



REAL ESTATE EQUITIES

Citizen Participation Report Copa Flats

Date of Submittal: September 28, 2021

Project Contacts: Eric Omdahl
651.389.3828
eomdahl@reeapartments.com

Susan Demmitt
602.256.4456
sdemmitt@gblaw.com

Real Estate Equities
579 Selby Avenue
St. Paul, MN 55102
REApartments.com

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- A contact list was created and submitted to the City for all property owners within 600 feet of the site for the purpose of mailing public meeting hearing notifications.
- Two public meeting/hearing signs were posted on the property to notify interested parties about the proposed land use change request and to advise them of the upcoming public meetings and hearings.
- A newspaper advertisement was published in both the Maricopa Mirror and Casa Grande Dispatch on August 10, 2021. The advertisement provided the land use change request, rezoning request, site plan approval request, public meeting hearing schedule, and contact information for the applicant and the City Planner.
- A neighborhood meeting was held prior to the first Planning and Zoning Commission hearing. A letter was sent out to all property owners within 600 feet of the site notifying residents of the meeting providing a general description of the request as well as contact information should they not be able to attend.

Schedule

- | | |
|--|--------------------|
| - Notification Sign Posting on Property: | August 10, 2021 |
| - Newspaper Advertisement Published: | August 10, 2021 |
| - Neighborhood Meeting Notification Letter Sent: | August 10, 2021 |
| - Neighborhood Meeting: | August 26, 2021 |
| - Public Participation Final Report: | August 30, 2021 |
| - P&Z/Council Meeting Notification Letter Sent: | September 24, 2021 |
| - Planning and Zoning Commission Meeting: | October 11, 2021 |
| - City Council Hearing: | November 2, 2021 |

Attached Documents

- Mailing Notification Map (600-foot radius)
- Mailing Notification List (600-foot radius)
- Public Meeting Hearing Notice Letter (Neighborhood Meeting)
- Public Meeting Hearing Notice Letter (P&Z and City Council)
- Notification Sign Posting Documentation (Neighborhood Meeting)
- Notification Sign Posting Documentation (P&Z and City Council)
- Location of Sign Posting
- Newspaper Advertisement Affidavit (Neighborhood Meeting)
- Newspaper Advertisement Affidavit (P&Z and City Council)
- Neighborhood Meeting Minutes



Purpose

The purpose of the Citizen Participation Plan is to document and inform the public, property owners, neighborhood associations, agencies, schools, and business in the vicinity of the site of the application and for ongoing process and actions related to development request. Maricopa AH I, LLLP, an affiliated entity of Real Estate Equities, has applied for a Minor General Plan Amendment on approximately 27.09 acres along with a Rezoning on approximately 13.00 acres of a site generally located east of N. Porter Road at the intersection of N. Porter Road and W. Applegate Road, which is north of the Maricopa-Casa Grande Highway (the “Property”).

Specifically, included in this application is a request for a Minor General Plan Amendment to change the land use designation from Public/Institutional (P) to Mixed Use (MU) on 27.09 acres currently owned by El Dorado Porter 27 LLC. In agreement with El Dorado Porter 27 LLC (the “Seller”) this Minor General Plan Amendment includes the portion of the Property being acquired (purchased) and developed by the Applicant. The remaining approximately 14 acres of the Property will not be a part of the application for the rezoning request by the Applicant. However, a letter from El Dorado Porter 27, LLC is included with this application, which authorizes this inclusion for the Minor General Plan Amendment Application.

The rezoning of the Property in order to change the zoning on approximately 13.00 acres by the Applicant for their proposed 312-unit multifamily housing development is being processed concurrently with the Minor General Plan Amendment. With that said, the underlying current zoning is Light Industry and Warehouse Zone (“CI-1”), and the requested zoning change is to General Mixed-Use (“MU-G”) zoning in order to allow for the proposed multifamily housing development.

Contact

All questions and/or comments related to this proposal should be directed to:

Maricopa AH I, LLLP
Eric Omdahl
579 Selby Ave
St. Paul, MN 55102
Email: eomdahl@reeapartments.com

Notification

In order to provide effective public participation in regard to this application, the following actions have been taken to provide adequate opportunity to adjacent landowners or any potentially affected individuals, agencies, or organizations to learn of and address any and all real or perceived impacts this proposed overlay may have on individuals, properties, or the community:





REAL ESTATE EQUITIES

Notification Area Map

Project Name: Copa Flats

Location: SE Intersection of Porter Road & W Applegate Road, Maricopa, AZ 85138

Request: General Mixed Use (MU-G)

Current Zoning of Subject Property: Light Industrial & Warehouse (CI-1)

*Map based on 600' radius



City of Maricopa Notification List

Property ID	Owner	Property Address	Mailing Address
510120490	CAPDEVL060 LLC	17520 N Porter Road, Maricopa, AZ	N/A
51030002B	El Dorado Porter 27 LLC	8501 N Scottsdale Road APT 120, Scottsdale, AZ	8501 N Scottsdale Road APT 120, Scottsdale, AZ
510120570	CADAK HOLDINGS LLC	17470 N Porter Road, Maricopa, AZ	3317 S Higley Road Suite 114-452, Gilbert, AZ
510120560	CAPDEVL060 LLC	7742 E Minnezona Ave, Scottsdale, AZ	7742 E Minnezona Ave, Scottsdale, AZ
510120460	Pendola Fam Trs Pship	N/A	PO Box 1307, Grass Valley, CA
510120450	Mcdonalds Real Estate Co	41710 W Maricopa-Casa Grande Hwy, Maricopa, AZ	PO Box 51657, Phoenix, AZ
510120500	Wal-Mart Stores Inc	41650 W Maricopa-Casa Grande Hwy, Maricopa, AZ	1301 SE 10th Street, Bentonville, AR

AFFIDAVIT OF MAILINGS

Date: September 30, 2021

Project Name: Copa Flats

Proposal / Case No.'s:

Case #ZON21-03: Zoning change request from CI-1 (Light Industrial/Warehouse) to MU-G (General Mixed Use) on 13.00 acres.

Case #GPA21-05: General Plan Amendment change request (minor) to change the land use classification from P (Public/Institutional) to MU (Mixed Use) on 27.09 acres.

Case #DRP21-11: Development Review Permit approval of site plan for proposed multifamily development.

Property Location:

Approximately 13.00 acres at the southern portion of APN: 510-300-02C.

I, Dennis M. Newcombe with Gammage & Burnham certify that I am the authorized applicant for the above cases, and do hereby affirm that two (2) mailing notices were sent certified mail on August 10, 2021, and September 24, 2021, for the cases noted above in accordance with the City of Maricopa Zoning Code.

[Signature]
Applicant / Representative Signature

9/30/21
Date

STATE OF Arizona)
County of Maricopa)

ss.

The foregoing instrument was acknowledged before me this 30th day of September, 2021, by Dennis M. Newcombe. In witness whereof I hereunto set my hand and official seal.

[Signature]
Notary Public

My Commission Expires:
05/31/2023



SHERIDAN ROMINE
Notary Public - Arizona
Maricopa Co. / #566111
Expires 05/31/2023



REAL ESTATE EQUITIES

Notification Letter

RE: ZON21-03, GPA21-05, DRP21-11 / Copa Flats

This site, consisting of approximately 13 acres, is generally located at the SE intersection of Porter Road & W Applegate Road, within the City of Maricopa incorporated limits.

Dear Neighbor,

An application has been filed with the City of Maricopa by Maricopa AH I, LLLP for a Rezoning, Minor General Plan Amendment, and a Development Review Permit (DRP) for a multifamily housing development proposal on 13.00 acres at the southern portion of the property (i.e. TAPN: 510-300-02C) currently owned by El Dorado Porter 27 LLC. The request is to update the City's General Plan's land use designation classification from P (Public/Institutional) to MU (Mixed Use) on 27.09 acres and a rezone to General Mixed Use (MU-G) zoning on 13.00 acres in order to develop a 312-unit multifamily housing development. The proposed multifamily unit mix will include 1-bedroom, 2-bedroom, and 3-bedroom units with a central clubhouse building, outdoor pool, outdoor activity areas, etc. The development standards for the multifamily site plan (Case: DRP21-11) will be based on the City's General Mixed Use (MU-G) zoning requirements and will run concurrently the proposed Minor General Plan Amendment (Case: GPA21-05) and Rezoning (Case: ZON21-03) requests.

Neighborhood Meeting

Date: Thursday August 26, 2021

Time: 5:30p.m.

Address: 18160 N Maya Angelou Drive Maricopa, AZ 85138
Redwood Room A

Planning and Zoning Commission:

Date: TBD

Time: 6:00p.m.

Address: 39700 W. Civic Center Plaza Maricopa, AZ 85138

City Council

Date: TBD

Time: 7:00p.m.

Address: 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. To better inform you of the public meeting(s) 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 comments before the meeting. If you have any questions concerning this matter, please contact Byron Easton at the City of Maricopa Planning Departments at 520-316-6936. Formal input is accepted in written form to the Development Services Department, Attn: Byron Easton at 39700 W. Civic Center Plaza, Maricopa, AZ 85138 or emailed to byron.easton@maricopa-az.gov subject "Copa Flats" (cases: ZON21-03, GPA21-05, DRP21-11). Please see additional pages for other exhibits.

Sincerely,
Maricopa AH I, LLLP

Site Aerial Photo



PLANT LEGEND

COMMON/BOTANICAL NAME	SIZE
BLUE PALM VERDE / PARSONSIA FLORIDA	15 GAL/24" BOX
CASALOTE / CAESALPINA CACALOCO SMOOTHIE™	15 GAL/24" BOX
DESERT MUSEUM PALM VERDE / PARSONSIA X DESERT MUSEUM	15 GAL/24" BOX
PRINCE OF WALES PALM / PARSONSIA X RED PINE	15 GAL/24" BOX
PIGMY DATE PALM / PHOENIX ROSEBENI	5 GAL
TEXAS MOUNTAIN LAUREL / SOPHORA SECUNDFLORA	15 GAL/24" BOX
THORNLESS ARGENTINE MESQUITE / PROSORPA ALBA LESLIE ROY	15 GAL/24" BOX
COMMON/BOTANICAL NAME	SIZE
BUFFLEBEE BREVIFLORA / BREVIFLORA HYPOPHANA	5 GAL
BRITISH RUEBIA / RUEBIA BRITANNICA	5 GAL
CORAL FOUNTAIN / RUSSELLIA EQUISETIFORMIS	5 GAL
GREEN HORSESHOE BUSH / DODONAEA VISCOSA GREEN	5 GAL
JAPANESE PRIVET / LIGUSTRUM JAPONICUM	5 GAL
LITTLE OLIVE OLIVE / OLEA EUROPAEA TILE OLIVE™	5 GAL
MEDITERRANEAN PAN PALM / CHAMAECYPARIS HUMILIS	5 GAL
ORANGE JUBILEE / NEBULA X ORANGE JUBILEE	5 GAL
PETITE PINK OLEANDER / NEBULA OLEANDER PETITE PINK	5 GAL
TURKEY BUSH / EUCALYPTUS LARGIFOLIA	5 GAL
COMMON/BOTANICAL NAME	SIZE
BITTER ALICE / ALICE FEROCX	5 GAL
GIANT HERPESALOE / HERPESALOE FUNIFERA	5 GAL
PINK PARADE / HERPESALOE X PINK PARADE	5 GAL
TALL SLIPPER PLANT / FERNANTHUS BRACTEATUS	5 GAL
TOOTHLESS DESERT SPOON / DASTYBROOK LONGISSIMUM	5 GAL
YELLOW BLOOMING ALICE / ALICE BARBADENSIS	5 GAL
COMMON/BOTANICAL NAME	SIZE
ELEPHANT BUSH / PORTULACARIA AFRICA PROSTRATA	1 GAL
NEW GOLD LANTANA / LANTANA X NEW GOLD	1 GAL
TANGIERINE TRAINING LANTANA / LANTANA X MO'NE	1 GAL
WEDELLIA / WEDELLIA TUBIFLORA	1 GAL
COMMON/BOTANICAL NAME	SIZE
BARBARA KIST BOUGHANVILLE / BOUGHANVILLE X BARBARA KIST	5 GAL
STAR JASMINE TRELLIS / TRACHEOCERAMUM JASMINOIDES	5 GAL
WHITE LADY BANKS ROSE / ROSA BANKSIAE TOMSTONE	5 GAL

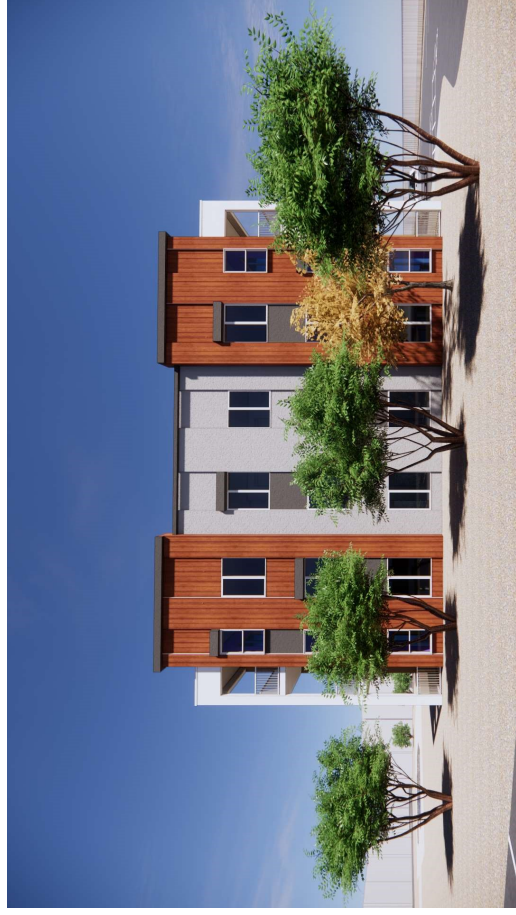
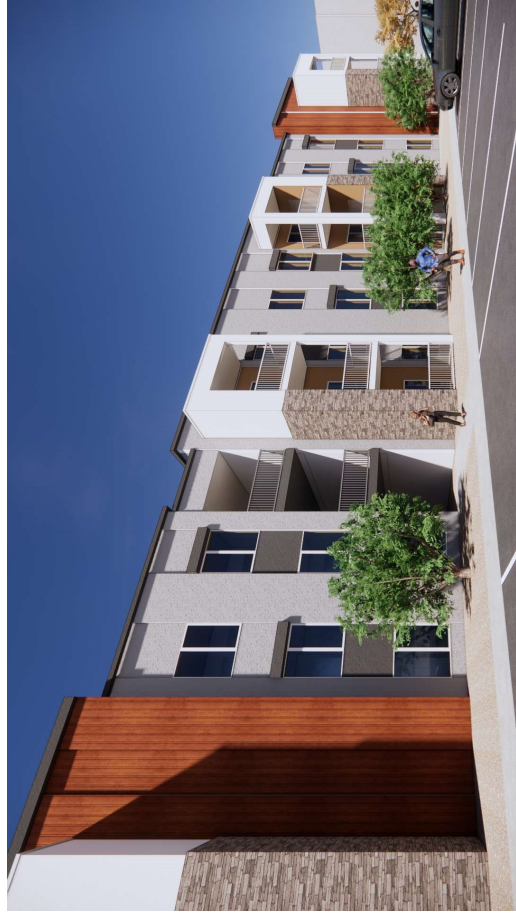
*ALL PLANTING AREAS TO RECEIVE 2" TOPDRESS OF RECOMPOSED GRANITE

LEGEND

- 1 PROJECT SIGN
- 2 ENTRY WITH DETACHED WALKS, MEDIAN AND ENHANCED PAVING
- 3 6' TALL PARTIAL VIEW FENCING
- 4 6' TALL PERIMETER WALL
- 5 SECONDARY GATED ENTRY
- 6 SLIDING AND PEDESTRIAN GATES TO SECURE COMMUNITY
- 7 POOL AREA WITH SYNTHETIC LAWN, ENHANCED PAVING, SHADE STRUCTURES, SEATING, UMBRELLAS AND CHASE LOUNGES
- 8 CORN HOLE
- 9 YOGA LAWN
- 10 SOFT SEATING
- 11 BBQ AND FIRE PIT ON ARCHITECTURAL AXIS
- 12 CHILDREN PLAY AREA WITH SHADE COVER
- 13 FENCED DOG RUN
- 14 FORMAL LAWN AREA WITH FESTOON LIGHTING, FLEX FOR OUTDOOR MOVIES AND GATHERINGS
- 15 MULTIFUNCTIONAL "PLAY" LAWN AREA
- 16 GRANULAR TRAIL
- 17 ROLLING HILLS
- 18 COVERED BBQ AREA WITH MOVABLE FURNITURE
- 19 OUTDOOR SEATING AREA WITH OPTIONAL FIRE PIT
- 20 BBQ AREA WITH PICNIC TABLE
- 21 SYNTHETIC LAWN
- 22 COVERED PARKING
- 23 COMMUNITY MAIL
- 24 REFUSE/RECYCLE
- 25 6' DETACHED WALK WHERE POSSIBLE ALONG PORTER STREET
- 26 FUTURE OR EXISTING BUS STOP
- 27 APPROXIMATE LOCATION OF EXISTING STREET LIGHTS
- 28 SHADE STRUCTURE WITH MOVABLE FURNITURE
- 29 MAINTENANCE
- 30 NEGATIVE SCREEN ALONG SOUTHERN PROPERTY



COPA FLATS CONCEPTUAL LANDSCAPE PLAN
CITY OF MARICOPA



U.S. Postal Service™ 12/40.1 MTM
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 5.80
Total Postage and Fees	\$

Postmark Here

Sent To
Kendola Fam TRS PShip
Street and Apt. No., or PO Box No.
PO Box 1307
City, State, ZIP+4®
Grass Valley, CA 95945

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0001 6443 4657

U.S. Postal Service™ 12/40.1 MTM
CERTIFIED MAIL® RECEIPT
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OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 5.80
Total Postage and Fees	\$

Postmark Here

Sent To
El Dorado Porter 27 LLC
Street and Apt. No., or PO Box No.
8501 N. Scottsdale Rd 120
City, State, ZIP+4®
Scottsdale AZ 85253

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™ 12/40.1 MTM
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 5.80
Total Postage and Fees	\$

Postmark Here

Sent To
McDonalds Real Estate Co
Street and Apt. No., or PO Box No.
PO Box 511657
City, State, ZIP+4®
Phoenix, AZ 85016

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0001 6443 4633

U.S. Postal Service™ 12/40.1 MTM
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 5.86
Total Postage and Fees	\$

Postmark Here

Sent To
Cadek Holdings LLC
Street and Apt. No., or PO Box No.
3311 S Higley Road 114-452
City, State, ZIP+4®
Gibbert, AZ 85295

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

U.S. Postal Service™ 12/40.1 MTM
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 5.86
Total Postage and Fees	\$

Postmark Here

Sent To
Walmart Stores Inc
Street and Apt. No., or PO Box No.
1501 SE 10th St.
City, State, ZIP+4®
Bentonville, AR 72712-7998

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0001 6443 4611

U.S. Postal Service™ 12/40.1 MTM
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	\$ 5.86
Total Postage and Fees	\$

Postmark Here

Sent To
Carpeviolo LLC
Street and Apt. No., or PO Box No.
1742 E Mineralzcha Ave
City, State, ZIP+4®
Scottsdale, AZ 85251

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions



REAL ESTATE EQUITIES

Notification Letter

RE: ZON21-03, GPA21-05, DRP21-11 / Copa Flats

This site, consisting of approximately 13 acres, is generally located at the SE intersection of Porter Road & W Applegate Road, within the City of Maricopa incorporated limits.

Dear Neighbor,

An application has been filed with the City of Maricopa by Maricopa AH I, LLLP for a Rezoning, Minor General Plan Amendment, and a Development Review Permit (DRP) for a multifamily housing development proposal on 13.00 acres at the southern portion of the property (i.e. TAPN: 510-300-02C) currently owned by El Dorado Porter 27 LLC. The request is to update the City's General Plan's land use designation classification from P (Public/Institutional) to MU (Mixed Use) on 27.09 acres and a rezone to General Mixed Use (MU-G) zoning on 13.00 acres in order to develop a 312-unit multifamily housing development. The proposed multifamily unit mix will include 1-bedroom, 2-bedroom, and 3-bedroom units with a central clubhouse building, outdoor pool, outdoor activity areas, etc. The development standards for the multifamily site plan (Case: DRP21-11) will be based on the City's General Mixed Use (MU-G) zoning requirements and will run concurrently the proposed Minor General Plan Amendment (Case: GPA21-05) and Rezoning (Case: ZON21-03) requests.

Planning and Zoning Commission:

Date: Monday October 11, 2021

Time: 6:00p.m.

Address: 39700 W. Civic Center Plaza Maricopa, AZ 85138

City Council

Date: Tuesday November 2, 2021

Time: 7:00p.m.

Address: 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. To better inform you of the public meeting(s) 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 comments before the meeting. If you have any questions concerning this matter, please contact Byron Easton at the City of Maricopa Planning Departments at 520-316-6936. Formal input is accepted in written form to the Development Services Department, Attn: Byron Easton at 39700 W. Civic Center Plaza, Maricopa, AZ 85138 or emailed to byron.easton@maricopa-az.gov subject "Copa Flats" (cases: ZON21-03, GPA21-05, DRP21-11). Please see additional pages for other exhibits.

Sincerely,
Maricopa AH I, LLLP

PLANT SCHEDULE

NO.	SYM.	NAME	QTY
1	100	10" CALIF. PALM	100
2	101	12" CALIF. PALM	100
3	102	14" CALIF. PALM	100
4	103	16" CALIF. PALM	100
5	104	18" CALIF. PALM	100
6	105	20" CALIF. PALM	100
7	106	22" CALIF. PALM	100
8	107	24" CALIF. PALM	100
9	108	26" CALIF. PALM	100
10	109	28" CALIF. PALM	100
11	110	30" CALIF. PALM	100
12	111	32" CALIF. PALM	100
13	112	34" CALIF. PALM	100
14	113	36" CALIF. PALM	100
15	114	38" CALIF. PALM	100
16	115	40" CALIF. PALM	100
17	116	42" CALIF. PALM	100
18	117	44" CALIF. PALM	100
19	118	46" CALIF. PALM	100
20	119	48" CALIF. PALM	100
21	120	50" CALIF. PALM	100
22	121	52" CALIF. PALM	100
23	122	54" CALIF. PALM	100
24	123	56" CALIF. PALM	100
25	124	58" CALIF. PALM	100
26	125	60" CALIF. PALM	100
27	126	62" CALIF. PALM	100
28	127	64" CALIF. PALM	100
29	128	66" CALIF. PALM	100
30	129	68" CALIF. PALM	100
31	130	70" CALIF. PALM	100
32	131	72" CALIF. PALM	100
33	132	74" CALIF. PALM	100
34	133	76" CALIF. PALM	100
35	134	78" CALIF. PALM	100
36	135	80" CALIF. PALM	100
37	136	82" CALIF. PALM	100
38	137	84" CALIF. PALM	100
39	138	86" CALIF. PALM	100
40	139	88" CALIF. PALM	100
41	140	90" CALIF. PALM	100
42	141	92" CALIF. PALM	100
43	142	94" CALIF. PALM	100
44	143	96" CALIF. PALM	100
45	144	98" CALIF. PALM	100
46	145	100" CALIF. PALM	100

PLANT QUANTITIES

TOTAL SOFT: 162,324
 TOTAL HARD: 1,450
 TOTAL PLANT: 163,774

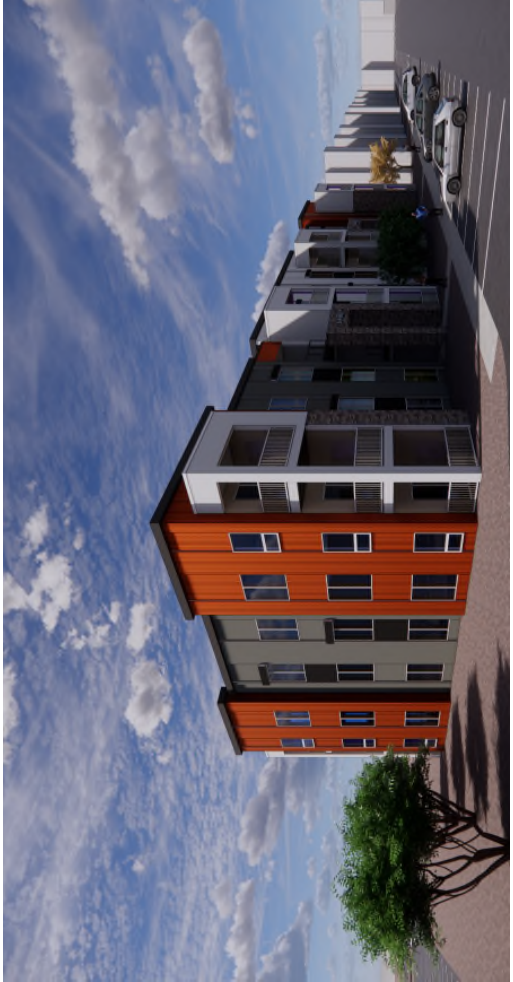
LEGEND

- 1 PROJECT SIGN
- 2 ENTRY WITH DETACHED WALKS, MEDIAN AND ENHANCED PAVING
- 3 6' TALL PARTIAL VIEW FENCING
- 4 6' TALL PERIMETER WALL
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- 16 BOLLING HILLS
- 17 BBQ AREA WITH MOVABLE FURNITURE
- 18 OUTDOOR SEATING AREA WITH FIRE PIT
- 19 BBQ AREA WITH PICNIC TABLE
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- 22 REUSE/ RECYCLE
- 23 DETACHED WALK WHERE POSSIBLE ALONG PORTER STREET
- 24 FUTURE OF EXISTING BUS STOP
- 25 FUTURE OF EXISTING STREET LIGHTS
- 26 SHADE STRUCTURE WITH MOVABLE FURNITURE
- 27 MAINTENANCE
- 28 HORSEHED HEDGE
- 29 ACCESS GATE



COPA FLATS CONCEPTUAL LANDSCAPE PLAN
 CITY OF MARICOPA





7021 0950 0001 6443 4671

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 12140-1
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
Total Postage and Fees	\$ 6.13

Postmark
Here

Sent To
CADAK HOLDINGS LLC
Street and Apt. No., or PO Box No.
3317 S. HIGLEY RD STE 114552
City, State, ZIP+4®
GILBERT AZ 85295

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0001 6443 4725

U.S. Postal Service™
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<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
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CAPDEVLO60 LLC C/O CT CORP
Street and Apt. No., or PO Box No.
3800 N CENTRAL AVE STE 460
City, State, ZIP+4®
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PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0001 6443 4688

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Certified Mail Fee	\$ 12140-1
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
Total Postage and Fees	\$ 6.13

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EL DORADO PORTER 27 LLC
Street and Apt. No., or PO Box No.
8501 N SCOTTSDALE RD APT 120
City, State, ZIP+4®
SCOTTSDALE AZ 85253

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0001 6443 4695

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OFFICIAL USE

Certified Mail Fee	\$ 12140-1
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
Total Postage and Fees	\$ 6.13

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Sent To
McDONALD'S REAL ESTATE CO
Street and Apt. No., or PO Box No.
PO BOX 51657
City, State, ZIP+4®
PHOENIX AZ 85076

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

7021 0950 0001 6443 4701

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 12140-1
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
Total Postage and Fees	\$ 6.13

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Sent To
PENDOLA FAM TRS PSHIP
Street and Apt. No., or PO Box No.
PO BOX 1307
City, State, ZIP+4®
GRASS VALLEY CA 95945

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
Domestic Mail Only

For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee	\$ 12140-1
Extra Services & Fees (check box, add fee as appropriate)	
<input type="checkbox"/> Return Receipt (hardcopy)	\$
<input type="checkbox"/> Return Receipt (electronic)	\$
<input type="checkbox"/> Certified Mail Restricted Delivery	\$
<input type="checkbox"/> Adult Signature Required	\$
<input type="checkbox"/> Adult Signature Restricted Delivery	\$
Postage	
Total Postage and Fees	\$ 6.13

Postmark
Here

Sent To
WALMART STORES, INC
Street and Apt. No., or PO Box No.
1301 SE 10TH ST
City, State, ZIP+4®
BENTONVILLE AR 72712-7998

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

ZONING

City of Maricopa - Planning Division

PROPOSAL: Case #ZON21-03: Zoning change request from CI-1 (Light Industrial/Warehouse) to MU-G (General Mixed Use) on 13.00 acres.

Case #GPA21-05: General Plan Amendment change request (minor) to change the land use classification from P (Public/Institutional) to MU (Mixed Use) on 27.09 acres.

Case #DRP21-11: Development Review Permit approval of site plan for proposed multifamily development.

Maricopa AH I, LLLP and Real Estate Equities are excited to bring forward a multifamily housing development proposal on 13.00 acres at the southern portion of the property (i.e. TAPN: 510-300-02C) currently owned by El Dorado Porter 27 LLC. The request is to update the City's General Plan's land use designation classification from P (Public/Institutional) to MU (Mixed Use) on 27.09 acres and a rezone to General Mixed Use (MU-G) zoning on 13.00 acres in order to develop a 312-unit multifamily housing development. The proposed multifamily unit mix will include 1-bedroom, 2-bedroom, and 3-bedroom units with a central clubhouse building, outdoor pool, outdoor activity areas, etc. The development standards for the multifamily will be based on the City's General Mixed Use (MU-G) zoning requirements for the proposed site plan/design. Notice is hereby given that a neighborhood public hearing will be held at the below stated date, time, and location. The purpose of the public meeting and hearing is to receive public comments and suggestions on the following request prior to approval.

NEIGHBORHOOD MEETING

Date: Thursday August 26, 2021

Time: 5:30 p.m.

**Address: 18160 N. Maya Angelou Dr,
Maricopa, AZ 85138**

Redwood Room A

PLANNING AND ZONING HEARING

Date: TBD

Time: 6:00 p.m.

**Address: 39700 W. Civic Center Plaza
Maricopa, AZ 85138**

CITY COUNCIL MEETING

Date: TBD

Time: 7:00 p.m.

**Address: 39700 W. Civic Center Plaza
Maricopa, AZ 85138**

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE CONTACT CASE PLANNER:

BYRON EASTON, SENIOR PLANNER, 520-316-6936, ECONOMIC AND COMMUNITY

DEVELOPMENT, 39700 W. CIVIC CENTER PLAZA, MARICOPA, AZ 85138

Posting Date: 8/10/2021

ZONING

City of Maricopa - Planning Division

PROPOSAL: Case #ZON21-03: Zoning change request from CI-1 (Light Industrial/Warehouse) to MU-G (General Mixed Use) on 13.00 acres.
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Maricopa, AZ 85138
Redwood Room A

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Maricopa, AZ 85138
CITY COUNCIL MEETING
Date: TBD
Time: 7:00 p.m.
Address: 39700 W. Civic Center Plaza
Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE CONTACT CASE PLANNER:
BYRON EASTON, SENIOR PLANNER, 520-316-6936, ECONOMIC AND COMMUNITY
DEVELOPMENT, 39700 W. CIVIC CENTER PLAZA, MARICOPA, AZ 85138

Posting Date: 8/10/2021

8/10/21 09:45:56

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements for case number ZON21-03, GPA21-05, and DRP21-11, located at East side of the intersection of west Applegate Rd and north of Porter Rd, on August 10th, 2021.

See attached photo exhibit.

For applicant:

Dynamite Signs, Inc.
Sign Company Name

Maria Hitt

Sign Company Representative

Subscribed and sworn to be on this 10th day of August 2021 by

Maria Hitt.

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

Marybeth Conrad
Notary Public



My Commission expires: 10.25.2024

ZONING

City of Maricopa - Planning Division

PROPOSAL: Case #ZON21-03: Zoning change request from CI-1 (Light Industrial/Warehouse) to MU-G (General Mixed Use) on 13.00 acres.

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NEIGHBORHOOD MEETING

Date: Thursday August 26, 2021
Time: 5:30 p.m.
Address: 18160 N. Maya Angelou Dr,
Maricopa, AZ 85138
Redwood Room A

PLANNING AND ZONING HEARING

Date: Monday October 11, 2021
Time: 6:00 p.m.
Address: 39700 W. Civic Center Plaza
Maricopa, AZ 85138

CITY COUNCIL MEETING

Date: Tuesday November 2, 2021
Time: 7:00 p.m.
Address: 39700 W. Civic Center Plaza
Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE CONTACT CASE PLANNER:
BYRON EASTON, SENIOR PLANNER, 520-316-6936, ECONOMIC AND COMMUNITY
DEVELOPMENT, 39700 W. CIVIC CENTER PLAZA, MARICOPA, AZ 85138

Posting Date: 8/10/2021

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements for case number ZON21-03, GPA21-05, and DRP21-11 located at East side of the intersection of West Applegate Rd and north of Porter Rd, on September 24th, 2021.

See attached photo exhibit.

For applicant:

Dynamite Signs, Inc.

Sign Company Name

MARIA HITT

Sign Company Representative

Subscribed and sworn to be on this 24th day of September 2021 by
Maria Hitt.

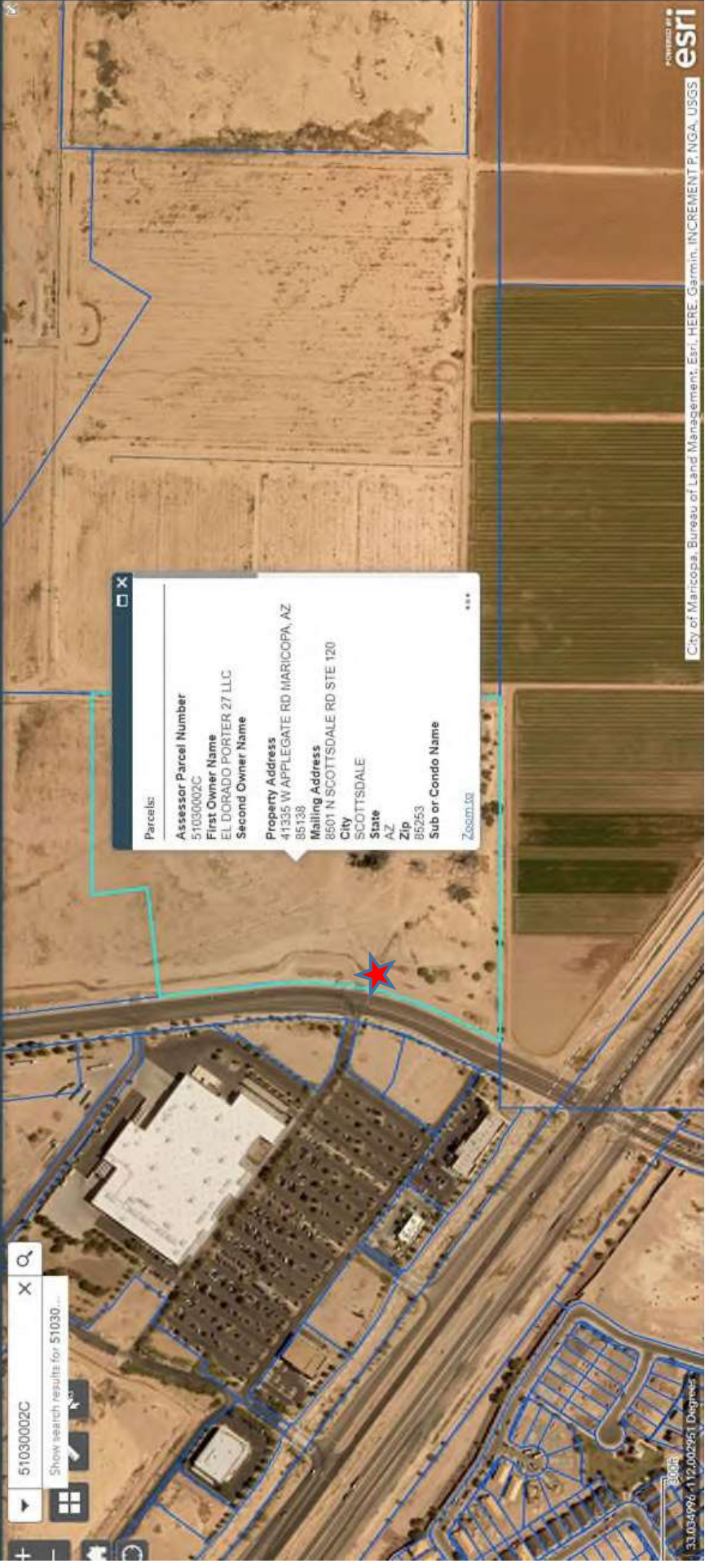
IN WITNESS WHEREOF, I Hereto set my hand and official seal.

MaryBeth Conrad

Notary Public



My Commission expires: 10-25-2024



Parcel #: 51030002C
Assessor Parcel Number: 51030002C
First Owner Name: EL DORADO PORTER 27 LLC
Second Owner Name: [blank]
Property Address: 41335 W APPLGATE RD MARICOPA, AZ 85138
Mailing Address: 8501 N SCOTTSDALE RD STE 120
City: SCOTTSDALE
State: AZ
Zip: 85253
Sub or Condo Name: [blank]

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 08/06/21 14:31 by crodr

Acct #: 17646 Ad #: 116878 Status: New WHOLD

GAMMAGE & BURNHAM Start: 08/10/2021 Stop: 08/10/2021
40 N CENTRAL AVE. 20TH FLOOR Times Ord: 1 Times Run: ***
PHOENIX AZ 85004 LGL 1.00 X 6.82 Words: 258
Total LGL 7.00
Class: 925 PUBLIC NOTICES
Rate: PCG Cost: 59.86
Affidavits: 1
Ad Descrpt: REZONING ZON21-03
Descr Cont: PUBLIC MEETING/HEARING
Given by: *
P.O. #:
Contact: Created: crodr 08/06/21 09:25
Phone: Last Changed: crodr 08/06/21 14:31
Fax#: Agency:
Email: dnewcombe@gblaw.com

PUB ZONE EDT TP RUN DATES
CGCG A 96 S 08/10
CGIT A 96 S 08/10

PAYMENTS:
-- 08/06/2021 53.45 MC *****7887 024778[408900453]

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)

Affidavit of Publication

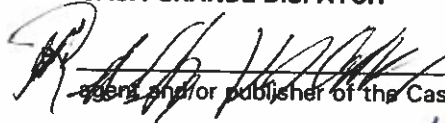
STATE OF ARIZONA } ss.
COUNTY OF PINAL

Notice of Public Meeting and Hearing
REZONING - ZON21-03 Copa Flats
GENERAL PLAN AMENDMENT (MINOR) - GPA21-05 Copa Flats
Neighborhood Meeting
Thursday August 26, 2021
Time: 5:30p.m.
Address: 18160 N Maya Angelou Dr, Maricopa, AZ 85138
Redwood Room A
Planning and Zoning Hearing:
Date: TBD
Time: 6:00p.m.
Address: 39700 W. Civic Center Plaza Maricopa, AZ 85138
City Council Hearing
Date: TBD
Time: 7:00p.m.
Address: 39700 W. Civic Center Plaza Maricopa, AZ 85138
NOTICE IS HEREBY GIVEN THAT at the above listed meeting and public hearings will be held at the above stated date, time, and location. The purpose of the public meeting and hearing is to receive public comments and suggestions on the following request prior to approval. The request includes changing the land use classification from P (Public/Institutional) to MU (Mixed Use) and to change the Zoning from CI-1 (Light Industrial/Warehouse) to MU-G (General Mixed Use).
Anyone wishing to appear and make comment is encouraged to attend. Written comments are welcomed 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 Planning and Zoning Division, Attn: Byron Easton at 39700 W. Civic Center Plaza, Maricopa, AZ 85138 or email at Byron.Easton@maricopa-az.gov. Please include name, address, telephone number, and signature. For questions please contact Planning and Zoning Division at (520)-316-6936.
No. of publications: 1; dates of publication: Aug. 10, 2021.

Ruth A. Kramer, first being duly sworn deposes and says: That he/she is a native born citizen of the United States of America, over 21 years of age, that I am an agent and/or publisher of the 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 ONE issues. The publications thereof having been on the following dates:

08/10/2021

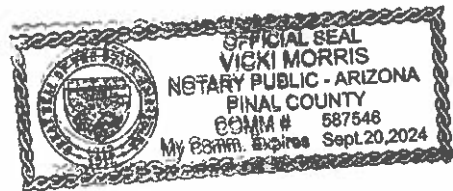
CASA GRANDE DISPATCH


agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this 15th
day of Aug. A.D., 2021



Notary Public in and for the County
of Pinal, State of Arizona



**CASA GRANDE VALLEY
NEWSPAPERS INC**

200 W. 2ND ST.
CASA GRANDE AZ 85122

(520) 836-7461
Fax (520) 836-2944

Advertising Memo Bill

1] Memo Bill Period 09/2021		2] Advertiser/Client Name GAMMAGE & BURNHAM	
23] Total Amount Due 53.45		*Unapplied Amount	3] Terms of Payment
21] Current Net Amount Due .00	22] 30 Days .00	60 Days .00	Over 90 Days .00
4] Page Number 1	5] Memo Bill Date 09/23/21	6] Billed Account Number 17646	7] Advertiser/Client Name CHRIS. 17646

8] Billed Account Name and Address GAMMAGE & BURNHAM 40 N CENTRAL AVE. 20TH FLOOR PHOENIX AZ 85004		Amount Paid: Comments: Ad #: 120950
---	--	---

Please Return Upper Portion With Payment

10] Date	11] Newspaper Reference	12] 13] 14] Description-Other Comments/Charges	15] SAU Size 16] Billed Units	17] Times Run 18] Rate	19] Gross Amount	20] Net Amount
09/25/21	120950 PCG AZTPT	REZONING ZON21-03 COPAL FLATS PUBLIC HEARING 09/25 CGCG CGIT AZ TPT TAX	1.0X 6.17 6.25	1 52.50 .95	52.50	53.45

PAID

Statement of Account - Aging of Past Due Amounts

21] Current Net Amount Due 0.00	22] 30 Days 0.00	60 Days 0.00	Over 90 Days 0.00	*Unapplied Amount	23] Total Amount Due 53.45
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CASA GRANDE VALLEY NEWSPAPERS INC.

(520) 836-7461

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24] Invoice 120950	25] Billing Period 09/2021	Advertiser Information		
6] Billed Account Number 17646	7] Advertiser/Client Number 17646	2] Advertiser/Client Name GAMMAGE & BURNHAM		

STATE OF ARIZONA
COUNTY OF PINAL } ss.

Affidavit of Publication

Notice of Public Meeting and Hearing
REZONING - ZON21-03 Copa Flats
GENERAL PLAN AMENDMENT (MINOR) - GPA21-05 Copa Flats DEVELOPMENT REVIEW PERMIT (MAJOR) - DRP21-11 Copa Flats

Planning and Zoning Hearing:
Date: Monday October 11, 2021
Time: 6:00p.m.
Address: 39700 W. Civic Center Plaza Maricopa, AZ 85138
City Council Hearing
Date: Tuesday November 2, 2021
Time: 7:00p.m.
Address: 39700 W. Civic Center Plaza Maricopa, AZ 85138

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The request includes changing the land use classification from P (Public/Institutional) to MU (Mixed Use) and to change the Zoning from CI-1 (Light Industrial/Warehouse) to MU-G (General Mixed Use). The Development Review Permit Application for the proposed development site plan will also be reviewed.

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No. of publications: 1; date of publication: Sep. 25, 2021.

Ruth A. Kramer, first being duly sworn deposes and says: That he/she is a native born citizen of the United States of America, over 21 years of age, that I am an agent and/or publisher of the 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 ONE issues. The publications thereof having been on the following dates:

09/25/2021

CASA GRANDE DISPATCH

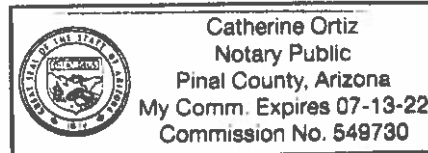
By [Signature]
agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this 27th

day of September A.D., 2021

[Signature]

Notary Public in and for the County
of Pinal, State of Arizona





REAL ESTATE EQUITIES

Copa Flats Neighborhood Meeting Minutes

August 26, 2021

5:30 p.m.

Maricopa Library and Cultural Center

Meeting Facilitator(s)

Eric Omdahl: Maricopa AH I LLLP (the “Applicant”)

Ian Schwickert: Maricopa AH I LLLP (the “Applicant”)

Dennis Newcomb: Gammage & Burnham (Counsel)

Agenda

Maricopa AH I LLLP to present schematic design presentation boards of which included proposed site plan, amenities, building materials and color schemes. Included in the presentation were real building materials that are planned to be implemented on the project.

Meeting Minutes

No comments or questions were recorded as there was no residents in attendance. Attendees of the meeting included Eric Omdahl & Ian Schwickert with Maricopa AH I LLLP (the “Applicant”) and Dennis Newcomb with Gammage & Burnham.

No neighborhood sign-in sheet required as no residents attended the scheduled meeting on August 26th, 2021.

