



RE: DRP22-25 Tractor Supply Company. This site is generally located within The Wells Shopping Center (Lot 16) with in the City of Maricopa incorporated limits.

Dear Neighbor,

An application has been filed with the City of Maricopa by STNL Maricopa, LLC for a new Tractor Supply Company store at the above-mentioned property. The meeting dates regarding this request are as follows:

Planning and Zoning Commission:

December 12, 2022 @ 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 certified 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 DRP22-25 Tractor Supply Company.

Please see additional pages for project narrative and other exhibits:

Sincerely,

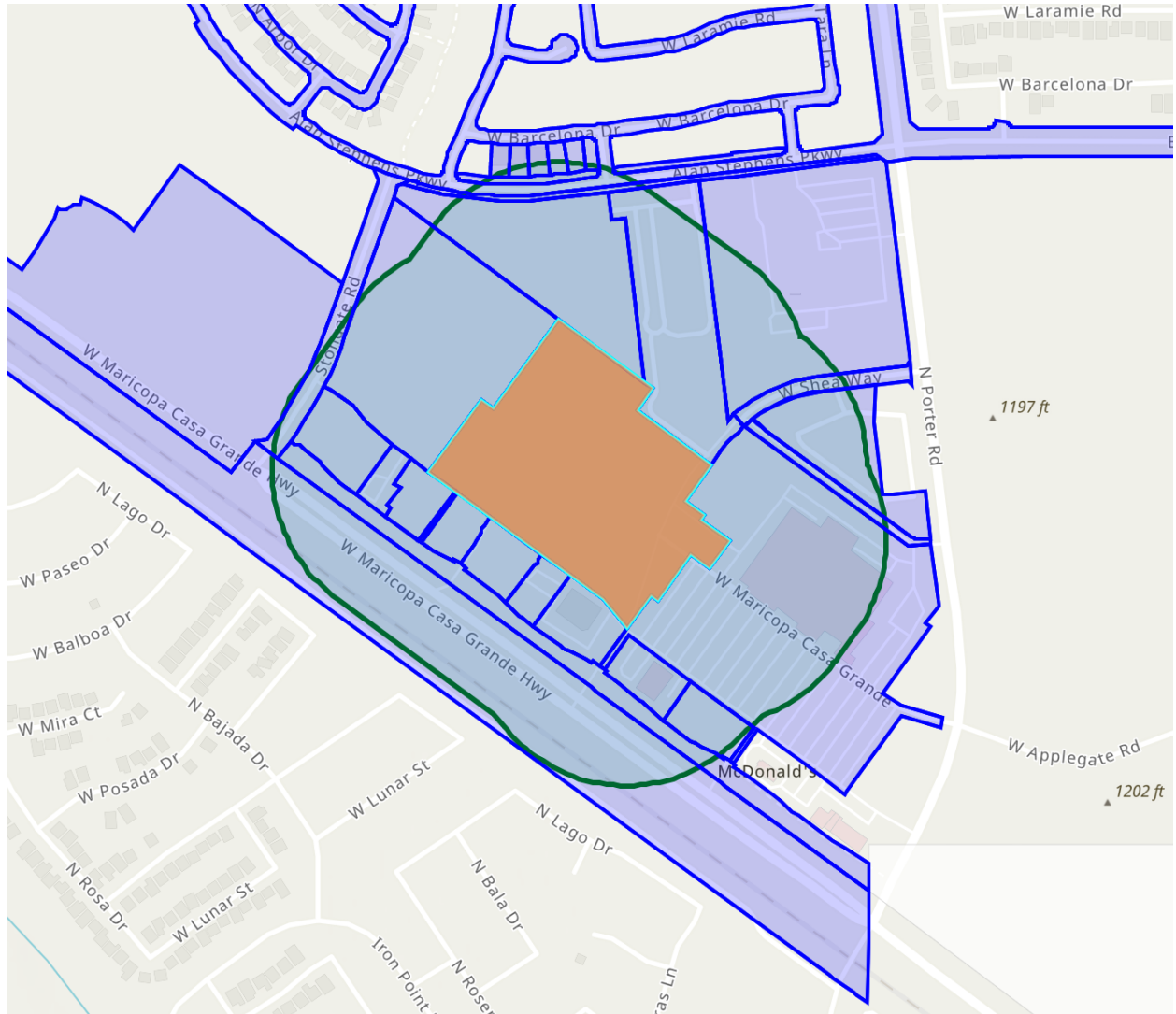
Garret Howicz
Development Project Manager
STNL Development, LLC

Notification Area Map

Project Name: TSC Maricopa, AZ

Location: Lot 16 – The Wells

Current Zoning: Light Industry & Warehouse (CI-1)



Subject Property



600ft Notification Area

Property Owner Notification: Mailing List

Property Owner Name	Parcel #	Physical Address	Tax Billing Address
CAPDEVL060 LLC	51012054J	LOT 18 OF REPLAT OF LOTS 18 AND 20 OF MARICOPA POWER CENTER THE WELLS	7742 EAST MINNEZONA AVENUE, SCOTTSDALE, AZ 85251
A+ CHARTER SCHOOLS	51012054H	41735 ALAN STEPHENS PKWY, MARICOPA, AZ 85138	41600 W SMITH ENKE RD BLDG 12, MARICOPA, AZ 85138
BANNER HEALTH	510120550	17900 N PORTER RD MARICOPA, AZ 85138	2901 N CENTRAL AVE, PHOENIX, AZ 85012
OASIS AT THE WELLS LP	51012054K	41535 W SHEA WAY MARICOPA, AZ 85138	860 E 86TH ST STE 5, INDIANAPOLIS, IN 46240
WAL-MART STORES INC	510120500	41650 W MARICOPA-CASA GRANDE HWY MARICOPA, AZ 85138	1301 SE 10TH ST, BENTONVILLE, AR 72712
ZG HOLDINGS 7 LLC	510120430	41800 W MARICOPA-CASA GRANDE HWY MARICOPA, AZ 85138	4802 E EXETER BLVD, PHOENIX, AZ 85018
MARICOPA 7 LLC	510120420	41840 W MARICOPA-CASA GRANDE HWY MARICOPA, AZ 85138	PO BOX 1159, DEERFIELD, IL 60015
COUTTS RICHARD D & STEPHANIE F TRUST ETAL	510120410	41940 W MARICOPA-CASA GRANDE HWY MARICOPA, AZ 85138	22 PASEO ARAGON, SANTA FE, NM, 87506
BARNETT JACOBS REAL ESTATE LLC	510120400	41940 W MARICOPA-CASA GRANDE HWY MARICOPA, AZ 85138	650 N 99TH AVE STE 108, AVONDALE, AZ 85323
CAPDEVL060 LLC	510120390	42020 W MARICOPA-CASA GRANDE HWY MARICOPA, AZ 85138	7742 EAST MINNEZONA AVENUE, SCOTTSDALE, AZ 85251
3D DEVELOPMENT & HOLDINGS LLC	51012038A	*Not listed on Pinal County Assessor Parcel Viewer*	6005 S 40TH ST STE 5, PHOENIX, AZ 85042
CAPDEVL060 LLC	51012038B	42080 W MARICOPA-CASA GRANDE HWY MARICOPA, AZ 85138	7742 EAST MINNEZONA AVENUE, SCOTTSDALE, AZ 85251
COUNTRY ORCHARD ESTATES INC	510120370	42100 W MARICOPA-CASA GRANDE HWY MARICOPA, AZ 85138	277 LA COLINA DR, REDLANDS, CA 92374
CAPDEVL060 LLC	510120360	42150 W MARICOPA-CASA GRANDE HWY MARICOPA, AZ 85138	7742 EAST MINNEZONA AVENUE, SCOTTSDALE, AZ 85251
CAPDEVL060 LLC	510120520	42000 W MARICOPA-CASA GRANDE HWY MARICOPA, AZ 85138	7742 EAST MINNEZONA AVENUE, SCOTTSDALE, AZ 85251
CITY OF MARICOPA	51012054D	PUBLIC Right-of-Way	39700 W CIVIC CENTER PLZ, MARICOPA, AZ 85138
CAPDEVL060 LLC	510120440	41740 W MARICOPA-CASA GRANDE HWY MARICOPA, AZ 85138	7742 EAST MINNEZONA AVENUE, SCOTTSDALE, AZ 85251

CAPDEVLO60 LLC	510120510	42000 W MARICOPA-CASA GRANDE HWY MARICOPA, AZ 85138	7742 EAST MINNEZONA AVENUE, SCOTTSDALE, AZ 85251
LAPLANTE BRIAN DENNIS & ASHLEY ANN	512415420	41909 W BARCELONA DR MARICOPA, AZ 85138	41909 W BARCELONA DR, MARICOPA, AZ 85138
WITZKE MICHAEL	512415430	41929 W BARCELONA DR MARICOPA, AZ 85138	41929 W BARCELONA DR, MARICOPA, AZ 85138
LAMBETH SHAWN	512415410	41891 W BARCELONA DR MARICOPA, AZ 85138	PO BOX 471, NEWARK, CA 94560
JONES ISSAC	512415400	41869 W BARCELONA DR MARICOPA, AZ 85138	41869 W BARCELONA DR, MARICOPA, AZ 85138
SMOAK SIDNEY C & LOLA B	512415390	41849 W BARCELONA DR MARICOPA, AZ 85138	41849 W BARCELONA DR, MARICOPA, AZ
GLENNWILDE HOMEOWNERS ASSOCIATION	51241632A	*Not listed on Pinal County Assessor Parcel Viewer*	1600 W BROADWAY DR – SUITE 200, TEMPE, AZ 85282
GLENNWILDE HOMEOWNERS ASSOCIATION	51071015E	*Not listed on Pinal County Assessor Parcel Viewer*	1600 W BROADWAY DR – SUITE 200, TEMPE, AZ 85282
STONEGATE BFC LLC	51012019G	*Not listed on Pinal County Assessor Parcel Viewer*	1635 N GREENFIELD RD – SUITE 115, MESA, AZ 85205
GLENNWILDE HOMEOWNERS ASSOCIATION	51071015E	*Not listed on Pinal County Assessor Parcel Viewer*	1600 W BROADWAY DR – SUITE 200, TEMPE, AZ 85282



FRANKLIN
 810 OAK MEADOW DR
 FRANKLIN, TN 37064-9998
 (800)275-8777

11/25/2022 12:42 PM

Product	Qty	Unit Price	Price
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First-Class Mail® Letter	1		\$0.60
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Deerfield, IL 60015
 Weight: 0 lb 0.80 oz
 Estimated Delivery Date
 Mon 11/28/2022

Certified Mail® Tracking #: 70222410000002938972			\$4.00
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Total			\$4.60
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First-Class Mail® Letter	1		\$0.60
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Tempe, AZ 85282
 Weight: 0 lb 0.80 oz
 Estimated Delivery Date
 Tue 11/29/2022

Certified Mail® Tracking #: 70222410000002938989			\$4.00
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Total			\$4.60
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Grand Total: \$124.20

Credit Card Remit \$124.20

Card Name: VISA
 Account #: XXXXXXXXXXXX1411
 Approval #: 04707G
 Transaction #: 832
 AID: A0000000031010 Contactless
 AL: VISA CREDIT
 CHASE VISA

Text your tracking number to 28777 (2USPS) to get the latest status. Standard Message and Data rates may apply. You may also visit www.usps.com USPS Tracking or call 1-800-222-1811.

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