

# **APEX Motorsports Club**

## **Planned Area Development Rezoning**

**Case Number: PAD24-07**

## **Citizen Participation Report**

**Updated March 28, 2025**



### **Applicant:**

Private Motorsports Group, LLC  
8902 E Via Linda, #110-152  
Scottsdale, AZ 85258

### **Legal Representative:**

Rose Law Group pc  
Jordan Rose  
Jon Gillespie  
7144 E. Stetson Drive  
Scottsdale, Arizona 85251  
(480) 505-3938

## Introduction

Private Motorsports Group (the “Owner” or “PMG”) is a visionary motorsports developer for automotive enthusiasts dedicated to providing a comprehensive platform for exploring and experiencing a world-class driving experience supporting economic robustness for the City of Maricopa (the “City”). Through its innovative development practices, PMG has been created a unique automotive entertainment destination that exhibits a unique sense of place since 2019. In Maricopa, PMG is planning to continue development on the 280 acres of property located north of State Route 238 adjacent south of the Gila River Indian Reservation, Property address: 22408 N. Ralston Road Maricopa, AZ 85139, APNs: 510-80-003D, 510-80-003E, 510-80-003F, & 510-80-0050 (the “Property”).

PMG is excited to propose the continued development of the APEX Motorsports Club (the “Project” or “Club”) – an innovative business that allows private members to enjoy a world-class driving experience developed from a first-rate Motorsports Club including up to 4.20 miles of supreme racing surface, country club amenities, luxury car condominiums, for-lease car storage units and a unique social setting.

The intent of this application is to rezone the Apex Property from CI-2 (Industrial Zone) with a Conditional Use Permit (CUP17-01) overlay to Planned Area Development (PAD) to achieve permanent zoning on the entire site and allow the planned development to continue.

This report outlines the details of the process used by the applicant to involve the public pursuant to City of Maricopa’s citizen participation requirements described in the Zoning Code and Citizen Participation Plan Guide.

## Notification Summary

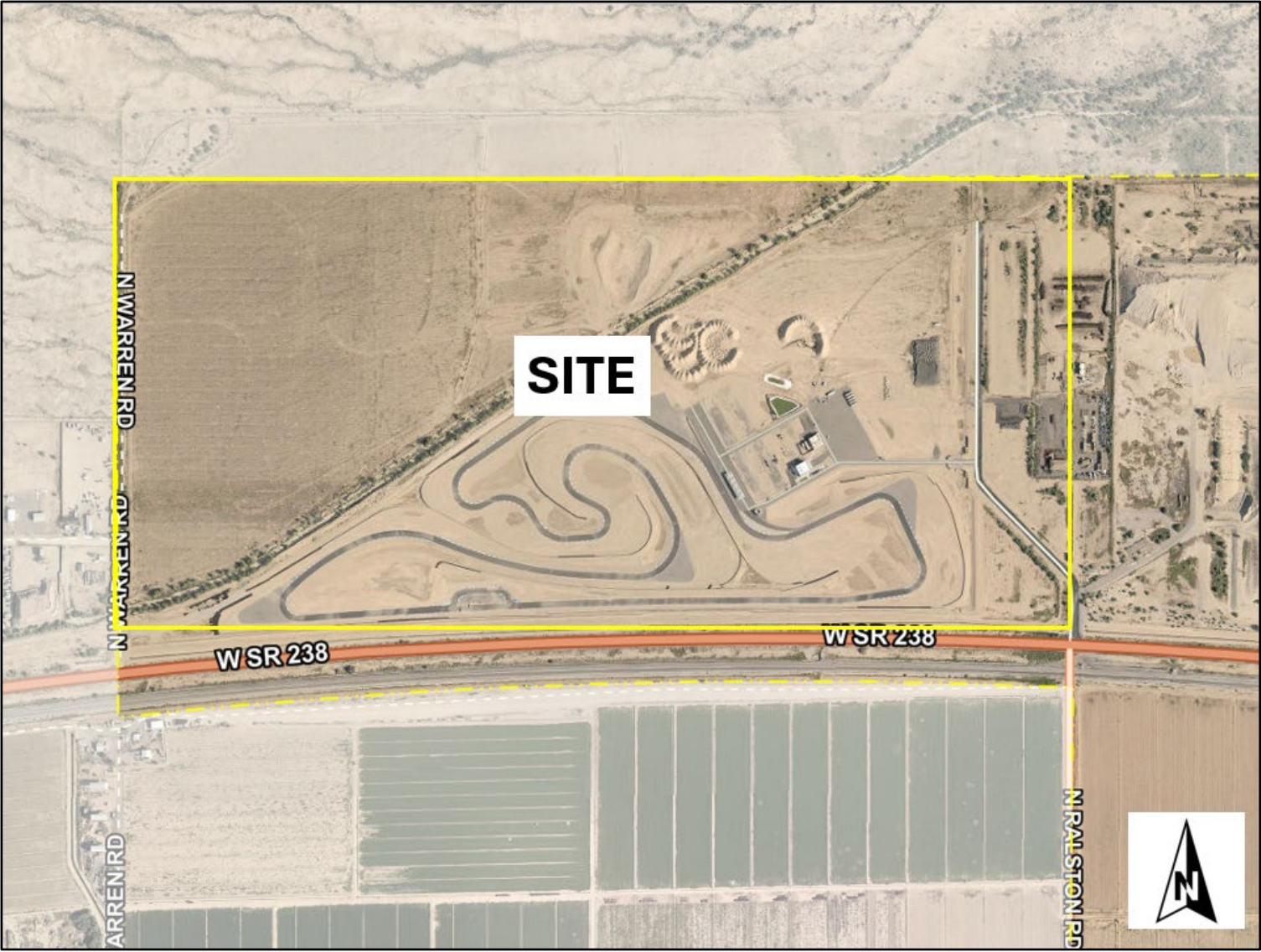
In accordance with Section 18.140.050, the proposed process for neighbor notification is outlined below and will be updated as the proposal progresses, and scheduling is confirmed:

1. Open House Notification Letter: FEB 24<sup>th</sup>
2. Site Posting: FEB 24<sup>th</sup>
3. Neighborhood Meeting: MARCH 12<sup>th</sup>
4. Newspaper Notification: MARCH 25<sup>th</sup>
5. Public Hearings Notification Letter: MARCH 28<sup>th</sup>
6. Planning & Zoning Commission Hearing: APRIL 14<sup>th</sup>
7. City Council Hearing: MAY 20<sup>th</sup>

On February 24, 2025, Notification letters were mailed to all owners and occupants within 600 feet of the property, and to other persons identified by the City of Maricopa as potentially affected citizens informing them of an Open House meeting on March 12, 2025. Affidavit of Notification is attached. The meeting was held on site in the APEX Clubhouse from 6:00PM to 7:00PM. A Summary of the Open House Meeting is attached with this report. Additionally, on February 24, 2025, the site was posted with the Open House Meeting information along with the upcoming Planning & Zoning and City Council hearing details. Affidavit of Posting is attached.

On March 25, 2025, a legal ad was published in the Casa Grande Dispatch newspaper. Affidavit of Publication is attached. On March 28, 2025, Notification letters were mailed to all owners and occupants within 600 feet of the property, and to other persons identified by the City of Maricopa as potentially affected citizens informing them of the public hearings scheduled on April 14<sup>th</sup> and May 20<sup>th</sup>. Affidavit of Notification is attached.

Aerial Map





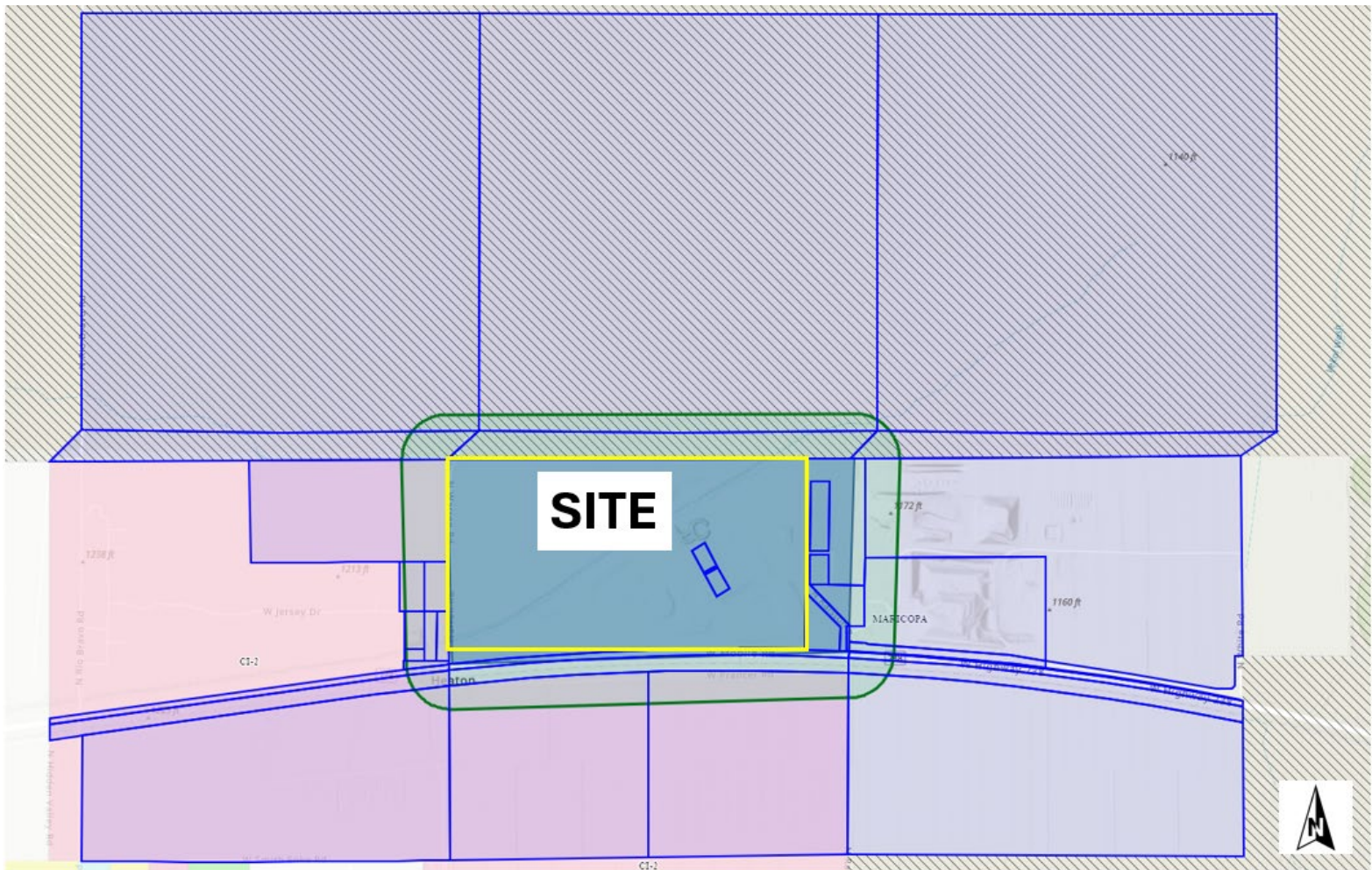
## Notification Area Map – 600ft

**Project Name:** APEX MOTORSPORTS CLUB

**Location:** 22408 N. Ralston Road Maricopa, AZ 85139

**Request:** Rezone to Planned Area Development (PAD)

**Current Zoning:** CI-2 (Industrial Zone) with a Conditional Use Permit (CUP17-01) overlay



## 600ft Mailing List

ATLAS COMMERCIAL LLC  
6250 E CHENEY DR  
PARADISE VALLEY, AZ 85253

STAGELINE RANCHES LLC  
PO BOX 8  
MARICOPA, AZ 85139

BROWNING FERRIS INDUSTRIE...  
PO BOX 1450  
CHICAGO, IL 60690

WEST MARICOPA 80 LLC  
7373 N SCOTTSDALE RD STE B...  
SCOTTSDALE, AZ 85253

SADDLEHORN RANCHES LLC PO  
BOX 8  
MARICOPA, AZ 85139

ITT PROPERTIES LLC  
PO BOX 27  
TERRETON, ID 83450

ATLAS COMMERCIAL LLC  
6250 E CHENEY DR  
PARADISE VALLEY, AZ 85253

STAGELINE RANCHES LLC  
PO BOX 8  
MARICOPA, AZ 85139

COAWETTE SCOTT G  
4122 E CATHEDRAL ROCK DR  
PHOENIX, AZ 85044

BROWNING FERRIS INDUSTRIE...  
PO BOX 1450  
CHICAGO, IL 60690

SADDLEHORN RANCHES LLC PO  
BOX 8  
MARICOPA, AZ 85139

COAWETTE SCOTT G  
4122 E CATHEDRAL ROCK DR  
PHOENIX, AZ 85044

APEX LANDCO LLC  
9035 E PIMA CENTER PKWY ST...  
SCOTTSDALE, AZ 85258

UNION PACIFIC RAILROAD 1400  
DOUGLAS ST STOP 1640  
OMAHA, NE 68179

ATLAS COMMERCIAL LLC  
6250 E CHENEY DR  
PARADISE VALLEY, AZ 85253

APEX LANDCO LLC  
9035 E PIMA CENTER PKWY ST...  
SCOTTSDALE, AZ 85258

STAGELINE RANCHES LLC  
PO BOX 8  
MARICOPA, AZ 85139

ATLAS COMMERCIAL LLC  
6250 E CHENEY DR  
PARADISE VALLEY, AZ 85253

APEX LANDCO LLC  
9035 E PIMA CENTER PKWY ST...  
SCOTTSDALE, AZ 85258

ITT PROPERTIES LLC  
PO BOX 27  
TERRETON, ID 83450

F&F UNLIMITED LLC  
1707 TOWNHURST DR  
HOUSTON, TX 77043

BROWNING FERRIS INDUSTRIE...  
PO BOX 1450  
CHICAGO, IL 60690

ENTERPRISES 238 LC  
7600 E DOUBLETREE RANCH R...  
SCOTTSDALE, AZ 85258

HEATON 238 LLC  
14670 S 23RD PL  
PHOENIX, AZ 85048

ATLAS COMMERCIAL LLC  
6250 E CHENEY DR  
PARADISE VALLEY, AZ

## **Open House Notification Letter & Affidavit of Notification**

# ROSE LAW GROUP<sub>pc</sub>

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## RICH ■ CARTER ■ FISHER

JENNIFER HALL  
7144 E. Stetson Drive, Suite 300  
Scottsdale, AZ 85251  
Phone 480.505.3938 Fax 480.505.3925  
JHall@RoseLawGroup.com  
www.RoseLawGroup.com

February 24, 2025

Dear Property Owner or Neighborhood Association Representative,

The purpose of this letter is to inform you that our firm on behalf of Private Motorsports Group, LLC (the “Owner” or “PMG”) has recently filed an application (PAD24-07) to update the zoning on the site located at 22408 N. Ralston Road in Maricopa (specifically APNs: 510-80-003D, 510-80-003E, 510-80-003F, & 510-80-0050).

The property is currently operating under a Conditional Use Permit (“CUP”) and this application is requesting to update the zoning to a Planned Area Development (“PAD”) which is a more permanent zoning district to will help guide the long term development of the site.

PMG has invested in the community of Maricopa and the state of Arizona by creating an elevated quality of life for residents and visitors as well as providing economic sustainability for the city. In this visionary development, a world-class driving experience, along with the finest country club style amenities available, provides the city with new investment, high-end consumers, and increased tax revenues.

As mentioned, rezoning the site to a PAD will allow further improvements of this world-class motorsports experience destination by allowing additional development and expansion of the site.

Our team is hosting an Open House Meeting for the public in the APEX Clubhouse. Please stop by anytime between 6:00PM -7:00PM to learn more about the project.

### **Open House Meeting**

Wednesday, March 12, 2025  
Anytime between 6:00 PM – 7:00 PM  
22408 N Ralston Rd.  
Maricopa, AZ 85139

If you are unable to attend the Open House, please contact me directly at (602) 369-0810 or at [jhall@roselawgroup.com](mailto:jhall@roselawgroup.com) to learn more about the project. The City’s Project Coordinator is Richard Williams, who can be reached at (520) 316-6921 or [Richard.Williams@maricopa-az.gov](mailto:Richard.Williams@maricopa-az.gov) and reference Project #PAD24-07.

I am happy to answer any questions or hear any comments you may have regarding this project. You may reach me at any time.

Sincerely,

*Jennifer Hall*  
Senior Project Manager

## Affidavit of Notification

Application: PAD24-07

Applicant Name: Private Motorsports Group, LLC

Location: 22408 N. Ralston Road, Maricopa

I confirm that notice as required for the case noted above has been mailed or delivered to the attached list of property owners and neighborhood associations at the addresses noted.

K. Amado  
Applicant/Representative Signature

2/24/25  
Date

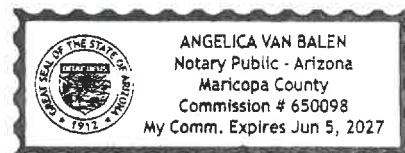
This instrument was acknowledged before me on this 24<sup>th</sup> day of February,

20 25, by Kayla Amado. In witness whereof

I hereunto set my hand and official seal.

Angelica Van Balen  
Notary Public

My commission expires June 5, 2027





**Open House Meeting Summary & Sign-In Sheet**

# **APEX Motorsports Club**

## **OPEN HOUSE MEETING SUMMARY**

Planned Area Development Rezoning

Case Number: PAD24-07

**Date:** Wednesday – March 12, 2025

**Time:** 6:00PM to 7:00PM

**Location:** Apex Clubhouse  
22408 N Ralston Rd  
Maricopa, AZ 85139

**Applicant Team:**

Jennifer Hall - Rose Law Group  
Jon Gillespie – Rose Law Group  
Matt Williams – Apex  
Brittany Stotler – Apex  
Jason Plotke – Apex  
Chad Meyer – Trax  
Ricky Corriero – Trax

The Applicant Team arrived at the meeting site at 5:15PM to set up the clubhouse meeting space with exhibit boards on easels. Only one neighbor, Patrick Lacey, arrived at 5:45PM. He did not receive a letter; however, he saw the sign posted on Ralston Rd. The Applicant team explained the rezone request to PAD and walked the neighbor through the existing improvements on the site along with future projects. The neighbor did not have any issues with the proposed rezone and commented that they barely know that the racetrack is even operating. He did, however, expressed his concern about the poor conditions of Hwy 238 but understands that is a city/county issue and not Apex's responsibility. Richard Williams from the city also stopped by the meeting; however, there were no other attendees from the public.

The Applicant Team emailed Patrick Lacey and thanked him for attending the meeting and welcomed additional questions and comments.

**# PAD24-07**

[illegible]

## **Affidavit of Sign Posting & Sign Posting Map**

# **AFFIDAVIT OF SIGN POSTING**

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the NWC AZ-238 & Ralston Rd, in the City of Maricopa, on 02/25/25.

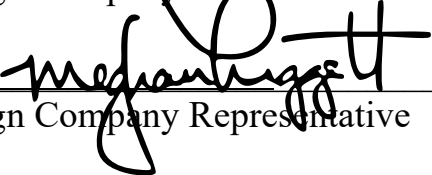
See attached photo exhibit.

For applicant:

Rose Law

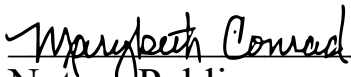
Dynamite Signs

Sign Company Name

  
Sign Company Representative

Subscribed and sworn to be on 02/25/25 by Meghan Liggett.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.

  
Notary Public

My Commission expires: 10-25-28



# ZONING

CITY OF MARICOPA- PLANNING DIVISION

Proposal: Case # PAD24-07-A request to rezone from CI-2 (Industrial Zone) with a CUP (Conditional Use Permit) overlay to a PAD (Planned Area Development) zoning designation to allow continued development of the APEX Motorsports Club located at 22408 N. Ralston Road, Maricopa, AZ 85139.

## NEIGHBORHOOD MEETING

Date: March 12, 2025  
Time: 6:00 P.M.  
Location: 22408 N. Ralston Road  
Maricopa, AZ 85139

## PLANNING AND ZONING COMMISSION

Date: April 14, 2025  
Time: 6:00 P.M.  
Location: City Hall Council Chambers  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

## CITY COUNCIL MEETING

Date: May 20, 2025  
Time: 6:00 P.M.  
Location: City Hall Council Chambers  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE, CONTACT CASE PLANNER:

Posting Date: 2/25/25 Richard Williams 520-316-6921 Email: [Richard.Williams@maricopa-az.gov](mailto:Richard.Williams@maricopa-az.gov)

February 25, 2025 at 8:48 AM  
+33.080161, -112.117694  
22423 N Ralston Rd  
Maricopa AZ 85139  
United States



# ZONING

CITY OF MARICOPA- PLANNING DIVISION



**Proposal: Case # PAD24-07-A request to rezone from CI-2 (Industrial Zone) with a CUP (Conditional Use Permit) overlay to a PAD (Planned Area Development) zoning designation to allow continued development of the APEX Motorsports Club located at 22408 N. Ralston Road, Maricopa, AZ 85139.**

## NEIGHBORHOOD MEETING

Date: March 12, 2025  
Time: 6:00 P.M.  
Location: 22408 N. Ralston Road  
Maricopa, AZ 85139

## PLANNING AND ZONING COMMISSION

Date: April 14, 2025  
Time: 6:00 P.M.  
Location: City Hall Council Chambers  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

## CITY COUNCIL MEETING

Date: May 20, 2025  
Time: 6:00 P.M.  
Location: City Hall Council Chambers  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

**FOR QUESTIONS OR COMMENTS REGARDING THIS CASE, CONTACT CASE PLANNER:**

**Richard Williams 520-316-6921 Email: [Richard.Williams@maricopa-az.gov](mailto:Richard.Williams@maricopa-az.gov)**

**Posting Date: 2/25/25**



February 25, 2025 at 8:48 AM  
+33 080161,-112 117694  
22423 N Ralston Rd  
Maricopa AZ 85139  
United States



SIGN POSTING LOCATIONS  
PAD24-07

**Project Site**

W HWY 283

N WARREN RD

N RALSTON RD



**Affidavit of Newspaper Publication**



**AFFIDAVIT OF PUBLICATION**

State of Florida, County of Orange, ss:

Bailee Liston, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of 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 1 issues. The publications thereof having been on the following dates:

**PUBLICATION DATES:**

Mar. 25, 2025

**NOTICE ID:** rcze8gyggGxEauvmzPbJ

**NOTICE NAME:** APEX (PAD24-07)

*Bailee Liston*

(Signed) \_\_\_\_\_

**VERIFICATION**

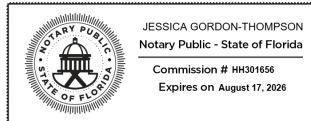
State of Florida  
County of Orange

Subscribed in my presence and sworn to before me on this: 03/25/2025

*J. Thompson*

Notary Public

Notarized remotely online using communication technology via Proof.



**NEWSPAPER NOTICE  
NOTICE OF PUBLIC HEARING  
AND PUBLIC MEETING**  
Case Number: PAD24-07, PAD  
Rezone APEX Motorsports Club  
Planning and Zoning Commission:  
Date: April 14, 2025

City Hall – Council Chambers  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

City Council:

Date: May 20, 2025

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.

**PRIVATE** **MOTORSPORTS  
GROUP, LLC**, represented by  
Jon Gillespie and Jordan Rose of  
Rose Law Group, is proposing a  
zoning application (PAD24-07) for  
the property located at 22408 N.  
Ralston Road in Maricopa. The  
property is currently operating  
under a Conditional Use Permit  
(CUP) and a rezoning to a Planned  
Area Development (PAD) is being  
requested.

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: Richard Williams, 39700 W.  
Civic Center Plaza, Maricopa,  
AZ 85138. Richard Williams can  
be reached at (520) 316-6921 or  
Richard.Williams@maricopa-az.  
gov. Please include your name,  
address, telephone number and  
signature. For questions, contact  
the Planning and Zoning Division  
at (520) 568-9098.

3/13/2025

Published in Casa Grande  
Dispatch

Published 3/25/25



## **Public Hearings Notification Letter & Affidavit of Notification**

# Affidavit of Notification

Application: PAD24-07

Applicant Name: APEX Motorsports Club

Location: 22408 N. Ralston Road Maricopa, AZ 85139

I confirm that notice as required for the case noted above has been mailed or delivered to the attached list of property owners and neighborhood associations at the addresses noted.

Kayla Amado  
Applicant/Representative Signature

3/28/2025  
Date

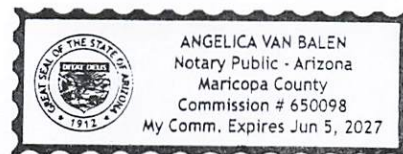
This instrument was acknowledged before me on this 28<sup>th</sup> day of March,

2025, by Kayla Amado. In witness whereof

I hereunto set my hand and official seal.

Angelica Van Balen  
Notary Public

My commission expires June 5, 2027



# ROSE LAW GROUP<sub>pc</sub>

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## RICH ■ CARTER ■ FISHER

JENNIFER HALL  
7144 E. Stetson Drive, Suite 300  
Scottsdale, AZ 85251  
Phone 480.505.3938 Fax 480.505.3925  
JHall@RoseLawGroup.com  
www.RoseLawGroup.com

March 27, 2025

**RE: NOTICE OF PUBLIC HEARING AND PUBLIC MEETING**

**Case # PAD24-07, PAD Rezone APEX Motorsports Club**

Dear Neighbor,

An application has been filed by our firm, on behalf of Private Motorsports Group, LLC, with the City of Maricopa to update the zoning on the site located at 22408 N. Ralston Road in Maricopa (specifically APNs: 510-80-003D, 510-80-003E, 510-80-003F, & 510-80-0050). The APEX site is currently operating with a Conditional Use Permit and this application will modify the zoning with a Planned Area Development (PAD) to provide more permanent zoning for future development on the site.

The public hearing dates in regards to this request are as follows:

**Planning and Zoning Commission:**

April 14, 2025 @ 6:00 p.m.  
City Hall – Council Chambers  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

**City Council:**

May 20, 2025 @ 6:00 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 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 comment before or at the meeting. If you have any questions concerning this matter, please contact Richard Williams at the City of Maricopa Planning Department at (520) 316-6921 or [Richard.Williams@maricopa-az.gov](mailto:Richard.Williams@maricopa-az.gov), and reference Case # PAD24-07.

Sincerely,

*Jennifer Hall*  
Senior Project Manager