



P.O. Box 1245
Cottonwood, AZ 86326
Tel: 928-639-0776
Fax: 928-639-3801
tomp@pender-engineering.com

11-1-24
City of Maricopa
Economic & Community Development
Rodolfo Lopez, AICP, LEED AP
Deputy Director
39700 W Civic Center Plaza N
City of Maricopa, AZ 85138
Rodolfo.Lopez@Maricopa-AZ.gov

Re: Request of Zone Change for parcel # 51071004H located to the west of White and Parker Road between West Blaze Trail and West Seven Ranch Road within the City of Maricopa

Greetings,

The following narrative is provided as general description of the rezoning of parcel # 51071004H:

The parcel is owned by ETP Investments LLC, PO Box 653, Mount Pleasant MI, 48804.

Project description:

The zone change will involve the 5 AC parcel of land described above.

Phasing:

Only a Zone Change is being requested at this time, no development will be taking place.

Traffic:

Any traffic related issues will be dealt with once the property is developed.

Utility:

Upon development the subject parcel will be served by the existing utilities located within White and Parker Road. It is not anticipated that there will need to be any major utility extensions required.

Site Conditions:

The property is relatively flat with a slight slope from the west to the east.
The property is bounded on the east by White and Parker Road. This road is paved with dirt shoulders and no parkway improvements.

Drainage:

The parcel is located within an existing AE Flood Zone. Upon development the site will conform to City of Maricopa Drainage and Development standards and requirements.

Grading:

No development of the parcel is planned at this time. Any future development will be conducted in accordance with the City of Maricopa standards and requirements.

Erosion and Dust Control:

Upon site development all City of Maricopa erosion and dust control requirements will be followed.

Thank you for your consideration of our project and we look forward to working with you on this project.

Sincerely,



Tom L. Pender, P.E.
Agent for the Owner

Att: Existing and Proposed Zoning Maps