

CITIZEN PARTICIPATION REPORT

City of Maricopa

Case# CUP17-01



Applicant:

Private Motorsports Group, LLC

8902 E Via Linda, #110-152

Scottsdale, AZ 85258

Legal Representative:

Jordan Rose

Rose Law Group pc

7144 E. Stetson Drive

Scottsdale, Arizona 85251

480.505.3939

Submitted: March 28, 2017

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SITE LOCATION MAP

SITE PLAN

NOTIFICATION LETTER

NOTIFICATION LIST OF PROPERTY OWNERS WITHIN 300 FT

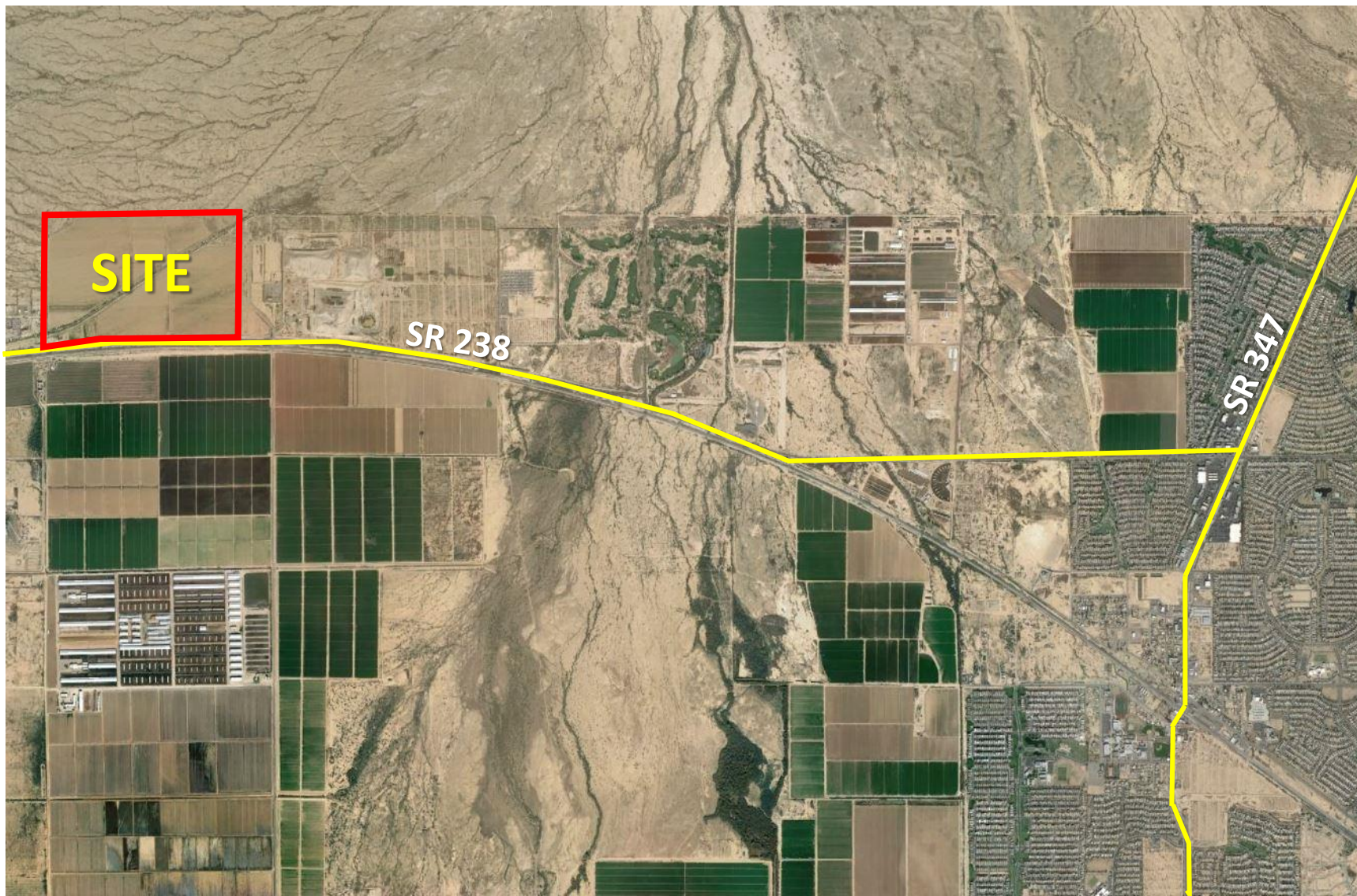
NOTIFICATION MAP

AFFIDAVIT OF PUBLICATION

AFFIDAVIT OF SITE POSTING

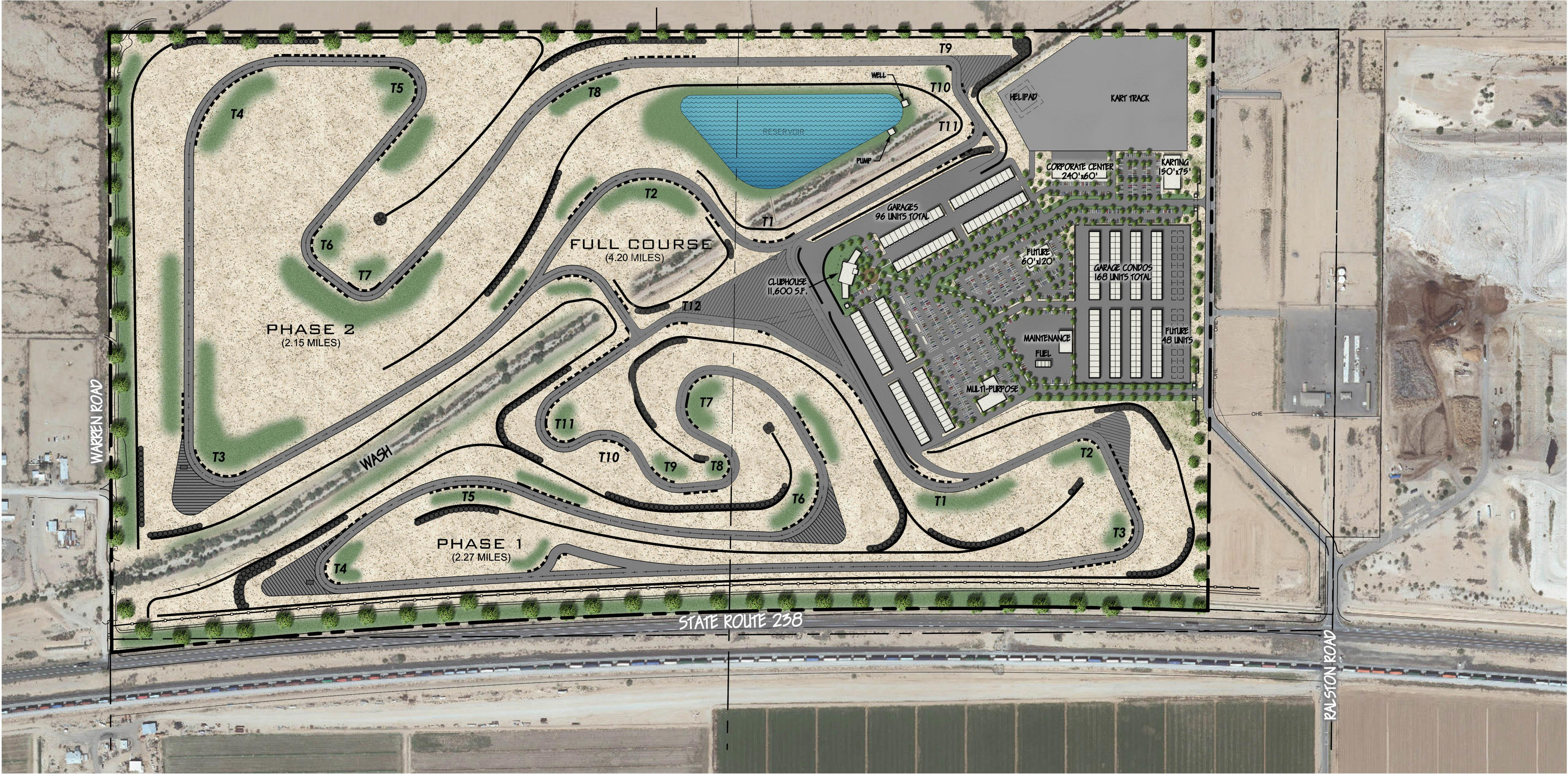
NEIGHBORHOOD MEETING SIGN IN SHEET

NEIGHBORHOOD MEETING SUMMARY



DRAWING LINETYPE/SYMBOLS LEGEND

- DOUBLE-ROW TIRE BARRIER
- FOUR-ROW TIRE BARRIER
- TIRE END OF BARRIER PROTECTION
- CONCRETE CURBING (PAINTED)
- 39" HIGH CONCRETE BARRIER
- ASPHALT RUN-OFF AREAS
- 40' WIDE ASPHALT TRACK





JENNIFER HALL
7144 E. Stetson Drive, Suite 300
Scottsdale, Arizona 85251
Phone 480.505.3938 480.505.3925
JHall@RoseLawGroup.com
www.RoseLawGroup.com

March 6, 2017

RE: CUP17-01 APEX Motor Club
NWC of Ralston Rd and State Route 238 within City of Maricopa incorporated limits

Dear Property Owner or Current Resident,

A Conditional Use Permit application has been filed with the City of Maricopa on behalf of Private Motorsports Group, LLC at the above mentioned property. The meeting dates in regards to this request are as follows:

Neighborhood Meeting

Thursday, March 23, 2017 @ 5:45 p.m.
Maricopa Public Library
41600 W. Smith Enke Rd
Maricopa, AZ 85138

Planning and Zoning Commission

Monday, April 10, 2017 @ 6:00PM
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council

Tuesday, April 18, 2017 @ 7:00PM
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

According to the Pinal County Assessors 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 to you via first class mail.

Rose Law Group pc, on behalf of Private Motorsports Group, LLC, is requesting a Use Permit (CUP17-01) per the entitled Zoning District, Sec. 1801, to operate a motorsport facility on 280 acres of land which is located at the northwest corner of Ralston Road and State Route 238.

See attachment for narrative and site map.

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 and/or would like to discuss the project in more detail please feel free to contact me directly at 480-505-3938 or jhall@roslawgroup.com. You may also contact Rodolfo Lopez at the City of

Maricopa Planning Department at 520-568-9098 or email him at Rodolfo.Lopez@maricopa-az.gov and reference APEX Motor Club (CUP17-01).

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,



Jennifer Hall
Senior Project Manager

Description

This application by Private Motorsports Group, LLC is for a Conditional Use Permit as allowed by Section 504.05 of the current City of Maricopa Zoning Ordinance (“Current Ordinance”) within the CI-2 Industrial Zone as well as allowed with a Use Permit by Section 1801 of the previous City of Maricopa Zoning Ordinance effective prior to December 2014 (The “Legacy Ordinance”). This request applies to the 280-acre property on the north side of State Route 238 between the Ralston Road and Warren Road alignments and identified by the Pinal County Assessor as parcel number 510-80-003-C (the “Property”). The Property is generally located about four miles west of State Route 347 (see Exhibit “A”).

Private Motorsports Group, LLC (“PMG”) is excited to bring a thrilling world class motorsports facility to the City of Maricopa, Arizona. APEX Motor Club (“APEX” or the “Club”) is an innovative business that will allow private members to enjoy a world-class driving experience along with the finest country club style amenities available. APEX will attract new investment, high-end consumers and tax revenues to the City.

PMG intends to develop a first rate motorsports club including up to 4.20 miles of premier racing surface, country club amenities, car condominiums, for-lease car storage units and a unique social setting. PMG will provide a club that gives automotive enthusiasts a social environment in which they can have unique automotive and motorsports experiences that are not normally available without such a venue. PMG’s inventive “garage area” will be similar to outdoor malls where club members may casually walk around and visit with other members, experiencing their vehicles and car culture. PMG plans to create the most premier motorsports experience in the Southwest.

Project amenities will include:

- **Race Track** – Initially with a curvaceous 2.27-mile track followed by a secondary 2.15-mile track which will be combinable to form a 4.20-mile race quality road course, PMG will provide APEX drivers with the opportunity to test their skills and experience the true capabilities of their cars on a safe, professionally-designed course created with the utmost attention to detail in road dynamics, track features and driver experience.
- **Clubhouse** – APEX will feature a high-quality clubhouse, where members can relax and socialize with each other. The facility will include motorsports TV programming throughout the clubhouse and include spaces for networking and work. The clubhouse will also feature a pro shop, where members may purchase apparel items and driving gear, and a snack bar with refreshments and light snacks.
- **Storage Garages** – APEX will offer up to 96 private ‘for-rent’ storage garages at the facility.
- **Garage Condominiums** – APEX will offer up to 168 garage units (to include some with premium track views) for sale. These car condominiums will provide complete autonomy to owners who may personalize and outfit them to their individual needs and tastes.
- **Kart Track** – APEX will also include a go-kart racing track to provide enthusiasts (adult and children) with yet another way to experience the thrill of driving in a safe, fun, and competitive environment.

- **Support Uses** – APEX will feature every amenity that owners of the finest automobiles would expect to find onsite, including fuel, basic maintenance services, cleaning and detail services, and general technical inspections.

Conditional Use Permit Request

While each of the above uses are allowed by right under the Legacy Ordinance, this conditional use permit request is for the following uses, which are consistent with those listed above, but are not explicitly allowed within the CI-2 zoning district:

- Heliport
- Race Tracks
- Restaurants

The Legacy Ordinance states in Section 2302 that Heliports and Race Tracks may be authorized “in a district from which they are prohibited by this Ordinance, when found to be in the interest of the public health, safety and general welfare of the community and surrounding areas.”

Furthermore, while “Restaurants” are not explicitly permitted within the CI-2 Industrial Zone, the Planning Commission may “deem [them] appropriate in the public interest” and may issue a conditional use permit allowing them to locate in the zoning district. Noteworthy, under the Current Ordinance restaurants are also allowed by Administrative Use Permit within the property’s GI General Industrial zoning district designation which is comparable to the existing CI-2 designation.

Conclusion

This Conditional Use Permit application meets all of the requirements of the Ordinance. PMG’s facility, APEX Motor Club, will be an economic boon for the City of Maricopa and a point of great pride for the community. The project will quickly achieve a strong national reputation for quality and success. The world class nature of the track, the clubhouse, the garages, the kart track, the potential retail, and the supporting amenities will give auto enthusiasts from around Arizona an opportunity that is unmatched in other parts of the country. Current and future businesses along State Route 347 and State Route 238 will see increased income and the City of Maricopa will see a corresponding increase in tax revenues. The City of Maricopa will also become known as a welcoming host city and partner, and the many members and visitors to the APEX Motor Club will have a firsthand opportunity to experience all that the community has to offer. Because many of these individuals will be business owners and executives, it will not be surprising if additional business opportunities are created in the City of Maricopa as these individuals become acquainted with the terrific economic development prospects offered by doing business in the Maricopa area.

Exhibit A – Property Location

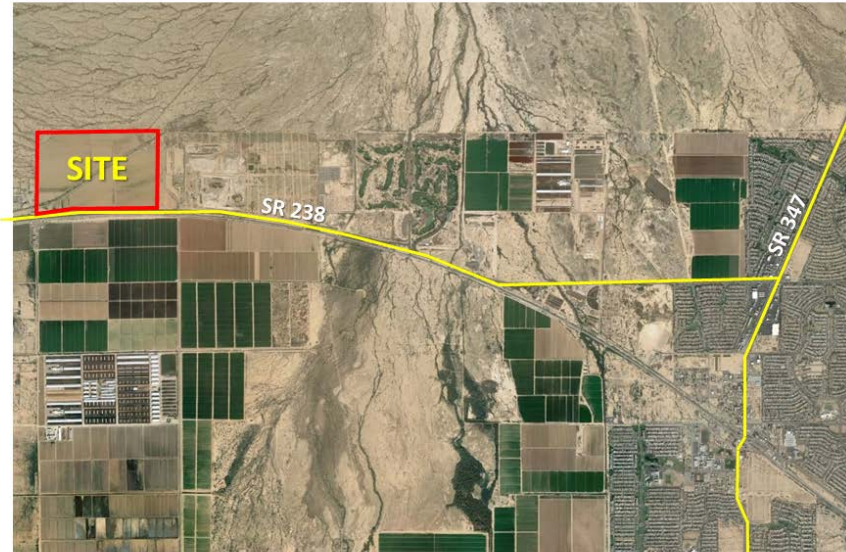
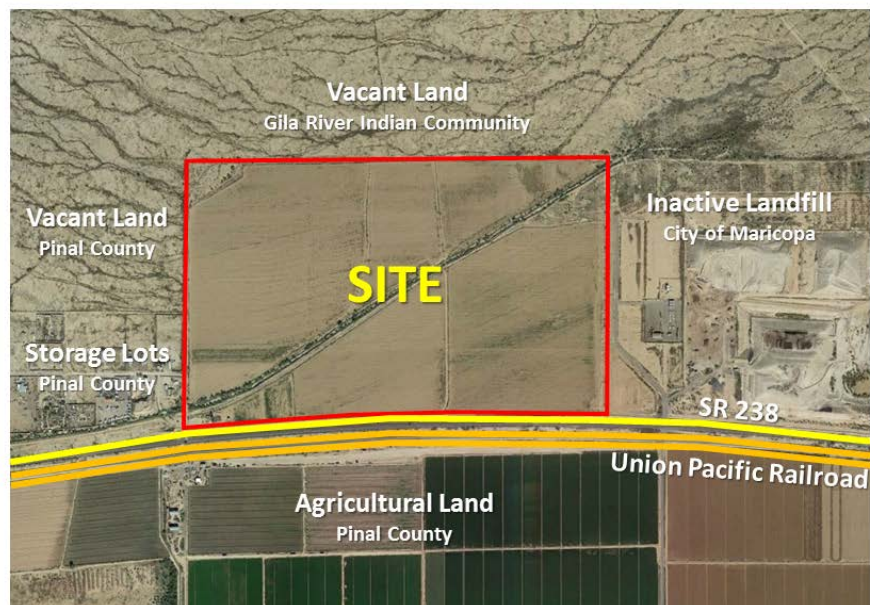


Exhibit B – Surrounding Land Uses



510050010
MARTIN DEENA,
140 E RIO SALADO PARKWAY 601
TEMPE, AZ 85281

51005003F
STAGELINE RANCHES LLC,
6443 W COLLEGE DR
PHOENIX, AZ 85033

51005003K
STAGELINE RANCHES LLC,
6443 W COLLEGE DR
PHOENIX, AZ 85033

510050040
UNION PACIFIC RAILROAD, CRAIG MILLER, A
1400 DOUGLAS ST STOP 1640
OMAHA, NE 68179

51005009B
HEATON 238 LLC,
14670 S 23RD PL
PHOENIX, AZ 85048

51005010F
COAWETTE SCOTT G,
4122 E CATHEDRAL ROCK DR
PHOENIX, AZ 85044

51005010G
COAWETTE SCOTT G,
4122 E CATHEDRAL ROCK DR
PHOENIX, AZ 85044

510800010
STAGELINE RANCHES LLC,
6443 W COLLEGE DR
PHOENIX, AZ 85033

510800020
SADDLEHORN RANCHES LLC,
6443 W COLLEGE DR
PHOENIX, AZ 85033

51080003C
ENTERPRISES 238 LC,
8501 N SCOTTSDALE RD STE 120
SCOTTSDALE, AZ 85253

510800040
ATLAS COMMERCIAL LLC,
6250 E CHENEY DR
PARADISE VALLEY, AZ 85253

510800050
ATLAS COMMERCIAL LLC,
6250 E CHENEY DR
PARADISE VALLEY, AZ 85253

510800060
ATLAS COMMERCIAL LLC,
6250 E CHENEY DR
PARADISE VALLEY, AZ 85253

510800070
ATLAS COMMERCIAL LLC,
6250 E CHENEY DR
PARADISE VALLEY, AZ 85253

510800080
ATLAS COMMERCIAL LLC,
6250 E CHENEY DR
PARADISE VALLEY, AZ 85253

Notification Area Map

Project Name: Private Motorsports Group, LLC

Location: North side of SR 238 between Ralston Rd and Warren Rd

Request: Conditional Use Permit

Current Zoning of Subject Property: CI-2 Industrial



300' Notification Area



Subject Property

STATE OF ARIZONA

COUNTY OF PINAL

} ss.

NEWSPAPER PUBLIC NOTICE
NOTICE OF CITY OF MARICOPA
PUBLIC MEETING AND HEARING

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at the above listed meeting and public
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pose of the public meeting and public
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ments, suggestions on the following
request prior to approval.

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LLC, is requesting a use permit per the
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operate a motorsport facility on 280
acres of land. Located at the North
West corner of Ralston Road and State
Route 238.

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: Rodolfo
Lopez at 39700 W. Civic Center Plaza,
Maricopa, AZ 85138. Please include
name, address, telephone number and
signature. For questions, please con-
tact Planning Division at 520-568-
9098.

Dated this March 2, 2017
Vanessa Bueras, City Clerk
No. of publications: 1; date of publica-
tion: March 7, 2017.

Affidavit of Publication

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

7TH day of MARCH A.D., 2017

Second publication _____

Third publication _____

Fourth publication _____

Fifth publication _____

Sixth publication _____

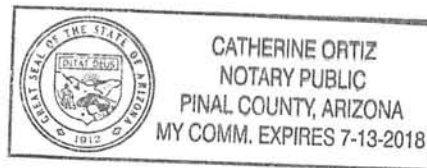
CASA GRANDE DISPATCH

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

Sworn to before me this 13th
day of March A.D., 2017

Catherine Ortiz

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



ALSO PUBLISHED IN THE MARICOPA MONITOR ON MARCH 07, 2017

Apartment Unfurnished

FAMILY ESTATES OF GILA BEND APARTMENTS

928-683-2915

405 N. Capital Ave.
Gila Bend, AZ 85337

- Rent Determined
By Income
- Rental Assistance

Classifieds are
available
to you 24/7.

Place your ad or
read others' ads at
PinalCentral.com
(520) 836-3111

Maricopa Monitor
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Acreage/Desert Land

NORTHERN AZ Wilderness Ranch
\$249 Month. Quiet secluded 37
acre off grid ranch bordering 640
acres of wooded State Trust land
at cool clear 6,400' elevation. Near
historic pioneer town & fishing
lake. No urban noise & dark sky
nights amid pure air & AZ's best
year round climate. Blend of ever-
green woodlands & grassy mead-
ows with sweeping views across
uninhabited wilderness mountains
and valleys. Abundant clean
groundwater, free well access,
loam garden soil, maintained road
access. Camping and RV use ok.
\$28,900, \$2,890 dn. seller financ-
ing. Free brochure with additional
property descriptions, photos / ter-
rain map / weather chart / area
info: 1st united Realty
800-966-6690. (AZCAN)

New & Used Cars

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4
CARS**

Any Year, Make or Model
Running or Not
Same Day Pick-up
Cash On The Spot
602-312-8875

Vehicles/Parts Wanted

WANTED: OLDER Corvette, Por-
sche, Jaguar, Triumph, MG, Mer-
cedes Sportscars/Convertibles.
1973 & OLDER! ANY condition!
TOP \$\$ PAID! Call/Text: Mike
520-977-1110. I bring trailer &
funds. (AZCAN)

Volkmer welcomes preemp

Top attorney requested visit by Auditor General's Office

By **KATIE CAMPBELL**
Staff Writer

FLORENCE — Just days after
agents from the Federal Bureau
of Investigation visited the Pinal
County Sheriff's Office, County
Attorney Kent Volkmer opened
his doors to the Arizona Auditor

**MARICOPA/STANFIELD JUSTICE
COURT, PINAL COUNTY, ARIZONA**
P.O. Box 201 • Maricopa, AZ 85239
A SPEEDY CASH CAR TITLE
LOANS, LLC

Plaintiff,

vs.
TESIA BALTIMORE AND DOE
BALTIMORE, a married couple,
Defendant.

THE STATE OF ARIZONA TO:
Tesia Baltimore And Doe Baltimore
20851 N DANIELLE AV
MARICOPA, AZ 85138

1. You are summoned to respond to
this complaint by filing an answer with
this court and paying the court's
required fee. If you cannot afford to pay
the required fee, you may request the
court to waive or to defer the fee.

2. If you were served with this sum-
mons in the State of Arizona, the court
must receive your answer to the com-
plaint within twenty (20) calendar days
from the date you were served. If you
were served outside the State of
Arizona, the court must receive your
answer to the complaint within thirty
(30) days from the date of service. If
the last day is a Saturday, Sunday, or
holiday, you will have until the next
working day to file your answer. When
calculating time, do not count the day
you were served with the summons.

3. This court is located at (physical
address): P.O. Box 201 • Maricopa, AZ
85239

4. Your answer must be in writing.
(a) You may obtain an answer form
from the court listed above, or on the
Self-Service Center of the Arizona
Judicial Branch website at
<http://www.azcourts.gov/> under the
"Public Services" tab. (b) You may visit
<http://www.azturbocourt.gov/> to fill in
your answer form electronically; this
requires payment of an additional fee.
(c) You may also prepare your answer
on a plain sheet of paper, but your
answer must include the case number,
the court location, and the names of
the parties.

5. You must provide a copy of your
answer to the plaintiff(s) or to the plain-
tiff's attorney.

**IF YOU FAIL TO FILE A WRITTEN
ANSWER WITH THE COURT WITHIN
THE TIME INDICATED ABOVE, A
DEFAULT JUDGMENT MAY BE
ENTERED AGAINST YOU, AS
REQUESTED IN THE PLAINTIFF(S)
COMPLAINT.**

Date: 10/27/16

/s/Illegible

Justice of the Peace

**REQUEST FOR REASONABLE
ACCOMMODATION FOR PERSONS
WITH DISABILITIES MUST BE MADE
TO THE COURT AS SOON AS POS-
SIBLE BEFORE A COURT PRO-
CEEDING.**

A copy of the Summons and
Complaint may be obtained by contact-
ing the Plaintiff's attorney: M. KENT
MECHAM, MECHAM & ASSOCIATES,
CHARTERED, 7830 North 23rd
Avenue, Phoenix, AZ 85021-6875,
Phone: (602) 246-7626, E-Mail:
mkm@azjurist.com
2/21, 2/28, 3/7, 3/14/17
CNS-2977708#
MARICOPA MONITOR

**PUBLIC HEARING NOTICE
RURAL GENERAL PUBLIC
TRANSPORTATION PROGRAM**
The city of Maricopa is considering
applying to the Arizona Department of
Transportation, Multimodal Planning
Division, for assistance though its

attorney re-
quested a re-
view to deter-
mine whether
allegations of
RICO misuse
hold water.

"If there
were misap-
propriations,
if there was
unlawful or
inappropriate activity, we want to
know about it now," Volkmer said
Wednesday. "We want to address
it and move forward."

"I am not going to intentional-
ly throw the prior administration

Program Manager



Volkmer

to PCSO spokeswoman Navi-
deh Forghani, those items were
related to former Pinal County
Sheriff Paul Babeu's administra-
tion. Babeu's successor, Sheriff
Mark Lamb, is not involved in
that investigation, according to
Forghani.

Volkmer was encouraged to re-
quest the audit when he enlisted
the help of Rick Romley, a for-
mer four-term Maricopa County
attorney. Romley sought Audi-
tor General Debra Davenport's
guidance in the past and believed
Pinal County could benefit from
such scrutiny.

"But for our invitation, I had

circumstances, interested persons may
intervene. An interested person may be
granted intervention if the outcome of
the case will directly and substantially
impact the person, and the person's
intervention will not unduly broaden the
issues in the case. Intervention, among
other things, entitles a party to present
sworn evidence at hearing and to cross-
examine other parties' witnesses. In-
tervention is not required if you want
to appear at the hearing and provide
public comment on the Application, or if
you want to file written comments in the
record of the case.

To request intervention, you must
file an original and 13 hard copies of a
written request to intervene with
Docket Control, 1200 West
Washington, Phoenix, AZ 85007, no
later than March 22, 2017. You also
must serve a copy of the request to
intervene on each party of record on
the same day that you file the request
to intervene with the Commission.
Information about what intervention
means, including an explanation of the
rights and responsibilities of an inter-
venor, is available on the Commission's
website (www.azcc.gov) using the
"Intervention in Utility Cases" I link. The
link also includes sample intervention
requests.

If you choose to request interven-
tion, your request must contain the fol-
lowing:

1. Your name, address, and tele-
phone number, and the name,
address, and telephone number of any
person upon whom service of docu-
ments is to be made, if not yourself;
2. A reference to Docket No. RR-
03639A-17-0020;
3. A short statement explaining:
a. Your interest in the proceeding
(e.g., a customer of the Railroad, a
neighboring property owner, a crossing
user, etc.);
b. How you will be directly and sub-
stantially affected by the outcome of
the case; and
c. Why your intervention will not
unduly broaden the issues in the case;
4. A statement certifying that you
have served a copy of the request to
intervene on The Railroad or its attor-
ney and all other parties of record in
the case; and
5. If you are not represented by an
attorney who is an active member of
the Arizona State Bar and you are not
representing yourself as an individual,
sufficient

Information and any appropriate
documentation to demonstrate compli-
ance with Arizona Supreme Court
Rules 31, 38, 39, and 42, as applica-
ble.

The granting of motions to intervene
shall be governed by A.A.C. R14-3-
105, except that all motions to inter-
vene must be filed on or before March
22, 2017.

ADA/Equal Access Information
The Commission does not discrimi-
nate on the basis of disability in ad-
mission to its public meetings. Persons
with a disability may request a reason-
able accommodation such as a sign
language interpreter, as well as
request this document in an alternative
format, by contacting the ADA
Coordinator, Carolyn Buck, E-mail
CDBuck@azcc.gov, voice phone num-
ber 602-542-3931. Requests should be
made as early as possible to allow time
to arrange the accommodation. ~
No. of publications: 1; date of publica-
tion: March 7, 2017.

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signature. For questions, please con-
tact Planning Division at 520-568-
9098.

Dated this March 2, 2017
Vanessa Bueras, City Clerk
No. of publications: 1; date of publica-
tion: March 7, 2017.

DOCKET NO. RR-03639A-17-0020
IN THE MATTER OF THE APPLI-
CATION OF THE ARIZONA DEPART-
MENT OF TRANSPORTATION TO
INSTALL A NEW GRADE SEPARAT-
ED CROSSING AND FOR THE
UNION PACIFIC RAILROAD COMPA-
NY TO REMOVE AN EXISTING AT-
GRADE CROSSING AT STATE
ROUTE 347 IN THE CITY OF MARI-
COPA, PINAL COUNTY, ARIZONA,
USDOT NO. 741 343C.

(DOCKET NO. RR-03639A-17-
0020)

Summary
On January 25, 2017, the Arizona
Department of Transportation ("ADOT")
filed with the Arizona Corporation
Commission ("Commission") a request
for approval for ADOT to install a new
grade separated crossing and for the
Union Pacific Railroad Company
("Railroad") to remove an existing at-
grade crossing at State Route 347
("SR347") in the City of Maricopa

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's posting requirements for the project located at the Northwest corner of Ralston Rd and State Rt 238 (CUP17-01) on March 8, 2017.

See attached photo exhibit.

For applicant:

Rose Law

Dynamite Signs, Inc.

Sign Company Name

Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on this 8th day of March 2017 by

Meghan Liggett.

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

MaryBeth Conrad
Notary Public

My Commission expires: 10-25-20



ZONING

City of Maricopa - Planning Division

Proposal: Use Permit (CUP17-01) per the entitled Zoning District, Sec. 1801, to operate a motorsport facility on 280 acres of land which is located at the northwest corner of Ralston Road and State Route 238.

Current Zoning: CI-2 (Industrial)

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Planner (520) 568-9098
Rodolfo.lopez@maricopa-az.gov

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CITY COUNCIL MEETING
Tuesday, April 18th 2017@ 7:00PM
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Posting Date: 3/8/17

3/8/17 08:47:52

ZONING

City of Maricopa - Planning Division

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Rodolfo.lopez@maricopa-az.gov

PLANNING AND ZONING
Monday, April 10th 2017@ 6:00PM
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

CITY COUNCIL MEETING
Tuesday, April 18th 2017@ 7:00PM
City Hall
39700 W. Civic Center Plaza
Maricopa, AZ 85138

Posting Date: 3/8/17

3/8/17 09:15:45

PRIVATE MOTORSPORTS CLUB/TRACK (CONDITIONAL USE PERMIT) | Open House Sign-in Sheet

Thursday, March 23, 2017, 5:45 p.m., Maricopa Public Library

Name	Address	Email	Phone
Nancy House		nancyhouse@ak-chin.msn.us	(520) 568-1066
Brad Hinton		bhinton@el dorado holdings.net	602 955 2424
Barbara + Rick Dulyea		cheopsstar@aol.com	480-241-4848
ERIK	(Library)		
Anthony Rodriguez	(Library)		

Neighborhood Meeting

SUMMARY

MAR 23, 2017 5:45 PM

**APEX MOTORSPORTS CLUB/TRACK
USE PERMIT APPLICATION
(CUP17-01)**

MEETING CALLED BY	Rose Law Group – Applicant Representative
TYPE OF MEETING	Neighborhood Meeting to discuss the Conditional Use Permit request to allow a private motorsports club and track on approximately 280 acres located north of Hwy 238 between Warren and Ralston Roads
LOCATION	Maricopa Public Library (Meeting Room) 41600 W Smith Enke Rd Maricopa, AZ 85138
NOTE TAKER	Jennifer Hall, Rose Law Group
ATTENDEES	<u>Project Team:</u> Jennifer Hall – Rose Law Group Cepand Alizadeh – Rose Law Group (please see sign in sheet for other attendees from general public)

SUMMARY	<p>Notification letters were mailed out to all property owners within 300 ft of the proposed site as well as to Gila River Indian Community and Ak-Chin Indian Community. Seven (7) people attended the neighborhood meeting; although not everyone was willing to sign the attached sign in sheet.</p> <p>The Project Team arrived at 5:30PM to set up the Meeting Room with exhibit boards and members of the community began arriving shortly after. We explained to the attendees that the format for the Open House was informal and encouraged them to walk around and look at the renderings on the boards.</p> <p>Our team provided attendees a brief background and description of the project, explained the city process in order to obtain approval of the proposed use and answered questions.</p> <p>Issues that were discussed included the layout of the site plan specifically the location of the garage condos relative to existing commercial versus industrial zoning, clarification that the garage condos will not be used as residences, if other organizations will be allowed to use the track, clarification that this will not be operated as an actual race track but a private track (not open to the public) where members can drive their cars, timeline for site build out and roadway improvements. No opposition was expressed.</p> <p>Attendees commented on the nice looking renderings of the proposed buildings.</p>
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	<p>At approximately 6:15PM all of the attendees left the meeting. The project team passed out business cards and encouraged them to reach out with additional questions or comments. The Project Team began disassembling the exhibit boards and finally left the Meeting Room at 6:50PM.</p>
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	<p>Follow up emails were sent to all attendees who provided contact information in order to open the line of communication.</p>
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Butterfield Station Facility
40404 S. 99th Ave
Mobile, AZ 85139

March 28, 2017

Kazi N. Haque, AICP
Development Services
39700 W. Civic Center Plaza
Maricopa, AZ 85138

Re: Sierra Estrella Landfill

Dear Mr. Haque,

Thank you for meeting with me last week. The purpose of this communication is to formally request that Waste Management be included in future coordination, planning etc. with respect to Sierra Estrella Landfill.

As you know, Apex Motor Club is planning a development in an area west of Sierra Estrella Landfill adjacent to Ralston Road. Waste Management welcomes the opportunity to work with Apex Motor Club as well as any new neighbor to serve the community.

Sierra Estrella Landfill is a Municipal Solid Waste Landfill that is currently not active. Waste Management currently has no operations on the site, however, we do actively maintain solid waste, air quality, and other permits with the state of Arizona and Pinal County required to operate the landfill. Waste Management routinely monitors environmental engineering controls onsite as well as maintains various aspects of the landfill and property. Waste Management has the ability to quickly open Sierra Estrella Landfill and begin accepting waste again at any time.

As such, in an effort to be a positive and advantageous neighbor as well as protect our interests with respect to the Sierra Estrella Landfill, Waste Management would like the opportunity to be involved in coordination, planning, public hearings, etc. with respect to any future development around Sierra Estrella Landfill as well as the Apex Motor Club.

Thank you for your consideration in this matter. Please contact me at (602) 721-4950 if you have any questions. Thank you.

Sincerely,

Kevin Turner
District Manager