

SEVEN RANCHES ESTATES: PAD PROJECT NARRATIVE

ORIGINAL SUBMITTAL DATE: JUNE 2022

The “Seven Ranches Estates” Community
The City of Maricopa

Project Development Team:

Owner

David Morgan

David C Morgan 401 K Profit Sharing Plan

18885 N Whisker Rd. Maricopa, AZ 85138

480.251.4231

Engineering

Pounders Engineering

216 N 88th St Mesa, AZ 85207

480.323.5314

Project Narrative:

Pounders Engineering PLLC is seeking a combination rezone and minor General Plan Amendment to facilitate the development of a PAD light-density residential community of a currently vacant series of parcels. The current zoning is GR (General Rural) and its current land use is MU (Mixed Use).

We would like to rezone this as a PAD in order to offer more flexible design parameters and to facilitate and promote creatively designed developments that are open to horse and small-scale domestic farm animal ownership, larger multi-generational living situations, and high-end single-family homes with larger ranch style lots. Stricter building development parameters like larger side setbacks would encourage homes to be built farther away from one another and prevent house cramping, while allowing for taller homes would allow developments less restriction on verticality. By requiring more driveway and garage parking, we plan on alleviating curbside parking to a minimum. These are some things we wish to alter in order to enhance the living situation for future residents as well as give the community a unique design aesthetic.

With the growing number of residents in the City of Maricopa, it is favorable to further develop the area with more residential options. Currently the site is surrounded by tract residential communities on the east and west, churches, schools, and parks to the south, and many occupied and vacant residential lots to the north. This community would find itself perfectly situated in a part of the city that is geared towards suburban living and recreation, as well as offer the potential to farther develop an area that has the potential med-density residential and mixed use, walkable corridor in the future.

The project consists of building a 20.2-acre PAD community of (26) minimum 1/2-acre residential lots. Also included is a community park and greenbelts for recreation. In order to construct a gated community, we have been encouraged to conform to the General Plan Land Use Map by modifying the land use designation of the site to LDR – Low Density Residential. Access to this community will be off Gunsmoke Road and emergency access off Whisker Rd.

We believe that the creation of a unique gated community here is in compliance with future development of the area and will be a beneficial addition to the neighborhood, providing an upscale gated living experience in the heart of a family friendly residential neighborhood. By allowing us to zone this as a PAD, it would promote variation in building design with more distinct character and stricter design parameters.



Notice of Public Hearing City of Maricopa

MINOR GENERAL PLAN AMENDMENT AND REZONE



Applications GPA22-14 and PAD22-20: Concurrent requests for a Rezone and Minor General Plan Amendment to allow for a PAD zoned single-family residential development on an undeveloped 20.2 net-acre site. The site is located south and east of the northwest corner of N. Gunsmoke Rd and W Santi Rd.

You are welcome to attend the following meetings/public hearings to learn more about the request and/or share your opinions:

Neighborhood Meeting	Planning Commission	City Council
Date: _____	Date: _____	Date: _____
Time: _____	Time: _____	Time: _____
Location: _____	Location: Maricopa City Hall 9700 W. Civic Center Plaza, Maricopa, AZ	Location: Maricopa City Hall 9700 W. Civic Center Plaza, Maricopa, AZ

City of Maricopa Contact: Derek Scheerer (520) 316-6980 or Derek.Scheerer@maricopa-az.gov

Applicant Contact: Tyler Larue (480) 656-1517 or tyler.larue@altaarizona.com

www.maricopa-az.gov/maricopa/participates



Notice of Public Hearing

City of Maricopa

MINOR GENERAL PLAN AMENDMENT AND REZONE



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You are welcome to attend the following meetings/public hearings to learn more about the request and/or share your opinions:

Neighborhood Meeting

Date: 10/27/2023
Time: 6:00 p.m.
Location: Maricopa Library
18160 N Maya Angelou Dr.
Maricopa, AZ 85138

Planning Commission

Date: 11/13/2023
Time: 6:00 p.m.
Location: Maricopa City Hall
9700 W. Civic Center Plaza,
Maricopa, AZ

City Council

Date: 12/05/2023
Time: 6:00 p.m.
Location: Maricopa City Hall
9700 W. Civic Center Plaza,
Maricopa, AZ

City of Maricopa Contact: Derek Scheerer (520) 316-6980 or Derek.Scheerer@maricopa-az.gov
Applicant Contact: Tyler Larue (480) 656-1517 or tyler.larue@altaarizona.com
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Notice of Public Hearing

City of Maricopa

MINOR GENERAL PLAN AMENDMENT AND REZONE

Application GRA22-14 and PAD22-26: Concurrent requests for a Rezone and Minor General Plan Amendment to allow for a PAD zoned single-family residential development on an undeveloped 20.2 net acre site. The site is located south and east of the northwest corner of N. Guadalupe Rd and W. Van Buren St.

You are welcome to attend the following meetings, public hearings to learn more about the request and/or share your opinion:

Neighborhood Meeting	Planning Commission	City Council
Date: 10/27/2023	Date: 11/13/2023	Date: 11/20/2023
Time: 6:30 p.m.	Time: 6:30 a.m.	Time: 6:00 p.m.
Location: Maricopa Library, 14144 N. Ninth Avenue, 4th Floor, Maricopa, AZ 85139	Location: Maricopa City Hall, 9100 W. Oak Center Plaza, Maricopa, AZ	Location: Maricopa City Hall, 9100 W. Oak Center Plaza, Maricopa, AZ

City of Maricopa Contact: Derek Schuster (520) 876-6886 or Derek.Schuster@maricopa.gov
Application Contact: Tyler Lator (862) 616-1117 or tyler.lator@maricopa.gov
www.maricopa.gov/development







Notice of Public Hearing

City of Maricopa

MINOR GENERAL PLAN AMENDMENT AND REZONE

Applications GPA22-14 and PAD22-20: Concurrent requests for a Rezone and Minor General Plan Amendment to allow for a PAD zoned single-family residential development on an undeveloped 20.2 net-acre site. The site is located south and east of the northwest corner of N. Gunsmoke Rd and W Santi Rd. You are welcome to attend the following meetings/public hearings to learn more about the request and/or share your opinions:

Neighborhood Meeting	Planning Commission	City Council
Date: 10/27/2023 Time: 6:00 p.m. Location: Maricopa Library 18160 N Maya Angelou Dr. Maricopa, AZ 85138	Date: 11/13/2023 Time: 6:00 p.m. Location: Maricopa City Hall 9700 W. Civic Center Plaza, Maricopa, AZ	Date: 12/05/2023 Time: 6:00 p.m. Location: Maricopa City Hall 9700 W. Civic Center Plaza, Maricopa, AZ

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Applicant Contact: Tyler Larue (480) 656-1517 or tyler.larue@altaarizona.com
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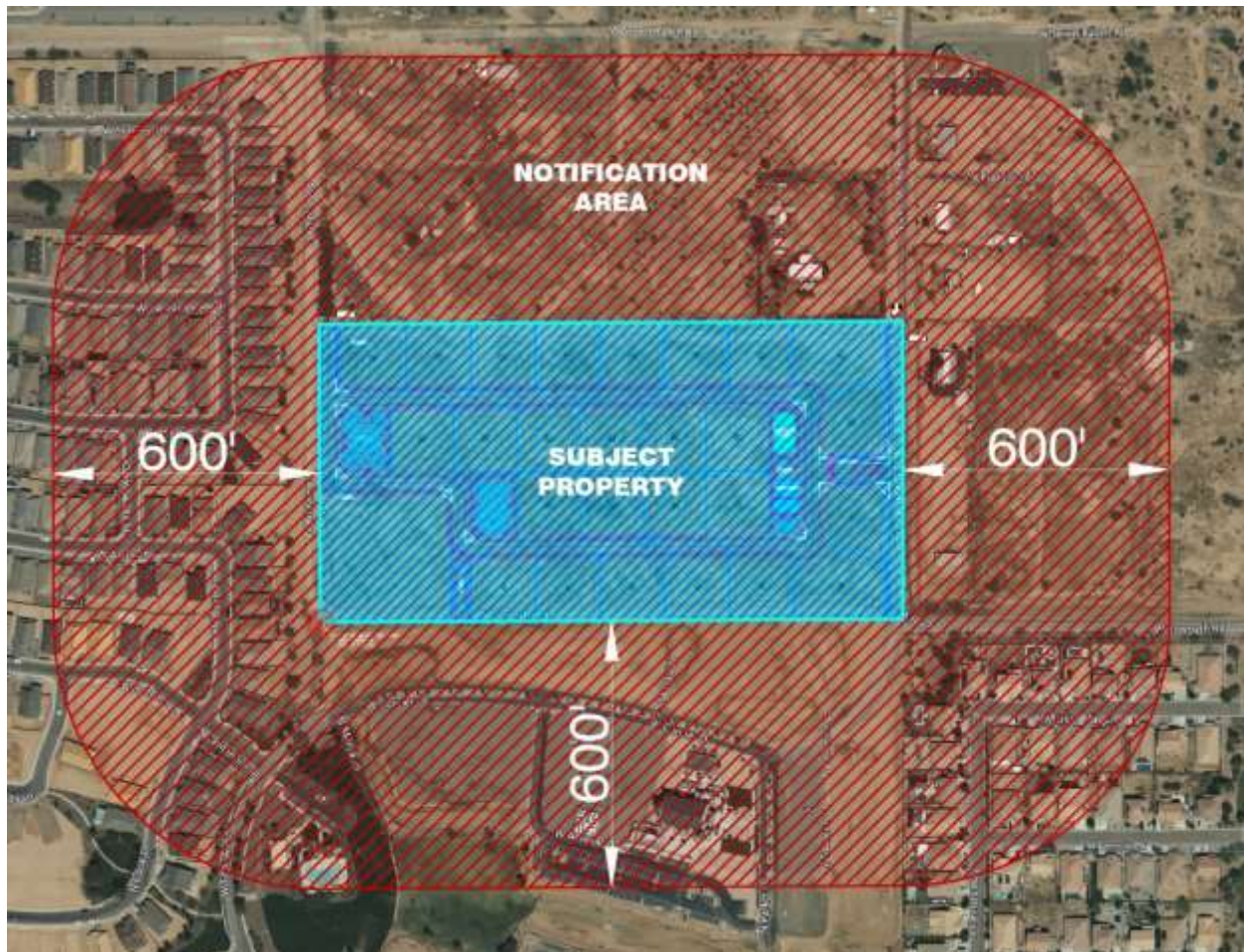




POUNDERS ENGINEERING PLLC
Providing Quality Design, Inspection, and Environmental
Services to Commercial and Residential Clients

Notification Area Map

Project Name: Seven Ranches Estates
Location: @ Northwest Corner of N Gunsmoke Rd and W Santi Rd
Request: Construction of Single-Family Community with PAD Zoning
Current Zoning: General Rural (GR)



Property Owner Mailing List:

<u>Owner</u>	<u>Parcel #</u>	<u>Physical Address</u>	<u>Tax Billing Address</u>
DESERT PASSAGE COMMUNITY ASSOCIATION	51239627B	450 N DOBSON RD STE 201	450 N DOBSON RD STE 201
HEIEIE DANA J BAUMAN-HEIEIE EMILY	512395900	18752 N TANNERS WAY MARICOPA, AZ 85138	18752 N TANNERS WAY MARICOPA, AZ 85138
FRITZ STANLEY III & AMERICA	512395890	18734 N TANNERS WAY MARICOPA, AZ 85138	18734 N TANNERS WAY MARICOPA, AZ 85138
FIGUEROA ROBERT JR & EVELYN ARMENDARIZ	512395880	18714 N TANNERS WAY MARICOPA, AZ 85138	18714 N TANNERS WAY MARICOPA, AZ 85138
FRAUMAN NICHOLAS & DANIELLE M	512395870	18696 N TANNERS WAY MARICOPA, AZ 85138	18696 N TANNERS WAY MARICOPA, AZ 85138
CAMERON MICHAEL & JENNIFER	512395860	18676 N TANNERS WAY MARICOPA, AZ 85138	18676 N TANNERS WAY MARICOPA, AZ 85138
LONG JOSEPH E JR & STACEY LYNN	512395850	18658 N TANNERS WAY MARICOPA, AZ 85138	18658 N TANNERS WAY MARICOPA, AZ 85138
MARTINEZ JUAN & ELIZABETH C	512395910	40640 W MARION MAY LN MARICOPA, AZ 85138	40640 W MARION MAY LN MARICOPA, AZ 85138
NELSON SEAN	512395920	40614 W MARION MAY LN MARICOPA, AZ 85138	40614 W MARION MAY LN MARICOPA, AZ 85138

TERRELL JOSHUA L TERRELL DWAN	512395930	40590 W MARION MAY LN MARICOPA, AZ 85138	40590 W MARION MAY LN MARICOPA, AZ 85138
RUSSELL STEPHENIE M	512395940	40586 W MARION MAY LN MARICOPA, AZ 85138	40586 W MARION MAY LN MARICOPA, AZ 85138
MIKAC STEPHEN & KELLE	512395950	40546 W MARION MAY LN MARICOPA, AZ 85138	40546 W MARION MAY LN MARICOPA, AZ 85138
BEHM KENNETH SR	512395960	40520 W MARION MAY LN MARICOPA, AZ 85138	3836 112TH AVE NE BELLEVUE, WA 98004
MCGEE S & L REV LIV TRUST	512396050	40615 W MARION MAY LN MARICOPA, AZ 85138	40615 W MARION MAY LN MARICOPA, AZ 85138
KELLY GEORGE & LUCINDA	512396040	40591 W MARION MAY LN MARICOPA, AZ 85138	40591 W MARION MAY LN MARICOPA, AZ 85138
KOLVICK ROBERT J	512396030	40587 W MARION MAY LN MARICOPA, AZ 85138	40587 W MARION MAY LN MARICOPA, AZ 85138
FRANKO JAMES & JENNIFER	512396020	40547 W MARION MAY LN MARICOPA, AZ 85138	40547 W MARION MAY LN MARICOPA, AZ 85138
CAMERON DONNA	512396060	40616 W DENNIS LN MARICOPA, AZ 85138	40616 W DENNIS LN MARICOPA, AZ 85138
PORTREY MAX P LIV TRUST	512396070	40592 W DENNIS LN MARICOPA, AZ 85138	40592 W DENNIS LN MARICOPA, AZ 85138
TRALONGO ESTHER TRALONGO CATHY	512396080	40588 W DENNIS LN MARICOPA, AZ 85138	40588 W DENNIS LN MARICOPA, AZ 85138
OUR LADY OF GRACE ROMAN CATHOLIC PARISH- MARICOPA	512427210 512427230 51242726B	18700 N SAINT GABRIEL WAY	18700 N SAINT GABRIEL WAY, MARICOPA AZ 85138

HERITAGE ACADEMY INC	51242724A	41000 W LUCERA LN MARICOPA, AZ 85138	32 S CENTER ST. MESA, AZ 85210
RUIZ MANUELA	51071009G	18985 N GUNSMOKE RD MARICOPA, AZ 85138	18985 N GUNSMOKE RD MARICOPA, AZ 85138
MONTEZ NANCY HERNANDEZ	510710250	19085 N GUNSMOKE RD MARICOPA, AZ 85138	PO BOX 1246 MARICOPA, AZ 85139
ROJAS MARIA	510710240	19185 N GUNSMOKE RD MARICOPA, AZ 85138	19185 N GUNSMOKE RD MARICOPA, AZ 85138
TOLANO MARIO C	51071008H	19235 N GUNSMOKE RD MARICOPA, AZ 85138	21797 N SCOTT CT MARICOPA, AZ 85138
VOLOCHENKO GARY	51071014F	19096 N GUNSMOKE RD MARICOPA, AZ 85138	210 2ND ST W MERCER, ND 58559
GODFREY THOMAS E & CATHLEEN J TRS	51071014E	None	6243 E WILSHIRE DR SCOTTSDALE, AZ 85257
PCG MARICOPA LLC	51071014D	40889 W SEVEN RANCH RD MARICOPA, AZ 85138	4365 E PECOS RD #108 GILBERT, AZ 85295
CALANDRO RICH & SUZANNE	51071012B	19141 N WHISKER RD MARICOPA, AZ 85138	PO BOX 3045 LAGUNA HILLS, CA 92654
COOPER WILLIAM RANDALL	51071012F 51071012G	19151 N WHISKER RD MARICOPA, AZ 85138 40965 W SEVEN RANCH RD MARICOPA, AZ 85138	PO BOX 118 HEBER, AZ 85928
PISOLA PIERDAVIDE & BRITTANY ANN	512420420	41160 W SOMERSET DR MARICOPA, AZ 85138	41160 W SOMERSET DR MARICOPA, AZ 85138

RAMIREZ FRANCISCO	512420410	19165 N COOK DR MARICOPA, AZ 85138	19165 N COOK DR MARICOPA, AZ 85138
MCLEAN RICHARD B & DOREEN A	512420400	19151 N COOK DR MARICOPA, AZ 85138	19151 N COOK DR MARICOPA, AZ 85138
FULFORD JAMES V	512420390	19137 N COOK DR MARICOPA, AZ 85138	19137 N COOK DR MARICOPA, AZ 85138
JEWETT JACQUE & WILLIAM R	512420380	19123 N COOK DR MARICOPA, AZ 85138	19123 N COOK DR MARICOPA, AZ 85138
RED RADISH LLC	512420370	19109 N COOK DR MARICOPA, AZ 85138	15903 NE 22ND AVE RIDGEFIELD, WA 98642
HOLT TARA C LIV TRUST	512420360	19095 N COOK DR MARICOPA, AZ 85138	19095 N COOK DR MARICOPA, AZ 85138
PLACIDO MARIA CRISTINA G & ROGELIO D	512420350	19081 N COOK DR MARICOPA, AZ 85138	19081 N COOK DR MARICOPA, AZ 85138
LEWIS MELVIN JR & DEBORAH S	512420340	19071 N COOK DR MARICOPA, AZ 85138	19071 N COOK DR MARICOPA, AZ 85138
REIS MOSES M JR & WENDY LYNN	512420330	19059 N COOK DR MARICOPA, AZ 85138	19059 N COOK DR MARICOPA, AZ 85138
CLOUD CHARLES H	512420320	19047 N COOK DR MARICOPA, AZ 85138	19047 N COOK DR MARICOPA, AZ 85138
PADILLA PEPPER A	512420310	19033 N COOK DR MARICOPA, AZ 85138	19033 N COOK DR MARICOPA, AZ 85138
MURPHY DAVID A & PATRICIA K	512420300	19019 N COOK DR MARICOPA, AZ 85138	19019 N COOK DR MARICOPA, AZ 85138

WARREN THOMAS W & DEBRA D CO-TRS	512420290	19005 N COOK DR MARICOPA, AZ 85138	19005 N COOK DR MARICOPA, AZ 85138
HALIBURTON KIT VASHAWN	512420280	18991 N COOK DR MARICOPA, AZ 85138	18991 N COOK DR MARICOPA, AZ 85138
REYES ARTURO C & ELENA	512420270	18977 N COOK DR MARICOPA, AZ 85138	18977 N COOK DR MARICOPA, AZ 85138
THOMAS ANTOINETTE F HARMON & LEE O	512420260	18963 N COOK DR MARICOPA, AZ 85138	18963 N COOK DR MARICOPA, AZ 85138
ASHLOCK KENNETH L & HEATHER M	512420250	41139 W PALMYRA LN MARICOPA, AZ 85138	41139 W PALMYRA LN MARICOPA, AZ 85138
DOMINGUEZ MADELINE & CRISTIAN	512420240	41157 W PALMYRA LN MARICOPA, AZ 85138	41157 W PALMYRA LN MARICOPA, AZ 85138
DIGNIN MICHAEL CULLEN IV	512420230	41181 W PALMYRA LN MARICOPA, AZ 85138	41181 W PALMYRA LN MARICOPA, AZ 85138
LOTZ TRISTAN A	512420220	41195 W PALMYRA LN MARICOPA, AZ 85138	41195 W PALMYRA LN MARICOPA, AZ 85138
DA ROCHA LETICIA CASTANHO & AVALOS RUBEN JR	512420210	41211 W PALMYRA LN MARICOPA, AZ 85138	41211 W PALMYRA LN MARICOPA, AZ 85138
MARSHALL RYAN & WENDY	512421750	41210 W ALMIRA DR MARICOPA, AZ 85138	41210 W ALMIRA DR MARICOPA, AZ 85138
MASON JAMES C	512421740	41192 W ALMIRA DR MARICOPA, AZ 85138	41192 W ALMIRA DR MARICOPA, AZ 85138
COFFMAN GUADALUPE R & BRANDON	512421730	41176 W ALMIRA DR MARICOPA, AZ 85138	41176 W ALMIRA DR MARICOPA, AZ 85138

RAABE RICHARD E & ANDREA	512421720	41160 W ALMIRA DR MARICOPA, AZ 85138	41160 W ALMIRA DR MARICOPA, AZ 85138
VILLALOBOS JUAN MANUEL S & CARMEN M	512421710	18883 N COOK DR MARICOPA, AZ 85138	18883 N COOK DR MARICOPA, AZ 85138
BLOUNT GEORGE R & JULIE D	512421700	18871 N COOK DR MARICOPA, AZ 85138	18871 N COOK DR MARICOPA, AZ 85138
THOMPSON JEFFREY G & WENDY K	512421690	18855 N COOK DR MARICOPA, AZ 85138	18855 N COOK DR MARICOPA, AZ 85138
THIELEN PATRICIA REV TRUST	512421680	18837 N COOK DR MARICOPA, AZ 85138	18837 N COOK DR MARICOPA, AZ 85138
RICHARDS LARRY A & GERALDINE M	512421670	18821 N COOK DR MARICOPA, AZ 85138	18821 N COOK DR MARICOPA, AZ 85138
KNITTEL JAMES D & JODI L	512421660	18805 N COOK DR MARICOPA, AZ 85138	18805 N COOK DR MARICOPA, AZ 85138
SLACK RICK S & RHONDA L	512421650	18789 N COOK DR MARICOPA, AZ 85138	PO BOX 118 SPRUCE VIEW, AB
GLENNWILDE HOMEOWNER S ASSOCIATON	51242262A	NONE	1600 W BROADWAY RD STE 200 TEMPE, AZ 85282
MUNOZ DAVID L & HERLINDA V	512421640	18747 N COOK DR MARICOPA, AZ 85138	18747 N COOK DR MARICOPA, AZ 85138
BELLA RODEL P & ANNALISA R	512421630	18729 N COOK DR MARICOPA, AZ 85138	18729 N COOK DR MARICOPA, AZ 85138
REED TUNISIA L & TREVON	512420690	41221 W SOMERSET DR MARICOPA, AZ 85138	41221 W SOMERSET DR MARICOPA, AZ 85138

THOMPSON REGINA RENEE & JOEL VAN SR	512420700	41211 W SOMERSET DR MARICOPA, AZ 85138	41211 W SOMERSET DR MARICOPA, AZ 85138
HOVANITZ ERIC WILLIAM & KAREN NIELSON REV LIV TRUST	512420710	19150 N COOK DR MARICOPA, AZ 85138	3405 FLORECITA DR ALTADENA, CA 91001
WALTERS EULA TRS WALTERS FAM TRUST	512420720	19136 N COOK DR MARICOPA, AZ 85138	19136 N COOK DR MARICOPA, AZ 85138
COLEMAN-WILSON ELIZABETH ANN	512420730	19120 N COOK DR MARICOPA, AZ 85138	19120 N COOK DR MARICOPA, AZ 85138
AKERS LLOYD & LISA	512420740	19090 N COOK DR MARICOPA, AZ 85138	19090 N COOK DR MARICOPA, AZ 85138
ABDUL-KHAALIQ MALIKA LIV TRUST	512420750	19076 N COOK DR MARICOPA, AZ 85138	19076 N COOK DR MARICOPA, AZ 85138
TKACHYK MELISSA	512420760	19060 N COOK DR MARICOPA, AZ 85138	19060 N COOK DR MARICOPA, AZ 85138
KING FISHER PROPERTIES LLC	512421130	41177 W CARLISLE LN MARICOPA, AZ 85138	5961 S GEMSTONE DR CHANDLER, AZ 85249
BATES LORI A & ANDRE RODRIGUEZ RUBEN & KAREN	512421140	41176 W PALMYRA LN MARICOPA, AZ 85138	41176 W PALMYRA LN MARICOPA, AZ 85138
MERRITT LESLIE M REV TRUST	512420770	41210 W CARLISLE LN MARICOPA, AZ 85138	41210 W CARLISLE LN MARICOPA, AZ 85138
KOPROWICZ TERENCE W & SHARON LIVING TRUST	512420780	41224 W CARLISLE LN MARICOPA, AZ 85138	41224 W CARLISLE LN MARICOPA, AZ 85138

COLTER LAURIE M	512420790	41238 W CARLISLE LN MARICOPA, AZ 85138	41238 W CARLISLE LN MARICOPA, AZ 85138
BARTSCH DIANE T	512420800	41252 W CARLISLE LN MARICOPA, AZ 85138	41252 W CARLISLE LN MARICOPA, AZ 85138
GARRIGA SAMUEL & SULINDA	512421120	41191 W CARLISLE LN MARICOPA, AZ 85138	41191 W CARLISLE LN MARICOPA, AZ 85138
MEADOWS ETHEL R	512421110	41205 W CARLISLE LN MARICOPA, AZ 85138	41205 W CARLISLE LN MARICOPA, AZ 85138
BROWN ANELL	512421100	41219 W CARLISLE LN MARICOPA, AZ 85138	PO BOX 1813 MARICOPA, AZ 85139
WIMMER TIMOTHY LEE & ROBIN	512421090	41233 W CARLISLE LN MARICOPA, AZ 85138	41233 W CARLISLE LN MARICOPA, AZ 85138
DIEZ LAURA E	512421080	41247 W CARLISLE LN MARICOPA, AZ 85138	41247 W CARLISLE LN MARICOPA, AZ 85138
CAMPBELL JOSEPH R & STEPHANIE A	512421070	41261 W CARLISLE LN MARICOPA, AZ 85138	41261 W CARLISLE LN MARICOPA, AZ 85138
ALVAREZ ANTHONY & MORENO AHILYN JULIANA CAMPOS	512421150	41190 W PALMYRA LN MARICOPA, AZ 85138	41190 W PALMYRA LN MARICOPA, AZ 85138
WADE STEPHEN H & LYNDA J	512421160	41204 W PALMYRA LN MARICOPA, AZ 85138	41204 W PALMYRA LN MARICOPA, AZ 85138
PISARSKI SCOTT A & MICHELE	512421170	41218 W PALMYRA LN MARICOPA, AZ 85138	41218 W PALMYRA LN MARICOPA, AZ 85138
MINSON DEBBRA LEHR	512421180	41232 W PALMYRA LN MARICOPA, AZ 85138	41232 W PALMYRA LN MARICOPA, AZ 85138

MARCOTT BETHANY & MATTHEW	512421190	41246 W PALMYRA LN MARICOPA, AZ 85138	41246 W PALMYRA LN MARICOPA, AZ 85138
BAREIS FORREST Q	512421200	41260 W PALMYRA LN MARICOPA, AZ 85138	41260 W PALMYRA LN MARICOPA, AZ 85138
CARPENA DIANNA LEE DIONISIO	512420200	41239 W PALMYRA LN MARICOPA, AZ 85138	41239 W PALMYRA LN MARICOPA, AZ 85138
KIRIACOS MARK	512421760	41246 W ALMIRA DR MARICOPA, AZ 85138	41246 W ALMIRA DR MARICOPA, AZ 85138
HUSS FRANK J & TRACIE A	512420190	41253 W PALMYRA LN MARICOPA, AZ 85138	41253 W PALMYRA LN MARICOPA, AZ 85138
SNITKER SCOT & MICHELLE LYNN	512421770	41262 W ALMIRA DR MARICOPA, AZ 85138	41262 W ALMIRA DR MARICOPA, AZ 85138
HARPEL DAVID W & TONI M	512420180	41265 W PALMYRA LN MARICOPA, AZ 85138	41265 W PALMYRA LN MARICOPA, AZ 85138
MALDONADO OMAR & REBECCA L	512421780	41278 W ALMIRA DR MARICOPA, AZ 85138	2112 WESTCOTT ST BELLINGHAM, WA 98229
VASQUEZ LESLIE JANETTE & SANTANA ARTURO JR	512421980	41183 W ALMIRA DR MARICOPA, AZ 85138	41183 W ALMIRA DR MARICOPA, AZ 85138
CARLIN TIMOTHY J & SHANNON	512421970	41199 W ALMIRA DR MARICOPA, AZ 85138	41199 W ALMIRA DR MARICOPA, AZ 85138
SANTOS ELIZABETH & CARLOS	512421960	41215 W ALMIRA DR MARICOPA, AZ 85138	41215 W ALMIRA DR MARICOPA, AZ 85138
EDMOND FREDERICK JEROME & CATHERINE D	512421950	41231 W ALMIRA DR MARICOPA, AZ 85138	41231 W ALMIRA DR MARICOPA, AZ 85138

VERNON ELIZABETH C	512421940	41247 W ALMIRA DR MARICOPA, AZ 85138	41247 W ALMIRA DR MARICOPA, AZ 85138
MARZULLO ROBERT M & HEATHER L	512421930	41263 W ALMIRA DR MARICOPA, AZ 85138	41263 W ALMIRA DR MARICOPA, AZ 85138
SOLIS KARINA	512422030	41262 W CENTENNIAL DR MARICOPA, AZ 85138	41262 W CENTENNIAL DR MARICOPA, AZ 85138
WEISS JAMES M & SUSAN K	512422020	41248 W CENTENNIAL DR MARICOPA, AZ 85138	41248 W CENTENNIAL DR MARICOPA, AZ 85138
SHERWOOD RONALD & KERRI R	512422010	41230 W CENTENNIAL DR MARICOPA, AZ 85138	41230 W CENTENNIAL DR MARICOPA, AZ 85138
LEWIS LORAN G & SARAH L	512422000	41216 W CENTENNIAL DR MARICOPA, AZ 85138	41216 W CENTENNIAL DR MARICOPA, AZ 85138
MELGAR OSCAR R & MARITZA D	512421990	41200 W CENTENNIAL DR MARICOPA, AZ 85138	41200 W CENTENNIAL DR MARICOPA, AZ 85138
OOSTHUIZEN BRENDAN & MISTI L	512422450	18795 N CORDOVA LN MARICOPA, AZ 85138	18795 N CORDOVA LN MARICOPA, AZ 85138
WHEELER NORELL J	512422470	18746 N COOK DR MARICOPA, AZ 85138	18746 N COOK DR MARICOPA, AZ 85138
SPRATLEY AMBRIANA D EAKES AUSTIN E	512422480	18730 N COOK DR MARICOPA, AZ 85138	18730 N COOK DR MARICOPA, AZ 85138



POUNDERS ENGINEERING PLLC
Providing Quality Design, Inspection, and Environmental
Services to Commercial and Residential Clients

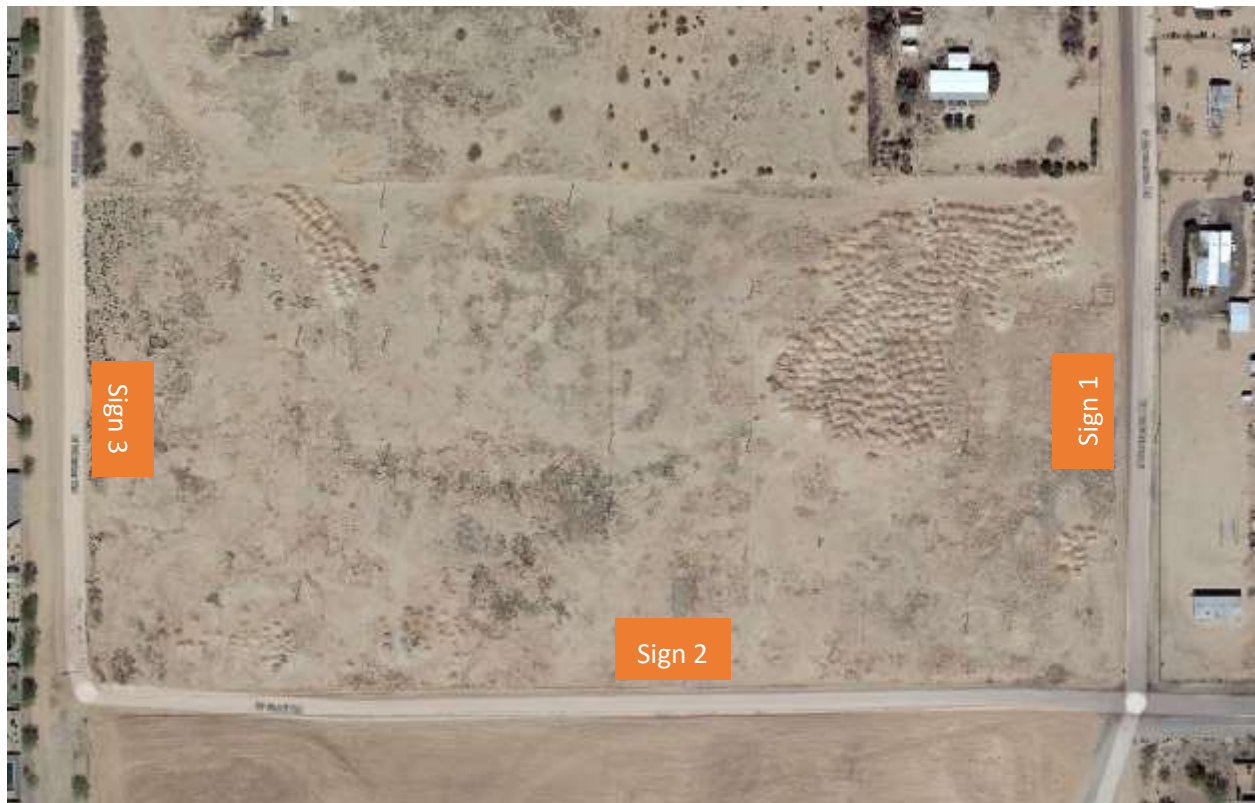
Notification Sign Locations

Project Name: Seven Ranches Estates

Location: @ Northwest Corner of N Gunsmoke Rd and W Santi Rd

Request: Single Family Community with PAD Zoning

Current Zoning: General Rural (GR)





POUNDERS ENGINEERING PLLC
Providing Quality Design, Inspection, and Environmental
Services to Commercial and Residential Clients

Newspaper Public Notice:

NOTICE OF PUBLIC MEETING AND HEARING

**General Plan Amendment - Case # GPA22-14 and
PAD22-20**

Neighborhood Meeting:

Tuesday, 10/27/2023 @ 6:00 p.m.
18160 N Maya Angelou Dr.
Maricopa, AZ 85138

Planning and Zoning Hearing:

Monday, 11/13/2023 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council Hearing:

Tuesday, 12/05/2023 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

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

Anyone wishing to appear and make comments 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 written form to the Development Services Department, Attn: Derek Scheerer – Email: Derek.Scheerer@maricopa-az.gov - at 39700 W. Civic Center Plaza, Maricopa, AZ 85138.

Please include your 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____



POUNDERS ENGINEERING PLLC
Providing Quality Design, Inspection, and Environmental
Services to Commercial and Residential Clients

RE: GPA22-14 / PAD22-20 Seven Ranches Estates. This site is generally located at the southwest corner of N Gunsmoke Rd and W Santi Rd. within the City of Maricopa incorporated limits.

Dear Neighbor,

An application has been filed with the City of Maricopa by Dayv Morgan for a Single-Family Residential Community at the above-mentioned property. The meeting dates in regard to this request are as follows:

Neighborhood Meeting:

Tuesday, 10/27/2023 @ 6:00 p.m.

18160 N Maya Angelou Dr.

Maricopa, AZ 85138

Planning and Zoning Commission:

Monday, 11/13/2023 @ 6:00 p.m.

City Hall

39700 W. Civic Center Plaza

Maricopa, AZ 85138

City Council:

Tuesday, 12/05/2023 @ 6:00 p.m.

City Hall

39700 W. Civic Center Plaza

Maricopa, AZ 85138

According to the Pinal County Assessors records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting(s) 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 a 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 GPA22-14 / PAD22-20 Seven Ranches Estates.

Please see additional pages for project narrative and other exhibits:

Sincerely,
Dayv Morgan

**Neighborhood Meeting:
Tuesday, 10/27/2023 @ 6:00 p.m.
18160 N Maya Angelou Dr.
Maricopa, AZ 85138**

Attendees:

**THOMPSON JEFFREY G &
WENDY K**

512421690 18855 N COOK DR MARICOPA, AZ
85138
18855 N COOK DR
MARICOPA, AZ 85138

**JEWETT JACQUE &
WILLIAM R**

512420380 19123 N COOK DR MARICOPA, AZ
85138
19123 N COOK DR
MARICOPA, AZ 85138

**COLEMAN-WILSON
ELIZABETH ANN**

512420730 19120 N COOK DR MARICOPA, AZ
85138
19120 N COOK DR
MARICOPA, AZ 85138

**WARREN THOMAS W &
DEBRA D CO-TRS**

512420290 19005 N COOK DR MARICOPA, AZ
85138
19005 N COOK DR
MARICOPA, AZ 85138

**THOMAS ANTOINETTE F
HARMON & LEE O**

512420260 18963 N COOK DR MARICOPA, AZ
85138
18963 N COOK DR
MARICOPA, AZ 85138

**PISOLA PIERDAVIDE &
BRITTANY ANN**

512420420 41160 W SOMERSET DR
MARICOPA, AZ 85138
41160 W SOMERSET DR
MARICOPA, AZ 85138

WHEELER NORELL J

512422470 18746 N COOK DR MARICOPA, AZ
85138
18746 N COOK DR
MARICOPA, AZ 85138

KNITTEL JAMES D & JODI L

512421660 18805 N COOK DR MARICOPA, AZ
85138
18805 N COOK DR
MARICOPA, AZ 85138

Meeting Notes:

Meeting began at 6PM with David Pounders, Tyler LaRue, and Dayv Morgan (attending remotely via teleconference) leading the discussion.

Questions discussed:

Q: What developments will be done along Whisker Rd?

A: Whisker Rd will be blocked for vehicular access where the development will start at the south property line of 19141 N Whisker Rd. Only Fire Dept access will be available into the western side of the development.

Q: Will there be any residential traffic into the development from Whisker Rd?

A: No, only Fire Dept access will be available into the western side of the development. All traffic into the development will be via Gunsmoke.

Q: Will Gunsmoke be re-paved?

A: The development will be responsible for the half street improvements and street lights along our project frontage.

Q: What will be the lot size?

A: Generally ½-acre.

Q: Will two story houses be allowed?

A: Yes.

Q: How close will the 2-story houses be to the Glenwilde development?

A: No closer than 130 feet considering all of the setbacks.

Q: There was general concern on 2 story houses being able to look into the back yard of homes in the Glenwilde development. (WARREN THOMAS W & DEBRA D CO-TRS, THOMAS ANTOINETTE F HARMON & LEE O)

A: We explained that at 130 feet away it would be the equivalent of having a 2 story home 6 houses away. That response seemed to be favorably received.

Q: Will livestock be allowed?

A: Yes, chickens and goats are not restricted. Horses and cows can only be allowed on acres larger than 1-acre.

Q: Septic or sewer?

A: The community will be connected to municipal sewer.

Q: Will Santi Rd be a part of this development?

A: Santi Rd will be abandoned at Gunsmoke.

Q: Will there be a developer?

A: No, the lots will be sold individually and may have different builders. All home will be custom.

Q: How much will these lots cost?

A: Lots may go for around \$250,000.

Q: How will stormwater be managed?

A: The 100-year storm will be retained within the development.

Q: More concern was voiced on the potential presence of chickens (JEWETT JACQUE & WILLIAM R)?

A: Chickens are not restricted here due to size and distance of the lots. We reminded them that this will be a high end development and any livestock would be properly managed. Also livestock is currently allowed in the lots.

Wendy Thompson

920 740 5719

oliveleaf1@yahoo.com

Jacques & Bill Jewett 402-405-5537

transplant28@a

outlook.com

Elizabeth Wilson

708 945 9971 engineer250@yahoo.com

630-699-7392 tom384@aol.com

Tom Warren

DEBRA WARREN

630-699-7765 DLPN56@AOL.COM

Lee & Toni Thomas

314-852-9214

lotthomas@yahoo.com

Brittany Pisola

928-812-0997

br.ttaricann@gmail.com

Noreen Wheeler

4157128009

njforensics@gmail.com

Jud & Jodi Knittel

248-943-3261

Jodi.Knittel@gmail.com

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

ORDER CONFIRMATION

Salesperson: CHRISTINA RODRIGUEZ Printed at 10/26/23 11:10 by crodr

Acct #: 22319	Ad #: 183571	Status: New
ALTA SOUTHWEST	Start: 10/28/2023	Stop: 10/28/2023
501 S. 48TH ST. STE. 110	Times Ord: 1	Times Run: ***
TEMPE AZ 85281	LGL 1.00 X 6.17	Words: 242
	Total LGL 6.25	
	Class: 925 PUBLIC NOTICES	
	Rate: PCG	Cost: 53.45
	# Affidavits: 1	
	Ad Descrpt: GPA22-14 & PAD22-20	
	Descr Cont: NEWSPAPER NOTICE	
	Given by: *	
	P.O. #:	
Contact:	Created: crodr 10/26/23 09:32	
Phone: (480)656-1517ext	Last Changed: crodr 10/26/23 11:09	
Fax#:		
Email: tyler.larue@altaarizona.com		
Agency:		

PUB	ZONE	EDT	TP	RUN	DATES
CGCG	A	96	S	10/28	
CGIT	A	96	S	10/28	

PAYMENTS:
-- 10/26/2023 53.45 VI *****6276 026093[553460020]

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

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

ORDER CONFIRMATION (CONTINUED)

Salesperson: CHRISTINA RODRIGUEZ

Printed at 10/26/23 11:10 by crodr

Acct #: 22319

Ad #: 183571

Status: New

NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD
MEETING, PUBLIC HEARING
AND PUBLIC MEETING
General Plan Amendment - Case
GPA22-14 and PAD22-20
Planning & Zoning Commission
Meeting
(PUBLIC HEARING)
Monday 11/13/2023 @ 6:00 PM
City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138
City Council
Tuesday 12/05/2023 @ 6:00 PM
City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN
THAT at the above listed meeting,
a PUBLIC HEARING will be held
at the above stated date, time,
and location.

Dayv Morgan, represented by
Tyler LaRue of Alta Arizona, is
proposing a general plan
amendment and re-zoning for a
20 acre subdivision at 18883 N
Whisker Rd, Maricopa, AZ
generally located at the NW
corner of W. Santi Rd. and N.
Gunsmoke Rd.

The Planning and Zoning Division
is processing this proposal in
accordance to the Zoning Code
as a General Plan Amendment.

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
Sheerer at 39700 W Civic Center
Plaza, Maricopa, AZ 85138 or
email at
derek.sheerer@maricopa-az.gov .
Please include name, address,
telephone number and signature.
For questions, contact the
Planning and Zoning Division at
(520) 316-6948.

10/25/2023

No. of publications: 1; date of
publication: Oct. 28, 2023.