

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

Re: Maricopa Wells – Rezoning Case # ZON22-08.
NEC White and Parker Rd. and Farrell Rd. Maricopa, Arizona

Citizens Participation Report Table of Contents

1. Project Narrative
2. Neighbors' notification letter
3. 600 foot radius map of property owners
4. List of property owners
5. Final newspaper notice
6. Reduced copy of sign posting
7. Aerial view of site with signs locations
8. Pictures of signs posting
9. Newspaper ad affidavit
11. Neighborhood meeting minutes
12. Neighborhood meeting sign-in sheet

ARCHITECTURE	CIVIL ENGINEERING
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RE: CASE #: **ZON22-08**. Proposed Commercial Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

PROJECT NARRATIVE

1. Subject Site

The subject site (APN# 502-03-013R) is 200 gross acres of land located at the NEC of White and Parker Road and Farrell Road, in Maricopa, AZ. This project is a subdivision of, approximately, 60 gross acres, in the south portion of this site, which will also be subdivided into 5 lots and 3 different zonings. The remaining 140 acres will remain the property of Riggins investments Properties, Inc.

2. Project Introduction

On behalf of S3Biotech LLC (Owners), Ware Malcomb (Architect) respectfully submits for consideration this rezoning Application for 19.5 ac. portion an approximate 60.05-acre project site situated at the northeast corner of White and Parker Rd. and Farrell Rd. in the City of Maricopa, Arizona (see image 1). The property is currently under City of Maricopa jurisdiction and zoned GR (General Rural Zone). The Owner is requesting rezoning for the various uses proposed in this development, including:

- A Three-Story Mini Storage facility including covered RV storage and offices.
- An office center that includes various one-story office buildings and outdoor areas.
- Retail / Commercial.

3. Notification and Procedures

S3 Biotech LLC intends to follow the notification procedure outlined by the City of Maricopa Citizen Participation Plan process. All Rezoning documents shall be submitted to the assigned City of Maricopa planning staff. Per this Citizen's Participation Plan and upon administrative approval from City of Maricopa planning staff, S3 Biotech LLC will notify all property owners within 600' of the subject property of the intention to propose Rezoning to the subject property. At the same time, signage will be posed that will provide the days and times for all pertinent meetings including neighborhood meetings, Planning and Zoning Hearings, and City Council hearings. A neighborhood meeting will be held that will allow adjacent residents and other interested parties the opportunity to ask questions and provide opinions on what the proposed Rezone will be. S3 Biotech LLC will consolidate this correspondence as well as any other communication received and will prepare a final report summarizing the community involvement and documenting all notification materials that were dispersed. This report will then be delivered to the planning staff for review and ultimately to the Planning Commission and City Council for review and approval.

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RE: CASE #: **ZON22-08**. Proposed Commercial Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

Dear Neighbor,

An application for REZONE has been filed with the City of Maricopa by Ware Malcomb, on behalf of S3 BioTech LLC for a proposed Multi-Family Residential Development at the above-mentioned property.

The meeting dates, in regard to this request, are as follows:

Neighborhood Meeting
November 22nd, 2022 @ 6:00 p.m.
Maricopa Library and Cultural Center
18160 N Maya Angelou Dr,
Maricopa, AZ 85138

Planning and Zoning Commission:
December 12th, 2022 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council:
January 17th, 2023 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

According to the Pinal County Assessor records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting scheduled for this matter, this notice is being sent to you via 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 Derek Scheerer at the City of Maricopa Planning Department at 520-568-9098. You can also email him at derek.scheerer@maricopa-az.gov subject **Maricopa Spectrum, Case No. ZON22-08**.

Please see additional pages for project narrative and other exhibits:

Sincerely,

Rogelio "Roy" Arrieta
Project Manager
Ware Malcomb

****Esta información se puede proporcionar en español a pedido, por favor comuníquese con Rodolfo Lopez, 520-316-6986 para la información.**

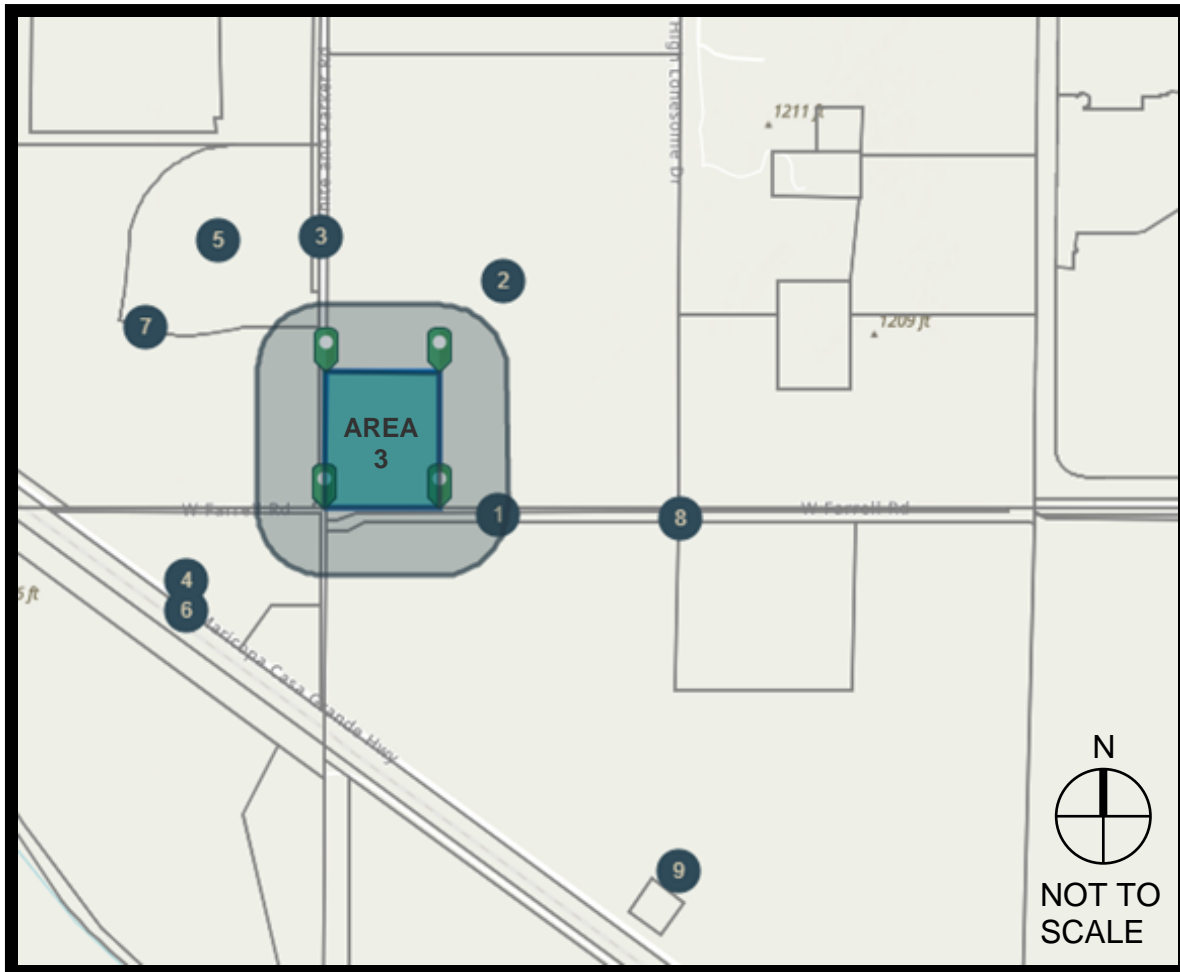
Notification Area Map

Project Name: Maricopa Spectrum - Area 3

Location: NEC of N White and Parker Road & W Farrell Road

Request: REZONE

Current Zoning of Subject Property: GR - General Rural



**600 feet
Notification Area**



Subject Property



Neighboring Property
(See Property Owner Mailing List)

Property Owner Notification: 600 feet mailing list

	Property Owner Name	Parcel #	Physical Address	Tax Billing Address
1	EAGLE SHADOW LLC	50242001K	N/A	8501 N Scottsdale Rd. STE 120 Paradise Valley, AZ 85253
2	RIGGINS INVESTMENT PROPERTIES INC	50203013R	39209 W Bowlin Rd. Maricopa, AZ 85138	PO Box 2150 Coolidge, AZ 85128
3		NAP		
4	LTP MANAGEMENT LIMITED PSHIP LLLP	51049001A	N/A	4635 W Port Au Prince Ln. Glendale, AZ 85306
5	AK-CHIN INDIAN COMMUNITY	51030001N	N/A	42507 W Peters & Nall Rd. Maricopa, AZ 85138
6		NAP		
7	SAN TRAVASA LLC	51030001Q	N/A	8501 N Scottsdale Rd. STE 120 Paradise Valley, AZ 85253
8	EAGLE SHADOW LLC	50242001G	N/A	8501 N Scottsdale Rd. STE 120 Paradise Valley, AZ 85253
9	EAGLE SHADOW LLC	50242001K	N/A	8501 N Scottsdale Rd. STE 120 Paradise Valley, AZ 85253

ARCHITECTURE | CIVIL ENGINEERING
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RE: CASE #: **ZON22-08**. Proposed Multi-Family Residential Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

**NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING
AND PUBLIC MEETING**

**REZONE Case ZON22-08, and MINOR GENERAL PLAN AMENDMENT and REZONING Cases
GPA22-12, ZON22-09, and ZON22-10**

Neighborhood Meeting

November 22nd, 2022 @ 6:00 p.m.
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39700 W. Civic Center Plaza
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN THAT at the above listed meeting, PUBLIC HEARINGS will be held at the above stated dates, times, and locations.

S3 Biotech LLC, represented by Roy Arrieta of Ware Malcomb, is proposing a Rezone of +/- 19.35 acres from General Rural (GR) to General Commercial (GC); a Minor General Plan Amendment for +/- 40.57 acres from existing High Density Residential (HDR), Medium Density Residential (MDR), and Employment (E) to High Density Residential (HDR); a Rezone of +/- 16.31 acres from General Rural (GR) to High Density Residential (RH); and a Rezone of +/- 24.26 acres from General Rural (GR) to Multiple Unit Residential (RM) of portion of County Tax Parcel 502-03-013R, generally located at the northeast corner of N. White and Parker Road and W. Farrell Road, within the City of Maricopa incorporated limits.

The Planning and Zoning Division is processing the proposals in accordance to the Zoning Code as Minor General Plan Amendment and Rezone applications that will run concurrently with one another.

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: Derek Scheerer at 39700 W Civic Center Plaza, Maricopa, AZ 85138 or email at derek.scheerer@maricopa-az.gov. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 568-9098.

November 3rd, 2022
Published in the
CASA GRANDE DISPATCH
November 5th, 2022

- ARCHITECTURE
- PLANNING
- INTERIORS
- CIVIL ENGINEERING
- BRANDING
- BUILDING MEASUREMENT

RE: CASE #: **ZON22-08**. Proposed Commercial Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

PUBLIC NOTICE POSTING SIGN (REDUCED)

REZONE

City of Maricopa – Planning Division

Proposal: **REQUEST TO REZONE +/- 19.35 ACRES LOCATED AT THE NORTHEAST CORNER OF N. WHITE AND PARKER ROAD AND W. FARRELL ROAD FROM GENERAL RURAL (GR) TO GENERAL COMMERCIAL (GC) TO ALLOW FOR THE DEVELOPMENT OF A COMMERCIAL PROJECT.**

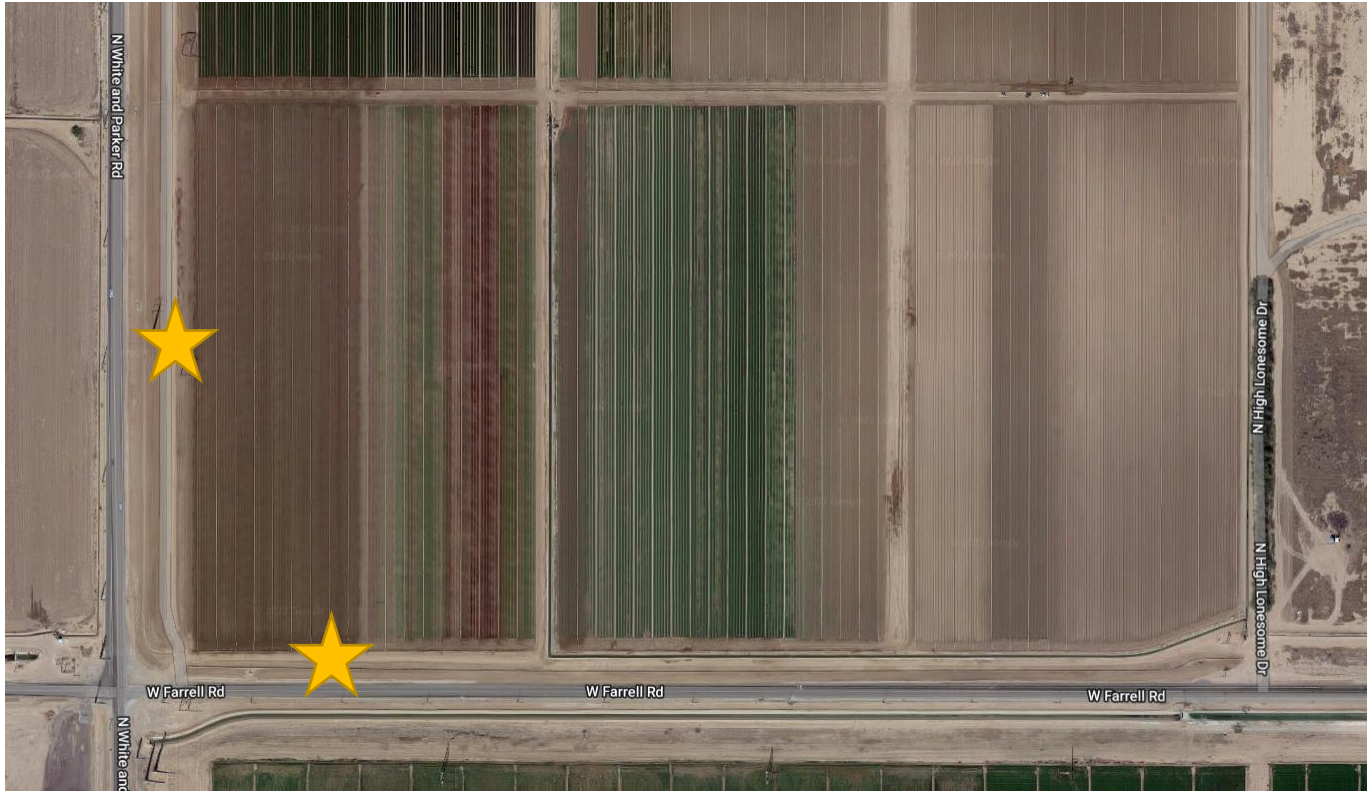
<p>CASE NUMBER: ZON22-08</p> <p>NEIGHBORHOOD MEETING November 22nd, 2022 @ 6:00pm Maricopa Library and Cultural Center 18160 N Maya Angelou Dr, Maricopa, AZ 85138</p> <p>FOR QUESTIONS OR COMMENTS REGARDING THIS CASE CONTACT CASE PLANNER: Derek Scheerer Planner II 520-316-6980 Derek.Scheerer@maricopa-az.gov</p>	<p>PLANNING AND ZONING December 12th, 2022 @ 6:00pm City Hall 39700 W. Civic Center Plaza Maricopa, AZ 85138</p> <p>CITY COUNCIL MEETING January 17th, 2023 @ 6:00pm City Hall 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>
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POSTING DATE: NOVEMBER 5, 2022

- ARCHITECTURE
- PLANNING
- INTERIORS
- CIVIL ENGINEERING
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RE: CASE #: **ZON22-08**. Proposed Commercial Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

SIGN POSTING LOCATION



LEGEND



LOCATION OF SIGN

- ARCHITECTURE
- PLANNING
- INTERIORS
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- BUILDING MEASUREMENT

Re: Maricopa Wells – Rezoning Neighborhood meeting. Case #ZON22-08.
NEC White and Parker Rd. and Farrell Rd. Maricopa, Arizona

Pictures of the posted signs



**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 11/2022		2 Advertiser/Client Name S3 BIOTECH LLC	
23 Total Amount Due 76.96		*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 11/03/22	6 Billed Account Number 19710	7 Advertiser/Client Number CHRIS. 19710

8 Billed Account Name and Address S3 BIOTECH LLC 7144 E. STETSON DR. STE. 425 SCOTTSDALE AZ 85251		Amount Paid: Comments: Ad #: 155484
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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	18 Gross Amount	20 Net Amount
11/05/22	155484 PCG	GPA22-12 NEWSPAPER NOTICE 11/05 CGCG CGIT AZ TPT TAX	1.0X 8.99 9.00	1 75.60	75.60	76.96
	AZTPT			1.36		



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 76.96
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CASA GRANDE VALLEY NEWSPAPERS INC.

(520) 836-7461

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice 155484	25 Billing Period 11/2022	6 Billed Account Number 19710	7 Advertiser/Client Number 19710	2 Advertiser/Client Name S3 BIOTECH LLC
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} SS.

Affidavit of Publication

NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD
MEETING, PUBLIC HEARING
AND PUBLIC MEETING
REZONE Case ZON22-08,
and MINOR GENERAL PLAN
AMENDMENT and REZONING
Cases GPA22-12, ZON22-09,
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Neighborhood Meeting
November 22nd, 2022 @ 6:00
p.m.

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NOTICE IS HEREBY GIVEN
THAT at the above listed meeting,
PUBLIC HEARINGS will be held
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S3 Biotech LLC, represented by
Roy Arrieta of Ware Malcomb, is
proposing a Rezone of +/- 19.35
acres from General Rural (GR)
to General Commercial (GC); a
Minor General Plan Amendment
for +/- 40.57 acres from existing
High Density Residential (HDR),
Medium Density Residential
(MDR), and Employment (E) to
High Density Residential (HDR);
a Rezone of +/- 16.31 acres
from General Rural (GR) to High
Density Residential (RH); and a
Rezone of +/- 24.26 acres from
General Rural (GR) to Multiple
Unit Residential (RM) of portion of
County Tax Parcel 502-03-013R,
generally located at the northeast
corner of N. White and Parker
Road and W. Farrell Road, within
the City of Maricopa incorporated
limits.

The Planning and Zoning Division
is processing the proposals in
accordance to the Zoning Code as
Minor General Plan Amendment
and Rezone applications that will
run concurrently with one another.
Anyone wishing to appear and
make comment is encouraged to
attend. Written comments are
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Division, Attn: Derek Scheerer
at 39700 W Civic Center Plaza,
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at derek.scheerer@maricopa-
az.gov. Please include name,
address, telephone number and
signature. For questions, contact
the Planning and Zoning Division
at (520) 568-9098.

Published in Casa Grande
Dispatch
November 05, 2022
No. of publications: 1; date of
publication: Nov. 5, 2022.

Kara K. Cooper, 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 issue. The
publications thereof having been on the following date:

11/05/2022

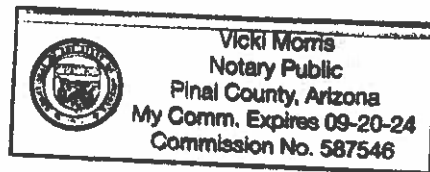
CASA GRANDE DISPATCH

By *Kara K. Cooper*
agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this *Nov.*
day of *Nov.* A.D., *2022*

Vicki Morris

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



ARCHITECTURE	CIVIL ENGINEERING
PLANNING	BRANDING
INTERIORS	BUILDING MEASUREMENT

Re: Maricopa Wells – Rezoning and GPA Neighborhood meeting.
ZON22-08, ZON22-09, ZON22-10 and GPA22-12.
NEC White and Parker Rd. and Farrell Rd. Maricopa, Arizona

Meeting Minutes

- A neighborhood meeting was held at the City of Maricopa public library, Palo Verde meeting room, on Tuesday November 22, 2022.
- The presenter's name was Auggie Saucedo, with Abraham Dewitz Cons., and Roy Arrieta, from Ware Malcomb.
- Meeting was call to order at 6:00 pm
- Nobody attended this meeting
- This meeting was adjourned at 6:40 pm.

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INTERIORS | BUILDING MEASUREMENT

Re: Maricopa Wells – Rezoning and GPA Neighborhood meeting
NEC White and Parker Rd. and Farrell Rd. Maricopa, Arizona

SIGN-IN SHEET

Name	Phone Number	Email
* <i>Auggie Suced</i>	<i>503-810-0133</i>	<i>Auggie@AbrahamDewitz.com</i>

* PRESENTER

[Signature] 6:36pm

ARCHITECTURE
PLANNING
INTERIORS

CIVIL ENGINEERING
BRANDING
BUILDING MEASUREMENT

Re: Maricopa Wells – Rezoning Case # ZON22-09.
NEC White and Parker Rd. and Farrell Rd. Maricopa, Arizona

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RE: CASE #: **ZON22-09**. Proposed Multi-Family Residential Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

PROJECT NARRATIVE

1. Subject Site

The subject site (APN# 502-03-013R) is 200 gross acres of land located at the NEC of White and Parker Road and Farrell Road, in Maricopa, AZ. This project is a subdivision of approximately 60 gross acres in the south portion of this site, which will also be subdivided into 5 lots and 3 different zonings. The remaining 140 acres will remain the property of Riggins investments Properties, Inc.

2. Project Introduction

On behalf of S3Biotech LLC (Owners), Ware Malcomb (Architect) respectfully submits for consideration this rezoning Application for 24.26 ac. portion an approximate 60.05-acre project site situated at the northeast corner of White and Parker Rd. and Farrell Rd. in the City of Maricopa, Arizona. The property is currently under City of Maricopa jurisdiction and zoned GR (General Rural Zone). The Owner is requesting rezoning for a new Multifamily detached units' development consisting of 1-bedroom, 2-bedroom, and 3-bedroom, duplex units and four-plex units, clubhouse, and amenities for the residents.

3. Notification and Procedures

S3 Biotech LLC intends to follow the notification procedure outlined by the City of Maricopa Citizen Participation Plan process. All Minor General Land Amendment and Rezoning documents shall be submitted to the assigned City of Maricopa planning staff. Per this Citizen's Participation Plan and upon administrative approval from City of Maricopa planning staff, S3 Biotech LLC will notify all property owners within 600' of the subject property of the intention to propose a Minor General Plan Amendment and Rezoning to the subject property. At the same time, signage will be posed that will provide the days and times for all pertinent meetings including neighborhood meetings, Planning and Zoning Hearings, and City Council hearings. A neighborhood meeting will be held that will allow adjacent residents and other interested parties the opportunity to ask questions and provide opinions on what the proposed Minor General Plan Amendment and Rezone will be. S3 Biotech LLC will consolidate this correspondence as well as any other communication received and will prepare a final report summarizing the community involvement and documenting all notification materials that were dispersed. This report will then be delivered to the planning staff for review and ultimately to the Planning Commission and City Council for review and approval.

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RE: CASE #: **ZON22-09**. Proposed Multi-Family Residential Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

Dear Neighbor,

An application for REZONE has been filed with the City of Maricopa by Ware Malcomb, on behalf of S3 BioTech LLC for a proposed Multi-Family Residential Development at the above-mentioned property.

The meeting dates, in regard to this request, are as follows:

Neighborhood Meeting

November 22nd, 2022 @ 6:00 p.m.
Maricopa Library and Cultural Center
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According to the Pinal County Assessor records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting scheduled for this matter, this notice is being sent to you via 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 Derek Scheerer at the City of Maricopa Planning Department at 520-568-9098. You can also email him at derek.scheerer@maricopa-az.gov subject **Maricopa Wells, Case No. ZON22-09**.

Please see additional pages for project narrative and other exhibits:

Sincerely,

Rogelio "Roy" Arrieta
Project Manager
Ware Malcomb

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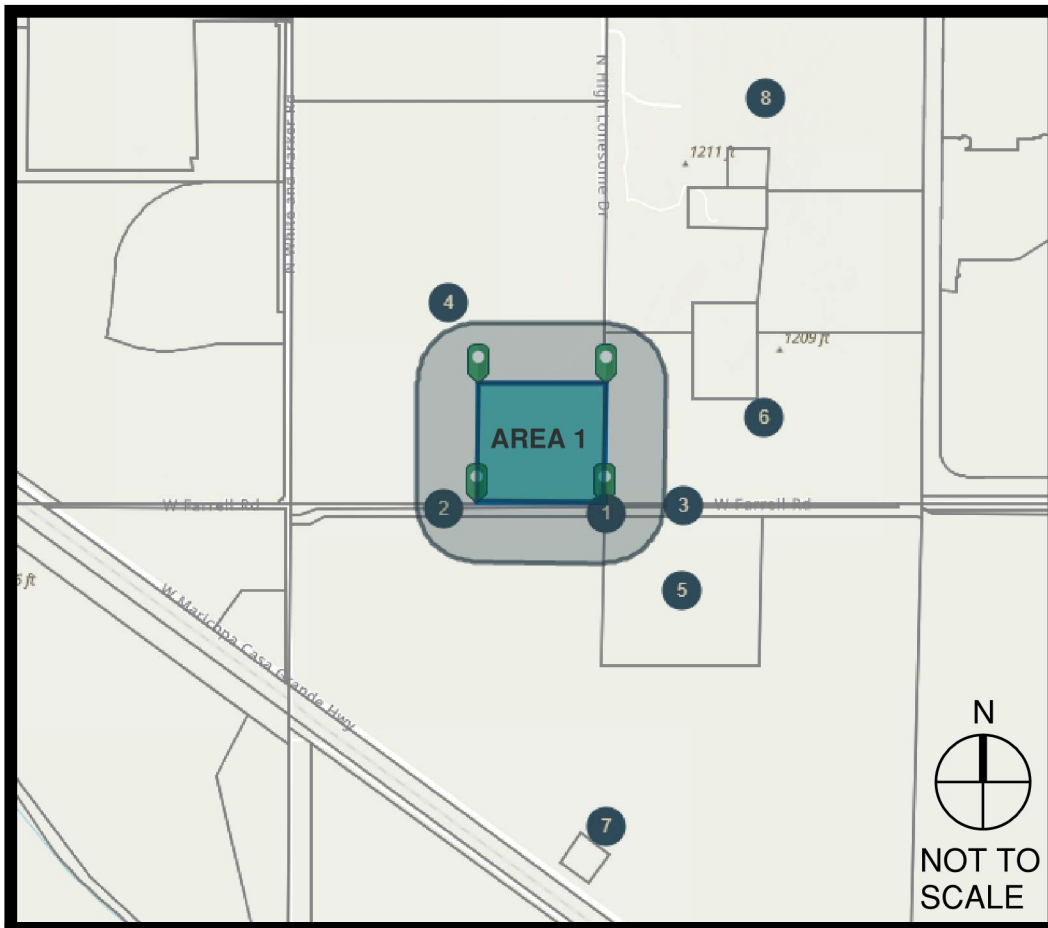
Notification Area Map

Project Name: Maricopa Spectrum - Area 1

Location: NEC of N White and Parker Road & W Farrell Road

Request: REZONE

Current Zoning of Subject Property: GR - General Rural



**600 feet
Notification Area**



Subject Property



Neighboring Property
(See Property Owner Mailing List)

Property Owner Notification: 600 feet mailing list

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8	E L G INVESTMENTS LLC	50203013P	N/A	8501 N Scottsdale Rd. STE 120 Paradise Valley, AZ 85253

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RE: CASE #: **ZON22-09**. Proposed Multi-Family Residential Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

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RE: CASE #: **ZON22-09**. Proposed Multi-Family Residential Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

PUBLIC NOTICE POSTING SIGN (REDUCED)

MINOR GENERAL PLAN AMENDMENT AND REZONE

City of Maricopa – Planning Division

Proposal: REQUEST TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FOR +/- 40.57 ACRES LOCATED AT THE NORTHEAST CORNER OF N. WHITE AND PARKER ROAD AND W. FARRELL ROAD FROM HIGH DENSITY RESIDENTIAL (HDR), MEDIUM DENSITY RESIDENTIAL (MDR), AND EMPLOYMENT (E) TO HIGH DENSITY RESIDENTIAL (HDR) AND A REZONING OF +/- 24.26 ACRES FROM GENERAL RURAL (GR) TO MULTIPLE UNIT RESIDENTIAL (RM) TO ALLOW FOR THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL PROJECT.

CASE NUMBER: GPA22-12 & ZON22-09

NEIGHBORHOOD MEETING
November 22nd, 2022 @ 6:00pm
Maricopa Library and Cultural Center
18160 N Maya Angelou Dr,
Maricopa, AZ 85138

**FOR QUESTIONS OR COMMENTS
REGARDING THIS CASE CONTACT
CASE PLANNER: Derek Scheerer
Planner II
520-316-6980
Derek.Scheerer@maricopa-az.gov**

PLANNING AND ZONING
December 12th, 2022 @ 6:00pm
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

CITY COUNCIL MEETING
January 17th, 2023 @ 6:00pm
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

POSTING DATE: NOVEMBER 5, 2022

- ARCHITECTURE
- PLANNING
- INTERIORS
- CIVIL ENGINEERING
- BRANDING
- BUILDING MEASUREMENT

RE: CASE #: **ZON22-09**. Proposed Multi-Family Residential Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

SIGN POSTING LOCATION



LEGEND



LOCATION OF SIGN

- ARCHITECTURE
- PLANNING
- INTERIORS
- CIVIL ENGINEERING
- BRANDING
- BUILDING MEASUREMENT

Re: Maricopa Wells – Rezoning Neighborhood meeting. Case # ZON22-09.
NEC White and Parker Rd. and Farrell Rd. Maricopa, Arizona

Picture of the posted sign



**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 11/2022		2 Advertiser/Client Name S3 BIOTECH LLC	
23 Total Amount Due 76.96		*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 11/03/22	6 Billed Account Number 19710	7 Advertiser/Client Number CHRIS. 19710

8 Billed Account Name and Address S3 BIOTECH LLC 7144 E. STETSON DR. STE. 425 SCOTTSDALE AZ 85251		Amount Paid: Comments: Ad #: 155484
---	--	---

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	18 Gross Amount	20 Net Amount
11/05/22	155484 PCG	GPA22-12 NEWSPAPER NOTICE 11/05 CGCG CGIT	1.0X 8.99 9.00	1 75.60	75.60	76.96
	AZTPT	AZ TPT TAX		1.36		



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 76.96
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CASA GRANDE VALLEY NEWSPAPERS INC.

(520) 836-7461

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice 155484	25 Billing Period 11/2022	Advertiser Information			
6 Billed Account Number 19710	7 Advertiser/Client Number 19710	2 Advertiser/Client Name S3 BIOTECH LLC			

} SS.

Affidavit of Publication

NEWSPAPER NOTICE
 NOTICE OF NEIGHBORHOOD
 MEETING, PUBLIC HEARING
 AND PUBLIC MEETING
 REZONE Case ZON22-08,
 and MINOR GENERAL PLAN
 AMENDMENT and REZONING
 Cases GPA22-12, ZON22-09,
 and ZON22-10
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 November 22nd, 2022 @ 6:00
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 THAT at the above listed meeting,
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S3 Biotech LLC, represented by
 Roy Arrieta of Ware Malcomb, is
 proposing a Rezone of +/- 19.35
 acres from General Rural (GR)
 to General Commercial (GC); a
 Minor General Plan Amendment
 for +/- 40.57 acres from existing
 High Density Residential (HDR),
 Medium Density Residential
 (MDR), and Employment (E) to
 High Density Residential (HDR);
 a Rezone of +/- 16.31 acres
 from General Rural (GR) to High
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 Rezone of +/- 24.26 acres from
 General Rural (GR) to Multiple
 Unit Residential (RM) of portion of
 County Tax Parcel 502-03-013R,
 generally located at the northeast
 corner of N. White and Parker
 Road and W. Farrell Road, within
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 limits.

The Planning and Zoning Division
 is processing the proposals in
 accordance to the Zoning Code as
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 Anyone wishing to appear and
 make comment is encouraged to
 attend. Written comments are
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 should be sent in a written form
 to the Planning and Zoning
 Division, Attn: Derek Scheerer
 at 39700 W Civic Center Plaza,
 Maricopa, AZ 85138 or email
 at derek.scheerer@maricopa-
 az.gov. Please include name,
 address, telephone number and
 signature. For questions, contact
 the Planning and Zoning Division
 at (520) 568-9098.
 Published in Casa Grande
 Dispatch
 November 05, 2022
 No. of publications: 1; date of
 publication: Nov. 5, 2022.

Kara K. Cooper, 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 issue. The publications thereof having been on the following date:

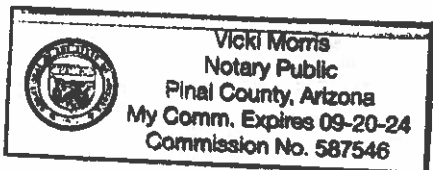
11/05/2022

CASA GRANDE DISPATCH

By *Kara K. Cooper*
 agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this *Nov.* day of *2022*
 A.D., *2022*

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



ARCHITECTURE	CIVIL ENGINEERING
PLANNING	BRANDING
INTERIORS	BUILDING MEASUREMENT

Re: Maricopa Wells – Rezoning and GPA Neighborhood meeting.
ZON22-08, ZON22-09, ZON22-10 and GPA22-12.
NEC White and Parker Rd. and Farrell Rd. Maricopa, Arizona

Meeting Minutes

- A neighborhood meeting was held at the City of Maricopa public library, Palo Verde meeting room, on Tuesday November 22, 2022.
- The presenter's name was Auggie Saucedo, with Abraham Dewitz Cons., and Roy Arrieta, from Ware Malcomb.
- Meeting was call to order at 6:00 pm
- Nobody attended this meeting
- This meeting was adjourned at 6:40 pm.

WARE MALCOMB

November 22, 2022

ARCHITECTURE | CIVIL ENGINEERING
PLANNING | BRANDING
INTERIORS | BUILDING MEASUREMENT

Re: Maricopa Wells – Rezoning and GPA Neighborhood meeting
NEC White and Parker Rd. and Farrell Rd. Maricopa, Arizona

SIGN-IN SHEET

Name	Phone Number	Email
* <i>Auggie Suced</i>	<i>503-810-0133</i>	<i>Auggie@AbrahamDewitz.com</i>

* PRESENTER

GM 6:36pm

ARCHITECTURE	CIVIL ENGINEERING
PLANNING	BRANDING
INTERIORS	BUILDING MEASUREMENT

Re: Maricopa Wells – Rezoning Case # ZON22-10.
NEC White and Parker Rd. and Farrell Rd. Maricopa, Arizona

Citizens Participation Report Table of Contents

1. Project Narrative
2. Neighbors' notification letter
3. 600 foot radius map of property owners
4. List of property owners
5. Final newspaper notice
6. Reduced copy of sign posting
7. Aerial view of site with signs locations
8. Picture of sign posting
9. Newspaper ad affidavit
11. Neighborhood meeting minutes
12. Neighborhood meeting sign-in sheet

- | | |
|--------------|----------------------|
| ARCHITECTURE | CIVIL ENGINEERING |
| PLANNING | BRANDING |
| INTERIORS | BUILDING MEASUREMENT |

RE: CASE #: **ZON22-10**. Proposed Multi-Family Residential Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

PROJECT NARRATIVE

1. Subject Site

The subject site (APN# 502-03-013R) is 200 gross acres of land located at the NEC of White and Parker Road and Farrell Road, in Maricopa, AZ. This project is a subdivision of, approximately, 60 gross acres, in the south portion of this site, which will also be subdivided into 5 lots and 3 different zonings. The remaining 140 acres will remain the property of Riggins investments Properties, Inc.

2. Project Introduction

On behalf of S3Biotech LLC (Owners), Ware Malcomb (Architect) respectfully submits for consideration this rezoning Application for 16.31 ac. portion an approximate 60.05-acre project site situated at the northeast corner of White and Parker Rd. and Farrell Rd. in the City of Maricopa, Arizona (see image 1). The property is currently under City of Maricopa jurisdiction and zoned GR (General Rural Zone). The Owner is requesting rezoning for a new Multifamily development, providing an upscale, modern designed, 3-story garden style apartment buildings consisting of 1-bedroom, 2-bedroom units, and single car garages for rent.

3. Notification and Procedures

S3 Biotech LLC intends to follow the notification procedure outlined by the City of Maricopa Citizen Participation Plan process. All Minor General Land Amendment and Rezoning documents shall be submitted to the assigned City of Maricopa planning staff. Per this Citizen's Participation Plan and upon administrative approval from City of Maricopa planning staff, S3 Biotech LLC will notify all property owners within 600' of the subject property of the intention to propose a Minor General Plan Amendment and Rezoning to the subject property. At the same time, signage will be posed that will provide the days and times for all pertinent meetings including neighborhood meetings, Planning and Zoning Hearings, and City Council hearings. A neighborhood meeting will be held that will allow adjacent residents and other interested parties the opportunity to ask questions and provide opinions on what the proposed Minor General Plan Amendment and Rezone will be. S3 Biotech LLC will consolidate this correspondence as well as any other communication received and will prepare a final report summarizing the community involvement and documenting all notification materials that were dispersed. This report will then be delivered to the planning staff for review and ultimately to the Planning Commission and City Council for review and approval.

ARCHITECTURE | CIVIL ENGINEERING
PLANNING | BRANDING
INTERIORS | BUILDING MEASUREMENT

RE: CASE #: **ZON22-10**. Proposed Multi-Family Residential Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

Dear Neighbor,

An application for REZONE has been filed with the City of Maricopa by Ware Malcomb, on behalf of S3 BioTech LLC for a proposed Multi-Family Residential Development at the above-mentioned property.

The meeting dates, in regard to this request, are as follows:

Neighborhood Meeting

November 22nd, 2022 @ 6:00 p.m.
Maricopa Library and Cultural Center
18160 N Maya Angelou Dr,
Maricopa, AZ 85138

Planning and Zoning Commission:

December 12th, 2022 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council:

January 17th, 2023 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

According to the Pinal County Assessor records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting scheduled for this matter, this notice is being sent to you via 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 Derek Scheerer at the City of Maricopa Planning Department at 520-568-9098. You can also email him at derek.scheerer@maricopa-az.gov subject **Maricopa Spectrum, Case No. ZON22-10**.

Please see additional pages for project narrative and other exhibits:

Sincerely,

Rogelio "Roy" Arrieta
Project Manager
Ware Malcomb

****Esta información se puede proporcionar en español a pedido, por favor comuníquese con Rodolfo Lopez, 520-316-6986 para la información.**

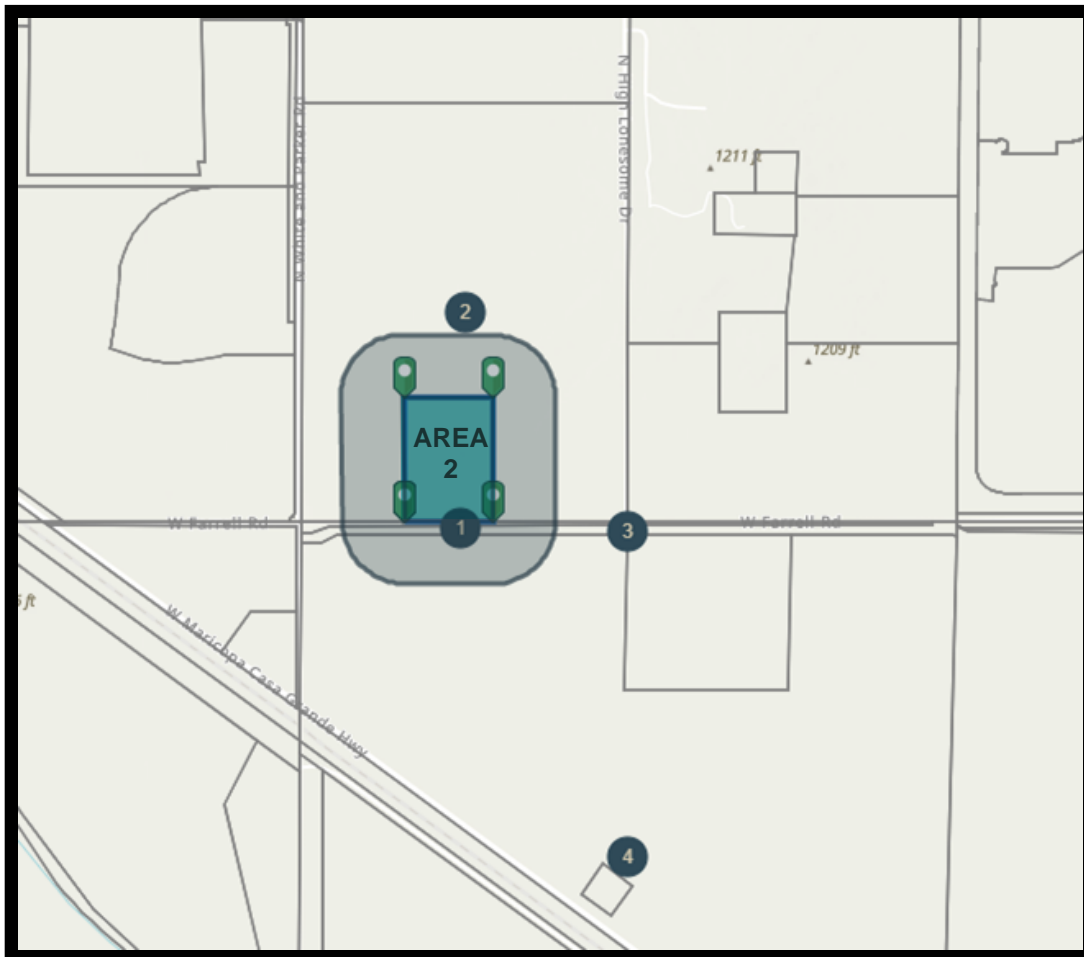
Notification Area Map

Project Name: Maricopa Spectrum - Area 2

Location: NEC of N White and Parker Road & W Farrell Road

Request: REZONE

Current Zoning of Subject Property: GR - General Rural



**600 feet
Notification Area**



Subject Property



Neighboring Property
(See Property Owner Mailing List)

Property Owner Notification: 600 feet mailing list

	Property Owner Name	Parcel #	Physical Address	Tax Billing Address
1	EAGLE SHADOW LLC	50242001K	N/A	8501 N Scottsdale Rd. STE 120 Paradise Valley, AZ 85253
2	RIGGINS INVESTMENT PROPERTIES INC	50203013R	39209 W Bowlin Rd. Maricopa, AZ 85138	PO Box 2150 Coolidge, AZ 85128
3	EAGLE SHADOW LLC	50242001G	N/A	8501 N Scottsdale Rd. STE 120 Paradise Valley, AZ 85253
4	EAGLE SHADOW LLC	50242001K	N/A	8501 N Scottsdale Rd. STE 120 Paradise Valley, AZ 85253

ARCHITECTURE | CIVIL ENGINEERING
PLANNING | BRANDING
INTERIORS | BUILDING MEASUREMENT

RE: CASE #: **ZON22-10**. Proposed Multi-Family Residential Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

**NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING
AND PUBLIC MEETING**

**REZONE Case ZON22-08, and MINOR GENERAL PLAN AMENDMENT and REZONING Cases
GPA22-12, ZON22-09, and ZON22-10**

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November 22nd, 2022 @ 6:00 p.m.
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NOTICE IS HEREBY GIVEN THAT at the above listed meeting, PUBLIC HEARINGS will be held at the above stated dates, times, and locations.

S3 Biotech LLC, represented by Roy Arrieta of Ware Malcomb, is proposing a Rezone of +/- 19.35 acres from General Rural (GR) to General Commercial (GC); a Minor General Plan Amendment for +/- 40.57 acres from existing High Density Residential (HDR), Medium Density Residential (MDR), and Employment (E) to High Density Residential (HDR); a Rezone of +/- 16.31 acres from General Rural (GR) to High Density Residential (RH); and a Rezone of +/- 24.26 acres from General Rural (GR) to Multiple Unit Residential (RM) of portion of County Tax Parcel 502-03-013R, generally located at the northeast corner of N. White and Parker Road and W. Farrell Road, within the City of Maricopa incorporated limits.

The Planning and Zoning Division is processing the proposals in accordance to the Zoning Code as Minor General Plan Amendment and Rezone applications that will run concurrently with one another.

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: Derek Scheerer at 39700 W Civic Center Plaza, Maricopa, AZ 85138 or email at derek.scheerer@maricopa-az.gov. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 568-9098.

November 3rd, 2022
Published in the
CASA GRANDE DISPATCH
November 5th, 2022

ARCHITECTURE | CIVIL ENGINEERING
PLANNING | BRANDING
INTERIORS | BUILDING MEASUREMENT

RE: CASE #: **ZON22-10**. Proposed Multi-Family Residential Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

PUBLIC NOTICE POSTING SIGN (REDUCED)

MINOR GENERAL PLAN AMENDMENT AND REZONE

City of Maricopa – Planning Division

Proposal: REQUEST TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FOR +/- 40.57 ACRES LOCATED AT THE NORTHEAST CORNER OF N. WHITE AND PARKER ROAD AND W. FARRELL ROAD FROM HIGH DENSITY RESIDENTIAL (HDR), MEDIUM DENSITY RESIDENTIAL (MDR), AND EMPLOYMENT (E) TO HIGH DENSITY RESIDENTIAL (HDR) AND A REZONING OF +/- 16.31 ACRES FROM GENERAL RURAL (GR) TO HIGH DENSITY RESIDENTIAL (RH) TO ALLOW FOR THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL PROJECT.

CASE NUMBER: GPA22-12 & ZON22-10

NEIGHBORHOOD MEETING
November 22nd, 2022 @ 6:00pm
Maricopa Library and Cultural Center
18160 N Maya Angelou Dr,
Maricopa, AZ 85138

**FOR QUESTIONS OR COMMENTS
REGARDING THIS CASE CONTACT
CASE PLANNER: Derek Scheerer
Planner II
520-316-6980
Derek.Scheerer@maricopa-az.gov**

PLANNING AND ZONING
December 12th, 2022 @ 6:00pm
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Maricopa, AZ 85138

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SIGN POSTING LOCATION



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Re: Maricopa Wells – Rezoning Neighborhood meeting. Case # ZON22-10.
NEC White and Parker Rd. and Farrell Rd. Maricopa, Arizona

Picture of the posted sign



**CASA GRANDE VALLEY
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CASA GRANDE VALLEY NEWSPAPERS INC.

(520) 836-7461

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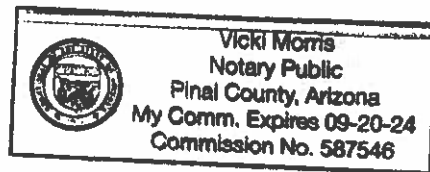
CASA GRANDE DISPATCH

By *Kara K. Cooper*
agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this *Nov.*
day of *Nov.* A.D., *2022*

Vicki Morris

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



ARCHITECTURE	CIVIL ENGINEERING
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Re: Maricopa Wells – Rezoning and GPA Neighborhood meeting.
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ARCHITECTURE | CIVIL ENGINEERING
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Name	Phone Number	Email
* <i>Auggie Suced</i>	<i>503-810-0133</i>	<i>Auggie@AbrahamDewitz.com</i>

* PRESENTER

GM 6:36pm

ARCHITECTURE	CIVIL ENGINEERING
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ARCHITECTURE	CIVIL ENGINEERING
PLANNING	BRANDING
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RE: CASE #: **GPA22-12**. Proposed Multi-Family Residential Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

PROJECT NARRATIVE

1. Subject Site

The subject site (APN# 502-03-013R) is 200 gross acres of land located at the NEC of White and Parker Road and Farrell Road, in Maricopa, AZ. This project is a subdivision of approximately 60.05 gross acres in the south portion of this site, which will also be subdivided into 5 lots with 2 General Plan designations. The remaining 140 acres will remain the property of Riggins investments Properties, Inc.

2. Project Introduction

On behalf of S3 Biotech LLC (Owners), Ware Malcomb (Architect) respectfully submits for consideration to modify the General Plan for Area 1 and Area 2 for approximate 40.61 ac. of the approximate 60.05-acre project site situated at the northeast corner of White and Parker Rd. and Farrell Rd. in the City of Maricopa, Arizona (see image 1). The site is currently designated under City of Maricopa General Plan as E, Employment, HDR, High Density Residential, and MDR, Medium Density Residential. The Owner is requesting a change of the current designation to all HDR, High Density Residential, for a new Multifamily development.

3. Notification and Procedures

S3 Biotech LLC intends to follow the notification procedure outlined by the City of Maricopa Citizen Participation Plan process. All Minor General Land Amendment and Rezoning documents shall be submitted to the assigned City of Maricopa planning staff. Per this Citizen's Participation Plan and upon administrative approval from City of Maricopa planning staff, S3 Biotech LLC will notify all property owners within 600' of the subject property of the intention to request a Minor General Plan Amendment and Rezoning to the subject property. At the same time, signage will be posed that will provide the days and times for all pertinent meetings including neighborhood meetings, Planning and Zoning Hearings, and City Council hearings. A neighborhood meeting will be held that will allow adjacent residents and other interested parties the opportunity to ask questions and provide opinions on what the proposed Minor General Plan Amendment and Rezone will be. S3 Biotech LLC will consolidate this correspondence as well as any other communication received and will prepare a final report summarizing the community involvement and documenting all notification materials that were dispersed. This report will then be delivered to the planning staff for review and ultimately to the Planning Commission and City Council for review and approval.

ARCHITECTURE | CIVIL ENGINEERING
PLANNING | BRANDING
INTERIORS | BUILDING MEASUREMENT

RE: CASE #: **GPA22-12**. Proposed Multi-Family Residential Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

Dear Neighbor,

A GENERAL PLAN AMENDMENT application has been filed with the City of Maricopa by Ware Malcomb, on behalf of S3 BioTech LLC for a new Multi-Family Residential Development at the above-mentioned property.

The meeting dates, in regard to this request, are as follows:

Neighborhood Meeting
November 22nd, 2022 @ 6:00 p.m.
Maricopa Library and Cultural Center
18160 N Maya Angelou Dr,
Maricopa, AZ 85138

Planning and Zoning Commission:
December 12th, 2022 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council:
January 17th, 2023 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

According to the Pinal County Assessor records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public 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 comments before or at the meeting. If you have any questions concerning this matter, please contact Derek Scheerer at the City of Maricopa Planning Department at 520-568-9098. You can also email him at derek.scheerer@maricopa-az.gov subject **Maricopa Spectrum, Case No. GPA22-12**.

Please see additional pages for project narrative and other exhibits.

Sincerely,

Rogelio "Roy" Arrieta
Project Manager
Ware Malcomb

****Esta información se puede proporcionar en español a pedido, por favor comuníquese con Rodolfo Lopez, 520-316-6986 para la información.**

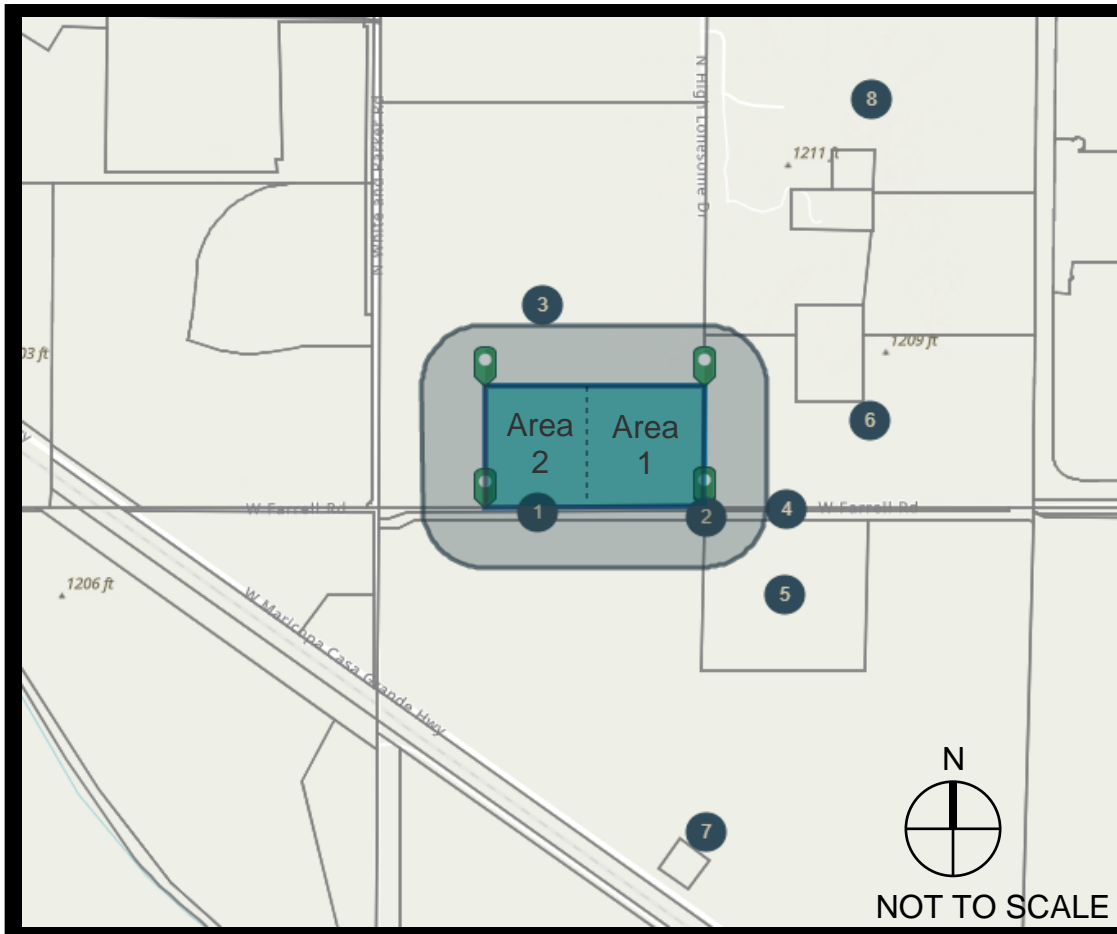
Notification Area Map

Project Name: Maricopa Spectrum - Area 1 and Area 2

Location: NEC of N White and Parker Road & W Farrell Road

Request: Amendment to City of Maricopa 2040 General Plan

Current Zoning of Subject Property: GR - General Rural



**600 feet
Notification Area**



Subject Property



Neighboring Property
(See Property Owner Mailing List)

	Property Owner Name	Parcel #	Physical Address	Tax Billing Address
1	EAGLE SHADOW LLC	50242001K	N/A	8501 N Scottsdale Rd. STE 120 Paradise Valley, AZ 85253
2	EAGLE SHADOW LLC	50242001G	N/A	8501 N Scottsdale Rd. STE 120 Paradise Valley, AZ 85253
3	RIGGINS INVESTMENT PROPERTIES INC	50203013R	39209 W Bowlin Rd. Maricopa, AZ 85138	PO Box 2150 Coolidge, AZ 85128
4	EAGLE SHADOW LLC	50242001F	N/A	8501 N Scottsdale Rd. STE 120 Paradise Valley, AZ 85253
5	EAGLE SHADOW LLC	50242001F	N/A	8501 N Scottsdale Rd. STE 120 Paradise Valley, AZ 85253
6	E L G INVESTMENTS LLC	50203013N	17285 N High Lonesome Dr. Maricopa, AZ 85138	8501 N Scottsdale Rd. STE 120 Paradise Valley, AZ 85253
7	EAGLE SHADOW LLC	50242001K	N/A	8501 N Scottsdale Rd. STE 120 Paradise Valley, AZ 85253
8	E L G INVESTMENTS LLC	50203013P	17285 N High Lonesome Dr. Maricopa, AZ 85138	8501 N Scottsdale Rd. STE 120 Paradise Valley, AZ 85253

ARCHITECTURE | CIVIL ENGINEERING
PLANNING | BRANDING
INTERIORS | BUILDING MEASUREMENT

RE: CASE #: **GPA22-12**. Proposed Multi-Family Residential Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

**NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING
AND PUBLIC MEETING**

**REZONE Case ZON22-08, and MINOR GENERAL PLAN AMENDMENT and REZONING Cases
GPA22-12, ZON22-09, and ZON22-10**

Neighborhood Meeting

November 22nd, 2022 @ 6:00 p.m.
Maricopa Library and Cultural Center
18160 N Maya Angelou Dr,
Maricopa, AZ 85138

Planning and Zoning Commission:

December 12th, 2022 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council:

January 17th, 2023 @ 6:00 p.m.
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN THAT at the above listed meeting, PUBLIC HEARINGS will be held at the above stated dates, times, and locations.

S3 Biotech LLC, represented by Roy Arrieta of Ware Malcomb, is proposing a Rezone of +/- 19.35 acres from General Rural (GR) to General Commercial (GC); a Minor General Plan Amendment for +/- 40.57 acres from existing High Density Residential (HDR), Medium Density Residential (MDR), and Employment (E) to High Density Residential (HDR); a Rezone of +/- 16.31 acres from General Rural (GR) to High Density Residential (RH); and a Rezone of +/- 24.26 acres from General Rural (GR) to Multiple Unit Residential (RM) of portion of County Tax Parcel 502-03-013R, generally located at the northeast corner of N. White and Parker Road and W. Farrell Road, within the City of Maricopa incorporated limits.

The Planning and Zoning Division is processing the proposals in accordance to the Zoning Code as Minor General Plan Amendment and Rezone applications that will run concurrently with one another.

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: Derek Scheerer at 39700 W Civic Center Plaza, Maricopa, AZ 85138 or email at derek.scheerer@maricopa-az.gov. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 568-9098.

November 3rd, 2022
Published in the
CASA GRANDE DISPATCH
November 5th, 2022

- ARCHITECTURE
- PLANNING
- INTERIORS
- CIVIL ENGINEERING
- BRANDING
- BUILDING MEASUREMENT

RE: CASE #: **GPA22-12**. Proposed Multi-Family Residential Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

PUBLIC NOTICE POSTING SIGN (REDUCED)

SIGN #1 @ AREA 1

**MINOR GENERAL PLAN
AMENDMENT AND REZONE**

City of Maricopa – Planning Division

Proposal: REQUEST TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FOR +/- 40.57 ACRES LOCATED AT THE NORTHEAST CORNER OF N. WHITE AND PARKER ROAD AND W. FARRELL ROAD FROM HIGH DENSITY RESIDENTIAL (HDR), MEDIUM DENSITY RESIDENTIAL (MDR), AND EMPLOYMENT (E) TO HIGH DENSITY RESIDENTIAL (HDR) AND A REZONING OF +/- 24.26 ACRES FROM GENERAL RURAL (GR) TO MULTIPLE UNIT RESIDENTIAL (RM) TO ALLOW FOR THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL PROJECT.

CASE NUMBER: GPA22-12 & ZON22-09
NEIGHBORHOOD MEETING
November 22nd, 2022 @ 6:00pm
Maricopa Library and Cultural Center
18160 N Maya Angelou Dr,
Maricopa, AZ 85138

PLANNING AND ZONING
December 12th, 2022 @ 6:00pm
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

**FOR QUESTIONS OR COMMENTS
REGARDING THIS CASE CONTACT**
CASE PLANNER: Derek Scheerer
Planner II
520-316-6980
Derek.Scheerer@maricopa-az.gov

CITY COUNCIL MEETING
January 17th, 2023 @ 6:00pm
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

POSTING DATE: NOVEMBER 5, 2022

- ARCHITECTURE
- PLANNING
- INTERIORS
- CIVIL ENGINEERING
- BRANDING
- BUILDING MEASUREMENT

SIGN #2 @ AREA 2

MINOR GENERAL PLAN AMENDMENT AND REZONE

City of Maricopa – Planning Division

Proposal: REQUEST TO AMEND THE GENERAL PLAN LAND USE DESIGNATION FOR +/- 40.57 ACRES LOCATED AT THE NORTHEAST CORNER OF N. WHITE AND PARKER ROAD AND W. FARRELL ROAD FROM HIGH DENSITY RESIDENTIAL (HDR), MEDIUM DENSITY RESIDENTIAL (MDR), AND EMPLOYMENT (E) TO HIGH DENSITY RESIDENTIAL (HDR) AND A REZONING OF +/- 16.31 ACRES FROM GENERAL RURAL (GR) TO HIGH DENSITY RESIDENTIAL (RH) TO ALLOW FOR THE DEVELOPMENT OF A MULTI-FAMILY RESIDENTIAL PROJECT.

CASE NUMBER: GPA22-12 & ZON22-10

NEIGHBORHOOD MEETING
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**FOR QUESTIONS OR COMMENTS
 REGARDING THIS CASE CONTACT**
CASE PLANNER: Derek Scheerer
 Planner II
 520-316-6980
 Derek.Scheerer@maricopa-az.gov

PLANNING AND ZONING

December 12th, 2022 @ 6:00pm
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 Maricopa, AZ 85138

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January 17th, 2023 @ 6:00pm
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POSTING DATE: NOVEMBER 5, 2022



- ARCHITECTURE
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- INTERIORS
- CIVIL ENGINEERING
- BRANDING
- BUILDING MEASUREMENT

RE: CASE #: **GPA22-12**. Proposed Multi-Family Residential Development. This site is generally located at the Northeast Corner of White and Parker Road and Farrell Road, within the City of Maricopa incorporated limits.

SIGN POSTING LOCATION



LEGEND

-  LOCATION OF SIGN #1
-  LOCATION OF SIGN #2

- ARCHITECTURE
- CIVIL ENGINEERING
- PLANNING
- BRANDING
- INTERIORS
- BUILDING MEASUREMENT

Re: Maricopa Wells – GPA Neighborhood meeting, Case #GPA22-12.
NEC White and Parker Rd. and Farrell Rd. Maricopa, Arizona

Pictures of the posted signs



**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 11/2022		2 Advertiser/Client Name S3 BIOTECH LLC	
23 Total Amount Due 76.96		*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 11/03/22	6 Billed Account Number 19710 CHRIS.	7 Advertiser/Client Number 19710

8 Billed Account Name and Address S3 BIOTECH LLC 7144 E. STETSON DR. STE. 425 SCOTTSDALE AZ 85251		Amount Paid: Comments: Ad #: 155484
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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	18 Gross Amount	20 Net Amount
11/05/22	155484 PCG	GPA22-12 NEWSPAPER NOTICE 11/05 CGCG CGIT	1.0X 8.99 9.00	1 75.60	75.60	76.96
	AZTPT	AZ TPT TAX		1.36		



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 76.96
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CASA GRANDE VALLEY NEWSPAPERS INC.

(520) 836-7461

* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24 Invoice 155484	25 Billing Period 11/2022	Advertiser Information			
6 Billed Account Number 19710	7 Advertiser/Client Number 19710	2 Advertiser/Client Name S3 BIOTECH LLC			

} SS.

Affidavit of Publication

NEWSPAPER NOTICE
 NOTICE OF NEIGHBORHOOD
 MEETING, PUBLIC HEARING
 AND PUBLIC MEETING
 REZONE Case ZON22-08,
 and MINOR GENERAL PLAN
 AMENDMENT and REZONING
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 address, telephone number and
 signature. For questions, contact
 the Planning and Zoning Division
 at (520) 568-9098.
 Published in Casa Grande
 Dispatch
 November 05, 2022
 No. of publications: 1; date of
 publication: Nov. 5, 2022.

Kara K. Cooper, 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 issue. The publications thereof having been on the following date:

11/05/2022

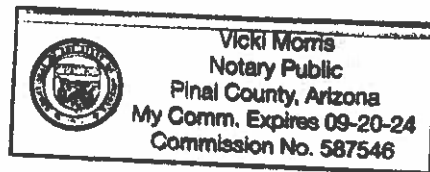
CASA GRANDE DISPATCH

By *Kara K. Cooper*
 agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this *Nov.*
 day of *Nov.* A.D., *2022*

Vicki Morris

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



ARCHITECTURE	CIVIL ENGINEERING
PLANNING	BRANDING
INTERIORS	BUILDING MEASUREMENT

Re: Maricopa Wells – Rezoning and GPA Neighborhood meeting.
ZON22-08, ZON22-09, ZON22-10 and GPA22-12.
NEC White and Parker Rd. and Farrell Rd. Maricopa, Arizona

Meeting Minutes

- A neighborhood meeting was held at the City of Maricopa public library, Palo Verde meeting room, on Tuesday November 22, 2022.
- The presenter's name was Auggie Saucedo, with Abraham Dewitz Cons., and Roy Arrieta, from Ware Malcomb.
- Meeting was call to order at 6:00 pm
- Nobody attended this meeting
- This meeting was adjourned at 6:40 pm.

ARCHITECTURE | CIVIL ENGINEERING
PLANNING | BRANDING
INTERIORS | BUILDING MEASUREMENT

Re: Maricopa Wells – Rezoning and GPA Neighborhood meeting
NEC White and Parker Rd. and Farrell Rd. Maricopa, Arizona

SIGN-IN SHEET

Name	Phone Number	Email
* <i>Auggie Sancedo</i>	503-810-0133	<i>Auggie@AbrahamDewitz.com</i>

* PRESENTER

[Signature] 6:36pm