning Division

Proposals: 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

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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

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City of Maricopa – Planning Division

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CAVARY 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

