

# Arden Trails PAD

## Citizen Participation Report



December | 2022

PAD 22-15



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## **Arden Trails PAD Citizen Participation Plan**

**November 21, 2022**

### Introduction

As required by the City of Maricopa Zoning Code (Section 18.140.000) and Citizen Participation Guidelines, Terrawest (the "Applicant") has prepared this Citizen Participation Plan in accordance with City requirements as part of the Arden Trails Planned Area Development zoning submittal.

### Overview

Terrawest is proposing to develop the approximate 308 acres of property ("Property") generally located at the southwest corner of Steen Road and Anderson Road (identified as Pinal County Assessor Parcel Number 502-06-010C) as a master planned residential community with a maximum of 1318 dwelling units. This Citizen Participation Plan is intended to describe how the Applicant will inform residents, property owners, and community stakeholders of the development proposal and to provide an opportunity for community input. In accordance with City of Maricopa requirements, the Citizen Participation Plan for Arden Trails includes an overview of planned community outreach activities and the following attachments:

- Exhibit A: Draft notification letter and exhibits
- Exhibit B: Map of property owners within 900' of the Property
- Exhibit C: Mailing list of the parties to be notified of the proposed Arden Trails PAD
- Exhibit D: Draft of the Newspaper Public Notice
- Exhibit E: Draft of the future public hearing site posting.

A neighborhood meeting will be held at a location close to the Property, at least 15 days but not more than 90 days before the first public hearing, pursuant to the requirements of Section 18.140.050 of the City of Maricopa Zoning Ordinance.

A follow-up Citizen Participation Report will be prepared and submitted prior to any public hearings and as required by City staff.

## **EXHIBIT A – DRAFT OF PROPOSED NEIGHBORHOOD MEETING NOTICE LETTER**

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### **Notice of Neighborhood Meeting**

Dear Neighbor,

On behalf of property owner and developer Terrawest, an application has been filed with the City of Maricopa by EPS Group, Inc., to rezone approximately 308 acres located at the southwest corner of Steen Road and Anderson Road (Assessor's Parcel Number 502-06-010C) ("the Property") (*see attached Aerial Map*) from Hartman Ranch PAD to Arden Trails PAD to allow development of a master planned residential community.

The Arden Trails Property is currently zoned for single-family residential development as part of the larger Hartman Ranch PAD, which was approved by the City in 2008. In response to a recent change in ownership on a portion of the Hartman Ranch PAD and to allow the Property to develop as a stand-alone residential community, the Arden Trails PAD has been submitted to the City. The portion of the approved Hartman Ranch PAD that will be replaced by the Arden Trails PAD is currently approved for single-family residential uses, open space/park areas and a school site.

The Arden Trails PAD will maintain land uses consistent with the existing PAD approved for the property. Arden Trails will be developed as a multi-phase master-planned residential community that will include a variety of residential lot sizes on Parcels 1-9 and Parcels 11-12 (ranging from 40'x110', 45'x115', 50'x120' and 55'x120') with allowances for a limited amount of higher density residential (up to 8 du/ac) on Parcel 10. A parcel has been reserved a elementary school site to be dedicated to the Casa Grande Elementary School District.

Arden Trails will include a generous amount of community open space, parks and trails for residents. The gross open space area in Arden Trails will be approximately 20% of the PAD area. Community amenities are planned to include a five acre community park with sport courts, pickleball, outdoor dining and grilling areas, shade structures and trails. Additional, smaller, park areas will provided throughout the community for residents. Each individual neighborhood will be connected by a series of community pathways and trails. The community will be managed by a common homeowner's association.

Access to the Property will be from two access points onto Steen Road and an additional access point onto Peters and Nall Road. Roadway improvements will be completed as required by the City of Maricopa. The Arden Trails community is planned to be complementary to and an extension of residential development already existing in the area.

The following public meeting dates have been established for the Arden Trails PAD:

**Neighborhood Meeting**

12/13/2022 @ 6:00 p.m.

Maricopa Public Library

18160 N. Maya Angelou Drive

Maricopa, AZ 85138

**Planning and Zoning Commission:**

01/09/2023 @ 6:00 p.m.

City Hall 39700 W. Civic Center Plaza

Maricopa, AZ 85138

**City Council:**

02/07/2023 @ 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 900 feet of the property under consideration. In order to better inform you of the public meetings scheduled for this matter, this notice is being sent to you via first class mail.

If you wish to provide input on this matter, you may attend each meeting or submit written comment before or at the meeting. If you have any questions concerning this matter, please contact Byron Easton at the City of Maricopa Planning Department at 520-568-9098. You can also email him at [Byron.Easton@maricopa-az.gov](mailto:Byron.Easton@maricopa-az.gov) subject Case # PAD22-15 and Arden Trails PAD.

Additionally, please feel free to reach out to the Arden Trails project team directly. The project contact is Susan Demmitt with Gammage & Burnham, and can be reached at (602)762-0466 or [sdemmitt@gblaw.com](mailto:sdemmitt@gblaw.com).

Sincerely,

EPS Group, Inc.

**Attachments:**

Property Aerial Map

Illustrative Site Plan

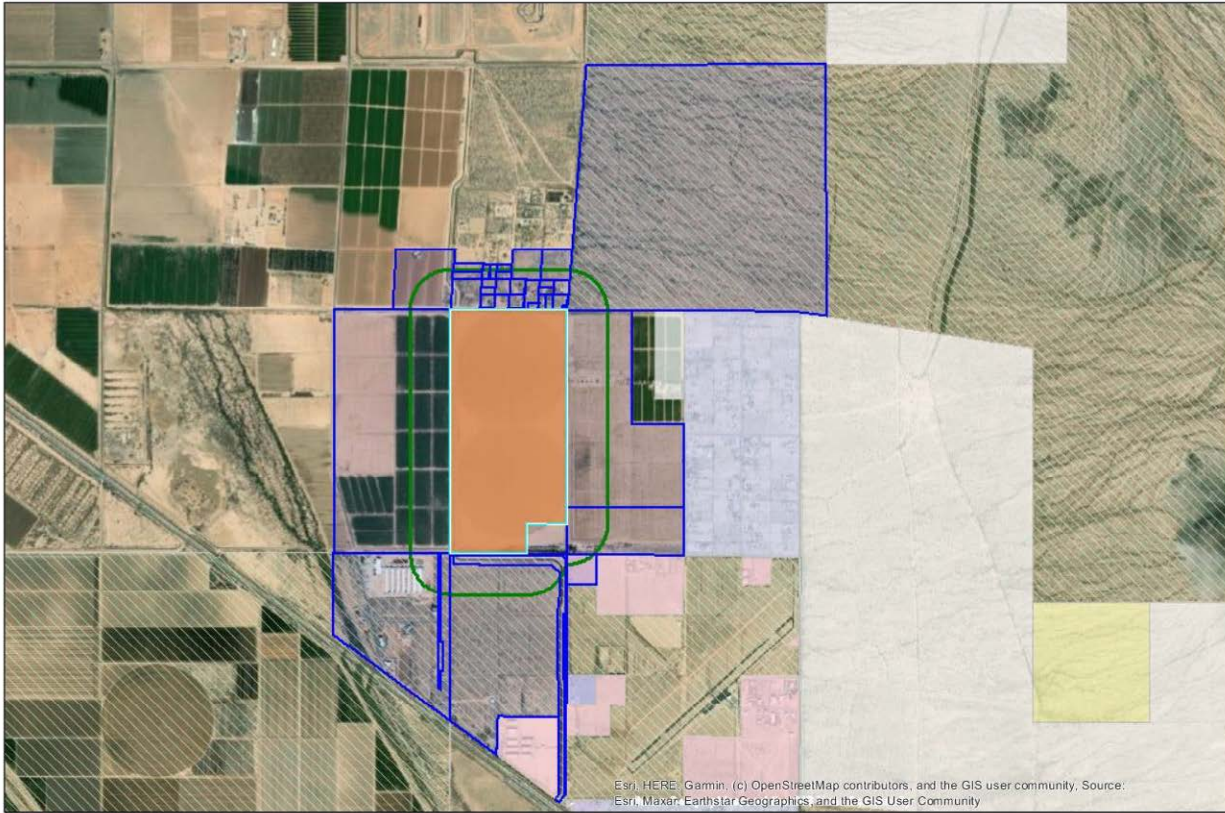


## EXHIBIT B – MAP OF PROPERTIES TO BE CONTACTED

### 900 Ft Notification Map



Community Development Status Viewer



Disclaimer: Pinal County does not guarantee that any information contained within this dataset or map is accurate, complete, or current. This data is for informational use only and does not constitute a legal document for the description of these properties. The Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data. The boundaries depicted within this dataset or map are for illustrative purposes only. Users should independently research, investigate, and verify all information before relying on this map or using this map in the preparation of legal documents.

## EXHIBIT C – LIST OF PROPERTY OWNERS WITHIN 900’

First Owner Name	Street Address	City, State, ZIP
JEN ARIZONA 63 LLC	2222 W PINNACLE PEAK RD ST	PHOENIX, AZ 85027
HARTMAN PHILIP MCD	14291 N ANDERSON RD	MARICOPA, AZ 85138
MARICOPA 480 PARTNERS	7373 N SCOTTSDALE RD STE B	PARADISE VALLEY, AZ 85253
COLE MARICOPA 193 LLC	8300 E DIXILETA DR UNIT 302	SCOTTSDALE, AZ 85266
OZORIO ROSA E GARCIA	15383 N SADDLEBACK VISTA AVE	MARICOPA, AZ 85138
GIBSON MAXINE E	33850 W STEEN RD	MARICOPA, AZ 85138
ENRRIQUEZ ELOY	53285 W ORGAN PIPE RD	MARICOPA, AZ 85139
FIERRO DEBBIE	33980 W STEEN RD	MARICOPA, AZ 85138
REED SEAN E & SHARON	14841 N SAPPHIRE AVE	MARICOPA, AZ 85138
BRAZELTON JESSICA M	14845 N KYRENE AVE	MARICOPA, AZ 85139
BRAZELTON ROBERT E & TAMMY M	14845 N KYRENE AVE	MARICOPA, AZ 85139
MARICOPA CONSOLIDATED DOMESTIC WATER IMP DIST	PO BOX 209	MARICOPA, AZ 85139
MARICOPA CONSOLIDATED DOMESTIC WATER IMP DIST	PO BOX 209	MARICOPA, AZ 85139
YBARRA FELIPE	33860 W STEEN RD	MARICOPA, AZ 85138
MARICOPA CONSOLIDATED DOMESTIC WATER IMPR DIST	PO BOX 209	MARICOPA, AZ 85139
REED SEAN E & SHARON	14841 N SAPPHIRE AVE	MARICOPA, AZ 85138
HYMAN KURT	PO BOX 701	MARICOPA, AZ 85139
HERNANDEZ EDUARDO MACIAS	101 E HAMPTON AVE	MESA, AZ 85210
BIRT TOM & DEBBIE	14845 n. Saddleback Vista Ave	Maricopa , AZ 85138
TERAN BERNARDO	PO BOX 292	MARICOPA, AZ 85139
REED SEAN E & SHARON	14841 N SAPPHIRE AVE	MARICOPA, AZ 85138
TERAN BERNARDO O	PO BOX 292	MARICOPA, AZ 85139
HARTMAN RANCH LLC	14291 N ANDERSON RD	MARICOPA, AZ 85138
SCOTT DEAN CONRAD & HAZEL LEYAN TRS	14910 N ANDERSON RD	MARICOPA, AZ 85139
BRUNS DAMON	31222 N 166TH ST	SCOTTSDALE, AZ 85262
TORBERT PATRICIA	15010 N SADDLEBACK VISTA AVE	MARICOPA, AZ 85138
RICE WILLIAM L	15047 N SAPPHIRE AVE	MARICOPA, AZ 85138
RICE WILLIAM L	15047 N SAPPHIRE AVE	MARICOPA, AZ 85138
RAJKARAN RUPESH	6848 W DALE LN	PEORIA, AZ 85383
THOMAS KATHLEEN THOMPSON	PO BOX 594	POTTS CAMP, MS 38659
VAN VU LLC	43266 W ESTRADA ST	MARICOPA, AZ 85138
HBE FARMS LLC	34621 W LA BREA RD	MARICOPA, AZ 85138
CAMPBELL KARLA A	15050 N. Saddleback Vista Ave	Maricopa, AZ 85138
USA IN TRUST FOR AK-CHIN INDIAN COMM	42507 W PETERS & NALL RD	MARICOPA , AZ 85138
USA IN TRUST FOR AK-CHIN INDIAN COMM	42507 W PETERS & NALL RD	MARICOPA , AZ 85138
USA IN TRUST FOR AK-CHIN INDIAN COMM	42507 W PETERS & NALL RD	MARICOPA , AZ 85138



## **EXHIBIT D – PROPOSED NEWSPAPER NOTICE**

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**NEWSPAPER NOTICE  
NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING  
AND PUBLIC MEETING  
PAD Case # PAD22-15**

**Neighborhood Meeting**  
12/13/2022 @ 6:00 PM  
Maricopa Public Library  
18160 N. Maya Angelou Drive  
Maricopa, AZ 85138

**Planning & Zoning Commission Meeting (PUBLIC HEARING)**  
01/09/2023 @ 6:00 PM  
City of Maricopa City Hall  
39700 W Civic Center Plaza  
Maricopa, AZ 85138

**City Council Meeting**  
02/07/2023 @ 6:00 PM  
City of Maricopa City Hall  
39700 W Civic Center Plaza  
Maricopa, AZ 85138

NOTICE IS HEREBY GIVEN THAT at the above listed meeting, a PUBLIC HEARING will be held at the above stated date, time, and location.

TerraWest, represented by EPS Group is proposing a PAD of approximately 308 acres generally located at the SWC of Anderson Road & Steen Road

(APN): 502-06-010C.

The Planning and Zoning Division is processing this proposal in accordance to the Zoning Code as a Planned Area Development.

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

12/19/2022

Published in The Casa Grande Dispatch and the Maricopa Monitor

## EXHIBIT E – DRAFT OF PUBLIC HEARING SITE POSTING

# NOTICE OF PUBLIC HEARING CITY OF MARICOPA REZONING PERMIT

**APPLICATION:** TerraWest Communities requests the City of Maricopa to amend the current zoning from Hartman Ranch PAD to Ardent Trails PAD

**Neighborhood Meeting:**

**Date:** December 12, 2022

**Time:** 6:00 PM

**Location:** Maricopa Public Library  
18160 N. Maya Angelou Drive  
Maricopa, AZ 85138

**Planning & Zoning Meeting:**

**Date:** January 9, 2023

**Time:** 6:00 PM

**Location:** City Hall  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

**City Council Meeting:**

**Date:** February 7, 2023

**Time:** 6:00 PM

**Location:** City Hall  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

City of Maricopa Contact: Byron Easton (520)568-9098 or [Byron.Easton@maricopa-az.gov](mailto:Byron.Easton@maricopa-az.gov)

Applicant Contact: Susan Demmitt (602)762.0466 or [sdemmitt@gblaw.com](mailto:sdemmitt@gblaw.com)

[www.maricopa-az.gov/maricopa/participates](http://www.maricopa-az.gov/maricopa/participates)

## AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the SWC Steen RD & Anderson Rd, in the City of Maricopa, on 11/23/22.

See attached photo exhibit.

For applicant:

EPS Group

Dynamite Signs

Sign Company Name

Meghan Liggett  
Sign Company Representative

Subscribed and sworn to be on 11/23/22 by Meghan Liggett.

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

Mary Beth Conrad  
Notary Public



My Commission expires: 10-25-24



# Affidavit of Sign Posting (Image)

## NOTICE OF PUBLIC HEARING CITY OF MARICOPA REZONING PERMIT

**Applications:** TerraWest Communities requests the City of Maricopa to amend the current zoning from Hartman Ranch PAD to Arden Trails PAD

You are welcome to attend the following meetings/public hearings to learn more about the request or share your opinions:

### Neighborhood Meeting

Date: December 12, 2022  
Time: 6:00 PM  
Location: Maricopa Public Library  
18160 N. Maya Angelou Drive  
Maricopa, AZ 85138

### Planning Commission

Date: January 9, 2023  
Time: 6:00 PM  
Location: City Hall  
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Maricopa, AZ 85138

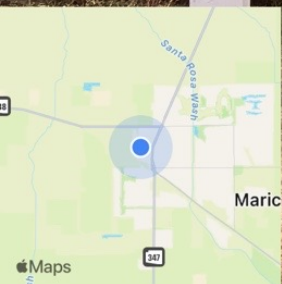
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Date: February 7, 2023  
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[www.maricopa-az.gov/maricopa/participates](http://www.maricopa-az.gov/maricopa/participates)



Nov 23, 2022 at 9:31:27 AM  
14801-14949 N Saddleback Vista Ave  
Maricopa AZ 85138  
United States

## List of Property Owners Contacted (900' Radius)

First Owner Name	APN	Street Address	City, State, ZIP
JEN ARIZONA 63 LLC	50206010C	2222 W PINNACLE PEAK RD ST	PHOENIX, AZ 85027
HARTMAN PHILIP MCD	50206010D	14291 N ANDERSON RD	MARICOPA, AZ 85138
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OZORIO ROSA E GARCIA	50207019B	15383 N SADDLEBACK VISTA AVE	MARICOPA, AZ 85138
GIBSON MAXINE E	50207013B	33850 W STEEN RD	MARICOPA, AZ 85138
ENRRIQUEZ ELOY	50207008B	53285 W ORGAN PIPE RD	MARICOPA, AZ 85139
FIERRO DEBBIE	50207013E	33980 W STEEN RD	MARICOPA, AZ 85138
REED SEAN E & SHARON	50207007C	14841 N SAPPHIRE AVE	MARICOPA, AZ 85138
BRAZELTON JESSICA M	50207015E	14845 N KYRENE AVE	MARICOPA, AZ 85139
BRAZELTON ROBERT E & TAMMY M	50207015F	14845 N KYRENE AVE	MARICOPA, AZ 85139
MARICOPA CONSOLIDATED DOMESTIC WATER IMP DIST	502070060	PO BOX 209	MARICOPA, AZ 85139
MARICOPA CONSOLIDATED DOMESTIC WATER IMP DIST	50207014D	PO BOX 209	MARICOPA, AZ 85139
YBARRA FELIPE	50207013C	33860 W STEEN RD	MARICOPA, AZ 85138
MARICOPA CONSOLIDATED DOMESTIC WATER IMPR DIST	50207014C	PO BOX 209	MARICOPA, AZ 85139
REED SEAN E & SHARON	50207007B	14841 N SAPPHIRE AVE	MARICOPA, AZ 85138
HYMAN KURT	502070220	PO BOX 701	MARICOPA, AZ 85139
HERNANDEZ EDUARDO MACIAS	50207008A	101 E HAMPTON AVE	MESA, AZ 85210
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BRUNS DAMON	50247006E	31222 N 166TH ST	SCOTTSDALE, AZ 85262
TORBERT PATRICIA	502070330	15010 N SADDLEBACK VISTA AVE	MARICOPA, AZ 85138
RICE WILLIAM L	50207009H	15047 N SAPPHIRE AVE	MARICOPA, AZ 85138
RICE WILLIAM L	50207009G	15047 N SAPPHIRE AVE	MARICOPA, AZ 85138
RAJKARAN RUPESH	50207021D	6848 W DALE LN	PEORIA, AZ 85383
THOMAS KATHLEEN THOMPSON	502070120	PO BOX 594	POTTS CAMP, MS 38659
VAN VU LLC	502070170	43266 W ESTRADA ST	MARICOPA, AZ 85138
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USA IN TRUST FOR AK-CHIN INDIAN COMM	50210001C	42507 W PETERS & NALL RD	MARICOPA , AZ 85138



# NOTICE OF PUBLIC HEARING CITY OF MARICOPA REZONING PERMIT

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**Neighborhood Meeting:**

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**Time:** 6:00 PM

**Location:** Maricopa Public Library  
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39700 W. Civic Center Plaza  
Maricopa, AZ 85138

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Maricopa, AZ 85138

City of Maricopa Contact: Byron Easton (520)568-9098 or [Byron.Easton@maricopa-az.gov](mailto:Byron.Easton@maricopa-az.gov)

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[www.maricopa-az.gov/maricopa/participates](http://www.maricopa-az.gov/maricopa/participates)

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Maricopa Public Library  
18160 N. Maya Angelou Drive  
Maricopa, AZ 85138

<b>Planning and Zoning Commission:</b> 01/09/2023 @ 6:00 p.m. City Hall 39700 W. Civic Center Plaza Maricopa, AZ 85138	<b>City Council:</b> 02/07/2023 @ 6:00 p.m. City Hall 39700 W. Civic Center Plaza Maricopa, AZ 85138
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Additionally, please feel free to reach out to the Arden Trails project team directly. The project contact is Susan Demmitt with Gammage & Burnham, and can be reached at (602)762-0466 or [sdemmitt@gblaw.com](mailto:sdemmitt@gblaw.com).

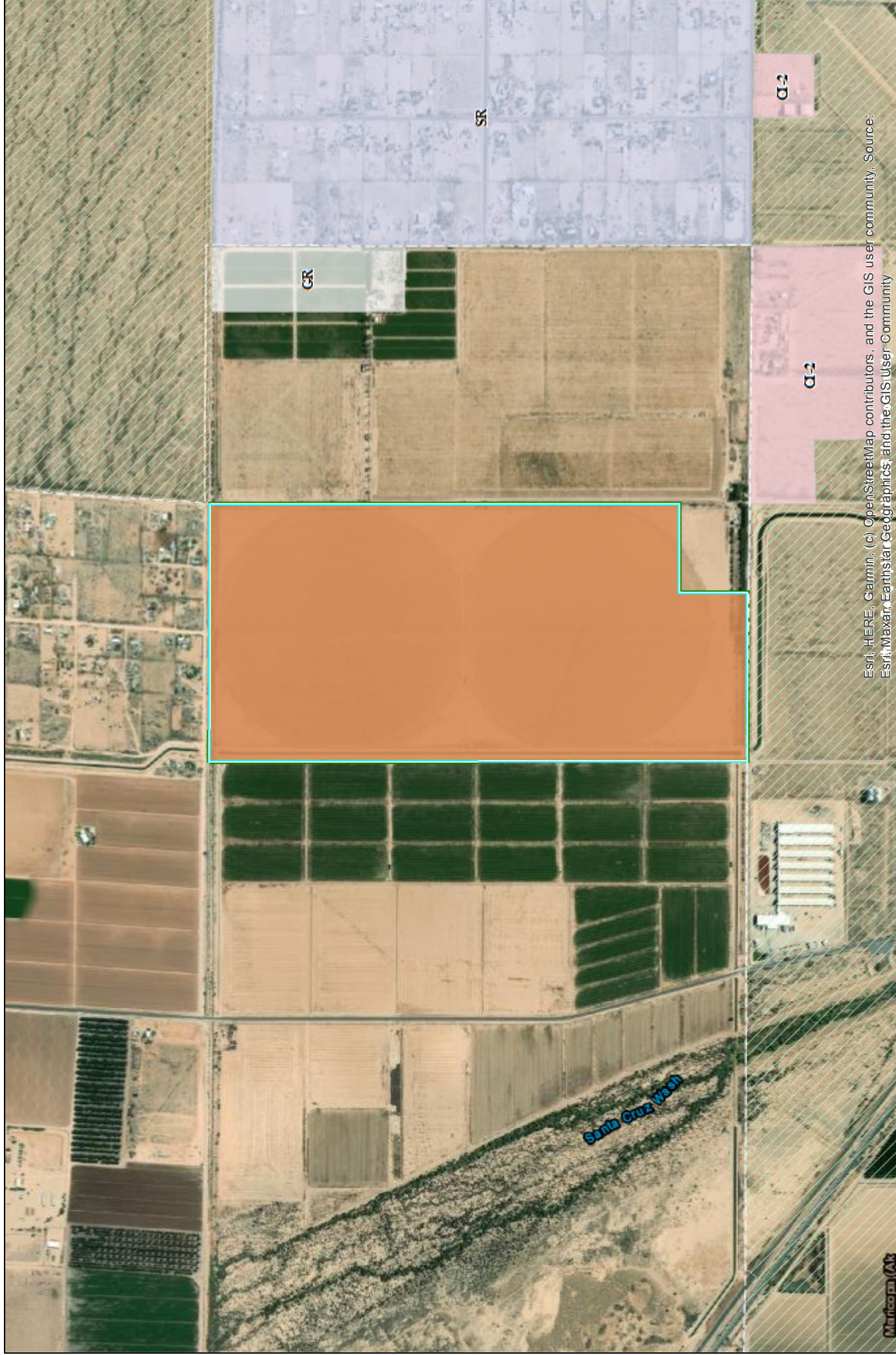
Sincerely,

EPS Group, Inc.

Attachments:

Property Aerial Map  
Illustrative Site Plan



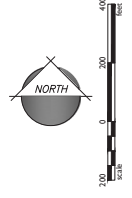


Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community, Source:  
Esri, Maxar, Earthstar Geographics, and the GIS User Community

Maricopa (AK)

Disclaimer: Pinal County does not guarantee that any information contained within this dataset or map is accurate, complete, or current. This data is for informational use only and does not constitute a legal document for the description of these properties. The Pinal County disclaims any responsibility or liability for any direct or indirect damages resulting from the use of this data. The boundaries depicted within this dataset or map are for illustrative purposes only. Users should independently research, investigate, and verify all information before relying on this map or using this map in the preparation of legal documents.





06.17.2022

Illustrative Site Plan

City of Maricopa, Arizona

Arden Trails

TerraWest Communities





# Affidavit of Publication (Confirmation of Newspaper Ad Publication)

## 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 EPS GROUP, INC.	
23  Total Amount Due 53.55		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 11/28/22	6  Billed Account Number 10464 BETH .	7  Advertiser/Client Number 10464

8  Billed Account Name and Address EPS GROUP, INC. 1130 N. ALMA SCHOOL RD. STE. 120 MESA AZ 85201		Amount Paid:  Comments:  Ad #: 156993	
--	--	---	--

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
12/16/22	156993 PNMAR  AZTPT	PAD22-15 NEWSPAPER NOTICE 12/16 CGIT CGM3 AZ TPT TAX	1.0X 6.07 6.25	1 52.50  1.05	52.50	53.55



**PAID**

11-28-22

## Statement of Account - Aging of Past Due Amounts

21  Current Net Amount Due	22  30 Days	60 Days	Over 90 Days	*Unapplied Amount	23  Total Amount Due
0.00	0.00	0.00	0.00		53.55

## CASA GRANDE VALLEY NEWSPAPERS INC.

(520) 836-7461

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24  Invoice	25  Billing Period	6  Billed Account Number	7  Advertiser/Client Number	2  Advertiser/Client Name
156993	11/2022	10464	10464	EPS GROUP, INC.

# Affidavit of Publication (Confirmation of Newspaper Ad Publication)

CASA GRANDE VALLEY NEWSPAPERS INC.  
200 W. 2ND ST.  
CASA GRANDE AZ 85122  
(520)836-7461  
Fax (520)836-2944

## ORDER CONFIRMATION (CONTINUED)

Salesperson: CHRISTINA RODRIGUEZ

Printed at 11/28/22 09:22 by crodr

-----  
Acct #: 10464

Ad #: 156993

Status: New

NEWSPAPER NOTICE  
NOTICE OF NEIGHBORHOOD  
MEETING, PUBLIC HEARING  
AND PUBLIC MEETING  
PAD Case # PAD22-15  
Neighborhood Meeting  
12/13/2022 @ 6:00 PM  
Maricopa Public Library  
18160 N. Maya Angelou Drive  
Maricopa, AZ 85138  
Planning & Zoning Commission  
Meeting (PUBLIC HEARING)  
01/09/2023 @ 6:00 PM  
City of Maricopa City Hall  
39700 W Civic Center Plaza  
Maricopa, AZ 85138  
City Council Meeting  
02/07/2023 @ 6:00 PM  
City of Maricopa City Hall  
39700 W Civic Center Plaza  
Maricopa, AZ 85138  
NOTICE IS HEREBY GIVEN  
THAT at the above listed meeting,  
a PUBLIC HEARING will be held  
at the above stated date, time,  
and location.

TerraWest, represented by EPS  
Group is proposing a PAD of ap-  
proximately 308 acres generally  
located at the SWC of Anderson  
Road & Steen Road  
(APN): 502-06-010C.

The Planning and Zoning Division  
is processing this proposal in ac-  
cordance to the Zoning Code as a  
Planned Area Development.

Anyone wishing to appear and  
make comment is encouraged to  
attend. Written comments are wel-  
come 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: Byron Easton at 39700 W  
Civic Center Plaza, Maricopa, AZ  
85138 or email at Byron.East-  
on@maricopa-az.gov. Please in-  
clude name, address, telephone  
number and signature. For ques-  
tions, contact the Planning and  
Zoning Division at (520) 568-  
9098.

12/19/2022

No. of publications: 1; date of  
publication: Dec. 16, 2022.

# Neighborhood Meeting Minutes (12/13/2022)

Arden Trails Neighborhood Meeting  
December 13, 2022  
6:00 P.M.  
City of Maricopa Library  
18160 N. Maya Angelou Drive

Present on behalf of applicant:

- Shannon Francoeur, TerraWest Communities
- Susan Demmitt, Gammage and Burnham

There were four people in attendance from the neighborhood notification process, which included letters to property owners within 900', posting signs and newspaper publication.

A brief presentation was given to the persons attending the meeting explaining the PAD request.

Several questions were asked, as described below.

Question – How many homes would be in the community?

Answer – The PAD is requesting 1,318 dwelling units.

Q – Will the airport be disclosed to future residents? Question by Timothy Costello, Airport Manager

A – Airport notification to future residents will be done in accordance with City of Maricopa requirements.

Q – How will Steen Road be designed and constructed.

A – We have been working closely with the City of Maricopa and the design in the PAD meets their requirements. An explanation of the Steen Road design was provided.

Q – The adjacent landowner, who owns the remaining acreage of the original Hartman Ranch PAD asked if we would be willing to coordinate with them on drainage and roadways.

A – We agreed to work with the adjacent landowner as possible.

Q – Can the project be limited to single-story homes.

A – There will be some single-story models within the development, but given the housing market in Maricopa and the types of homes desired by buyers, A limitation to single-story homes is not viable for this community. Additionally, given the housing market, it would be extremely difficult to attract builders to Arden Trails if there was a single-story limitation. Lastly, the existing entitlements under the original Hartman Ranch PAD did not have a limitation on stories.

There was one returned notification letter – Maricopa 480 Partners.

# Neighborhood Meeting Sign-In Sheet (12/13/2022)

Nearest  
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**ARDEN TRAILS**  
**NEIGHBORHOOD MEETING SIGN-IN SHEET**  
Maricopa Library  
181609 North Maya Angelou Drive, Maricopa, Arizona 85138  
December 13, 2022 at 6:00 p.m.

PLEASE PRINT

NAME	ADDRESS	TELEPHONE	EMAIL
Timothy Costello	32514 W. BUD RD.	520 568 1683	tcostello@ak-chin.nsr.us
Scott Cole	8300 E Dixie Ln PR Unit 302 Scottsdale AZ	602 738 0065	scotlec@comcast.net
Kurt Hyma	34290 W STEVEN RD	520 568-2955	ships.com
Shirley Ann Hartman	19291 N Anderson Rd Maricopa 85139	520-568-2319	Shartman3@gmail.com

## Cole Investment Group

SCOTT H. COLE  
*President*

Direct: 480 614 1535  
scole@colepartnerships.com

## AK-CHIN INDIAN COMMUNITY

Ak-Chin Regional Airport

TIMOTHY J. COSTELLO  
Airport Manager



32514 W. Bud Road Maricopa, Arizona 85138  
Office: (520) 568-1683 Cell: (520) 709-8914  
E-mail: tcostello@ak-chin.nsn.us