



**MOUNTAIN
TRACE
DEVELOPMENT**

Re: Case # ZON18-01

Dear Neighbor,

An application has been filed with the City of Maricopa by Mountain Trace Development, LLC for Vista Village, a multi-family apartment project at the above mentioned property. The meeting date in regards to this request are as follow:

Neighborhood Meeting
August 22, 2018 at 6:00pm
City Hall 39700 W. Civic Center Plaza
Maricopa, AZ 85138

Planning and Zoning Commission: September 10, 2018 at 6:00pm City Hall 39700 W. Civic Center Plaza Maricopa, AZ 85138	City Council: October 2, 2018 at 7:00pm City Hall 39700 W. Civic Center Plaza Maricopa, AZ 85138
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On behalf of Mountain Trace Development, LLC (Applicant) and Englewood Development Company, Inc. This site is generally located in the The Wells Power Center, north of Walmart and South of Banner Health Center along Porter Road within the City of Maricopa incorporated limits. According to Pinal County Assessor records, you are a property owner within 300 feet of the property under consideration. In order to better inform you of the public meeting(s) scheduled for this matter, this notice is being sent o you via First Class 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 Kazi Haque at the City of Maricopa Planning Department at 520-568-9098. You can also e-mail him at khaque@maricopa-az.gov subject Case #ZON18-01 Vista Village.

Please note that City Council holds a work session prior to the aforementioned Council meeting time. As the work session meeting time varies, please contact the City Clerk at 520-568-9098 or visit the City of Maricopa website at www.maricopa-az.gov for information on the specific time that the work session will be held. Kindly address additional questions or comments to the Planning Department at 520-568-9098.

Sincerely,

Mountain Trace Development, LLC and Englewood Development, Inc.

M o u n t a i n T r a c e D e v e l o p m e n t , L L C .
C o n s t r u c t i o n M a n a g e m e n t • C o n s u l t i n g
86 0 East 86th Street; Suite 5 • I n d i a n a p o l i s , I N 46240
P h o n e (317) 848 - 51 11 • F a x (317) 846 - 45 52

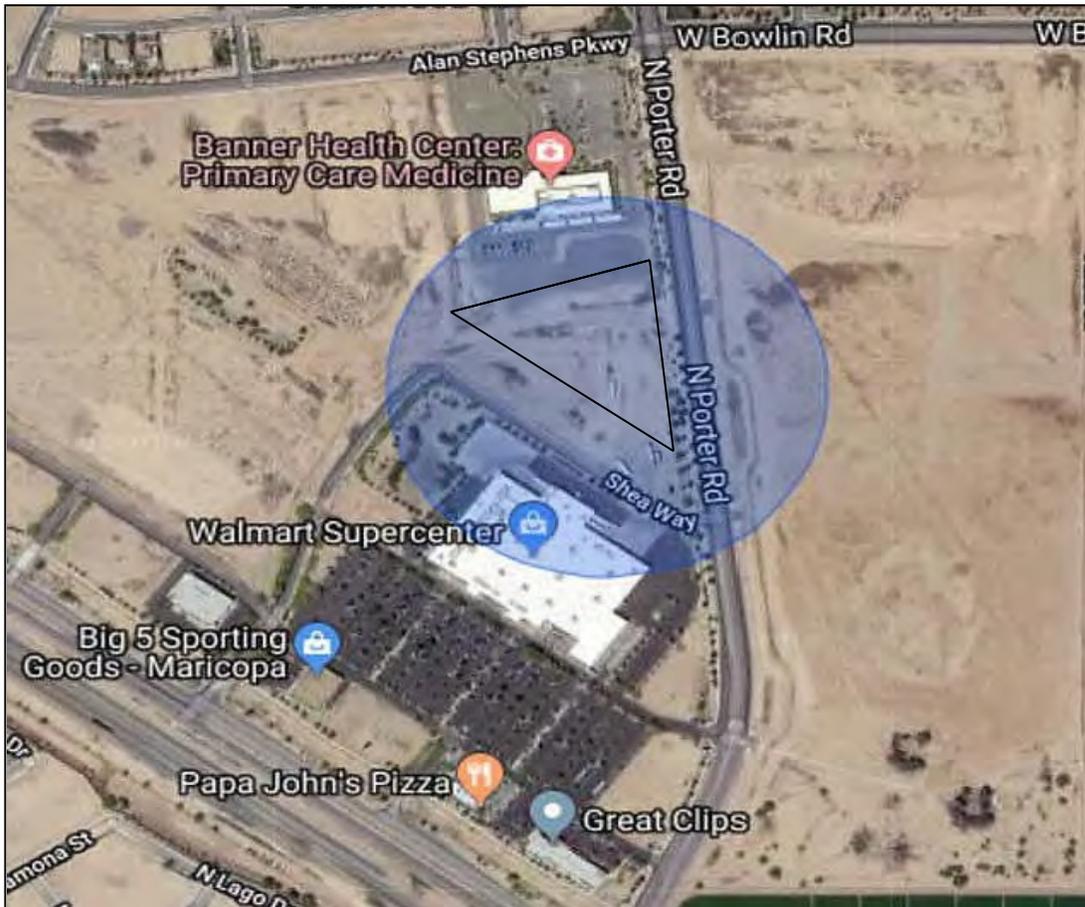
Notification Area Map (example)

Project Name: Vista Village

Location: Lot 19 of replat of lots 18 & 19 if Maricopa Power Center The

Wells Request: re-zone to MU-G (Mixed Use General)

Current Zoning of Subject Property: CII-Light Industry & Warehouse



**300 feet
Notification Area**



Subject Property

Mountain Trace Developement
222 S. 11th St
Cottonwood Az 86326

CAPDEVOGO, LLC
1725 W. Greentree DR
Tempe Az #114
85284

USPS TRACKING#
9590 9402 3996 8079 4965 09

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box*
Mountain Trace Developement
222 S. 11th St.
Cottonwood Az
86326

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
\$
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage
\$
Total Postage and Fees
\$

Sent To
CAPDEVOGO LLC
1725 W. Greentree Dr #114
Tempe Az 85284

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

Mountain Trace Developement
222 S 11th St.
Cottonwood Az 86326

Banner Health
2901 N. Central Ave
Phoenix Az
85012

U.S. Postal Service™
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Certified Mail Fee
\$
Extra Services & Fees (check box, add fee as appropriate)
 Return Receipt (hardcopy) \$
 Return Receipt (electronic) \$
 Certified Mail Restricted Delivery \$
 Adult Signature Required \$
 Adult Signature Restricted Delivery \$

Postage
\$
Total Postage and Fees
\$

Sent To
Banner Health
2901 N. Central Ave
Phoenix AZ 85012

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

USPS TRACKING#
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United States
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Mountain TRACE Developement
222 S. 11th St
Cottonwood Az 86326

Mountain Trace Development
222 S. 11TH ST
Cottonwood AZ 86326

EL Dorado Porter 27 LLC
8501 N. Scottsdale Rd
Scottsdale Az #120
85253

USPS TRACKING#
9590 9402 3996 8079 4964 86

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Postage & Fees Paid
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Permit No. G-10

United States
Postal Service

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Mountain Trace Develop-
ment
222 S. 11TH St.
Cottonwood Az 86326

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7018 0680 0000 9684 578J
7018 0680 0000 9684 578J
7018 0680 0000 9684 578J

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	\$
Total Postage and Fees	\$

Postmark
Here

Sent To
EL Dorado Porter 27 LLC
8501 N. Scottsdale Rd #120
Scottsdale Az 85253

Mountain Trace Development
222 S. 11TH ST.
Cottonwood Az 86326

WAL mart Stores Inc
1301 SE 10TH ST.
Bentonville AK
72712

USPS TRACKING#
9590 9402 3996 8079 4964 79

First-Class Mail
Postage & Fees Paid
USPS
Permit No. G-10

United States
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box*
Mountain Trace Develop-
ment
222 S. 11TH St.
Cottonwood Az
86326

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7018 0680 0000 9684 579B
7018 0680 0000 9684 579B
7018 0680 0000 9684 579B

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	\$
Total Postage and Fees	\$

Postmark
Here

Sent To
WAL mart Stores Inc
1301 SE 10TH ST.
Bentonville AK 72712

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

BENTONVILLE, AR 72712

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$6.70

0250
05
Postmark
Here
08/01/2018

Sent To Walmart Stores INC
Street and Apt. No., or PO Box No. 1301 SE 10th St.
City, State, ZIP+4® Bentonville AK 72712

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

U.S. Postal Service™
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TEMPE, AZ 85284

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$6.70

0250
05
Postmark
Here
08/01/2018

Sent To CAPDEVOLA LLC
Street and Apt. No., or PO Box No. 1725 W. Greentree Dr #114
City, State, ZIP+4® Tempe Az 85284

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

7018 0680 0000 9684 5811

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PHOENIX, AZ 85012

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$6.70

0250
05
Postmark
Here
08/01/2018

Sent To Banner Health
Street and Apt. No., or PO Box No. 2901 N. Central Ave
City, State, ZIP+4® Phoenix AZ 85012

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

U.S. Postal Service™
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For delivery information, visit our website at www.usps.com®.

PARADISE VALLEY, AZ 85253

Certified Mail Fee	\$3.45
Extra Services & Fees (check box, add fee as appropriate)	\$2.75
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00
<input type="checkbox"/> Return Receipt (electronic)	\$0.00
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00
<input type="checkbox"/> Adult Signature Required	\$0.00
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00

Postage	\$0.50
Total Postage and Fees	\$6.70

0250
05
Postmark
Here
08/01/2018

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

7018 0680 0000 9684 5781

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Banner Health
2901 N. Central Ave
Phoenix Az 85012



9590 9402 3996 8079 4964 93

2. Article Number (Transfer from service label)

118 0680 0000 9684 5804

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

6 HAYD

C. Date of Delivery

8-3-18

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

EL DORADO PORTER 27, LLC
8501 N. Scottsdale Rd
#120
Scottsdale Az 85253



9590 9402 3996 8079 4964 86

2. Article Number (Transfer from service label)

7018 0680 0000 9684 5781

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*

- Agent
- Addressee

B. Received by (Printed Name)

Karen McCalmy

C. Date of Delivery

8/6/18

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

Restricted Delivery

Domestic Return Receipt

SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

WAL MART STORES INC
1301 SE 10TH ST.
Bentonville AK
72712



9590 9402 3996 8079 4964 79

2. Article Number (Transfer from service label)

7018 0680 0000 9684 5798

PS Form 3811, July 2015 PSN 7530-02-000-9053

COMPLETE THIS SECTION ON DELIVERY

A. Signature

X *[Signature]*
Brett R Foltz

- Agent
- Addressee

B. Received by (Printed Name)

Brett R Foltz

C. Date of Delivery

AUG 06 2018

D. Is delivery address different from item 1? Yes

If YES, enter delivery address below: No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Return Receipt for Merchandise
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

all Restricted Delivery

Domestic Return Receipt

ALERT: USPS SERVICES IMPACTED BY HURRICANE LANE IN HAWAII. [READ MORE >...](#)

USPS Tracking®

FAQs > (<http://faq.usps.com/?articleId=220900>)

Track Another Package +

Tracking Number: 70180680000096845811

Remove X

Expected Delivery on

FRIDAY

10 AUGUST 2018 ⓘ

by **8:00pm** ⓘ

Delivered

August 10, 2018 at 11:30 am
Delivered, Left with Individual
GILBERT, AZ 85233

Get Updates ▾

7018 0680 0000 9684 5811

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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TEMPE, AZ 85284

Certified Mail Fee	\$3.45	0250
Extra Services & Fees (check box, add fee \$ to appropriate)	\$2.75	05
<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	Postmark Here
<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$0.00	
<input type="checkbox"/> Adult Signature Required	\$0.00	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$0.00	
Postage	\$0.50	08/01/2018
Total Postage and Fees	\$6.70	

Sent To: CAPDEVIGO LLC
Street and Apt. No., or PO Box No.: 1725 W Greentree Dr #114
City, State, ZIP+4®: Tempe Az 85284

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

Text & Email Updates ▾

Tracking History ▾

Product Information ▾

See Less ^

**NOTICE OF PUBLIC MEETING
AND HEARING
REZONE Case ZON18-01
Neighborhood Meeting:
August 22, 2018 @ 6:00pm
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138**

**Planning and Zoning Hearing:
September 10, 2018 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138**

**City Council Hearing:
October 2, 2018 @ 7:00 p.m.
City Hall
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 stat-
ed date, time, and location. The pur-
pose of the public meeting and public
hearings is to receive public com-
ments, suggestions on the following
request prior to approval.

ZON18-01 On behalf of Mountain
Trace Development, LLC (Applicant)
and Englewood Development
Company, Inc. (Developer) request the
rezoning of lot 19 of the Maricopa
Power Center The Wells development,
from CI-1 (Light Industrial) to MU-G
(Mixed Use General).

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 com-
ments or appeals should be sent in
written form to the Development
Services Department.

Attn: Kazi Hague at 39700 W. Civic
Center Plaza, Maricopa, AZ 85138.
Please include name, address, tele-
phone number and signature. For
questions, please contact Planning
Division at 520-568-9098.

Dated this DAY OF MONTH, YEAR
Vanessa Bueras, City Clerk
No. of publications: 1; date of publica-
tion: Aug. 7, 2018.

Affidavit of Publication

VA }
PINAL } SS.

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 daily newspaper published at Casa Grande, Pinal County, Arizona, Tuesday through Sunday 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 first publication thereof having been on the

3RD day of AUGUST A.D., 2018

Second publication _____

Third publication _____

Fourth publication _____

Fifth publication _____

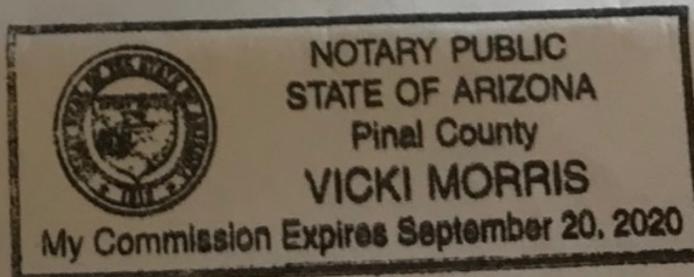
Sixth publication _____

CASA GRANDE DISPATCH

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

Sworn to before me this August day of 2018
[Signature]

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



NOTICE OF PUBLIC MEETING
AND HEARING
REZONE Case ZON18-01
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Maricopa, AZ 85138

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October 2, 2018 @ 7:00 p.m.
City Hall
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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 public
hearings is to receive public comments,
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prior to approval.

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Please include name, address, telephone
number and signature. For questions,
please contact Planning Division at
520-568-9098.

Dated this DAY OF MONTH, YEAR
Vanessa Bueras, City Clerk

No. of publications: 1; date of publication:
Aug. 3, 2018.

ZONING

City of Phoenix

For more information, please visit www.phoenix.gov/zoning or call 602-262-3333. A zoning map is available at www.phoenix.gov/zoning.

APPLICABLE ZONING ORDINANCES

Ordinance	Effective Date
1998-001	1/1/98
2000-001	1/1/00
2001-001	1/1/01
2002-001	1/1/02
2003-001	1/1/03
2004-001	1/1/04
2005-001	1/1/05
2006-001	1/1/06
2007-001	1/1/07
2008-001	1/1/08
2009-001	1/1/09
2010-001	1/1/10
2011-001	1/1/11
2012-001	1/1/12
2013-001	1/1/13
2014-001	1/1/14
2015-001	1/1/15
2016-001	1/1/16
2017-001	1/1/17
2018-001	1/1/18
2019-001	1/1/19
2020-001	1/1/20
2021-001	1/1/21
2022-001	1/1/22



ZONING

City of Phoenix Planning & Community Development Department

1100 North Central Avenue, Suite 200, Phoenix, AZ 85004

Phone: (602) 262-3333

Website: www.phoenix.gov/planning

City of Phoenix Planning & Community Development Department

1100 North Central Avenue, Suite 200, Phoenix, AZ 85004

Phone: (602) 262-3333

Website: www.phoenix.gov/planning

City of Phoenix Planning & Community Development Department

1100 North Central Avenue, Suite 200, Phoenix, AZ 85004

Phone: (602) 262-3333

Website: www.phoenix.gov/planning

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