

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

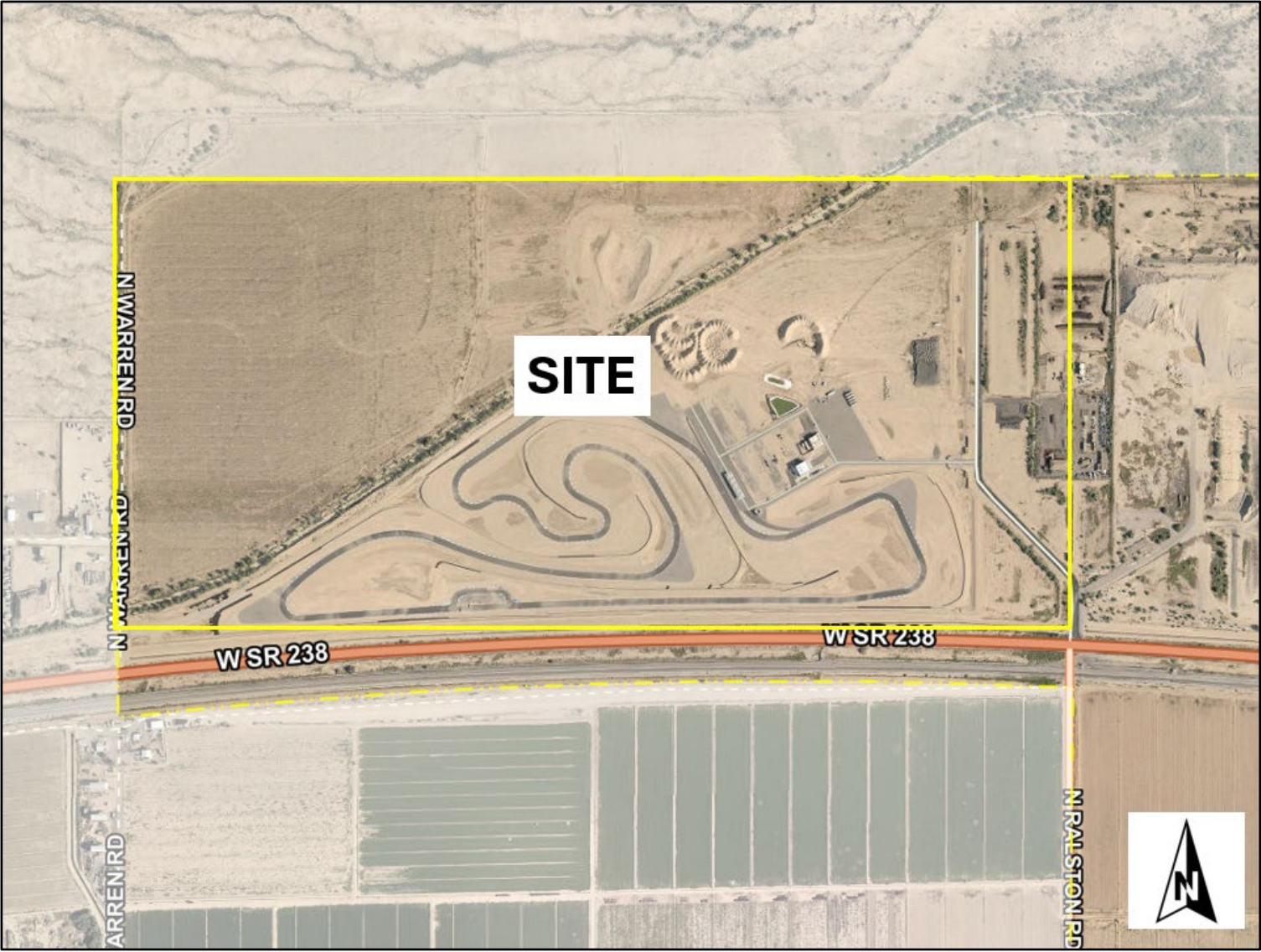
In accordance with Section 18.140.050, the proposed process for neighbor notification is outlined below and will be updated as the proposal progresses, and scheduling is confirmed:

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

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 14th and May 20th. Affidavit of Notification is attached.

Aerial Map



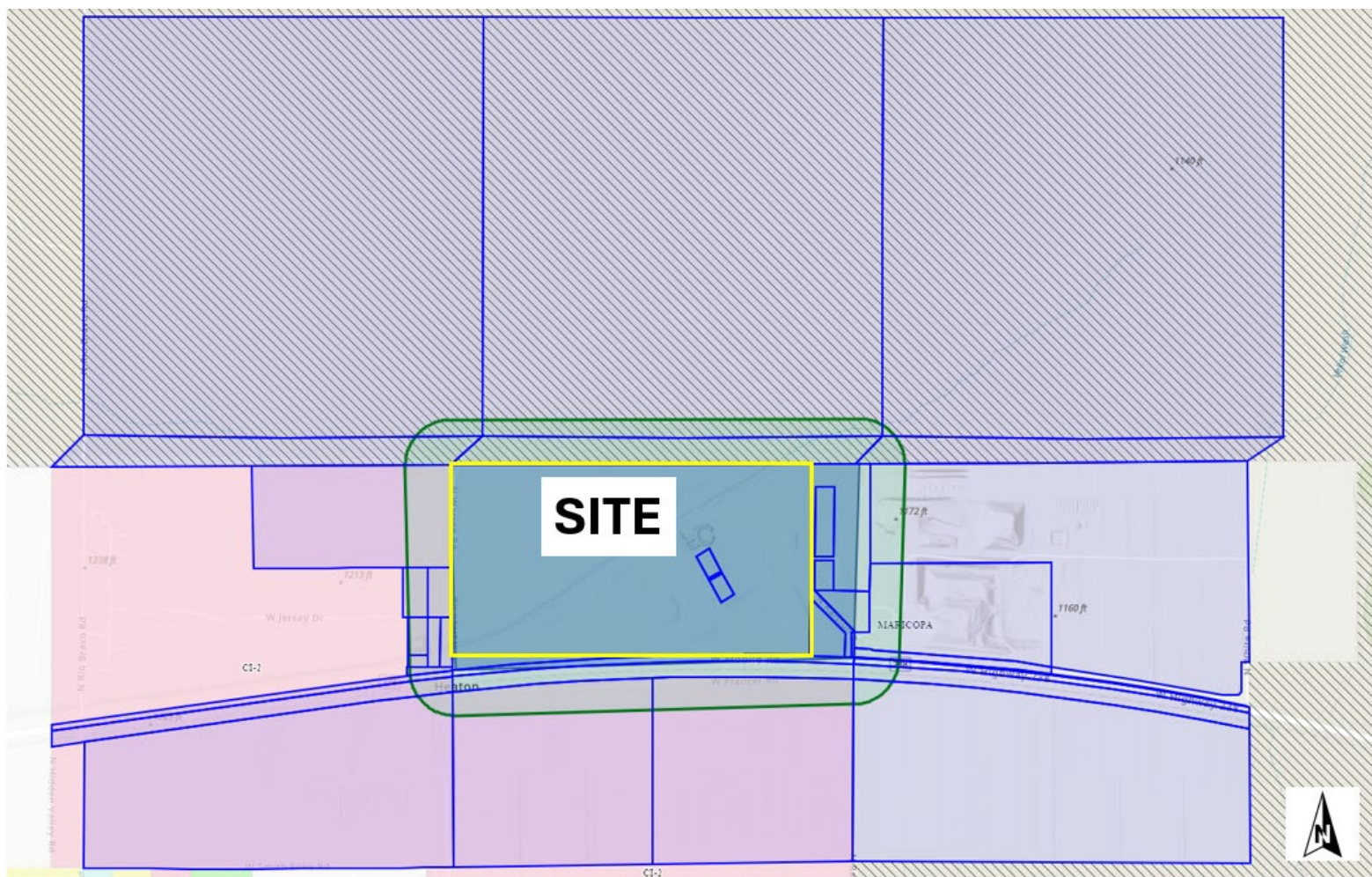
Notification Area Map – 600ft

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_{pc}

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 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 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

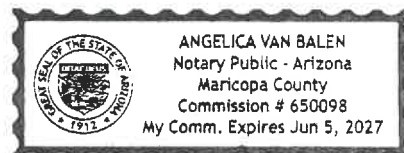
This instrument was acknowledged before me on this 24th day of February,

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



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.

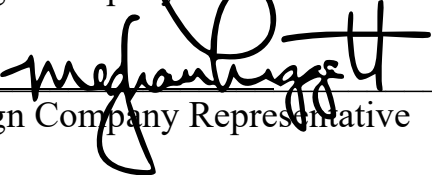
See attached photo exhibit.

For applicant:

Rose Law

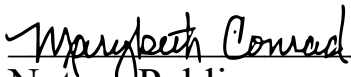
Dynamite Signs

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

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:

Posting Date: 2/25/25 Richard Williams 520-316-6921 Email: 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

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

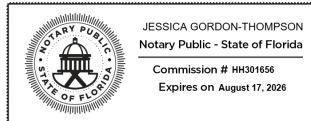
State of Florida
County of Orange

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

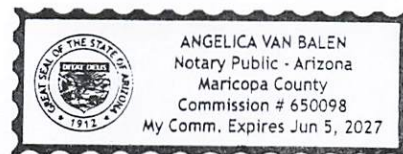
This instrument was acknowledged before me on this 28th day of March,

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_{pc}

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, and reference Case # PAD24-07.

Sincerely,

Jennifer Hall
Senior Project Manager