

MC ESTATES

MARICOPA, AZ

NEIGHBORHOOD PARTICIPATION REPORT

GPA 19-04, ZON 19-10, DRP 20-03

PROPERTY OWNER: DUANE AND MARY KAY RUDNICK

PROPERTY ADDRESS: 42326 W. FARRELL ROAD

RKAA ARCHITECTS, 2233 E. THOMAS RD. PHOENIX, AZ 85016

PROJECT MANAGER: MICHAEL KELTZ 602-955-3900

PROJECT INFORMATION

APN: 510-12-017-D

CURRENT ZONING - GR GENERAL RURAL

PROPOSED ZONING - GC GENERAL COMMERCIAL

PROPERTY SIZE - 4.0 ACRES

PROPOSED USE - HIGH END CONDOMINIUM RV PARKING FACILITY CONSISTING OF ONLY 32 INDIVIDUAL UNITS AND A SMALL 1,500 SQUARE FOOT CLUBHOUSE.

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2020 FEBRUARY 03

To:
City of Maricopa Planning Department Staff
39700 W. Civic Center Plaza
Maricopa, AZ 85138

From:
RKA Architects, Inc.
2233 East Thomas Road
Phoenix, AZ 85016

RE: MC ESTATES - 42326 W. Farrell Road, APN: 510-12-017-D

PROJECT NARRATIVE:

This will be a an entirely new development on a currently vacant lot. The proposed use of this new 4 acre development will be for 32 units of high-end condominium recreation vehicle storage. Each individual condo storage unit shall have its own roll up garage door and an individual man door. These are intended as "Man Caves" that the recreation vehicle owner can use as a place to securely store their RV out of the sun, and as a gathering place for relaxation and the company of fellow RV'ers. To accommodate the owner's gathering needs for special occasions with family and friends, there will also be a very small (1,500 sqft) clubhouse \ meeting room on this property.

The proposed zoning change from GR (General Rural) to GC (General Commercial) will, if approved, allow the use of the property for personal storage associated with high-end recreational vehicle garage condos. All of these buildings will be single story, with the office being a maximum of 30 feet tall and the garage condo building being a maximum of 30 feet tall. The condo garage building is set as far to the East as possible so as not to visually impede on the possible future residents to the West. (4) of the large condos will have roof top access for a viewing deck that will only be on the West half of their respective garage condos.

Objective of our zoning change request is to allow the property owner to develop this parcel in a manner consistent with a highest, best use scenario which will be the most beneficial to the property owner, the neighbors, and the city in general. The intent is to create an aesthetically pleasing environment for the users, which will be screened by trees, for the possible future residential area to the West, as well as attractive open area landscaped transitions to the North and South edges of the property.

Feel free to email if you have any questions.

Regards,

Michael Keltz
Architect
mkeltz@rkaa.com



Arizona Office
2233 East Thomas Road
Phoenix, AZ 85016
Office: (602) 955-3900
rkaa.com

California Office
1151 Dove Street
Suite #175
Newport Beach, CA 92660
Office: (949) 954-8785

Licensed in:

Alaska
Arizona
Arkansas
California
Colorado
Connecticut
Florida
Georgia
Hawaii
Idaho
Illinois
Indiana
Iowa
Kansas
Kentucky
Louisiana
Maryland
Michigan
Minnesota
Mississippi
Missouri
Montana
Nebraska
Nevada
New Hampshire
New Jersey
New Mexico
New York
North Carolina
North Dakota
Ohio
Oklahoma
Oregon
Pennsylvania
South Carolina
South Dakota
Tennessee
Texas
Utah
Virginia
Washington
West Virginia
Wisconsin
Wyoming

Principals:

Robert W. Kubicek, AIA
Kathleen D. Rieger, VP
Steve A. Nosal, VP
Neil A. Feaser, AIA, VP



CITY OF MARICOPA

39700 W Civic Center Plaza
Maricopa, AZ 85138
(520) 568-9098
dspermits@maricopa-az.gov

PRE-APPLICATION COMMENTS

Pre-Application Conference Goal

The pre-application review is to provide an applicant the opportunity to obtain advice and assistance by informally providing a cursory review at a time when potential conflicts can quickly be resolved with the appropriate City departments before significant investment by the applicant. The comments provided by city staff are not all-inclusive; please review all applicable codes of the city for conformance.

DATE: 05/02/2019
REFERENCE: PA19-11
PROJECT DESCRIPTION: PRE-APPLICATION CONFERENCE - FARRELL RD RV CONDOS
PRIMARY CONTACT: RUDNICK, DUANE

RESPONSIBLE PERSON:

ITEMS SUBMITTED

PRELIMINARY SITE PLAN
PROJECT NARRATIVE

ENGINEERING DEPT PRE-APP COMMENTS

Provide a Title Report and ALTA Survey.

Provide a Drainage Report, retention shall be based upon the 100 year, 2 hour event using NOAA Atlas 14 for depth of precipitation.

Provide a Traffic Impact Analysis, or Traffic Impact Letter if peak am/pm trips are less than 100.

Provide a Geotechnical Report.

Provide utility "will serve" letters. Global Water has water facilities located within Farrell Road, however no sanitary sewer is yet available. A septic system will require the approval from Pinal County and a future sewer stub-out shall be required and connected when sanitary sewer is available.

Applicant will be responsible for the half street improvements to Farrell Road including pavement, curb and gutter, sidewalk and street lights.

If you have questions or concerns please contact the City of Maricopa.

Respond to the applicability of Zoning Code, Sec. 410.22 and all the subsections within.

FROM: Neighboring Property Owner

REASON: GENERAL PLAN AMENDMENT (GPA19-04) and ZONING MAP AMENDMENT (ZON19-10)
applications for MC ESTATES located at 42326 W. Farrell Rd. \ APN 510-120-17D

Dear Neighbor,

Applications have been filed with the City of Maricopa by Duane Rudnick for a Condominium “man cave” recreational vehicle storage facility on a 4 acre property located west of the northwest corner of Farrell rd. and Porter rd. The property proposes 32 units of RV storage units and a 1,500 sqft. clubhouse. The meeting dates in regards to this request are as follows:

NEIGHBORHOOD MEETING:

COPPER SKY RECREATION CENTER

44346 W. MLK Jr. Blvd., Room A, Maricopa, AZ 85138

2020 February 20 at 6:00 pm

PLANNING COMMISSION PUBLIC HEARING:

City Hall, Council Chambers,

39700 W. Civic Center Plaza, Maricopa, AZ 85138

2020 March 09 at 6:00 pm

CITY COUNCIL PUBLIC HEARING:

City Hall, Council Chambers,

39700 W. Civic Center Plaza, Maricopa, AZ 85138

2020 April 07 at 7:00 pm

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 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 Ryan Wozniak at the City of Maricopa Planning at 520-568-9098, or by USPS mail at 37900 W. Civic Center Plaza, Economic & Community Development, Subject: MC ESTATES. Maricopa, AZ 85138. Or you can email Ryan at ryan.wozniak@maricopa-az.gov.

Sincerely,

Duane Rudnick

Attachments: Narrative, Conceptual Site Plan

FROM: Neighboring Property Owner

REASON: DEVELOPMENT REVIEW PERMIT (DRP20-03) application for MC ESTATES located at 42326 W. Farrell Rd. \ APN 510-120-17D

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Applications have been filed with the City of Maricopa by Duane Rudnick for a Condominium “man cave” recreational vehicle storage facility on a 4 acre property located west of the northwest corner of Farrell rd. and Porter rd. The property proposes 32 units of RV storage units and a 1,500 sqft. clubhouse. The Planning Commission has the authority to review and approve the site plan, improvements, and building elevations (see attachments).

The meeting date in regards to this request is:

PLANNING COMMISSION PUBLIC HEARING:

City Hall, Council Chambers,
39700 W. Civic Center Plaza, Maricopa, AZ 85138
2020 March 09 at 6:00 pm

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Sincerely,
Duane Rudnick

Attachments: Narrative, Conceptual Site Plan and Elevations



MC ESTATES - 42326 W. Farrell Road. Maricopa, AZ 85138

300 feet mailing list

Brian L & Josephine Abernethy

Physical address: 16894 N. Rosa Dr., Maricopa, AZ 85138

Tax billing address: Same

APN: 512-164-340

Anthony Barragan

Physical address: 16910 N. Rosa Dr., Maricopa, AZ 85138

Tax billing address: Same

APN: 512-164-330

Christal Roundtree

Physical address: 16924 N. Rosa Dr., Maricopa, AZ 85138

Tax billing address: Same

APN: 512-164-320

Chester Waters & Brenda Virruso

Physical address: 16938 N. Rosa Dr., Maricopa, AZ 85138

Tax billing address: Same

APN: 512-164-310

Jeffrey Jenkins

Physical address: 16954 N. Rosa Dr., Maricopa, AZ 85138

Tax billing address: Same

APN: 512-164-300

William & Tammy Grantsynn

Physical address: 16970 N. Rosa Dr., Maricopa, AZ 85138

Tax billing address: Same

APN: 512-164-290

Cathy Strunk & Steven Levy

Physical address: 16986 N. Rosa Dr., Maricopa, AZ 85138

Tax billing address: Same

APN: 512-164-280

Craig & Kathleen Jaffe

Physical address: 17002 N. Rosa Dr., Maricopa, AZ 85138

Tax billing address: Same

APN: 512-164-270

MC ESTATES - 42326 W. Farrell Road. Maricopa, AZ 85138

300 feet mailing list

David Morgan

Physical address: 43954 W. Palo Abeto Dr., Maricopa, AZ 85138

Tax billing address: Same

APN: 510-120-18A

Property Reserve Arizona, LLC

Physical address: None

Tax billing address: P.O. box 511196, Salt Lake City, UT 84151

APN: 510-480-05M

Santa Rosa Springs Homeowners Association

Physical address: None

Tax billing address: 4645 E. Cotton Gin Loop, Phoenix, AZ 85040

APN: 512-162-16A

Sunset Tartesso, LLC

Physical address: None

Tax billing address: 340 Palladio Parkway, Suite 521, Folsom, CA 95630

APN: 512-167-920, APN: 512-167-900, APN: 512-167-890, APN: 512-167-880, APN: 512-167-870,
APN: 512-167-860, APN: 512-167-850, APN: 512-167-840, APN: 512-167-810, APN: 512-167-800,
APN: 512-167-790, APN: 512-167-780, APN: 512-167-770, APN: 512-167-760, APN: 512-167-750,
APN: 512-167-740, APN: 512-167-700, APN: 512-167-690, APN: 512-167-680, APN: 512-167-670,
APN: 512-167-660, APN: 512-167-650, APN: 512-167-640, APN: 512-167-630, APN: 512-167-620,
APN: 512-167-540, APN: 512-167-530, APN: 512-167-520, APN: 512-167-510, APN: 512-167-500,
APN: 512-167-490, APN: 512-167-480, APN: 512-167-470, APN: 512-167-380, APN: 512-167-370,
APN: 512-167-360, APN: 512-167-350, APN: 512-167-340, APN: 512-167-330, APN: 512-167-320,
APN: 512-167-310, APN: 512-167-300, APN: 512-167-290, APN: 512-167-280, APN: 512-167-270,
APN: 512-167-210, APN: 512-167-200

ZONING

City of Maricopa - Planning Division

Current Zoning: GR - General Rural
Current Zoning: GC - General Commercial
Owner: Mr. and Mrs. Rudnick
Location: 42326 W. Ferrell Road

DESCRIPTION: THIS 4 ACRE
PROPERTY PROPOSES 32 RV
STORAGE UNITS AND A
1,500 sqft CLUBHOUSE

PROPOSAL: General Plan Amendment (GPA19-04) and Zoning Map
Amendment (ZON19-10) Applications

NEIGHBORHOOD MEETING
FEBRUARY 20, 2020 - 6:00 pm
COPPER SKY REC CENTER,
ROOM A44346 W. MLK JR. BLVD.
MARICOPA, AZ 85138

FOR QUESTIONS OR COMMENTS
REGARDING THIS CASE CONTACT
RYAN WOZNAK,
CITY OF MARICOPA CASE PLANNER
520-568-9098

PLANNING COMMISSION
PUBLIC HEARING:
MARCH 09, 2020 - 6:00 pm
COUNCIL CHAMBERS 39700 W. CIVIC
CENTER PLAZA MARICOPA, AZ 85138

CITY COUNCIL PUBLIC HEARING
APRIL 7, 2020 - 7:00 pm
COUNCIL CHAMBERS 39700 W. CIVIC
CENTER PLAZA MARICOPA, AZ 85138

Posting Date: 2/3/2020

2/3/20 13:30:26

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements for case number GPA19-04 & ZON19-10, located at 42326 W Ferrell Road, on February 3rd, 2020.

See attached photo exhibit.

For applicant:

Dynamite Signs, Inc.
Sign Company Name
Maria Hitt
Sign Company Representative

Subscribed and sworn to be on this 3rd day of February 2020 by
Maria Hitt.

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

Current Zoning: GR - General Rural

Current Zoning: GC - General Commercial

Owner: Mr. and Mrs. Rudnick

Location: 42326 W. Ferrell Road

DESCRIPTION: THIS 4 ACRE

PROPERTY PROPOSES 32 RV

STORAGE UNITS AND A

1,500 sqft CLUBHOUSE

PROPOSAL: General Plan Amendment (GPA19-04) and Zoning Map Amendment (ZON19-10) Applications [and DRP0001](#)

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FEBRUARY 20, 2020 - 6:00 pm

COPPER SKY REC CENTER,

ROOM A44346 W. MLK JR. BLVD.

MARICOPA, AZ 85138

FOR QUESTIONS OR COMMENTS
REGARDING THIS CASE CONTACT

RYAN WOZNIAK,

CITY OF MARICOPA CASE PLANNER

520-568-9033

PLANNING COMMISSION

PUBLIC HEARING:

MARCH 09, 2020 - 6:00 pm

COUNCIL CHAMBERS 39700 W. CIVIC

CENTER PLAZA MARICOPA, AZ 85138

CITY COUNCIL PUBLIC HEARING

APRIL 7, 2020 - 7:00 pm

COUNCIL CHAMBERS 39700 W. CIVIC

CENTER PLAZA MARICOPA, AZ 85138

Posting Date: 2/3/2020

**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		2 Advertiser/Client Name	
01/2020		RKA ARCHITECTS, INC.	
23 Total Amount Due		*Unapplied Amount	3 Terms of Payment
64.13			
21 Current Net Amount Due	22 30 Days	60 Days	Over 90 Days
.00	.00	.00	.00
4 Page Number	5 Memo Bill Date	6 Billed Account Number	7 Advertiser/Client Number
1	01/31/20	13536 BONNI.	13536

8 Billed Account Name and Address		Amount Paid:
RKA ARCHITECTS, INC. 2233 EAST THOMAS ROAD PHOENIX AZ 85016		Comments:
		Ad #: 68961

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
02/04/20	68961 PCG	GPA19-04 & ZON19-10 MICHAEL KELTZ 02/04 CGCG CGIT AZ TPT TAX	1.0X 7.37 7.50	1 63.00 1.13	63.00	64.13
	AZTPT					

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		64.13

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
68961	01/2020	13536	13536	RKA ARCHITECTS, INC.

STATE OF ARIZONA } ss.
COUNTY OF PINAL

Affidavit of Publication

GENERAL PLAN AMENDMENT
(GPA19-04)
ZONING MAP AMENDMENT
(ZON19-10)

PURPOSE: General Plan
Amendment and Zoning Map
Amendment Request

SUBJECT PROPERTY:

42326 W. Farrell Road

APPLICANT/OWNER:

Duane Rudnick

NEIGHBORHOOD MEETING LO-
CATION:

Copper Sky Recreation Center -
44345 W. MLK Jr. Blvd.,

Room A, Maricopa, AZ 85138

DATE AND TIME: 2020 February
20, 6:00pm

PLANNING COMMISSION PUB-
LIC HEARING:

City Hall, Council Chambers -

39700 W. Civic Center Plaza,
Maricopa, AZ 85138

DATE AND TIME:

2020 March 09, 6:00pm

CITY COUNCIL PUBLIC HEAR-
ING:

City Hall, Council Chambers -

39700 W. Civic Center Plaza,
Maricopa, AZ 85138

DATE AND TIME:

2020 April 07, 7:00pm

Notice is hereby given that the
above listed meeting and public
hearings will be held at the above
stated dates, times and locations.
The purpose of the public meeting
and public hearings is to receive
public comments or suggestions
on the following request prior to
approval.

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 ap-
peals should be sent in written
form to the Development Services
Department, Attn: Ryan Wozniak
at 39700 W. Civic Center Plaza,
Maricopa, AZ 85238. Please in-
clude name, address, telephone
number and signature. Also, all
documents related to the applica-
tion for this General Plan Amend-
ment request are available for
viewing at the Planning Depart-
ment during regular Planning De-
partment business hours. The
Board of Adjustment is the decid-
ing body for this action. For ques-
tions, please contact Planning Di-
vision at 520-568-9098.

Dated: 2020 January 30

Vanessa Bueras, City Clerk

No. of publications: 1; date of
publication: Feb. 04, 2020.

Ruth A. Kramer, first being duly sworn deposes and says:
That he/she is a native born citizen of the United States
of America, over 21 years of age, that I am an agent and/or
publisher of the Casa Grande Dispatch, a newspaper
published at Casa Grande, Pinal County, Arizona, Tuesday,
Thursday and Saturday of each week; that a notice, a full,
true and complete printed copy of which is hereunto
attached, was printed in the regular edition of said
newspaper, and not in a supplement thereto, for ONE issues.
The publications thereof having been on the following dates:

02/04/2020

CASA GRANDE DISPATCH

By

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

Sworn to before me this

7th

day of

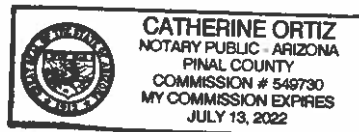
February

A.D.,

2020

[Signature]

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



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

ORDER CONFIRMATION

Salesperson: BONNIE GREEN

Printed at 01/30/20 12:03 by bgree

Acct #: 13536

Ad #: 68963

Status: New CHOLD

RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX AZ 85016

Start: 02/04/2020 Stop: 02/04/2020

Times Ord: 1

Times Run: ***

LGL 1.00 X 7.37 Words: 271

Total LGL 7.50

Class: 925 PUBLIC NOTICES

Rate: PNMAR

Cost: 33.05

Affidavits: 1

Ad Descrpt: GPA19-04 & ZON19-10

Descr Cont: MICHAEL KELTZ

Given by: *

P.O. #:

Created: bgree 01/30/20 11:56

Last Changed: bgree 01/30/20 12:01

Contact: MICHAEL KELTZ
Phone: (602)955-3900ext
Fax#:
Email: mkeltz@rkaa.com
Agency:

PUB ZONE EDT TP RUN DATES
CGIT A 96 S 02/04
CGMM A 96 S 02/04

AUTHORIZATION

Under this agreement rates are subject to change with 30 days notice. In the event of a cancellation before schedule completion, I understand that the rate charged will be based upon the rate for the number of insertions used.

Name (print or type)

Name (signature)

(CONTINUED ON NEXT PAGE)

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

ORDER CONFIRMATION (CONTINUED)

Salesperson: BONNIE GREEN

Printed at 01/30/20 12:03 by bgree

Acct #: 13536

Ad #: 68963

Status: New CHOLD CHOI

GENERAL PLAN AMENDMENT
(GPA19-04)

ZONING MAP AMENDMENT
(ZON19-10)

PURPOSE: General Plan
Amendment and Zoning Map
Amendment Request

SUBJECT PROPERTY:

42326 W. Farrell Road

APPLICANT/OWNER:

Duane Rudnick

NEIGHBORHOOD MEETING LO-
CATION:

Copper Sky Recreation Center -
44345 W. MLK Jr. Blvd.,

Room A, Maricopa, AZ 85138

DATE AND TIME: 2020 February
20, 6:00pm

PLANNING COMMISSION PUB-
LIC HEARING:

City Hall, Council Chambers -
39700 W. Civic Center Plaza,

Maricopa, AZ 85138

DATE AND TIME:

2020 March 09, 6:00pm

CITY COUNCIL PUBLIC HEAR-
ING:

City Hall, Council Chambers -
39700 W. Civic Center Plaza,

Maricopa, AZ 85138

DATE AND TIME:

2020 April 07, 7:00pm

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The purpose of the public meeting
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vision at 520-568-9098.

Dated: 2020 January 30

Vanessa Bueras, City Clerk

No. of publications: 1; date of
publication: Feb. 04, 2020.

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

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Salesperson: BONNIE GREEN

Printed at 01/30/20 11:55 by bgree

Acct #: 13536

Ad #: 68961

Status: New CHOLD

RKAA ARCHITECTS, INC.
2233 EAST THOMAS ROAD
PHOENIX AZ 85016

Start: 02/04/2020 Stop: 02/04/2020

Times Ord: 1 Times Run: ***

LGL 1.00 X 7.37 Words: 271

Total LGL 7.50

Class: 925 PUBLIC NOTICES

Rate: PCG Cost: 64.13

Affidavits: 1

Ad Descrpt: GPA19-04 & ZON19-10

Descr Cont: MICHAEL KELTZ

Given by: *

P.O. #:

Contact: MICHAEL KELTZ
Phone: (602)955-3900ext

Fax#:

Email: mkeltz@rkaa.com

Agency:

Created: bgree 01/30/20 11:49

Last Changed: bgree 01/30/20 11:54

PUB ZONE EDT TP RUN DATES

CGCG A 96 S 02/04

CGIT A 96 S 02/04

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Name (signature)

(CONTINUED ON NEXT PAGE)

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CASA GRANDE AZ 85122
(520)836-7461
Fax (520)836-2944

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2020 April 07, 7:00pm

Notice is hereby given that the
above listed meeting and public
hearings will be held at the above
stated dates, times and locations.
The purpose of the public meeting
and public hearings is to receive
public comments or suggestions
on the following request prior to
approval.

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 ap-
peals should be sent in written
form to the Development Services
Department, Attn: Ryan Wozniak
at 39700 W. Civic Center Plaza,
Maricopa, AZ 85238. Please in-
clude name, address, telephone
number and signature. Also, all
documents related to the applica-
tion for this General Plan Amend-
ment request are available for
viewing at the Planning Depart-
ment during regular Planning De-
partment business hours. The
Board of Adjustment is the decid-
ing body for this action. For ques-
tions, please contact Planning Di-
vision at 520-568-9098.

Dated: 2020 January 30

Vanessa Bueras, City Clerk

No. of publications: 1; date of
publication: Feb. 04, 2020.

Affidavit of Notification

REASON: Applications ZON19-10, GPA19-04, DRP20-03

Applicant Name: Michael Keltz

Location: 42326 W. Ferrell Road.

I confirm that notice as required for the cases listed above has been completed. One copy of each of the following sheets has been sent to the 12 addresses listed in the 300 ft. mailing list associated with this project:

Site plan, 4 sheets of colored elevations, floor plans for building A and building B, Project narrative, and the Neighbor Notification Letter, as has been uploaded to the city portal for the DRP20-03 on February 04th.



Applicant/Representative Signature



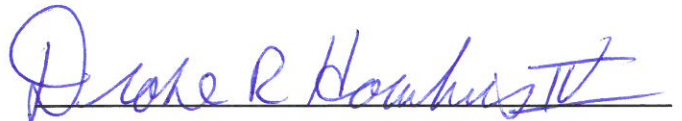
Date

This instrument was acknowledged before me this day, 2020 February 04th by Michael Keltz.

In witness whereof, I hereunto set my hand and official seal.



DRAKE R HAWKINS IV
Notary Public - Arizona
Maricopa County
Expires 11/2/2020



Notary Public

My commission expires 11/1/2020

Affidavit of Notification

REASON: Application DRP20-03

Applicant Name: Duane Rudnick

Location: 42326 W. Ferrell Road.

I confirm that notice as required for the cases listed above has been completed. One copy of each of the following sheets has been sent to the 12 addresses listed in the 300 ft. mailing list associated with this project:

Site plan, 4 sheets of colored elevations, floor plans for building A and building B, Project narrative, and the Neighbor Notification Letter, as has been uploaded to the city portal for the DRP20-03 on February 04th.

Duane Rudnick

Applicant/Representative Signature

2/21/2020

Date

This instrument was acknowledged before me this day, 2020 February 21 by Duane Rudnick

In witness whereof, I hereunto set my hand and official seal.



Debra L. Harper

Notary Public

My commission expires April 23, 2020



MC ESTATES NEIGHBORHOOD MEETING SIGN IN

42326 W. Farrell Rd.
Maricopa, AZ 85138

ZON 19-10 AND GPA 19-04

20-Feb-20
18:00

	Name	Address	Email and/or Phone Number	Company/Organization (If any)	Comments
2/20/20	Kim M. Nelson	Mandan, ND	701-220-7461		Great Idea - Unique!
2/20/20	Lawrence Hoff	Maricopa, AZ	701-226-9161		We need this in Maricopa
2/20/20	Steve Thekald	Maricopa	208-705-0536		We need it bad No other options
2/20/20	Duane Nelson	Mandan, ND	701-220-7416		Love the concept! Considering for myself.
2/20	Dawn Morgan	43954 W. Palo Alto Dr. Maricopa, AZ 85138	480-251-4231		
2/20/20	MaryKay Rudnick	20060 N Brook Lane Maricopa, AZ 85138	701-220-6973		Great idea - Maricopa needs this!
2/20/20	Duane Raskick	20060 N Brook Ln Maricopa, AZ 85138	701-226-6344		Can't wait to move in!

Feb. 24, 2020

Dear Mr. Wozniak and zoning board,

I'm writing in regards to the proposed 4-acre development of 32 recreational vehicle storage. I only found out about it last week from next door neighbor. I asked the neighbor on the other side of me if he had been contacted and said no, he also was quite surprised about it. We have all paid extra for these premium lots along the wash, knowing at some point housing would come in. We never thought it would try to change the zoning to commercial. There are plenty of commercial lots for sale. Those structures are going to take away the beautiful views of the mountains and sunsets. We are full time residents here. Please do what is right ^{for} the residents as Santa Rosa Springs. None of us want to come out into our backyard look at a row of 32 structures 30 feet tall with party decks! I guess I could ask all of you on the board if you want them in your back yard.

Thank you for your time,

Ralph and Karen Wroden

16870 N. Rosa Dr.

585-350-5025

February 24, 2020

Ryan Wozniak
City of Maricopa Planning
37900 W. Civic Center Plaza
Maricopa, AZ 85138
Attn: Economic & Community Development
Subject: MC Estates

Dear Mr. Wozniak:

This correspondence is coming to let you know that as a homeowner in Santa Rosa Springs, I am incensed at the idea of placing an RV/Man Caves/aka High-End condominium Recreation Vehicle Storage at the entrance to our RESIDENTIAL HOMES COMMUNITY! I did not select this homes development for just two years later, a company to then place something as obtrusive and unsightly as what is being proposed, and frankly I'm extremely irritated at the very thought of it – and that is putting it mildly! And I don't care how fancy you try to make the drawings or renderings, it is not appropriate for a residential area.

I can tell you categorically, if this is allowed to be placed near our community, I will start looking for another place to purchase and live. I have spoken to several neighbors and they feel the same way.

There is SO much land in Maricopa and areas that are far more appropriate what is being proposed until I am dumb-founded the area by Santa Rosa Springs was even allowed to be considered. This is unthinkable!

So, PLEASE do NOT allow this to move forward – I beg of you.

Kindest regards,


Christal Roundtree

MC ESTATES
MARICOPA, AZ
NEIGHBORHOOD PARTICIPATION REPORT
GPA 19-04, ZON 19-10, MEETING MINUTES

- Meeting began at 18:00 hours on 2020 February 20.
- Multiple people in attendance from Maricopa. (see sign-in sheet)
- Informal discussion about the project began with brief introduction of managing architect and property owner.
- Same materials that were sent to all neighbors in the notification letters were on hand for review.
- Any and all questions and ideas about the project were discussed.
- No items of concern or unfavorable remarks were brought up.
- All in attendance expressed admiration for the project.
- Discussion ended and all attendees left the meeting room at approximately 18:50 hours.

ADDITIONAL NOTE: One letter from a Maricopa resident was received by the planning department and forwarded to the owner and architect on February 27th. It is included in this report on the previous page.