

ARCHITECTURE  
PLANNING  
INTERIORS

CIVIL ENGINEERING  
BRANDING  
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

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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

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.

## PROJECT NARRATIVE

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### 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 22<sup>nd</sup>, 2022 @ 6:00 p.m.  
Maricopa Library and Cultural Center  
18160 N Maya Angelou Dr,  
Maricopa, AZ 85138

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

**City Council:**  
January 17<sup>th</sup>, 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.**

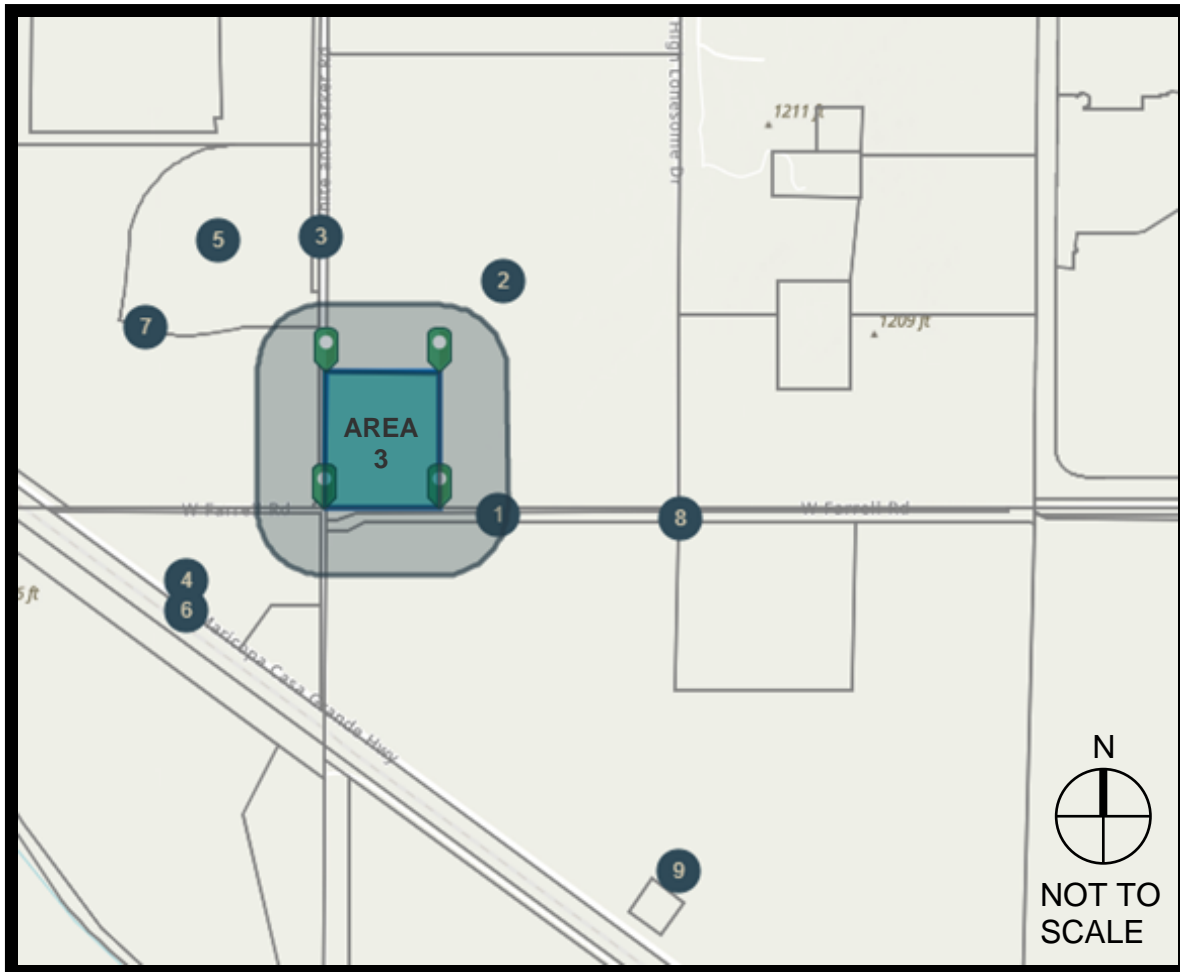
# Notification Area Map

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 & Nall 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
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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**

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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](mailto: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 3<sup>rd</sup>, 2022  
Published in the  
CASA GRANDE DISPATCH  
November 5<sup>th</sup>, 2022

- ARCHITECTURE
- PLANNING
- INTERIORS
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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.

**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.**

<p><b>CASE NUMBER:</b>     ZON22-08</p> <p><b>NEIGHBORHOOD MEETING</b>  November 22nd, 2022 @ 6:00pm  <u>Maricopa Library and Cultural Center</u>  18160 N Maya Angelou Dr,  Maricopa, AZ 85138</p> <p><b>FOR QUESTIONS OR COMMENTS REGARDING THIS CASE CONTACT</b>  <b>CASE PLANNER:</b> Derek Scheerer  Planner II  520-316-6980  Derek.Scheerer@maricopa-az.gov</p>	<p><b>PLANNING AND ZONING</b>  December 12th, 2022 @ 6:00pm  City Hall  39700 W. Civic Center Plaza  Maricopa, AZ 85138</p> <p><b>CITY COUNCIL MEETING</b>  January 17th, 2023 @ 6:00pm  City Hall  39700 W. Civic Center Plaza  Maricopa, AZ 85138</p>
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POSTING DATE: NOVEMBER 5, 2022

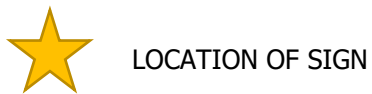
- ARCHITECTURE
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RE: CASE #: **ZON22-08**. Proposed Commercial Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

## SIGN POSTING LOCATION



### LEGEND





- ARCHITECTURE
- CIVIL ENGINEERING
- PLANNING
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- INTERIORS
- BUILDING MEASUREMENT

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

8  Billed Account Name and Address S3 BIOTECH LLC 7144 E. STETSON DR. STE. 425 SCOTTSDALE AZ 85251		Amount Paid:  Comments:  Ad #: 155484
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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	18  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 0.00	22  30 Days 0.00	60 Days 0.00	Over 90 Days 0.00	*Unapplied Amount	23  Total Amount Due 76.96
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**CASA GRANDE VALLEY NEWSPAPERS INC.**

(520) 836-7461

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

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

} SS.

**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  
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THAT at the above listed meeting,  
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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  
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for +/- 40.57 acres from existing  
High Density Residential (HDR),  
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(MDR), and Employment (E) to  
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Rezone of +/- 24.26 acres from  
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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  
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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**

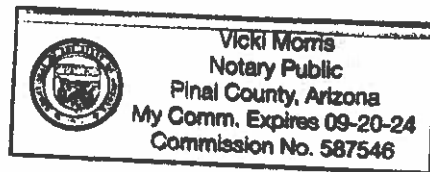
**CASA GRANDE DISPATCH**

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

Sworn to before me this *Nov.*  
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

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- 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.



ARCHITECTURE  
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BUILDING MEASUREMENT

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

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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.

## PROJECT NARRATIVE

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### 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.

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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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Please see additional pages for project narrative and other exhibits:

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



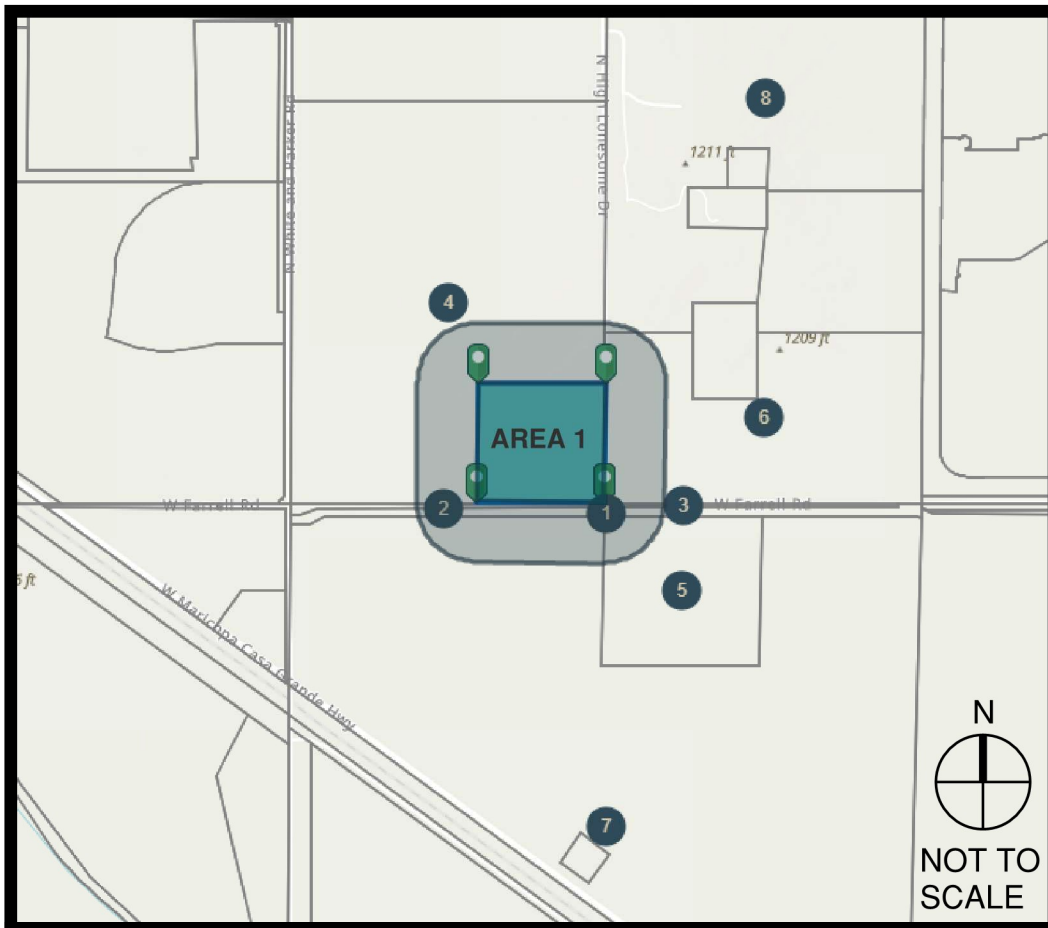
# Notification Area Map

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**  
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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,  
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  
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**CITY COUNCIL MEETING**  
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Maricopa, AZ 85138

**POSTING DATE: NOVEMBER 5, 2022**

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

8  Billed Account Name and Address S3 BIOTECH LLC 7144 E. STETSON DR. STE. 425 SCOTTSDALE AZ 85251		Amount Paid:  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	18  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**

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**CASA GRANDE VALLEY NEWSPAPERS INC.**

(520) 836-7461

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

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} SS.

**Affidavit of Publication**

NEWSPAPER NOTICE  
 NOTICE OF NEIGHBORHOOD  
 MEETING, PUBLIC HEARING  
 AND PUBLIC MEETING  
 REZONE Case ZON22-08,  
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S3 Biotech LLC, represented by  
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 Minor General Plan Amendment  
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 High Density Residential (HDR),  
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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:

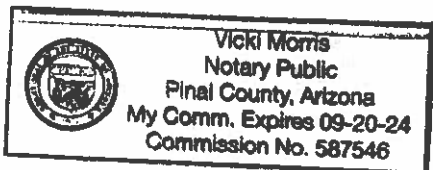
11/05/2022

**CASA GRANDE DISPATCH**

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

Sworn to before me this *Nov.* day of *2022*  
 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

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- 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
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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

ARCHITECTURE	CIVIL ENGINEERING
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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

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### 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 22<sup>nd</sup>, 2022 @ 6:00 p.m.  
Maricopa Library and Cultural Center  
18160 N Maya Angelou Dr,  
Maricopa, AZ 85138

**Planning and Zoning Commission:**

December 12<sup>th</sup>, 2022 @ 6:00 p.m.  
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**City Council:**

January 17<sup>th</sup>, 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](mailto: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.**

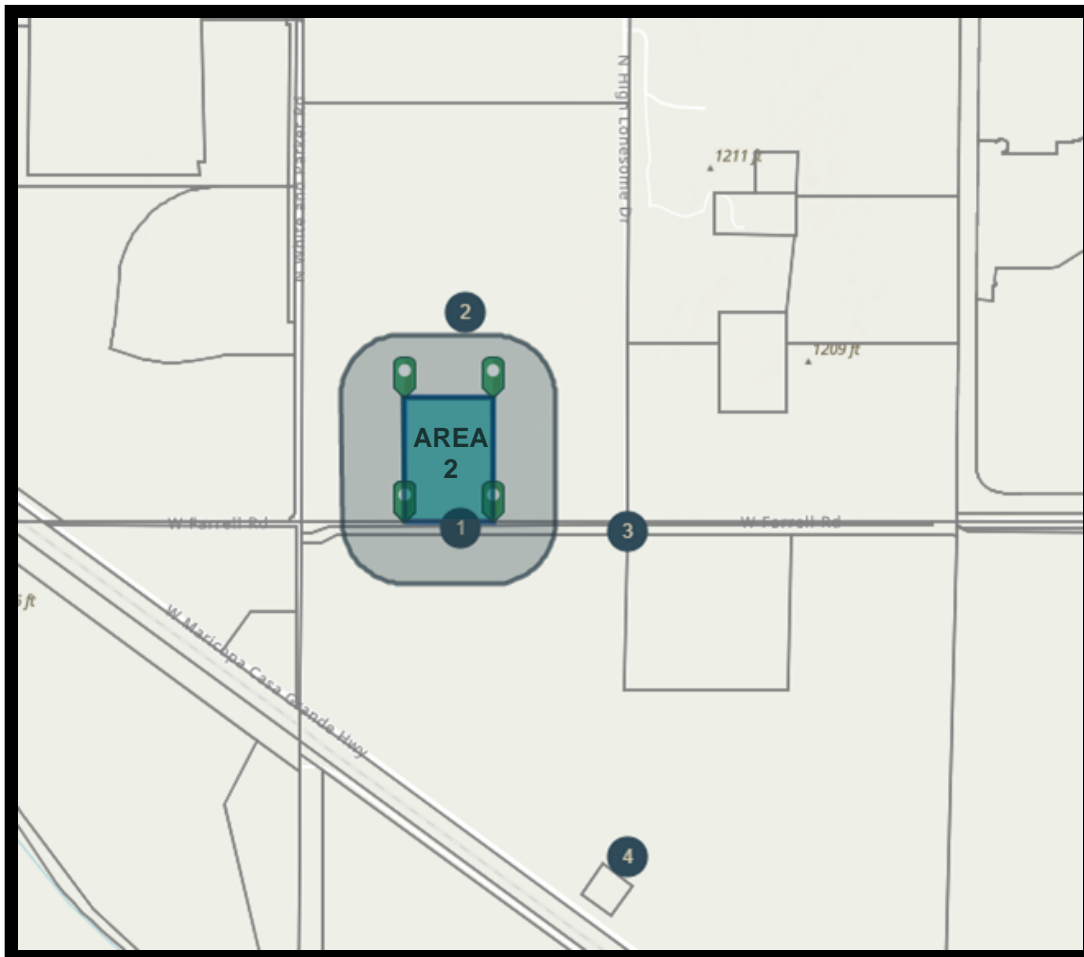
# Notification Area Map

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 #	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	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 | CIVIL ENGINEERING  
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NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING  
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November 3<sup>rd</sup>, 2022  
Published in the  
CASA GRANDE DISPATCH  
November 5<sup>th</sup>, 2022



- ARCHITECTURE
- PLANNING
- INTERIORS
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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.

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**City of Maricopa – Planning Division**

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## SIGN POSTING LOCATION

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### LEGEND

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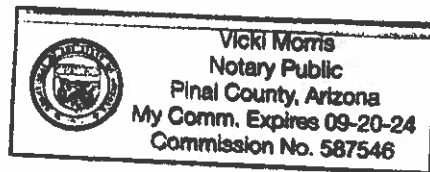
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*Vicki Morris*

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13. Neighborhood meeting sign-in sheet



ARCHITECTURE	CIVIL ENGINEERING
PLANNING	BRANDING
INTERIORS	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.

## PROJECT NARRATIVE

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### 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  
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.

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

### **Planning and Zoning Commission:**

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

### **City Council:**

January 17<sup>th</sup>, 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 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](mailto: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.**

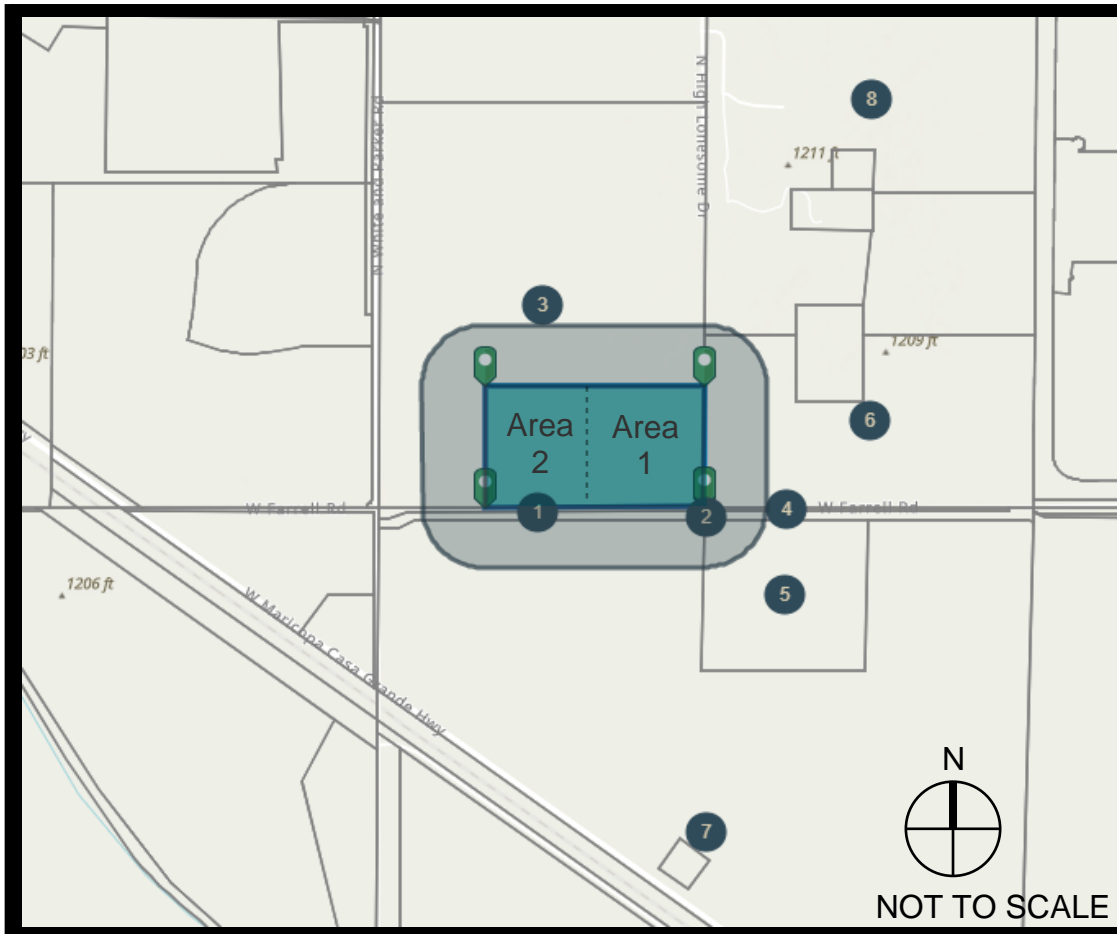
# Notification Area Map

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 | CIVIL ENGINEERING  
PLANNING | BRANDING  
INTERIORS | 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 22<sup>nd</sup>, 2022 @ 6:00 p.m.  
Maricopa Library and Cultural Center  
18160 N Maya Angelou Dr,  
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**Planning and Zoning Commission:**

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**City Council:**

January 17<sup>th</sup>, 2023 @ 6:00 p.m.  
City Hall  
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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](mailto: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 3<sup>rd</sup>, 2022  
Published in the  
CASA GRANDE DISPATCH  
November 5<sup>th</sup>, 2022

ARCHITECTURE | CIVIL ENGINEERING  
PLANNING | BRANDING  
INTERIORS | 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 | CIVIL ENGINEERING  
PLANNING | BRANDING  
INTERIORS | 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

November 22nd, 2022 @ 6:00pm  
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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](mailto:Derek.Scheerer@maricopa-az.gov)

### PLANNING AND ZONING

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### CITY COUNCIL MEETING

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**POSTING DATE: NOVEMBER 5, 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.

## SIGN POSTING LOCATION



### LEGEND



LOCATION OF SIGN #1



LOCATION OF SIGN #2



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

8  Billed Account Name and Address S3 BIOTECH LLC 7144 E. STETSON DR. STE. 425 SCOTTSDALE AZ 85251		Amount Paid:  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	18  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 0.00	22  30 Days 0.00	60 Days 0.00	Over 90 Days 0.00	*Unapplied Amount	23  Total Amount Due 76.96
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**CASA GRANDE VALLEY NEWSPAPERS INC.**

(520) 836-7461

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

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

} SS.

**Affidavit of Publication**

NEWSPAPER NOTICE  
 NOTICE OF NEIGHBORHOOD  
 MEETING, PUBLIC HEARING  
 AND PUBLIC MEETING  
 REZONE Case ZON22-08,  
 and MINOR GENERAL PLAN  
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 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

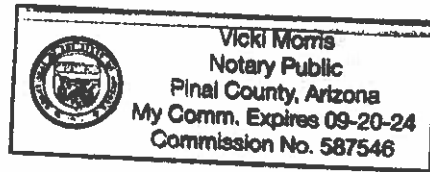
**CASA GRANDE DISPATCH**

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

Sworn to before me this Nov.  
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

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- 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.

