

# **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:  
RKAAs 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](http://rkaa.com)

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

**Licensed in:**

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Arizona  
Arkansas  
California  
Colorado  
Connecticut  
Florida  
Georgia  
Hawaii  
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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

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### 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.

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**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 39700 W. Civic Center Plaza, Economic & Community Development, Subject: MC ESTATES. Maricopa, AZ 85138. Or you can email Ryan at [ryan.wozniak@maricopa-az.gov](mailto: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

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 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

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](mailto:ryan.wozniak@maricopa-az.gov).

Sincerely,  
Duane Rudnick

Attachments: Narrative, Conceptual Site Plan and Elevations



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51216706A

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51012017B

51012018A

**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	DESCRIPTION: THIS 4 ACRE
Current Zoning: GC - General Commercial	PROPERTY PROPOSES 32 RV
Owner: Mr. and Mrs. Rudnick	STORAGE UNITS AND A
Location: 42326 W. Ferrell Road	1,500 sqft CLUBHOUSE

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

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

FOR QUESTIONS OR COMMENTS  
REGARDING THIS CASE CONTACT  
RYAN WOZNAK,  
CITY OF MARI COPA CASE PLANNER  
520-568-9033

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

CITY COUNCIL PUBLIC HEARING  
APRIL 7, 2020 - 7:00 pm  
COUNCIL CHAMBERS 39700 W. CIVIC  
CENTER PLAZA MARI COPA, 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 01/2020		2  Advertiser/Client Name RKA ARCHITECTS, INC.	
23  Total Amount Due 64.13		*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 01/31/20	6  Billed Account Number 13536	7  Advertiser/Client Number BONNI. 13536

8  Billed Account Name and Address RKA ARCHITECTS, INC. 2233 EAST THOMAS ROAD PHOENIX AZ 85016		Amount Paid:  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	1.0X 7.37 7.50	1 63.00	63.00	64.13
	AZTPT	CGCG CGIT AZ TPT TAX		1.13		

PAID

**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 64.13
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**CASA GRANDE VALLEY NEWSPAPERS INC.**

(520) 836-7461

\* UNAPPLIED AMOUNTS ARE INCLUDED IN TOTAL AMOUNT DUE

24  Invoice 68961	25  Billing Period 01/2020	6  Billed Account Number 13536	7  Advertiser/Client Number 13536	2  Advertiser/Client Name RKA ARCHITECTS, INC.
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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

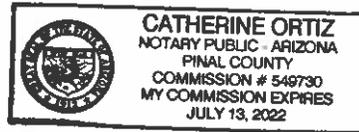
By [Signature]  
agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this 7<sup>th</sup>

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

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.

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 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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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 11:55 by bgree

-----  
Acct #: 13536

Ad #: 68961

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-  
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39700 W. Civic Center Plaza,

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DATE AND TIME:

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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



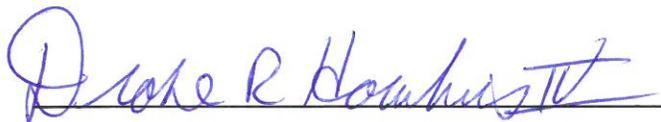
Date

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



42326 W. Farrell Rd.  
Maricopa, AZ 85138

MC ESTATES NEIGHBORHOOD MEETING SIGN IN

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	208-905-0536		We need it bad No other options
2/20/20 Duane Nelson	Mandan, ND	701-220-7416		Love the concept! Considering for myself.
2/20/20 Dany 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 <sup>for</sup> 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.