

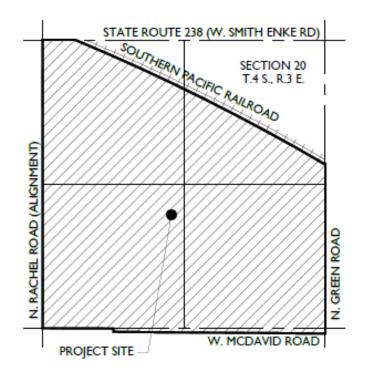
Citizen Participation Plan

HOGENES FARMS

Northwest corner of W. McDavid Road and N. Green Road, Maricopa, Arizona.

Case # PAD21-01

Plan Submitted: January 14, 2021 Resubmitted: March 24, 2021 Final Submittal: June 9, 2021 Updated: June 16, 2021





The Purpose of the Citizen Participation Plan ("CPP") is to ensure that applicants pursue that early and effective citizen participation in conjunction with their land use applications. By doing so, this will allow residents and property owners the opportunity to understand and try to mitigate any real or perceived impacts the proposed land use application may have on the community. This will also ensure that the citizens and property owners of the City of Maricopa ("City") have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and facilitate staff, and elected officials throughout the application review process.

Narrative

This CPP is for the proposed Hogenes Farms LTD Partnership located at the northwest corner of W. McDavid Road and N. Green Road ("Property"), in the City. The request is to create the first major phase of the Maricopa Meadows II development utilizing the City's Planned Area Development ("PAD") zoning district. Refer to **Tab 1** for a review of the Project Narrative and the Aerial Vicinity Map. The PAD will consist of 528+/- acres with the first phases on approximately 289 acres for approximately 812 single-family homes on six (6) parcels.

Draft Notification Letters

As part of the required City notification process, we have drafted a notification letter and sent the letter to all property owners within 300 feet of the Property. Refer to **Tab 2** for a copy of the notification letter. Refer to **Tab 3** for a copy of the legal ad published in the local newspaper. Refer to **Tab 4** for the site posting information.

Neighborhood Meeting

The applicant is required to hold one meeting prior to the first public hearing on an application for a specific site but may hold more if desired. The required meeting shall be held at least 15 days and not more than 90 days before the first public hearing on the application. Meetings held more than 90 days before the first public hearing shall be required to hold an additional neighborhood meeting. Neighborhood meetings shall not occur until after any required preliminary review meeting and consultation with the planning division staff.

The neighborhood notice and meeting materials must be submitted with the project application(s) to the development services department, unless otherwise deferred by the zoning administrator to a later date. At a minimum, the following materials must be submitted:

a. A narrative discussing the proposed time, place, and location within the city of the neighborhood meeting;

- b. A list of names and addresses, labeled, stamped envelopes of all the property owners within the target area, and a notarized affidavit by the applicant that the list of names and addresses is accurate, current and complete;
- c. A list of names and addresses of all other interested parties who have requested that they be placed on a notification list maintained by the city clerk;
- d. A notification letter including a general explanation of the substance of the proposed application; the date, time and place within the city scheduled for a neighborhood meeting and for all other city meetings; and the city and applicant contacts;
- e. An eight-and-one-half-inch by 11-inch reduction of the proposed neighborhood sign; and
- f. The applicant's schedule for completion of the neighborhood meeting.

Our intent is to comply with the requirements set forth in the Zoning Code regarding the neighborhood meeting requirement by providing the zoning administrator or their designee an opportunity to (a) to review and approve all notification materials, neighborhood meeting location, a brief description of the property change and a land map; (b) to notify the applicant to proceed with the neighborhood meeting; and (c) for mailing the property owner notifications provided by the applicant.

In addition to the above, we intend to meet the remainder of the citizen involvement requirements by:

Notification Requirements

Notice of the neighborhood meeting shall be provided at least 15 calendar days prior to the neighborhood meeting by the applicant in the following manner:

- Mailed Notice. Written notice shall be mailed to all owners and occupants within 300 feet of the subject property, or a larger area as determined by the zoning administrator, and to such other persons as the development services department, or authorized designee, determines to be other potentially affected citizens. See *Tab 5* for map of properties within 300 feet and list of properties.
- 2. Posted Notice. Notice shall be provided on the proposed site. The sign shall be waterproof and have a minimum size of 24 inches by 36 inches (36 inches by 48 inches for planned area developments, zoning code amendments and general plan amendments) with all information

evenly spaced and organized in a readable manner. The sign shall be placed on the property in a location determined by the zoning administrator or authorized designee.

- 3. Electronic Notice. Where applicable and not in violation of state law, notice may be provided by electronic means such as emailed notice, posted notice on the city's website, or other means determined by the zoning administrator. This type of notice may be substituted for advertised notice. Any persons or organizations may request that electronic notice be substituted for mailed notice through a request to the zoning administrator. Electronic notice cannot be substituted for certain legislative actions, such as rezoning.
- 4. Contents of Notices. All notices shall contain information about the proposal, project description, time, date, location of neighborhood meeting and subsequent city meetings for review and approval (if available), the names and telephone numbers of citizens may call with questions and issues, and applicant and city of Maricopa contacts, including name and telephone number.
- g. Meeting Summary. The applicant shall submit to the development services department 10 calendar days before the first public hearing on the matter a written summary of the issues and discussions from the meeting and the meeting notes. This report will be attached to the development services department's public hearing report and, at a minimum, include the following information:
- 1. Details of techniques the applicant used to involve the public, including:
- a. Date(s) and location of meeting;
- b. Content, dates mailed, and numbers of mailings, including letters, meeting notices, newsletters, maps and other publications;
- c. A copy of the sign-in sheet from the neighborhood meeting which shall include attendee signatures, physical property address, date and the following language: "This sign-in sheet is intended to serve as proof that public input was pursued. Your personal information will not be used for solicitation purposes."
- d. A photograph of the posted neighborhood meeting sign showing the date and time at which the photo was taken; and

- e. A newspaper clipping of the legal advertisement as published in the newspaper of general circulation in the city or the electronic notice if allowed as set forth in subsection (F)(4) of this section.
- 2. A summary of concerns, issues and problems expressed during the process, including:
- a. The substance of the concerns, issues, and problems;
- b. How the applicant has addressed or intends to address concerns, issues and problems expressed during the process; and
- c. Concerns, issues, and problems the applicant is unwilling or unable to address and why.

Once we conclude our public participation, we will meet all of the City's public hearing notification requirements per Section 18.140.060, Public hearing notification of the City's Zoning Code.

If requested, we will meet individually with anyone who contacts us for more information. We will detail our discussions in our final Citizen Participation Results Report.

Response Procedures

We will respond to all input and comments we receive from parties affected by our application. We will also provide our responses to City Staff for their records. We will follow-up as necessary to ensure proper responses are provided, and information is shared regarding the status of the request to interested stakeholders. We will provide the City with copies of our correspondence, letters, and information shared with stakeholders. In addition, maps and lists of stakeholders and property owners will be included in our final Citizen Participation Results Report.

Schedule of Completion

We are submitting the PAD Rezoning request for the Property with this Citizen Participation Plan in December 2020. We will be prepared to meet with any other stakeholder, if requested, after sending the notification letter posting notification signs on the Property. We will provide City Staff with a completed Citizen Participation Results Report with the details and techniques used to involve the public and provide a summary of concerns, issues, and resolutions to these issues. We anticipate our public outreach to occur throughout the rezoning process.



Status Procedure

We will update the City staff via email and telephone calls of important issues that come about as the result of our public outreach. The entire report will be completed prior to the time the City informs us of the pending City Planning Commission hearing date. If additional public outreach occurs after the submittal of the Citizen Participation Results Report, we will provide updates to inform City Staff and board members.

CITIZEN PARTICIPATION PLAN UPDATE/RESULTS REPORT

The following is our Citizen Review Report ("CRR") describing the extent of our outreach and the interactions we had within neighbors and stakeholders. The following items describe our latest outreach efforts:

Details and Techniques Used to Involve the Public

Include all dates and locations of all meetings where citizens were invited to discuss the owner or authorized agent's proposal.

Response: A neighborhood open house was held on Tuesday evening, June 1, 2021 at the Maricopa Wells middle school in the Maricopa Meadows community to the southeast of the project. The meeting attended by approximately ten (10) attendees. None of the attendees lived within the current Maricopa Meadows residential community. Please refer to **Tab 6** for a copy of the sign-in sheet.

Provide the content, dates mailed, and number of mailings, including letters, meeting notices, Newsletters and other publications.

Response: Please refer to *Tab 2* for a copy of notification letter and *Tab 3* for legal publications.

Indicate the location of residents, property owners, and interested parties receiving notices, Newsletters or other written materials.

Response: Please refer *Tab 5* for a map of notified property owners within 300ft. *Indicate the number of people that participated in the process.*

Response: Ten (10). Which includes the property owners listed in the notification list.

Summary of Concerns, Issues and Problems

Describe the substance of concerns, issues, and problems.



Kurt Jones, AICP ("Kurt") and John Wittrock ("John"), as agents for the Applicant and Property Owner, gave an initial presentation of the proposed site plan including proposed roads, phases of the site, uses, and the amount of residences to be built on the Subject Property.

The meeting included ten (10) attendees who are owners of adjacent and neighboring parcels.

Access for Westerly Neighbors

Halim Hassani & Khan Hassani, Diane DeSilva (PDP Maricopa LLC), and Brian Butz (all collectively "Westerly Neighbors") are individually owners of the three (3) adjacent properties to the west – APNs 510-16-001, 510-16-002A, and 510-16-002B. They collectively held the same concern with respect to access to their properties as it relates to the rezoning of the Subject Property. After researching this issue, we identified their access as McDavid Road to the southwestern boundary of Hogenes Farms and along a county road easement along the western property line. Therefore, we will maintain that access at the time of platting and designate this existing access on our plans.

Drainage Channel and Proposed Industrial Area

The Westerly Neighbors also discussed the drainage between the properties and logistics of access. There was additional concern in general for an industrial area being situated in such close proximity to a residential area.

Access for Easterly Neighbors

Susan and Van Pellernan ("Mr. and Mrs. Pellernan") own an adjacent property to the east. They did not raise concern over the general nature of the site plan. However, they did express concern for current access to their property from Green Road. Additionally, they stated that Green Road was recently altered which denies them access to the road. They also stated concern about rezoning other neighboring parcel beyond the Subject Property at this time.

Describe how the owner or authorized agent has addressed or intends to address perceived or real concerns, issues, and problems expressed during the process.

With respect to all of the neighbors in attendance, they were encouraged to take Kurt's contact information and business card so that they could reach out and explain in further detail the nature of their concerns. The dialogue throughout the open house between the attendees and the applicants was informative and all points were able to be expressed. The applicants researched the ALTA for Hogenes Farms and found the legal access to the Westerly property owners and the applicant intends to keep that access. Other than the proposed drainage plan for the first phase of the Hogenes Farms PAD, further drainage studies are needed on the westerly property to determine its viability for development.



The applicants spoke to Mr. and Mrs. Pellernan about their current lack of access and how the new site plan may not permit them any type of relief because the site plan does not contemplate access to property on the east side of Green Rd. John informed them that the issue needs to be dealt with directly through an authority in the City of Maricopa.

Describe perceived or real concerns, issues, and problems with which the owner or authorized agent disagrees, which the owner or authorized agent cannot address, or which the owner or authorized agent chooses not to address, including an explanation of the owner or authorized agent's reasoning.

Access for Westerly Neighbors

The access issue from the Westerly Neighbors arises from the fact that they may no longer have actual access to their properties even though legal access to their properties will go unchanged. In this particular circumstances, the Westerly Neighbors claim a right of access to their properties and the applicants intend to honor that legal access with the future design of the PAD.

Drainage Channel and Proposed Industrial Area

The Westerly Neighbors also had issues with the design of the drainage channel for the proposed residential portions of the PAD. The design of the proposed drainage channel on the western end of the Hogenes Farms property will better control and contain certain flows of this large, wide wash area/flood plain. Although it is not the responsibility to create drainage solutions for neighboring parcels, the design of the proposed drainage channel will not negatively affect the Westerly Parcels.

Access for Easterly Neighbors

In short, the site plan just so happens to be adjacent to Mr. and Mrs. Pellernan's property, but their access issues are best addressed through working in unison with City to alleviate those concerns.

Updated Notice Requirements

Per the City's notice requirements, refer to **Tab 7** for required notice documents.

If we have any further contact with the open house meeting attendees or any other stakeholder, we will continue to provide Staff with updates throughout the entitlement process.



Hogenes Farms

Planned Area Development (PAD)

PROJECT NARRATIVE

June 9, 2021

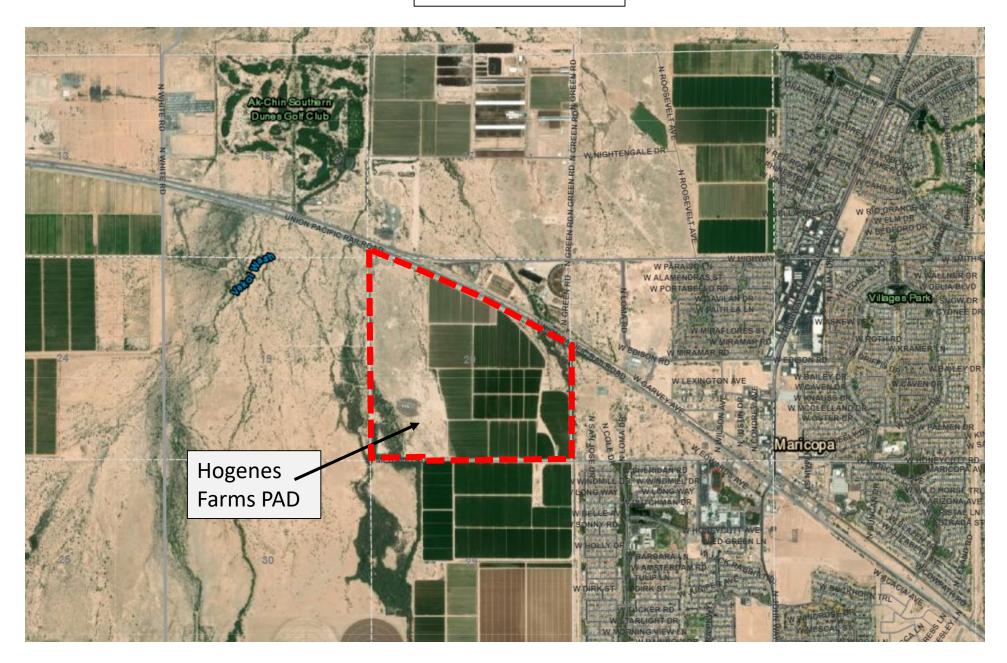
We represent Brian Hegardt of TRS 15 ("Applicant"), who is proposing a mixed-use community for property owned by Hogenes Farms LTD Partnership ("Owner") at the northwest corner of W. McDavid Road and N. Green Road ("Property"), in the City of Maricopa, AZ ("City"). The initial phases will include a single-family community with public streets utilizing the City's Planned Area Development ("PAD") zoning district. Subsequent phases will include non-residential uses as the Green Road frontage develops and along the railroad property.

The request is to rezone approximately 528 +/- acres from the existing C1-2 (Industrial Zone) zoning to the City's PAD zoning to allow for an innovative set of single-family subdivisions and neighborhoods that are planned as part of a larger master plan. The intent of this submittal is to provide for a unique set of residential subdivisions that will ultimately be a part of a larger mixed-use master planned community. The proposed PAD will allow for the preservation of a major wash corridor and development of public streets, along with passive and active open spaces for the future residents of the community.

The request is to rezone the Property consistent with the City's General Plan land use designations, Master Plan Community and Medium Density Residential with a major first phase of the overall Property. This initial phases of the PAD is approximately 289 acres and planned for approximately 812 single-family residential lots at approximately 2.8 dwelling units to the acre ("du/ac") utilizing the RS-5 (Medium Density Residential) zoning district with proposed amended development standards. The proposal is to develop the south and southwestern portions of the overall 528-acre Property. The overall Property will develop over time with additional residential neighborhoods and future non-residential uses to support the additional density in the area. The proposal will extend McDavid Road to the west across Green Road. The major roadway design within the PAD will begin a major loop road for the future development with McDavid Road looping north and back east to Green Road as the major internal thoroughfare through the PAD. A roadway connection to the parcels within Maricopa to the west of Phase 2 will be provided as part of the master planning for the community.

Major drainage ways will be preserved and/or channelized and utilized as an amenity to the proposed residential neighborhoods. These drainage ways will be kept in a natural state as much as possible to allow conveyance of flows to occur in more natural vs. man-made design. Once designed at platting stage, the incorporation of natural landscaping and trails/pedestrian pathways will allow this open space to be utilized by the future residents within the PAD.

Aerial Vicinity Map





May 14, 2021

RE: PAD21-01 – Planned Area Development for Hogenes Farms LTD Partnership – Northwest corner of McDavid Road and Green Road, City of Maricopa incorporated limits.

Dear neighbor, homeowners' associations, and stakeholders:

Brian Hegardt, TRS 15 (the "Applicant") and the Property owners, Hogenes Farms LTD Partnership (the "Owner") are seeking input for our proposed redevelopment of the property located at the northwest corner of McDavid Road and Green Road and identified by Pinal County Assessor Parcel Numbers APN-501-12-0050 (the "Property"). The Applicant and the Owner has filed an application with the City of Maricopa for a proposed Planned Area Development (PAD) to develop the initial phases of what will eventually be a mixed-use, including Commercial/Industrial/Residential development, on Hogenes Farms. The initial phase of the PAD proposes to build approximately 812 single-family homes within several residential subdivision enclaves on approximately 527.5 acres of the larger Hogenes Farm property.

We invite you to join us for an open house meeting to discuss this proposal and learn more about the Applicant and the development proposal for the Property.

	Neighborhood Meeting:			
	Date: June	1, 2021		
	Time: 6:00 P.M	. – 7:00 P.M.		
	Location: Maricopa Wells Middle School - Library			
	45725 W. Hon	eycutt Ave		
	Maricopa, AZ 85139			
Planning & Zoning Commission:		City Council:		
	Date: June 21, 2021	Date: August 3, 2021		
	Time: 6:00 P.M.	Time: 6:00 P.M.		
Location: City Hall – 39700 W. Civic Center Plaza		Location: City Hall – 39700 W. Civic Center Plaza		
Maricopa, AZ 85138		Maricopa, AZ 85138		

According to the Pinal County Assessor records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting scheduled for this matter, this notice is being sent to you via first class mail.

If you wish to provide input on this matter, you may attend each of the meetings listed above or submit written comment before or at the meeting. If you have any questions concerning this matter, please contact Kurt Jones, AICP, Senior Planner at Tiffany & Bosco representing the Applicant at <u>kajones@tblaw.com</u> or 602-452-2729. You may also contact the assigned City Senior Planner, Byron Easton, at 520-568-9098 or by email at <u>Byron.Easton@maricopa-az.gov</u> subject Hogenes Farms, case # PAD21-01.

Please see additional pages for project narrative and PAD exhibit.

Sincerely.

Kurt Jones, AICP



Hogenes Farms

Planned Area Development (PAD)

PROJECT NARRATIVE

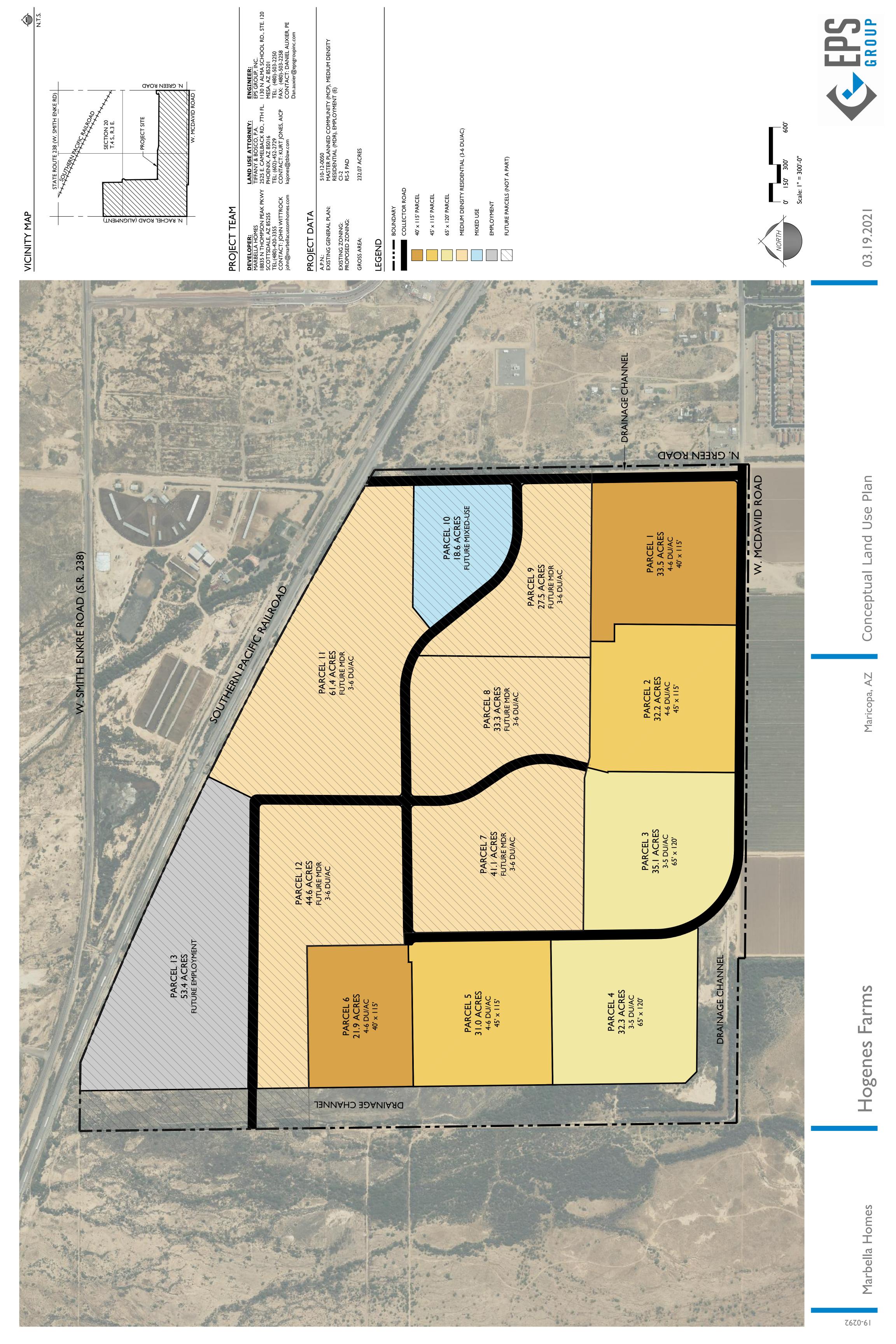
March 24, 2021

We represent Brian Hegardt of TRS 15 ("Applicant"), who is proposing a single-family community with public streets located at the property owned by Hogenes Farms LTD Partnership ("Owner") at the northwest corner of W. McDavid Road and N. Green Road ("Property"), in the City of Maricopa, AZ ("City"). The request is to create the first major phase to the Hogenes Farms project utilizing the City's Planned Area Development ("PAD") zoning district. Subsequent phases will include non-residential uses as the Green Road frontage develops.

The request is to rezone the existing C1-2 (Industrial Zone) zoning to the City's PAD zoning to allow for an innovative set of single-family subdivisions and neighborhoods that are planned as part of a larger master plan. The intent of this submittal is to provide for a unique set of residential subdivisions that will ultimately be a part of a larger mixed-use master planned community. The proposed PAD will allow for the preservation of a major wash corridor and development of public streets, along with passive and active open spaces for the future residents of the community.

The request is to rezone the Property consistent with the City's General Plan land use designations, Master Plan Community and Medium Density Residential, with a major first phase of the overall Hogenes Farms property. This initial PAD is approximately 289 acres and planned for approximately 812 single-family residential lots at approximately 2.8 dwelling units to the acre ("du/ac") utilizing the RS-5 (Medium Density Residential) zoning district with proposed amended development standards. The proposal is to develop the south and southwestern portions of the overall 528-acre Property. The overall Property will develop over time with additional residential neighborhoods and future non-residential uses to support the additional density in the area. The proposal will extend McDavid Road to the west across Green Road. The major roadway design within the PAD will begin a major loop road for the future development with McDavid Road looping north and back east to Green Road as the major internal thoroughfare through the PAD. A roadway connection to the parcels within Maricopa to the west of Phase 2 will be provided as part of the master planning for the community.

Major drainage ways will be preserved and utilized as an amenity to the proposed residential neighborhoods. These drainage ways will be kept in a natural state as much as possible to allow conveyance of flows to occur in more natural vs. man-made design. Once designed at platting stage, the incorporation of natural landscaping and trails/pedestrian pathways will allow this open space to be utilized by the future residents within the PAD.



WE THE PEOPLE

have the right to know what's happening in our cities, towns and neighborhoods.

All across America, Public Notices are your 'Right to Know.' A single database of Public Notices has been created by newspapers in thirteen states.

Legislatures require many kinds of public notices so you stay informed about government, corporate and private activities that touch your world. Newspapers have enhanced the legislative intent and made them available in one place, any time you need them.

Delivered to your Email Address

Word search the database manually at no charge, or subscribe to Public Notice Smart Search and have Notices important to you or your company sent to your email address automatically.

Public Notices from thirteen states are in the database (search each state separately). Just click a link to get to that state.

To submit a public notice call 520-423-8602 or email to publicnotices@pinalcentral.com

Access all public notices published in print within the past 7 days at: **PinalCentral.com** As well as public notices throughout the state: www.arizonapublicnotices.com/

You can view all current and archived notices on this site.

NOTICE OF TRUSTEE'S SALE File ID. #21-02147 Compton The following legally described trust property will be sold, pursuant to the power of sale under that certain trust deed recorded on tain trust deed recorded on 12/14/2006 as Document No. 2006-170765, Pinal County, AZ. NOTICE! IF YOU BELIEVE THERE IS A DEFENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE YOU MUST TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF RULE 65, ARIZONA ROLLO S. CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00P.M. MOUNTAIN STAN-DARD TIME OF THE LAST BUSI-NESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN OR-DER, THE SALE WILL BE FINAL AND WILL OCCUR at public auc-tion on July 15, 2021 at 11:00 AM, At the Main Entrance to the Superior Court Building, 971 Jason Lopez Circle, Florence, AZ 85232 and the property will be sold by the Trustee to the highest bidder for cash (in the forms which are lawful tender in the United States and acceptable to the Trustee, payable in accordance with ARS 33-811). The sale shall convey all right, title, and interest conveyed to and now held by it under said Deed of Trust, in the property situated in said County and State and more fully described as: Lot 3, Block 43, of CASA GRANDE WEST, according to the plat of record in the office of the County Recorder of Pinal County, Arizona in Book 12 of Maps, Page 41. The street address/location of the real property described above is purported to be: TBD #503-52-121, Casa Grande, AZ 85222 Tax Parcel No.: 503-52-1210 8. The undersigned Trustee, Leonard J. McDonald. Attorney at Law, disclaims any liability for any incorrectness of the street address and other common designation, if any, shown herein. The beneficiary un der the aforementioned Deed of Trust has accelerated the Note secured thereby and has declared the entire unpaid principal balance, as well as any and all other amounts due in connection with said Note and/or Deed of Trust, immediately due and payable. Said sale will be made in an "as

Public Notices

Public for said State, personally appeared Leonard J. McDonald, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their sig-nature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WIT-NESS my hand and official seal / S/Stephen Daniel Clem, Notary Public. This firm is not a Debt Col-lector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdic-tion (see Mansour vs. Cal-Western Reconveyance Corp., 618 F.-Supp.2d 1178 (D. Ariz. 2009)). Should a subsequent determination be made that this firm is a Debt Collector as that term is defined within the Act, then you are notified that any information obtained will be used for the purpose of collecting a debt. Please be ad-vised that if your personal liability for this debt has been modified or extinguished by a discharge in bankruptcy, this communication is provided solely in reference to the foreclosure on the deed of trust remaining on your property and is not an attempt to collect the discharged personal obligation. The notifications provided herein do not limit or detract from the effect of foreclosure upon the subject property. NOTICE: If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagee's atomey. 05/06/2021, 05/13/2021, 05/20/2021, 05/27/2021 CPP351028

Public Notices

ARTICLES OF ORGANIZATION OF LIMITED LI-ABILITY COMPANY ENTITY INFORMATION ENTITY NAME: BC STATE TRUCKING LLC ENTITY ID: 23218567 EFFECTIVE DATE: 05/03/2021 MANAGEMENT STRUCTURE: Manager-Managed STATUTORY AGENT INFORMA-TION STATUTORY AGENT NAME: Brandi Michelle Johnson

PHYSICAL ADDRESS:

STATUTORY AGENT NAME: TONY S. CULLUM PHYSICAL ADDRESS: 14 E DALE AVE, FLAGSTAFF, AZ 86001 PRINCIPAL ADDRESS 11077 N TREKELL RD, CASA GRANDE, AZ 85122 PRINCIPALS Manager: BRETT HANSON, 11077 N TREKELL RD, CASA GRANDE, AZ 85122, USA HANSON. Member: BECKY 11077 N TREKELL RD, CASA GRANDE, AZ 85122, USA Member: BRETT HA HANSON, 1077 N TREKELL RD, CASA GRANDE AZ 85122 ORGANIZERS BRETT HANSON: 11077 N TREKELL RD, CASA GRANDE, N AZ 85122, USA SIGNATURES Organizer: 04/23/2021 BRETT HANSON, No. of publications: 3: dates of publication: May 08, 11, 13, 2021. SUMMONS

Public Notices

IN THE SUPERIOR COURT OF ARIZONA, PINAL COUNTY Asraful I Bhuiya, Plaintiff.

Howard Alan Trevillian, Pinal County Treasurer, All Unknown Heirs and Assigns, Defendants.

(S1100CV202100955)

STATE OF ARIZONA to: All Named Defendants

YOU ARE HEREBY SUMMONED and required to appear and de-fend within the time applicable, in this action in this Court. If served within Arizona, you shall appear and defend within 20 days after the services of the Summons and Complaint upon you, exclusive of the date of service. If served out of the State of Arizona - whether by direct service, registered or certified mail, or by publication you shall appear and defend within 30 days after the service of the Summons and Complaint upon you is complete, exclusive of the date of service. Service by publi-cation is complete 30 days after the date of first publication. ARCP 4; ARS §§20-222, 28-502,

28-503, YOU ARE HEREBY NOTIFIED that if you fail to appear and defend within the time applicable, judgment by default may be rendered against you for the relief demanded in the Complaint. YOU ARE CAUTIONED that in or-

Public Notices STATUTORY AGENT INFORMA-TION STATUTORY AGENT NAME: Taylor Janulewicz PHYSICAL ADDRESS: 35671 N. Mirandesa Dr, SAN TAN VAL-LEY, AZ 85143 PRINCIPAL ADDRESS Att. Taylor Janulewicz, 35671 N. Mirandesa Dr, SAN TAN VAL-LEY, AZ 85143 PRINCIPALS Manager: Taylor Lauren Jan-ulewicz, 35671 N. Mirandesa Dr, SAN TAN VALLEY, AZ, 85143, Janulewicz Taylor L@g-USA. mail.com, Date of Taking Office: 03/01/2021 ORGANIZERS Taylor Lauren Janulewicz: 35671 N. Mirandesa Dr., SAN TAN VAL-LEY, AZ, 85143, USA, Janulewicz.Taylor.L@gmail.com SIGNATURES

No. of publications: 3; dates of publication: May 11, 13, 15, 2021. NEWSPAPER NOTICE

AND PUBLIC MEETING Rezoning Case PAD21-01 Neighborhood Meeting Maricopa Wells Middle School -Library; June 1, 2021 at 6:00 PM 45725 W. Honeycutt Ave., Maricopa, AZ 85139 Planning & Zoning Commission Meeting (PUBLIC HEARING) June 21, 2021 @ 6:00 p.m. City Hall 39700 W. Civic Center Plaza Maricopa, AZ 85138) City Council Meeting August 3, 2021 @ 6:00 p.m. 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. Hogenes Farms LTD Partnership is proposing a rezoning from C1-2 Industrial Zone to Planned Area Development (PAD) at 47892 W. McDavid Road generally located at the northwest corner of Mc-David Road and Green Road alignment. The PAD is approx.

Authorized Agent: Taylor Jan-ulewicz - 03/01/2021 NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING 4420. tive 2021. PINAL ceased

527.5 acres of Mixed Use, including Commercial/Industrial/Residential. The initial development will be 232 +/- acres planned for approx. 812 single-family residen-

tial lots at approximately 3.5

dwelling units to the acre ("du/ac")

utilizing the RS-5 (Medium Densi

ty Residential) zoning district with proposed amended development

standards The Planning and Zon

ing Division is processing this

proposal in accordance to the

Zoning Code as a rezoning to a

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. Élease in-

dude name, address, telephone

number and signature. For ques-tions, contact the Planning and

Published in: Casa Grande Dis-

Date of publication: May 13, 2021

No. of publications: 1; dates of publication: May 13, 2021.

KATHLEEN B. ADKINSON, Per-

Zoning Division at

Insert date: May 13, 2021

sonal Representative

907 W. 6th Avenue

2021

Bar No.: 009056

Personal Representative 907 W. 6th Avenue

San Manuel, AZ 85631-1026

No. of publications: 3; dates of publication: May. 06, 13, 20,

STEPHEN R. COOPER, State

Casa Grande, Arizona 85122-

COOPER & RUETER, L.L.P.

221 N. Florence Street

(520) 568-9098

patch

PAD.

Public Notices 4420 Telephone: (520) 836-8265

Facsimile: (520) 421-0916 Email: src@centralazlaw.com Attorney for Personal Representative IN THE SUPERIOR COURT OF

THE STATE OF ARIZONA IN AND FOR THE COUNTY OF PINAL Case No.: PB 202100182

NOTICE TO CREDITORS In the Matter of the Estate of: JERRY LLOYD ODOM,

Deceased NOTICE IS HEREBY GIVEN that JERI LYNN TAYLOR, has been appointed Personal Representative of this Estate. All persons having claims against the Estate are required to present their claims within four (4) months after the date of the first publication of this Notice or claims will be forever barred. Claims must be presented by delivering or mailing a written statement of the claim to JERI LYNN TAYLOR, c/o Stephen R. Cooper, COOPER & RUETER, L.L.P., 221 North Florence Street Casa Grande, Arizona 85122-DATED this 26 day of April, 2021. COOPER & RUETER, LL.P. By /s/Stephen R. Cooper STEPHEN R. COOPER Attorney for Personal Representa-

No. of publications: 3; dates of publication: Apr. 29, May 06, 13,

Michael Melby, 110 East 13th Street, Casa Grande, AZ 85122 Phone: (520) 510-3585 IN THE SUPERIOR COURT OF THE STATE OF ARIZONA IN AND FOR THE COUNTY OF Case No.: PB-202100254 NO-

TICE TO CREDITORS In the Matter of the Estate of: LOYD WALLACE MELBY, De-

NOTICE IS HEREBY GIVEN that Michael Melby has been appoint ed Personal Representative of the above-captioned Estate. All creditors having claims against the Estate are required to present their claims within four months after the date of the first publication of this notice if notice is given by publication or, if the creditor is known to the Personal Representative, within sixty (60) days after the mailing or delivery of the no-tice whichever is later, or the claim will be forever barred.

Public Notices

CASA GRANDE, AZ 85122, USA jamijacobsen7@yahoo.com SIGNATURES Bret Jacobsen, Organizer: 04/08/2021

Jami Organizer: Jacobsen. 04/08/2021 No. of publications: 3; dates of publication: May 13, 15, 18, 2021.

Order 095251-AZ 210004781-AZ-VOI NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 12/8/2007 and recorded on 12/18/2007, as Instrument No. 2007-136940, in the office of the County Recorder of Pinal County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DE-FENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJEC-TION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARI-ZONA RULES OF CIVIL PROCE-DURE, STOPPING THE SALE NO LATER THAN 5:00 P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DE-FENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OB-TAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OC-CUR at public auction to the highest bidder at the below date, time and place. LOT 118, OF PARCEL C AT SKYLINE RANCH PHASE ONE, ACCORDING TO PLAT RECORDED IN CABINET E, PAGE 36, RECORDS OF PINAL COUNTY, ARIZONA COUNTY ASSESSOR'S TAX PARCEL NUMBER: 509-94-37104 STREET ADDRESS or IDENTIFI-ABLE LOCATION: 2202 WEST AGRARIAN HILLS DRIVE QUEEN CREEK, AZ 85142 Further information related to the sale and the Subject Real Property will be made available to the public through WWW.STOXPOSTING -COM. In accordance with A.R.S. 33-808(B), the time of sale will be between 9 a.m. and 5 p.m. at a specific place on the Subject Peal Property, at the County Court-house, or at a specific place of business of the Trustee, Sale Date: 7/7/2021 Sale Time: 12:00 PM Sale Location: AT THE MAIN ENTRANCE TO THE PINAL SU-PERIOR COURT BUILDING LO-CATED AT 971 N. JASON LOPEZ CIRCLE, BLDG A, FLO-RENCE, AZ 85132 ACCORDING TO THE DEED OF TRUST OR UPON INFORMATION SUP-PLIED BY THE BENEFICIARY, THE FOLLOWING INFORMA-TION IS PROVIDED PURSUANT TO A.R.S. SECTION 33-808(C): ORIGINAL TRUSTOR: COLETTE VINCENT 2202 WEST AGRARI-AN HILLS DRIVE QUEEN CREEK, AZ 85142 ORIGINAL PRINCIPAL BALANCE AS SHOWN ON DEED OF TRUST: \$295,500.00 CURRENT BENEFI-CIARY: LONGBRIDGE FINAN-CIAL LLC c/o Celink 3900 Capital City Blvd Lansing, MI 48906 CURRENT TRUSTEE: Clear Recon Corp 3707 East Southern Avenue Mesa, AZ 85206 Phone: (866) 931-0036 Visit this Internet site: WWW.STOXPOST-Web. ING.COM Automated Sale Line: (844) 477-7869 Dated: 4/1/2021 CLEAR RECON CORP Hamsa Uchi, Authorized Signatory for Trustee State of California) ss. County of San Diego) On 4/1/2021 before me, Susana Jimenez Notary Public, personally appeared Hamsa Uchi who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity (ies), and that by his/her/their sig-nature(s) on the instrument the person(s), or the entity upon be-half of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of Cal-Ifornia that the foregoing para-graph is true and correct. IN WIT-NESS WHEREOF I bereunto set my hand and official seal. Susana Jimenez My Comm. Expires May 15, 2021 The successor trustee appointed herein qualifies as Agent required by ARS Section 33-803, Subsection (A). The name of the state or federal licensing or regulatory body or controlling agency of the trustee is: Arizona Department of Financial Institutions. No. of publications: 4; dates of publication: Apr. 22, 29, May 6, 13,2021.



is" condition, but without covenant or warranty, expressed or implied, regarding title, possession or encumbrances, to satisfy the indebtedness secured by said Deed of Trust, advances thereunder, with interest as provided therein, and the unpaid principal balance of the Note secured by said Deed of Trust with interest thereon as proved in said Note, plus fees, charges and expenses of the Trustee and of the trusts created by said Deed of Trust. Original Principal Balance: \$121,099.00 Original Trustor: Frank L. Compton and Christina A. Compton. husband and wife, 427 South 96th Avenue Mesa, AZ 85208. Current Beneficiary: Cascade Financial Services; Care of/Ser-vicer: Cascade Financial Services, 2701 E. Ryan RoadSuite 150, Chandler, AZ 85286; Current Trustee: Leonard J. McDonald, 2525 East Camelback Road #700 Phoenix, Arizona 85016 (602) 255-6035. /S/Leonard J. McDonald, Attorney at Law, Trustee/Successor Trustee, Trustee/Successor Trustee, is regulated by and qualified per ARS Section 33-803 (A) 2, as a member of the Arizona State Bar STATE OF ARIZONA, COUNTY OF MARICOPA. On this day of 04/15/2021 before me, Stephen Daniel Clem a Notary

Public Notices

12291 w Madero dr, ARIZONA CITY, AZ 85123 MAILING ADDRESS: Po box 3639, ARIZONA CITY, AZ 85123 PRINCIPAL ADDRESS Att: Brandi Johnson, Po box 3639, ARIZONA CITY, AZ 85123 PRINCIPALS Manager: Brandi Johnson, Po box 3639, ARIZONA CITY, AZ 85123, USA, Brandijohnson72281@yahoo.com, Date of Taking Office: 05/04/202 ORGANIZERS Brandi Johnson, Po box 3639. ARIZONA CITY, AZ 85123, USA, Brandijohnson72281@yahoo.com SIGNÁTURES Organizer: 05/03/2021 Brandi Johnson, No. of publications: 3; dates of publication: May 13, 15, 18, 2021. ARTICLES OF

ORGANIZATION OF LIMITED LI-ABILITY COMPANY ENTITY INFORMATION ENTITY NAME: BRETT HANSON ENTERPRISES, LLC ENTITY ID: 23214325 EFFECTIVE DATE: 04/23/2021 MANAGEMENT STRUCTURE: Manager-Managed STATUTORY AGENT INFORMA-TION

der to appear and defend, you must file an Answer or proper response in writing with the Clerk of this Court, accompanied by the necessary filing fee, within the time required and you are required to serve a copy of any Answer or response upon the Plain-tiffs attorney. ARCP 10(d); ARS 21-311; ARCP 5. The name and address of Plaintiff's attorney, where a copy of the Complaint can be obtained, is: Joseph E. Holland Esg. 970 S. Main Street Snowflake, AZ 85937 (928)536-3001 SIGNED AND SEALED this date: 05/04/2021. CLERK OF THE SUPERIOR COURT By: /s/ Deputy Clerk No. of publications: 4; dates of publication: May 13, 20, 27, Jun. 03, 2021.

ARTICLES OF ORGANIZATION OF LIMITED LI-ABILITY COMPANY ENTITY INFORMATION ENTITY NAME: MODERN WOM-ENS DIETITIAN LLC ENTITY ID: 23190317 EFFECTIVE DATE: 02/28/2021 MANAGEMENT STRUCTURE: Manager-Managed

Public Notices

NOTICE IS HEREBY GIVEN THAT at a Regular Meeting of the Town Council of the Town of Marana, the Council shall hold a public hearing. The Town Council will meet for the purpose of considering for possible adoption of the fiscal year 2021-2022 Tentative Budget, on May 18, 2021, starting at or after 6:00 p.m. at the Marana Municipal Complex - Council Chambers at 11555 W. Civic Center Drive, Marana, Arizona, 85653.

Fund Group	June 30, 2021 Estimated Fund Balance	2021-2022 Estimated Revenue	2021-2022 Estimated Expenditures	Transfers In	Transfers Out	June 30, 2022 Estimated Fund Balance
General Fund	\$ 58,972,742	\$ 53,735,342	\$ 55,152,321	-	\$ 4,286,035	\$ 53,269,728
Special Revenue	8,082,906	8,942,101	10,568,485	100,000	-	6,556,522
Capital Projects	27,019,192	20,335,717	37,738,395	50,000	2,080,584	7,585,930
Debt Service	6,279,766	11,929,445	17,724,648	6,499,808	-	6,984,371
Enterprise	12,125,485	27,773,343	32,664,211	4,248,104	4,531,293	6,951,428
Internal Service	1,757,169	5,067,470	5,067,470	-	-	1,757,169
Total All Funds	\$ 114 237 260	\$ 127 783 418	\$ 158 915 530	\$ 10 897 912	\$ 10 897 912	\$ 83 105 148

A complete copy of the estimates of revenues and expenses for the Town of Marana for fiscal year 2021-2022 is on file in the offices of the Town Clerk at 11555 W. Civic Center Drive, Marana, Arizona, 85653, between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. Copies are also available on the Town website www.maranaaz.gov and at the following County libraries:

Wheel	er Taft Abbett Sr. Library				
7800 l	N. Schisler Dr.				
Tucso	n AZ 85743				
Mon:	10:00AM – 5:00PM				
Tue:	10:00AM – 5:00PM				
Wed:	10:00AM – 6:00PM				
Thu:	10:00AM – 5:00PM				
Fri:	10:00AM – 5:00PM				
Sat:	Closed				
Sun:	Closed				
publication: May 13, 2021.					

No. of publications: 1: date of r

TOWN OF MARANA, ARIZONA NOTICE OF PUBLIC HEARING

Public Notices

The general summary of the 2021-2022 Tentative Budget is as follows:

Manager: Sheila Graham
100 W. Montego Drive,
GRANDE, AZ 85122, USA
gra@gmail.com
ÖRGÄNIZERS
Sheila Graham-Tyler: 10
Montego Drive, CASA GR
AZ 85122, USA, shygra@
com
SIGNATURES
Organizer: Sheila Graham
04/29/2021
No. of publications: 3; da
publication: May 13, 15, 18,
ARTICLES OF
ORGANIZATION OF LIMIT
ABILITY COMPANY
ENTITY INFORMATION
ENTITY NAME: REVIVE HI
AND WELLNESS LLC
ENTITY ID: 23170676
EFFECTIVE DATE: 4/08/20
MANAGEMENT STRUC
Member-Managed
STATUTORY AGENT INFO
TION
STATUTORY AGENT NAM
Bret Jacobsen
PHYSICAL ADDRESS:
1391 E Angie St,
GRANDE, AZ 85122
PRINCIPAL ADDRESS
Att: Bret Jacobsen, 1391 E
Att: Bret Jacobsen, 1391 E St, CASA GRANDE, AZ 85

Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at the following address: Michael Melby 110 East 13th Street, Casa Grande, AZ 85122, or by commencing a pro-ceeding against the Personal Representative in the above entitled court within the time limited for presenting the claim. DATED this 10th day of May, 2021.

No. of publications: 3; dates of publication: May 13, 20, 27, 2021.

ARTICLES OF

ORGANIZATION OF LIMITED LI-ABILITY COMPANY ENTITY INFORMATION ENTITY NAME: RAIN SHADOW REFLECTIONS, LLC ENTITY ID: 23217095 EFFECTIVE DATE: 04/29/2021 MANAGEMENT STRUCTURE: Manager-Managed STATUTORY AGENT INFORMA-TION STATUTORY AGENT NAME: CORPORATE SERVICE CEN-TER, INC. PHYSICAL ADDRESS: 2390 E Cameback Rd Ste 130, PHOENIX, AZ 85016 PRINCIPAL ADDRESS 100 W. Montego Drive, CASA GRANDE, AZ 85122 PRINCIPALS Manager: Sheila Graham-Tyler, CASA A, shy-00 W. RANDE, gmail.n Tyler, lates of , 2021. TED LI-EALTH

CTURE: ORMA-∕Æ: CASA E Angie 5122 PRINCIPALS Member: Bret Jacobsen, 1391 E

Angie St, CASA GRANDE, AZ 85122, USA, bretjacobsenpa@gmail com Member: Jami Jacobsen, 1391 E Angie St, CASA GRANDE, USA, jamijacobsen7@yahoo.com ORGANIZERS Bret Jacobsen: 1391 E Angle St,

CASA GRANDE, AZ 85122, USA, bretjacobsenpa@gmail.com

Jami Jacobsen: 1391 E Angie St,

TS#: 093699-AZ Order #: 02-20020744 20020744 NOTICE OF TRUSTEE'S SALE The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 8/31/1999 and record-ed on 9/14/1999, as Instrument No. 1999-041579, in the office of the County Recorder of Pinal County, Arizona, NOTICE! IF YOU BELIEVE THERE IS A DE-FENSE TO THE TRUSTEE SALE OR IF YOU HAVE AN OBJECTION TO THE TRUSTEE SALE, YOU MUST FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARI-ZONA RULES OF CIVIL PROCE-

Owner of severed finger arrested

By KATIE SAWYER Staff Writer

MARICOPA — Ten-year Maricopa resident Francesca Wikoff got quite the surprise as she exited her home in the Homestead South community on April 15: a severed phalange lying on the concrete.

Her GMC Yukon parked in the driveway also had two slashed tires on one side, but there was no sign of the owner of the finger. The trail of blood left at the scene led to a nearby residence. Wikoff said one resident of the home is out of town, and the other is the man she believes is the owner of the appendage.

Maricopa Police came out to the home to document the scene and took the finger into custody. Wikoff speculates the owner of the finger is a neighbor who had gotten into a disagreement with Wikoff and her husband the night before.

Maricopa Police spokesman Hal Koozer confirmed that officers arrested Kevin Johnson and identified him as the owner of the finger found lying on the driveway.

According to Wikoff, the couple went over to a neighbor's home on the night of April 14 with their children for a get-together, and Wikoff said their male neighbor tagged along uninvited. The man allegedly became increasingly intoxicated and aggressive as the night



NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING AND PUBLIC MEETING Rezoning Case PAD21-01 Neighborhood Meeting Maricopa Wells Middle School -Library; June 1, 2021 at 6:00 PM 45725 W. Honeycutt Ave., Maricopa, AZ 85139 Planning & Zoning Commission Meeting (PUBLIC HEARING) June 21, 2021 @ 6:00 p.m. City Hall 39700 W. Civic Center Plaza Maricopa, AZ 85138) City Council Meeting August 3, 2021 @ 6.00 p.m. City Hall 39700 W. Civic Center Plaza Maricopa, AZ 85138

wore on

"He tried to get in an altercation with my husband, who is injured. Then after (that), he shoved me twice," Wikoff said. "He was asked to leave, and he didn't like that, so he tried to retaliate by slashing my tires. However, he left a little consolation prize."

Wikoff is a retired firefighter and EMT, and said that was likely the only reason she was able to stomach the sight of the lone appendage. The neighbor in question has not returned to his residence since the night before, when a neighbor last heard him cry out.

"My neighbor heard him yelling and crying, probably about like 10:30 p.m., so we figured that's when it happened," Wikoff said.

After speaking with Maricopa officers April 15, Wikoff said that when the person responsible is located, she anticipates charges will be filed for property damage and other related charges.

Though the family has cameras, Wikoff said the tire-slasher managed to avoid being caught on video. Their Yukon is the family car and will need to have its tires replaced due to the damage. She has since had the vehicle towed.

Johnson was charged with criminal damage, assault, threatening and intimidating, and disorderly conduct stemming from both the slashed tires and the previous night's disagree-

Public Notices

proposed amended development standards The Planning and Zoning Division is processing this proposal in accordance to the Zoning Code as a rezoning to a PAD.

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. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 568-9098 Insert date: May 21, 2021 Published in: Maricopa Monitor Date of publication: May 21, 2021 No. of publications: 1; dates of

publication: May 21, 2021.

Thank you for reading the Maricopa Monitor!

Global Water discusses 13% rate hike with city council

By KATIE SAWYER Staff Writer

MARICOPA - Ron Fleming, CEO of Global Water, gave the City Council an update on a proposed 13% rate hike as well as a possible phase two" to the rate case.

Rate cases determine whether the base rates for a given utility are accurate and fair and are usually proposed by the utility company through a two-year analysis process. Global Water is nearing the end of this process and is waiting on approval from the Arizona Corporation Commission.

On April 20, Fleming said Global Water had faced many challenges over the last few decades, exacerbated by the recession in 2008. Fleming is now hoping to turn those challenges into opportunities.

During the meeting, Fleming told the council that a 13% increase over the course of three years, or about \$13.23 by 2025, would recoup lost revenue from the recession and be more accurate for the 2021 community. The last rate case was passed in 2014 and was based on data gathered in 2011.

The proposed rate case will go through approval or denial in the summer but would not take effect until Jan. 1.

On the line of lost revenue, Fleming brought up the loss of the company's southwest plant. According to Fleming, the southwest plant was a \$32.8 million investment made by Global Wadue to lack of funding to run the facility.

"We built ... a lot of plant that, because of the with questions," Price said.

Great Recession, never got turned on," said Fleming. "We're here to talk about how to turn what's been a 15-year burden, or challenge, into an opportunity for all of us and the city of Maricopa."

Global Water wants to recoup lost funds by proposing a "phase two" rate hike in 2025 and waive it from the current process. This proposed phase two would be an additional 4% increase to consumers over the course of three years, from 2026-28.

The waiver is in part due to the fact that adding the percentage onto the current case would create complications.

"If there's an issue that bubbles up in a rate case that's really big and a little bit complicated, don't try to shove it into the existing, active rate case. ... That's what we're proposing, is to take this phase two approach and basically take the southwest plant item and put it in a box," Fleming said, acknowledging the phase two approach is still in approval process with the ACC. "Let's assume we do get that approved, then it goes into a box and we complete the current rate case, and when that rate case is over — you open the box and put it back on the table."

Putting it back on the table would involve a "mini-rate case" and would be simpler than adding it to the current one. Global Water's presentation was for information purposes only, and Mayor Christian Price encouraged those who had questions regarding the rate hike to come forward to the city and Global Water.

'I would urge the customers and the consumter shortly before the recession that never opened ers and the citizens of this city to certainly come to the council with questions, come to you all

As temperatures rise, area pet store issues hot-car-warning campaign

By KATIE SAWYER Staff Writer

MARICOPA — In 2020, 31 pets died in hot cars in the United States, and a total of 50 animals were rescued from a similar fate, according to People for the Ethical Treatment of Animals.

Temperatures are already in the triple digits in Maricopa, and these conditions can kill a dog in minutes. A vehicle's internal temperature has been proven to rise 20 degrees in just 10 minutes — effectively turning the car into an oven, according to a study done by Jan Null at San Francisco State University. Even on a 70-degree day, the internal temperature of a vehicle has been proven to rise 40 degrees in just one hour.

These are numbers that Bowser Pet Care owner Monica Staggs is already familiar with, and it's why she's participating in a window sticker campaign in Maricopa that stops pet owners in their tracks.

The stickers say, "WARNING don't leave pets in hot vehicles! Keep pets safe. Heat can be fatal to pets. Temperatures inside a vehicle can climb rapidly, even with the windows cracked. Please consider leaving your pets safe at home instead of confined in a hot vehicle." They can be placed in the windows of local businesses to help remind pet owners of their furry friends.

Staggs said part of the hot car issue is due to misunderstanding the factors involved.

'Some pet owners do not realize that even if they crack the windows or leave their automobiles running with the air conditioner on, temperatures inside vehicles can still become dangerously hot very quickly," Staggs said in a press release. "These temperatures put pets at risk of illness, or even death."



a PUBLIC HEARING will be held

at the above stated date, time,

Hogenes Farms LTD Partnership

is proposing a rezoning from C1-2

Industrial Zone to Planned Area

Development (PAD) at 47892 W.

McDavid Road generally located

at the northwest comer of Mc-

David Road and Green Road

alignment. The PAD is approx.

527 5 acres of Mixed Use, includ-

dential. The initial development

will be 232 +/- acres planned for

approx. 812 single-family residen-

dwelling units to the acre ("du/ac")

utilizing the RS-5 (Medium Densi-

ty Residential) zoning district with

lots at approximately 3.5

Commercial/Industrial/Resi-

and location.

ing

tial



ZONING

City of Maricopa - Planning Divisio

Proposal: Hogenes Farms LTD Partnership is proposing a rezoning from C1-2 Industrial Zone to Planned Area Development (PAD) at 47892 W. McDavid Road generally located at the northwest orner of McDavid Road and Green Road alignment. *

Description of Request: The PAD will consist of approx. 527.5 acres of Mixed Use, including Commercial/Industrial/Residential. The initial development will be 232 +/- acres planned for approx. & single-family residential lots at approximately 3.5 dwelling units to the acre ("du/ac") utilizing the RS-5 Medium Density Residential) zoning district with proposed amended development standards.

NEIGHBORHOOD MEETING When: June 1, 2021 Time: 6:00 P.M. – 7:00 P.M. Location: Maricopa Wells Middle School – Library 45725 W. Honeycutt Ave Maricopa, AZ 85/39

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE CONTACT CASE PLANNER: Byron Easton, Senior Planner (520) 316-6936 Byron.Easton@Maricopa-az.gov

PLANNING AND ZONING COMMISSIO When: June 21, 2021 Time: 6:00 P.M.

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

CITY COUNCIL MEETING When: August 3, 2021 Time: 6:00 P.M. Location: City Hall 39700 W. Civic Cente Plaza Maricopa, AZ 85138 Bosting Date: 5/14/20/



AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements for case number______, located at 47892 W. McDavid Road generally located at the northwest corner of McDavid Rd and Green Road alignment, on May14th, 2021.

See attached photo exhibit.

For applicant:

<u>Dynamite Signs, Inc.</u> Sign Company Name

lanne H

Sign Company Representative

Subscribed and sworn to be on this	14th	day of	muy	2021 by
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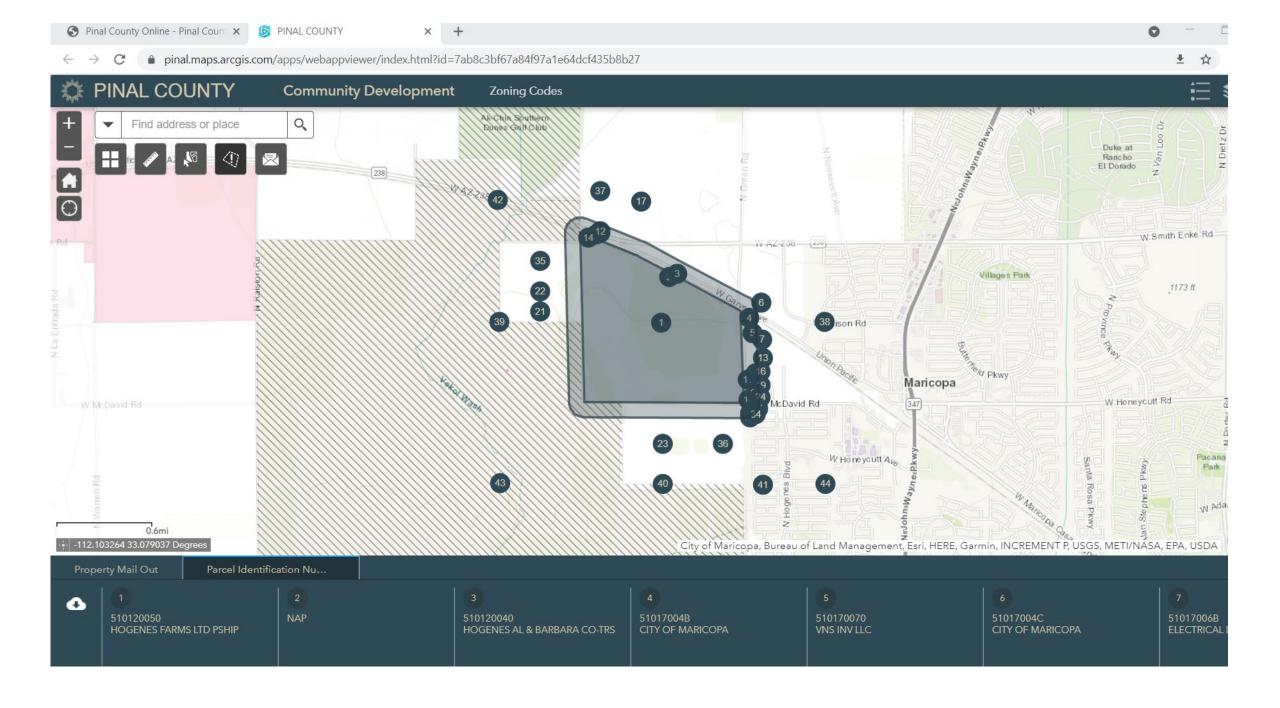
Maria Hitt.

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

annet Muren Bith Notary Public

My Commission expires: 10-25. 2024





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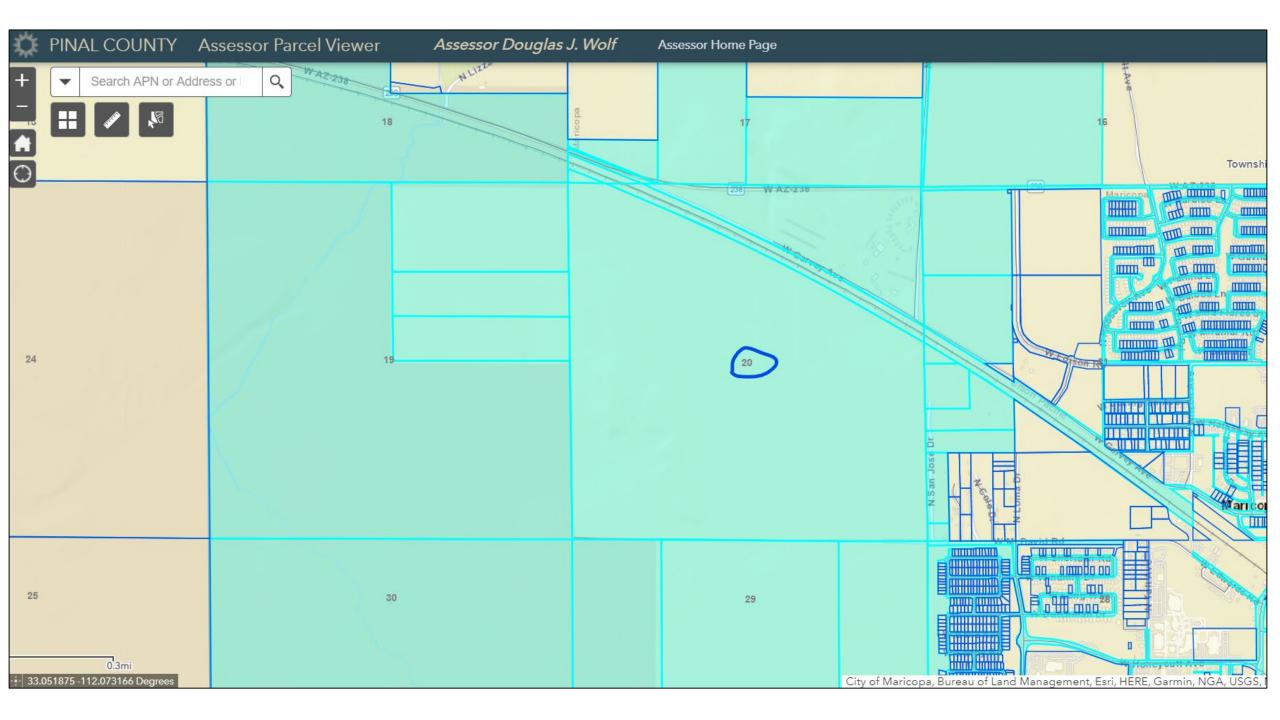
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PARCEL OWNER 512-34-742A MARICOPA MEADOWS HOMEOWNERS ASSOCIATION 512-34-4870 KUNKLE, DONALD KUNKLE, TONYA 512-34-4340 FRANCISCO, MARISSA ADLER, HOWARD 510-12-0100 HOGENES FARMS LTD PSHIP 510-16-002A PDP MARICOPA LLC 510-16-002B BUTZ BRIAN E & MEREDITH H ETAL 510-16-0010 HASSANI HALIM 510-15-002D WOOLLEY-BUTLER NORMA T TR 510-15-002B STATE OF ARIZONA 510-17-0150 CITY OF MARICOPA 510-15-002F ANGEL INVESTORS LLC 510-12-035A DRA FAMILY LLC 510-17-003D SANTA CRUZ LAND & DEV LLC 510-17-0070 VNS INV LLC 510-17-006B ELECTRICAL DISTRICT NO 3 510-17-0080 LECUORE PROPERTIES LLC 510-17-0140 JCD PROPERTIES LLC 510-17-009N BRETHOUR RUSSELL T (EST OF) 510-17-009T BRANDIN ARNULFO JR 510-17-009R TOW HERMELINDA H 510-17-009S BROWN ALVA 512-34-4350 OPENDOOR PROPERTY TRUST I 512-34-4860 KUROCHKINA ANNA S 512-34-4360 VARGAS-CRUZ ERMIS 512-34-4850 ROSAS RODIMIRO RUMBO 512-34-4370 GUTIERREZ LANDY 512-34-4840 2018-3 IH BORROWER LP 512-34-4880 BURGESS MARIA DANIELLE & DONNIE JOE 512-34-4890 RODRIGUEZ NOE & BERTA

PHYSICAL ADDRESS

19508 N SMITH DR., MARICOPA, AZ 85139 46194 W SHERIDAN RD., MARICOPA, AZ 85139 47892 W MCDAVID RD., MARICOPA, AZ 85139

46250 W MCDAVID RD., MARICOPA, AZ 85139 47726 W HIGHWAY 238 MARICOPA, AZ 85139 22227 N GREEN RD., MARICOPA, AZ 85139

20228 N LOMA DR., MARICOPA, AZ 85139

19884 N SAN JOSE DR., MARICOPA, AZ 85139

46114 W MCDAVID RD., MARICOPA, AZ 85139 46160 W. MCDAVID RD., MARICOPA, AZ 85139

46180 W SHERIDAN RD., MARICOPA, AZ 85139 19494 N SMITH DR., MARICOPA, AZ 85139 46166 W SHERIDAN RD., MARICOPA, AZ 85139 19480 N SMITH DR., MARICOPA, AZ 85139 46152 W SHERIDAN RD., MARICOPA, AZ 85139 46493 W SHERIDAN RD., MARICOPA, AZ 85139 46179 W SHERIDAN RD., MARICOPA, AZ 85139 TAX BILLING ADDRESS PO BOX 1326, QUEEN CREEK, AZ 85142 20674 US HIGHWAY 20, Maricopa, AZ 8139 88 LUCAS PARK DR., SAN RAFAEL, CA 94903 PO BOX 570 MARICOPA, AZ 85139 1927 E WOODMAN DR., TEMPE, AZ 85283 PO BOX 698, MARICOPA, AZ 85139 23456 S 132ND ST., CHANDLER, AZ 85249 519 E HIGH BERRY LN., DRAPER, UT 84020 1616 W ADAMS ST., PHOENIX, AZ 85007 39700 W CIVIC CENTER PLZ., MARICOPA, AZ 85138 PO BOX 82545 LINCOLN, NE 68501 22292 N GREEN RD., MARICOPA, AZ 85139 39700 W CIVIC CENTER PLZ., MARICOPA, AZ 85138 19132 W TOWNLEY CT., WADDELL, AZ 85355 41630 W LOUIS JOHNSON DR., MARICOPA, AZ 85138 51556 W DEER RUN RD., MARICOPA, AZ 85139 49237 W PAPAGO RD STE 007., MARICOPA, AZ 85139 PO BOX 402, MARICOPA, AZ 85139 46114 W MCDAVID RD., MARICOPA, AZ 85139 PO BOX 402, MARICOPA, AZ 85139 PO BOX 373, MARICOPA, AZ 85139 1 POST ST FL 11, SAN FRANCISCO, CA 94104 19494 N SMITH DR., MARICOPA, AZ 85139 46166 W SHERIDAN RD., MARICOPA, AZ 85139 19480 N SMITH DR., MARICOPA, AZ 85139 46152 W SHERIDAN RD., MARICOPA, AZ 85139 1717 MAIN ST STE 2000, DALLAS, TX 75201 46193 W SHERIDAN RD., MARICOPA, AZ 85139 PO BOX 974 COALVILLE, UT 84017

ADDRESS	CITY	STATE	ZIP
PO BOX 1326	QUEEN CREEK	AZ	85142
20674 US HIGHWAY 20	ALVORDTON	ОН	43501
88 LUCAS PARK DR	SAN RAFAEL	CA	94903
PO BOX 570	MARICOPA	AZ	85139
1927 E WOODMAN DR	TEMPE	AZ	85283
PO B OX 698	MARICOPA	AZ	85139
23456 S 132ND ST	CHANDLER	AZ	85249
519 E HIGH BERRY LN	DRAPER	UT	84020
1616 W ADAMS ST	PHOENIX	AZ	85007
39700 W CIVIC CENTER P	MARICOPA	AZ	85138
PO BOX 82545	LINCOLN	NE	68501
22292 N GREEN RD	MARICOPA	AZ	85139
6849 E COUNTY 9 1/2 ST	YUMA	AZ	85365
19132 W TOWNLEY CT	WADDELL	AZ	85355
41630 W LOUIS JOHNSON	MARICOPA	AZ	85138
51556 W DEER RUN RD	MARICOPA	AZ	85139
49237 W PAPAGO RD, ST	MARICOPA	AZ	85139
PO BOX 402	MARICOPA	AZ	85139
46114 W MCDAVID RD	MARICOPA	AZ	85139
PO BOX 402	MARICOPA	AZ	85139
PO BOX 373	MARICOPA	AZ	85139
1 POST ST FL 11	SAN FRANCISCO	CA	94104
19494 N SMITH DR	MARICOPA	AZ	85139
46166 W SHERIDAN RD	MARICOPA	AZ	85139
19480 N SMITH DR	MARICOPA	AZ	85139
46152 W SHERIDAN RD	MARICOPA	AZ	85139
1717 MAIN ST., STE 2000	DALLAS	ТХ	75201
46193 W SHERIDAN RD	MARICOPA	AZ	85139
PO BOX 974	COALVILLE	UT	84017

PAD21-01 Hogenes Farms Applicant: Tiffany Bosco, P.A.

NEIGHBORHOOD MEETING SIGN-IN SHEET

Maricopa Wells Middle School Date : 6/1/2021 Time: 6:00PM - 7:00PM

NAME	ADDRESS	EMAIL	PHONE #
Sucan - Van Pelleran		gmail. Susanpellerunagmail.	623-256-4759
BRAD BUTZ		,	602 319 2088
Diana Desilva			480209-7793
Will French			602 738 0/18
Jim Bell			505-577-2001
Halim Hassani & Khan. Hassani		VKOC III 9 Cgmail con Khan. hæssani Qgi	480.250-018
& Khan. Hassani		Khan. hassani Qs.	well-con 11



June 11, 2021

*HEARING UPDATE

RE: PAD21-01 – Planned Area Development for Hogenes Farms LTD Partnership – Northwest corner of McDavid Road and Green Road, City of Maricopa incorporated limits.

Dear neighbor, homeowners' associations, and stakeholders:

Brian Hegardt, TRS 15 (the "Applicant") and the Property owners, Hogenes Farms LTD Partnership (the "Owner") are seeking input for our proposed redevelopment of the property located at the northwest corner of McDavid Road and Green Road and identified by Pinal County Assessor Parcel Numbers APN-501-12-0050 (the "Property"). The Applicant and the Owner has filed an application with the City of Maricopa for a proposed Planned Area Development (PAD) to develop the initial phases of what will eventually be a mixed-use, including Commercial/Industrial/Residential development, on Hogenes Farms. The initial phase of the PAD proposes to build approximately 812 single-family homes within several residential subdivision enclaves on approximately 527.5 acres of the larger Hogenes Farm property.

We invite you to join us for an open house meeting to discuss this proposal and learn more about the Applicant and the development proposal for the Property.

Neighborhood Meeting:			
Date: June 1, 2021			
Time: 6:00 P.M. – 7:00 P.M.			
Location: Maricopa Wells Middle School - Library			
45725 W. Honeycutt Ave			
Maricopa, AZ 85139			
Planning & Zoning Commission:	City Council:		
Date: June 21, 2021 <mark>June 28, 2021</mark>	Date: August 3, 2021		
Time: 6:00 P.M.	Time: 6:00 P.M.		
n: City Hall – 39700 W. Civic Center Plaza	Location: City Hall – 39700 W. Civic Center Plaza		
Maricopa, AZ 85138	Maricopa, AZ 85138		
	Date: June Time: 6:00 P.M Location: Maricopa Wells 45725 W. Hor Maricopa, A Planning & Zoning Commission: Date: June 21, 2021 June 28, 2021 Time: 6:00 P.M. n: City Hall – 39700 W. Civic Center Plaza	Date: June 1, 2021 Time: 6:00 P.M. – 7:00 P.M. Location: Maricopa Wells Middle School - Library 45725 W. Honeycutt Ave Maricopa, AZ 85139 Planning & Zoning Commission: Date: June 21, 2021-June 28, 2021 Time: 6:00 P.M. n: City Hall – 39700 W. Civic Center Plaza	

According to the Pinal County Assessor records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting scheduled for this matter, this notice is being sent to you via first class mail.

If you wish to provide input on this matter, you may attend each of the meetings listed above or submit written comment before or at the meeting. If you have any questions concerning this matter, please contact Kurt Jones, AICP, Senior Planner at Tiffany & Bosco representing the Applicant at <u>kajones@tblaw.com</u> or 602-452-2729. You may also contact the assigned City Senior Planner, Byron Easton, at 520-568-9098 or by email at <u>Byron.Easton@maricopa-az.gov</u> subject Hogenes Farms, case # PAD21-01.

Please see additional pages for project narrative and PAD exhibit.

Sincerelv

Kurt Jones, AICP



11 de Junio de 2021

*ACTUALIZACIÓN DE LA AUDIENCIA

RE: PAD21-01 – Desarrollo de área planificada para Hogenes Farms LTD Partnership – Norte de la esquina de McDavid Road y Green Road, Ciudad de Maricopa límites incorporados.

Estimado vecino, asociaciones de propietarios y partes interesadas:

Brian Hegardt, TRS 15 (el "Solicitante") y los propietarios, Hogenes Farms LTD Partnership (el "Propietario") están buscando información para nuestra propuesta de remodelación de la propiedad ubicada en la esquina noroeste de McDavid Road y Green Road e identificada por los números de parcela del Asesor del Condado de Pinal APN-501-12-0050 (la "Propiedad"). El solicitante y el propietario han presentado una solicitud ante la ciudad de Maricopa para una propuesta de desarrollo de área planificada (PAD) para desarrollar las fases iniciales de lo que eventualmente será un uso mixto, incluido el desarrollocomercial / industrial/ residencial, en Hogenes Farms. La fase inicial del PAD propone construir aproximadamente 812 viviendas unifamiliares dentro de varios enclaves de subdivisión residencial en aproximadamente 527,5 acres de la propiedad más grande de Hogenes Farm.

Lo invitamos a unirse a nosotros para unareunión de casaabierta para discutir esta propuesta y aprender más sobre elsolicitante y la propuesta de desarrollo para la propiedad.

Reunión vec Fecha: 1 de Junio Hora: 6:00 P.M. – Ubicación: Escuela Intermedia M 45725 W. Honey Maricopa, AZ	o de 2021 - 7:00 P.M. Iaricopa Wells - Biblioteca ycutt Ave	
Comisión de Planificación y Zonificación: Fecha: 21 de Junio de 2021 <mark>28 de Junio de 2021</mark> Hora: 6:00 P.M. Ubicación: Ayuntamiento – 39700 W. Civic Center Plaza Maricopa, AZ 85138	ayuntamiento: Fecha: 3 de Agosto de 2021 Hora: 6:00 P.M. Ubicación: Ayuntamiento – 39700 W. C Center Plaza Maricopa, AZ 85138	Civic

De acuerdo con los registros del Asesor del Condado de Pinal, usted es un propietario dentro de 600 pies de la propiedad bajo consideración. Con el fin de informarle mejor de la reunión pública programada para este asunto, este aviso se le envía a través de correo de primera clase.

Si desea proporcionar información sobre este asunto, puede asistir a cada una de las reunionesenumeradas anteriormente o enviar comentarios por escrito antes o en la reunión. Si tiene alguna pregunta sobre este asunto, comuníquese con Kurt Jones, AICP, Planificador Senior en Tiffany &Bosco que representa al Solicitante en kajones@tblaw.com o 602-452-2729. También puede comunicarse con el Planificador Senior de la Ciudad asignado, Byron Easton, al 520-568-9098 o por correo electrónico a Byron.Easton@maricopa-az.gov asunto Hogenes Farms, caso #PAD21-01.

Por favor, consulte las páginas adicionales para la narrativa del proyecto y la exposición PAD.

Sinceramente,

Kurt Jones, AICP



Hogenes Farms

Planned Area Development (PAD)

PROJECT NARRATIVE

June 9, 2021

We represent Brian Hegardt of TRS 15 ("Applicant"), who is proposing a mixed-use community for property owned by Hogenes Farms LTD Partnership ("Owner") at the northwest corner of W. McDavid Road and N. Green Road ("Property"), in the City of Maricopa, AZ ("City"). The initial phases will include a single-family community with public streets utilizing the City's Planned Area Development ("PAD") zoning district. Subsequent phases will include non-residential uses as the Green Road frontage develops and along the railroad property.

The request is to rezone approximately 528 +/- acres from the existing C1-2 (Industrial Zone) zoning to the City's PAD zoning to allow for an innovative set of single-family subdivisions and neighborhoods that are planned as part of a larger master plan. The intent of this submittal is to provide for a unique set of residential subdivisions that will ultimately be a part of a larger mixed-use master planned community. The proposed PAD will allow for the preservation of a major wash corridor and development of public streets, along with passive and active open spaces for the future residents of the community.

The request is to rezone the Property consistent with the City's General Plan land use designations, Master Plan Community and Medium Density Residential with a major first phase of the overall Property. This initial phases of the PAD is approximately 289 acres and planned for approximately 812 single-family residential lots at approximately 2.8 dwelling units to the acre ("du/ac") utilizing the RS-5 (Medium Density Residential) zoning district with proposed amended development standards. The proposal is to develop the south and southwestern portions of the overall 528 +/- acre Property. The overall Property will develop over time with additional residential neighborhoods and future non-residential uses to support the additional density in the area. The proposal will extend McDavid Road to the west across Green Road. The major roadway design within the PAD will begin a major loop road for the future development with McDavid Road looping north and back east to Green Road as the major internal thoroughfare through the PAD. A roadway connection to the parcels within Maricopa to the west of Phase 2 will be provided as part of the master planning for the community.

Major drainage ways will be preserved and/or channelized and utilized as an amenity to the proposed residential neighborhoods. These drainage ways will be kept in a natural state as much as possible to allow conveyance of flows to occur in more natural vs. man-made design. Once designed at platting stage, the incorporation of natural landscaping and trails/pedestrian pathways will allow this open space to be utilized by the future residents within the PAD.



Granjas Hogenes

Desarrollo de Área Planificada (PAD)

NARRATIVA DEL PROYECTO

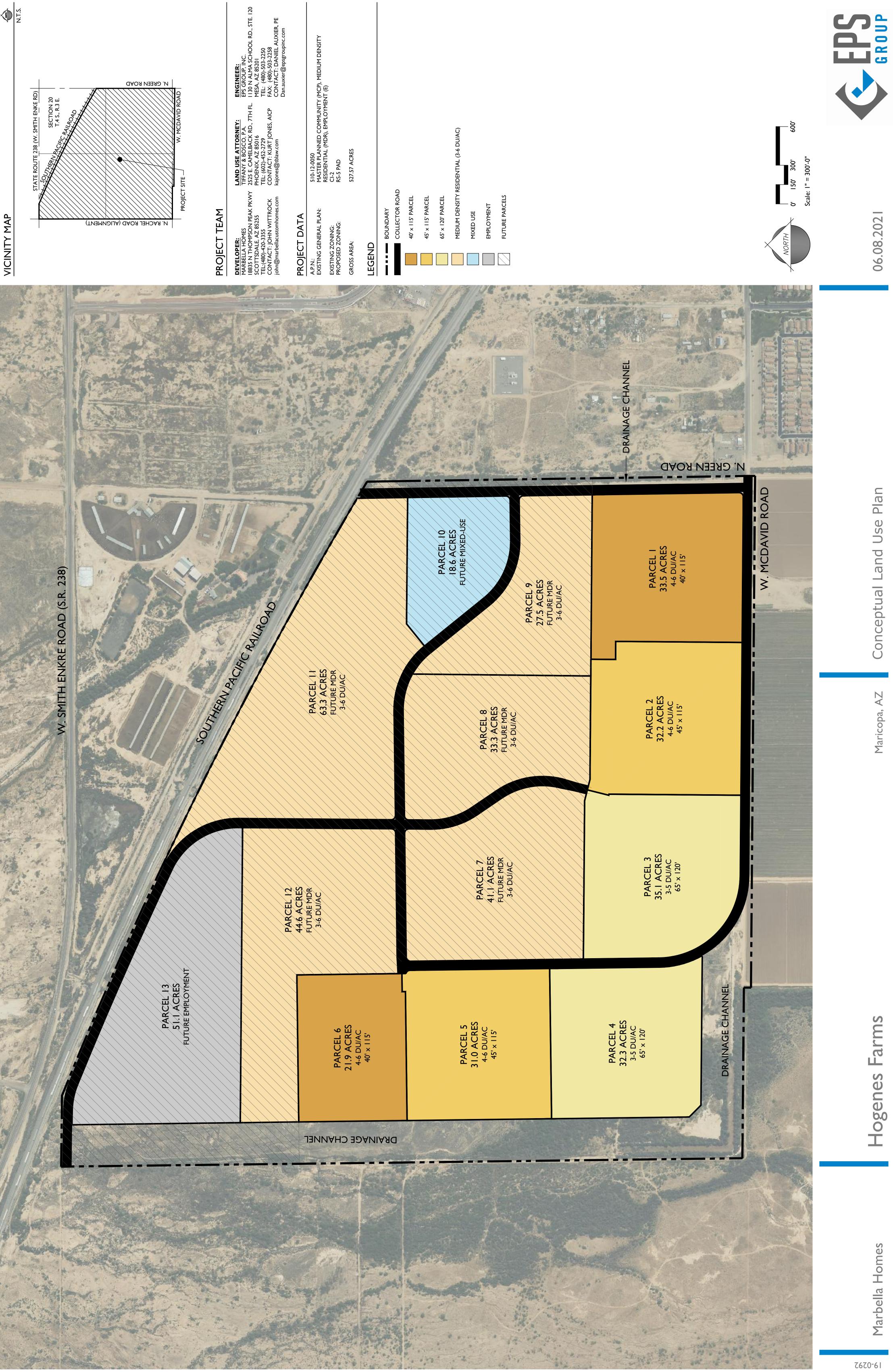
9 de juniode 2021

Representamos a Brian Hegardt de TRS 15("Solicitante"), quien está proponiendo una comunidad de uso mixto para la propiedad propiedad de Hogenes Farms LTD Partnership ("Propietario") en la esquina noroeste de W. McDavid Road y N. Green Road ("Propiedad"), en la Ciudad de Maricopa, AZ ("Ciudad"). Las fases iniciales incluirán una comunidad unifamiliar con calles públicas que utilizan el distrito de zonificación de Desarrollo de Área Planificada ("PAD") de la Ciudad. Las fases posteriores incluirán usos no residenciales a medida que se desarrolle la fachada de Green Road y a lo largo de la propiedad del ferrocarril.

La solicitud es rezonificar aproximadamente 528+/ - acres de la zonificación C1-2 (Zona Industrial) existente a la zonificación PAD de la Ciudad para permitir un conjunto innovador de subdivisiones unifamiliares y vecindarios que se planean como parte de un plan maestro más grande. La intención de esta presentación es proporcionar un conjunto único de subdivisiones residenciales que, en última instancia, serán parte de una comunidad planificada maestra de uso mixto más grande. El PAD propuesto permitirá la preservación de un importante corredor de lavado y el desarrollo de calles públicas, junto con espacios abiertos pasivos y activos para los futuros residentes de la comunidad.

La solicitud es para rezonificar la Propiedad de acuerdo con las designaciones de uso de la tierra del Plan General de la Ciudad, plan maestro comunitario y residencial de densidad media con una primera fase importante de la Property general. Esta fase inicial del PAD es de aproximadamente 289 acres y se planea para aproximadamente 812 lotes residenciales unifamiliares en aproximadamente 2.8 unidades de vivienda al acre ("du / ac") utilizando el distrito de zonificación RS-5 (Residencial de Densidad Media) con estándares de desarrollo enmendados propuestos. La propuesta es desarrollar las porciones del sur y suroeste de la propiedad total de 528+/- acres. La propiedad en general se desarrollará con el tiempo con vecindarios residenciales adicionales y futuros usos no residenciales para apoyar la densidad adicional en el área. La propuesta extenderá McDavid Road hacia el oeste a través de Green Road. El diseño principal de la carretera dentro del PAD comenzará un camino de bucle importante para el futuro desarrollo con McDavid Road en bucle hacia el norte y de vuelta hacia el este hasta Green Road como la principal vía interna a través del PAD. Se proporcionará una conexión de carretera a las parcelas dentro de Maricopa al oeste de la Fase 2 como parte de la planificación maestra para la comunidad.

Las principales vías de drenaje se conservarán y/o canalizarán y utilizarán como un servicio a los vecindarios residenciales propuestos. Estas vías de drenaje se mantendrán en un estado natural tanto como sea posible para permitir que el transporte de flujos se produzca en un diseño más natural frente a un diseño hecho por el hombre. Una vez diseñado en la etapa de platting, la incorporación de paisajes naturales y senderos / caminos peatonales permitirá que este espacio abierto sea utilizado por los futuros residentes dentro del PAD.





AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements for case number______, located at 47892 W. McDavid Road generally located at the northwest corner of McDavid Road and Green Road alignment, on June 11th, 2021.

See attached photo exhibit.

For applicant:

<u>Dynamite Signs, Inc.</u> Sign Company Name

Sign Company Representative

Subscribed and sworn to be on this	Iltr	day of _	prul	2021 by
			0.	

Maria Hitt.

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

munBoth Cencer Notary Public

My Commission expires: 10.75.2024



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Public Notices	Public Notices	Public Notices	Public Notices	Public Notices	Public Notices
Public Notices NOTICE OF THE FILING OF AR- TICLES OF ORGANIZATION OF FBF, LLC Pursuant to, and in accordance with, Arizona, Revised Statutes Section 29-635(C), notice is here- by given that the Articles of Orga- nization of FBF, LLC, an Arizona limited liability company, have been filed by the Arizona Corpo- ration Commission. The following information is included in such Ar- ticles of Organization: 1. The name of the limited liability company is FBF, LLC. 2. The address of the registered office of the limited liability com- pany and the name and business address of the agent for service of process are: Registered Office: 1729 E.	Statutory Agent: Denis M. Fitzgib- bons, FITZGIBBONS LAW OF- FICES, P.L.C., 1115 E. Cotton- wood Lane, Suite 150, Casa Grande, AZ 85122 3. Management of this limited lia- bility company is vested in a man- ager. John Poor of 609 E. Melrose Dr., Casa Grande, AZ 85122, and James Michael Fleming of 548 E. Manor Dr., Casa Grande, AZ 85122 shall serve as Co-Man- agers of the limited liability com- pany at the time of its formation. The names and mailing address- es of the members with a 20% ownership interest or greater in- terest of this limited liability com-	The following legally described tru Number 2011-065471, Official Rec an objection to the trustee's sal PROCEDURE, stopping the sale the sale, or you may have waive public auction to the highest bidde day, July 15, 2021, at 10:00 o'clo 16540 North Porter Road Maricopa, Arizona 85139 (according to the aforesaid Deed of See Exhibit "A" attached hereto TAX PARCEL NUMBER: 510-12- ORIGINAL PRINCIPAL BALANC NAME AND ADDRESS OF CURF West Town Savings Bank 7820 W. 26th Street North Riverside, IL 60546	Ist property will be sold, pursuant to the cords of Pinal County, Arizona. <u>Noticel</u> le, you must file an action and obtain a no later than 5:00 p.m. mountain st ad any defenses or objection to the s ar at the Pinal County Superior Court, S bock a.m. (MST – ARIZONA) of said day of Trust or upon information supplied by and incorporated herein by reference 018-P E: \$3,275,000.00 RENT BENEFICIARY:	USTEE'S SALE e power of sale under that certain trust d If you believe there is a defense to the n a court order pursuant to Rule 65, Al tandard time of the last business day sale. Unless you obtain an order, the sal 71 Jason Lopez Circle, Building A, Flore y. y the beneficiary thereof):	e trustee's sale or if you have RIZONA RULES OF CIVIL before the scheduled date of e will be final and will occur at
Primera Drive, Casa Grande, AZ 85122 Mailing Address: 1729 E. Primera Drive, Casa Grande, AZ 85122 Statutory Agent: Denis M. Fitzgib- bons, FITZGIBBONS LAW OF- FICES, P.L.C., 1115 E. Cotton-	E. Melrose Dr., Casa Grande, AZ 85122 James Michael Fleming and Nis- honi Lopez, 548 E. Manor Dr., Casa Grande, AZ 85122 Dated this 22 day of April, 2021. JE & JN HOMES, LLC	850 Cottonwood Lane Casa Grande, AZ 85122	SINAL TRUSTOR: JJ Enterprises Inc.; a/k/a KDJJ Enter ONE NUMBER OF CURRENT TRUST		
wood Lane, Suite 150, Casa Grande, AZ 85122 3. Management of this limited lia- bility company is vested in a man- ager. Francis Anthony Fiori of 1729 E. Primera Drive, Casa	/s/John Poor JOHN POOR /s/James Michael Fleming JAMES MICHAEL FLEMING	14646 N. Kierland Boulevard, Su Scottsdale, AZ 85254 MANNER OF SUCCESSOR TRU DATED this 8 day of April 2021. /s/CHRISTOPHER J. CHARLES)(2), the Successor Trustee is a memb	per of the State Bar of Arizona.
Grande, AZ 85122 and Beatriz Fiori of 1729 E. Primera Drive, Casa Grande, AZ 85122 shall serve as managers of the limited liability company at the time of its formation.		CHRISTOPHER J. CHARLES Trustee STATE OF ARIZONA))ss. County of Maricopa) On this 8th day of April 2021, befor	pre me personally appeared Christophe	er J. Charles, whose identity was proved	to me on the basis of satisfac-
4. The name and mailing address of the member with a 20% owner- ship interest or greater interest of this limited liability company at the time of its formation is: The Francis and Beatriz Fiori Family. Thirst datad March 25	ARTICLES OF ORGANIZATION OF LIMITED LI- ABILITY COMPANY ENTITY INFORMATION ENTITY NAME: JRCL, LLC ENTITY ID: 23201327	tory evidence, to be the person will My commission expires: 03/07/2024 /s/Kristal L. Holbrook Notary Public (stamp)	ho he claims to be and acknowledged t	·	
Family Trust dated March 25, 2021, 1729 E. Primera Drive,	EFFECTIVE DATE: 04/26/2021 MANAGEMENT STRUCTURE:		EXHIE	<u>BIT "A"</u>	
Casa Grande, AZ 85122 Dates this 25 day of March, 2021. FBF, LLC Member: The Francis and Beatriz	Manager-Managed STATUTORY AGENT INFORMA- TION STATUTORY AGENT NAME:	AND SALT RIVER BASE AND ME AT THE SOUTHEAST CORNER (ERIDIAN, PINAL COUNTY, ARIZONA I OF SAID SECTION 35 FROM WHENC	ECTION 35, TOWNSHIP 4 SOUTH RAM MORE PARTICULARLY DESCRIBED AS 25 THE SOUTH QUARTER CORNER BI	S FOLLOWS: COMMENCING EARS NORTH 89 DEGREES
Fiori Family Trust Dated March 25, 2021 By: /s/Francis Anthony Fiori Francis Anthony Fiori, Trustee By: /s/Beatriz Fiori Beatriz Fiori, Trustee No. of publications: 3; dates of publication: Jun. 10, 12, 15, 2021.	STATUTORY AGENT NAME: Jose Rafael Cervantes Lozano PHYSICAL ADDRESS: 3193 W. Cottonwood Rd., CASA GRANDE, AZ 85194 PRINCIPAL ADDRESS Att. Jose R. Cervantes Lozano, 3193 W. Cottonwood Rd., Apt. 2, CASA GRANDE, AZ 85194 PRINCIPALS Manager: Jose Rafael Cervantes	TER OF SAID SECTION 35 NOR BEGINNING;THENCE CONTINU PARCEL OF LAND DESCRIBED PARCEL NORTH 00 DEGREES 0 LINE NORTH 00 DEGREES 36 M LINE SOUTH 89 DEGREES 53 M	TH 89 DEGREES 53 MINUTES 17 SE E WESTERLY ALONG SAID LINE, A E IN FEE NUMBER 2011-065464, PINAL 06 MINUTES 43 SECONDS EAST, A D INUTES 42 SECONDS EAST, A DIST 1INUTES 10 SECONDS EAST, A DIST	IENCE ALONG THE SOUTH LINE OF T CONDS WEST, A DISTANCE OF 335.80 DISTANCE OF 329.92 FEET TO THE SO L COUNTY RECORDERS; THENCE ALO DISTANCE OF 66.31 FEET; THENCE CO ANCE OF 435.17 FEET; THENCE DEPA ANCE OF 326.10 FEET; THENCE SOUT F BEGINNING; CONTAINING 164,609.20	B FEET TO THE POINT OF NUTHWEST CORNER OF A ONG THE WEST LINE OF SAID NITINUE ALONG SAID WEST ARTING FROM SAID WEST TH 00 DEGREES 06 MINUTES
NOTICE OF THE FILING OF AR- TICLES OF ORGANIZATION OF JE & JN HOMES, LLC Pursuant to, and in accordance with, Arizona, Revised Statutes Section 29-635(C), notice is here- by given that the Articles of Orga-	Lozano, 3193 W. Cottonwood Rd., CASA GRANDE, AZ 85194, USA, rafacl@hotmail.com ORGANIZERS	PARCEL 2 A PARCEL OF LAND LOCATED I AND SALT RIVER BASE AND ME AT THE SOUTHEAST CORNER (ERIDIAN, PINAL COUNTY, ARIZONA I OF SAID SECTION 35 FROM WHENC	ECTION 35, TOWNSHIP 4 SOUTH RAN MORE PARTICULARLY DESCRIBED AS E THE SOUTH QUARTER CORNER BI ICE ALONG THE SOUTH LINE OF THE	S FOLLOWS: COMMENCING EARS NORTH 89 DEGREES 53



by given that the Articles of Organization of JE & JN HOMES, LLC, an Arizona limited liability company, have been filed by the Arizona Corporation Commission. The following information is included in such Articles of Organization: 1. The name of the limited liability

company is JE & JN HOMES, LLC.

2. The address of the registered office of the limited liability company and the name and business address of the agent for service of process are: Registered Office: 609 E. Melrose

Dr., Casa Grande, AZ 85122 Mailing Address: 609 E. Melrose Dr., Casa Grande, AZ 85122

THE FAMILY CIRCUS

rafacl75@hotmail.com SIGNATURES Organizer: Jose Rafael Cervantes Lozano, 04/26/2021 No. of publications: 3; dates of publication: Jun. 10, 12, 15, 2021.

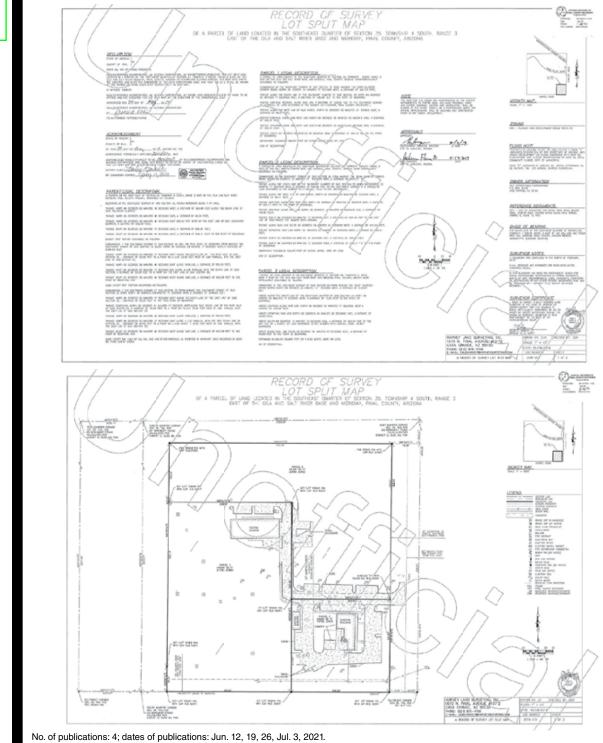
NEWSPAPER NOTICE NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING AND PUBLIC MEETING Rezoning Case PAD21-01 Neighborhood Meeting Maricopa Wells Middle School – Library; June 1, 2021 at 6:00 PM 45725 W. Honeycutt Ave., Maricopa, AZ 85139

By Bil Keane

SAID SECTION 35 NORTH 89 DEGREES 53 MINUTES 17 SECONDS WEST, A DISTANCE OF 665.80 FEET TO THE SOUTHWEST CORNER OF A PARCEL OF LAND DESCRIBED IN FEE NUMBER 2011-065464, PINAL COUNTY RECORDERS; THENCE ALONG THE WEST LINE OF SAID PARCEL NORTH 00 DEGREES 06 MINUTES 43 SECONDS EAST, A DISTANCE OF 66.31 FEET; THENCE CONTINUE ALONG SAID WEST LINE NORTH 00 DEGREES 36 MINUTES 42 SECONDS EAST, A DISTANCE OF 435.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE NORTH 00 DEGREES 36 MINUTES 42 SECONDS EAST, A DISTANCE OF 435.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUE ALONG SAID LINE NORTH 00 DEGREES 36 MINUTES 42 SECONDS EAST, A DISTANCE OF 51.83 FEET; THENCE SOUTH 89 DEGREES 53 MINUTES 17 SECONDS EAST, A DISTANCE OF 591.38 FEET TO THE EAST LINE OF SAID PARCEL FEE NUM-BER 2011-065464; THENCE ALONG SAID LINE SOUTH 00 DEGREES 36 MINUTES 42 SECONDS WEST, A DISTANCE OF 412.51 FEET; THENCE DEPARTING SAID LINE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST, A DISTANCE OF 263.04 FEET; THENCE NORTH 00 DEGREES 06 MINUTES 36 SECONDS EAST, A DISTANCE OF 255.65 FEET; THENCE NORTH 89 DEGREES 53 MINUTES 10 SECONDS WEST, A DISTANCE OF 326.10 FEET TO THE POINT OF BEGINNING. CONTAINING 160,280.68 SQUARE FEET OR 3.6795 ACRES, MORE OR LESS.

END OF DESCRIPTION.

Aka Parcel 1 and Parcel 2 in the Record of Survey found at Pinal County Recorder Document Number 2019-037223, and attached hereto at Exhibit 1.



ALL OF THE SCHARK WEEK SCHARK

Public Notices

Public Notices

Planning & Zoning Commission Meeting (PUBLIC HEARING) June 28, 2021 @ 6:00 p.m. City Hall 39700 W. Civic Center Plaza Maricopa, AZ 85138) City Council Meeting August 3, 2021 @ 6.00 p.m. 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 Hogenes Farms LTD Partnership is proposing a rezoning from C1-2 Industrial Zone to Planned Area Development (PAD) at 47892 W. McDavid Road generally located at the northwest corner of Mc-David Road and Green Road alignment. The PAD is approx. 527 5 acres of Mixed Use, including Commercial/Industrial/Residential The initial development will be 232 +/- acres planned for approx 812 single-family residen-tial lots at approximately 3.5 dwelling units to the acre ("du/ac") utilizing the RS-5 (Medium Density Residential) zoning district with proposed amended development standards The Planning and Zon-

ing Division is processing this proposal in accordance to the Zoning Code as a rezoning to a PAD. 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. Please include name, address. telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 568-9098

Insert date: <u>June 12, 2021</u> Published in: <u>Casa Grande Dis-</u>

patch Date of publication: <u>June 12, 2021</u> No. of publications: 1; dates of publication: Jun. 12, 2021.

ORDINANCE NO. 3266

AN ORDINANCE NO. 3200 CIL OF THE CITY OF CASA GRANDE, ARIZONA, ACCEPT-ING THE DEDICATION OF PUB-IC RIGHT OF MAX EPOM TEL LIC RIGHT OF WAY FROM TEL GROUP, INC. LOCATED GEN-ERALLY AT THE NORTHEAST CORNER OF FLORENCE BOULEVARD AND TREKELL ROAD AND AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY DOCUMEN-TATION

WHEREAS, the City is working on an improvement project for a portion of the intersection of Florence Boulevard and Trekell Road to improve traffic flow and turning movements at the intersection: and

WHEREAS, in order to complete the project the City needs additional right of way at the northeast corner of the intersection, and the owner of the property located at 1112 East Florence Boulevard is willing to dedicate right of way to the City to accommodate the improvements, including the relocation of traffic signals, sidewalks, and other public improvements and

WHEREAS, the City of Casa Grande is committed to providing the best possible services to its citizens and as a result the Mayor and Council find that accepting the Public Right-Of-Way through Easement, Deed, or Map of Dedication is in the best interest of the

City of Casa Grande.

which is a total expenditure of \$200,353.20.00 over the initial 5 year term and the Managed Doc-Services Agreement ument \$2,530.00 per month for a sixty (60) month term service which is a total expenditure of \$151,800.00 over the initial 5-year term; and

WHEREAS, by entering into the new agreement the City expects an immediate month-to-month cost reduction of \$1,919.78 per month or \$23,037,36 annually over the current agreement structure: and

WHEREAS, it is cost efficient to lease MFP hardware since it re-quires specialized technical skills to troubleshoot, and the long-term service and supply costs would be reduced relative to overall MFP value: and

WHEREAS, the City staff, after evaluation of the value and terms, determined the quoted price was a good value to provide the City's Managed Print Services and recommends accepting the contract from 2021 through 2026 with a total not to exceed cost of \$441,617.00 for the five (5) year contract; and

WHEREAS, the Mayor and Council have reviewed the procurement and have determined that awarding the contract to Xerox Business Solutions is in the best interest of the City of Casa Grande. THEREFORE, BE IT OR-NOW,

DAINED by the Council of the City of Casa Grande, Arizona, as fol-**IOW** The Mayor and Council of the City

of Casa Grande hereby authorize: 1. Accepting a proposal from Xe-rox Business Solutions, which was identified as the successful proposer based on the Citv's reliance on another governmental entity as Request for Proposals for the same item, to provide up to five (5) years of centralized managed print services beginning in and continuing through 2026: and

2. Expenditure of public funds in an aggregate amount not to exceed \$441,617.00 over the fiveyear initial term of the contract, which includes a \$53,000.00 contingency over the contracted price \$352,153.20 to address the possibility of excess print charges or change orders issued in accordance with the City's Purchasing Policy: and

3. Execution by the City Manager of agreements with or Purchase Orders to, Xerox Business Solutions, in accordance with the terms and conditions contained in its proposal to the Arizona State Procurement Contract ADSPO18-216033 (to be identified in City records as C.G. Contract No. 0521-9) and Save Contract 2011113 (to be identified in City Records as C.G. Contract No. 0521-10)

PASSED AND ADOPTED by the Mayor and Council of the City of Casa Grande, Arizona, this 7th day of June, 2021. Craig H. McFarland /s/Craig H. McFarland

Mayor ATTEST Gloria Leija /s/Gioria Leija, MMC City Clerk APPROVED AS TO FORM: Brett Wallace /s/Brett Wallace City Attorney of publications: 2: dates of No. publication: Jun. 10, 12, 2021.

ORDINANCE NO 3268 AN ORDINANCE NO. 3200 AN ORDINANCE OF THE COUN-CIL OF THE CITY OF CASA GRANDE, ARIZONA, APPROV-ING THE TERMS AND CONDI-TIONS OF TWENTY-EIGHT (28) AGREEMENTS WITH VARIOUS COMPANIES FOR THE PUR-POSE OF PROVIDING VARIOUS MAINTENANCE AND REPAIR SERVICES FOR FISCAL YEAR 2022; AUTHORIZING EXPENDI-TURÉ OF PUBLIC FUNDS; AND AUTHORIZING EXECUTION BY THE CITY MANAGER OF THE TWENTY-EIGHT (28) AGREE-MENTS WHEREAS, the City of Casa Grande's Public Works Department utilizes a pre-qualified list of contractors and vendors to provide non-exclusive maintenance and repair services on an asneeded basis in support of vari-City departments and ous projects; and WHEREAS, when necessary, to support any given project or department, assignment of mainte-nance and repairs are made to one or more of the selected contractors possessing the necessary specialty required, any project as signed to any one contractor will not exceed a maximum of \$24,999.00 per project, and nor will any single contractor be given projects that exceed \$150,000.00 in aggregate fees for Fiscal Year 2022; and WHEREAS, the City published a Request for Qualifications to provide a Statement of Qualifications detailing capabilities and experiences in one or more of the categories listed in the RFQ, and staff determined that these twentyeight (28) companies would be the most advantageous to the City based upon the contractors' qualifications; and WHEREAS, the City of Casa Grande is committed to providing the best possible services to its citizens and as a result the Mayor and Council find that accepting proposals from the twenty-eight (28) selected contractors for the purpose of maintenance and repairs services for Fiscal Year 2021-2022 is in the best interest of the City of Casa Grande. NOW, THEREFORE, BE IT OR-DAINED by the Council of the City of Casa Grande, Arizona, as follows: The Mayor and Council of the City of Casa Grande authorize: 1. The terms and conditions of

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tract No: 0521-20); k) Desert Septic, LLC (C.G. Contract No: 0521-21);

 Desert View System, Inc. (C.G. Contract No: 0521-22);
m) Diaz Developing Contractor, LLC (C.G. Contract No: 0521-23);
n) Ellison-Mills Construction, LLC G. Contract No: 0521-24); o) FloRight Pump & Repair, LLC (C.G. Contract No: 0521-25);

p) Foster Electric Motor Service, Inc, (C.G. Contract No: 0521-26); q) James, Cooke & Hobson, Inc. (C G Contract No: 0521-27);

r) Kear Civil Corporation (C.G. Contract No: 0521-28); s) Okanogan Trail Construction,

Inc. (C.G. Contract No: 0521-29); t) Phoenix Pumps, Inc. (C.G. Contract No: 0521-30);

u) RDH Environmental Services, LLC (C.G. Contract No: 0521-31); v) Sànta Rita Landscaping, LLC (C.G. Contract No: 0521-32) w) SMS Construction, LLC (C.G.

Contract No: 0521-33); x) Southwest Environmental, Inc.

(Ć.G. Contract No: 0521-34); y) Vertech Industrial Systems, LLC (C.G. Contract No: 0521-35);

z) West Coast Arborists, Inc. (C.G. Contract No: 0521-36); àa) Zak Controls, Inc. (C.G. Con-

tract No: 0521-37); bb) K & F Electric, Inc. (C.G. Contract No: 0521-38); and

2. Expenditure of public funds to any single contractor shall not exceed (a) a maximum of \$24,999.00 for any single project or (b) a maximum of \$150,000.00 in aggregate fees for Fiscal Year 2022; and

3. Execution by the City Manager of the twenty-eight (28) agree ments. PASSED AND ADOPTED by the Mayor and Council of the City of Casa Grande, Arizona, this 7th day of June, 2021. Craig H. McFarland /s/Craig H. McFarland Mayor ATTEST: Gloria Leija

/s/Gloria Ĺeija, MMC

Citv Clerk APPROVED AS TO FORM:

Brett Wallace

/s/Brett Wallace

City Attorney

No. of publications: 2; dates of publication: Jun. 10, 12, 2021.

ORDINANCE NO. 3269

AN ORDINANCE OF THE COUN-CIL OF THE CITY OF CASA GRANDE, ARIZONA, APPROV-ING THE TERMS AND CONDI-TIONS OF THIRTY-FIVE (35) AGREEMENTS WITH VARIOUS COMPANIES FOR THE PUR-POSE OF PROVIDING VARIOUS PROFESSIONAL SERVICES FOR FISCAL YEAR 2022; AU-THORIZING EXPENDITURE OF PUBLIC FUNDS; AND AUTHO-RIZING EXECUTION BY THE CITY MANAGER OF THE THIR-TY-FIVE (35) AGREEMENTS WHEREAS, the City of Casa Grande's Public Works Department utilizes a pre-qualified list of contractors to provide non-exclusive professional consulting services on an as-needed basis in support of various City departments and projects; and WHEREAS, when necessary, to

support any given project or de-partment, assignment of projects is made to one or more of the selected contractors possessing the necessary speciality as required, projects assigned to any single contractor will not exceed a maximum of \$150,000.00 in aggregate fees within the Fiscal Year 2022, and no single award to any individual contractor will be in excess. of \$100,000.00; and

WHEREAS, the City published a Request for Qualifications (RFQ) to provide a Statement of Qualifins (SOQ) detailing capabili-

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aa) Steams, Conrad and Schmidt Consulting Engineers, Inc. (C.G. Contract No: 0521-65); bb) Strand Associates, Inc. (C.G.

Contract No: 0521-66; cc) Sunrise Engineering, (C.G. Contract No: 0521-67); Inc. dd) The Moore Swick Partnership

(C.G. Contract No: 0521-68); ee) VIA Firma Environmental Services, PLLC (C.G. Contract No:

0521-69); ff) Water Works Engineers, LLC (C.G. Contract No: 0521-70);

gg) Willdan Engineering, (C.G. Contract No: 0521-71); Inc hh) Wilson & Company, Inc., En-gineers & Architects (C.G. Con-

tract No: 0521-72); ii) Wright Geotechnical of Arizona dba Alta Arizona (C.G. Contract No: 0521-73); 2. Expenditure of public funds to

any single contractor shall not exceed (a) a maximum of \$100,000 for any single project and (b) a maximum of \$150,000.00 in aggregate fees for Fiscal Year 2022: and

3. Execution by the City Manager of the thirty-five (35) Agreements. PASSED AND ADOPTED by the Mayor and Council of the City of Casa Grande, Arizona, this 7th day of June, 2021. Craig H. McFarland /s/Craig H. McFarland Mayor ATTEST: Gloria Leiia /s/Gloria Leija, MMC City Clerk APPROVED AS TO FORM: Brett Wallace /s/Brett Wallace City Attorney

No. of publications: 2; dates of publication: Jun. 10, 12, 2021.

ORDINANCE NO. 3270 AN ORDINANCE NO. 32/0 CIL OF THE CITY OF CASA GRANDE, ARIZONA, APPROV-ING THE TERMS AND CONDI-ING THE LETING AND CONTENTIONS OF FIFTEEN (15) AGREEMENTS WITH VARIOUS COMPANIES FOR THE PUR-POSE OF PROVIDING VARIOUS FACILITIES MAINTENANCE AND REPAIR SERVICES FOR FISCAL YEAR 2021-2022; AU-THORIZING EXPENDITURE OF PUBLIC FUNDS; AND AUTHO-RIZING EXECUTION BY THE CITY MANAGER OF THE FIF-TEEN (15) AGREEMENTS

WHEREAS, the City of Casa Grande's Public Works Department utilizes a pre-qualified list of contractors and vendors to provide non-exclusive facilities maintenance and repair services on an as-needed basis in support of various City departments and projects; and WHEREAS, when necessary, to

support any given project or de-partment, assignment of maintenance and repairs are made to one or more of the selected contractors possessing the necessary specialty required, any project as signed to any one contractor will not exceed a maximum of \$24,999.00 per project, and nor will any single contractor be given projects that exceed \$150,000.00 in aggregate fees for the Fiscal vear 2022: and

WHEREAS, the City published a Request for Qualifications to provide a Statement of Qualifications detailing capabilities and experiences in one or more of the categories listed in the RFQ, and staff determined that fifteen (15) companies would be the most advantageous to the City based upon the contractors' qualifications; and WHEREAS, the City of Casa Grande is committed to providing the best possible services to its citizens and as a result the Mayor and Council find that accepting proposals from the sixteen (16) selected contractors for the pur-

Casa Grande, Ariz. DISPATCH Saturday, June 12, 2021 - 13A Public Notices

PROJECT; AUTHORIZING EX-

WHEREAS, through Resolution

5184, the Mayor and City Council

Plan which includes for the instal-

lation of thirteen (13) new solar

powered streetlights in the Cotton-

wood Gardens subdivision locat-

ed along the north side of Cotton-

wood Lane at Suncrest Avenue which is west of Thornton Road;

WHEREAS the Cottonwood Gar-

dens subdivision currently does

not have street lighting and this

project will provide much needed

and improved visibility and safety

for the residents of this neighbor-

hood by utilizing CDBG funding;

WHEREAS, to carry out the scope

of the project the City solicited an

invitation for bids and received

seven (7) responses, and the City

now seeks to enter into a contract

with Sturgeon Electric Company.

Inc., who is the lowest fully re-

sponsive bidder per the terms and conditions set forth in the propos-

al and response thereto for the in-stallation of thirteen (13) new so-

WHEREAS, the Mayor and Coun-

cil have reviewed the procurement

and have determined that accept-

ing the bid from Sturgeon Electric

Company, Inc. to conduct the

project is in the best interest of the

NOW, THEREFORE, BE IT OR-

DAINED by the Council of the City

of Casa Grande, Arizona, as fol-

The Mayor and Council of the City

of Casa Grande hereby authorize

Acceptance of the bid for the

Construction of the Program Year

2019 Community Development Block Grant Solar Powered Street

Light Project from Sturgeon Elec-

tric Company, Inc., which was identified as the lowest responsive

bidder based on the City's Re-

Expenditure of public funds in

an amount not to exceed \$105,000.00, which includes a

\$2,912.00 City controlled contin-gency over the contracted price of

\$102,088.00, for change orders

issued in accordance with the

3. Execution by the City Manager of the contract in accordance with

the terms contained in the City's

Request for Bids on the project

and the Response of Sturgeon

Electric Company, Inc. thereto (identified in City records as C.G.

Contract No. 0521-89). PASSED AND ADOPTED by the

day of June, 2021.

Mayor

ATTEST:

Gloria Leija

City Clerk

Brett Wallace

/s/Brett Wallace

Cráig H. McFarland

/s/Craig H. McFarland

/s/Gloria Leija, MMC

APPROVED AS TO FORM:

ORDINANCE NO. 3272

City Attorney No. of publications: 2; dates of publication: Jun. 10, 12, 2021.

AN ORDINANCE OF THE COUN-CIL OF THE CITY OF CASA GRANDE, ARIZONA, AUTHORIZ-

ING PARTICIPATION IN THE ARIZONA DEPARTMENT OF

TRANSPORTATION'S AIRPORT

SUBFACE TREATMENT PRO-

GRAM 2022; AUTHORIZING THE

PUBLIC

g the

City's Purchasing Policy; and

quest for Bids; and

lar powered streetlights; and

City of Casa Grande

OWS:

authorized the adoption of the Grant (CDBG) Entitlement Pro-gram Year 2019 Annual Action

TRACT

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Surface Treatment Program 2022 PENDITURE OF PUBLIC FUNDS; AND AUTHORIZING THE_EXECUTION OF A CONfunding. Section 2. Authorization to Ex-

pend Public Funds The Mayor and Council of the City of Casa of Grande hereby autho-

rize the expenditure of the re-quired 10% match of the construction project total for the Project.

Section 3. Authorization to Accept a Grant Award The Mayor and Council of the City

of Casa Grande hereby authorize the City's acceptance of a Grant Award from the Arizona Department of Transportation, Multi-modal Planning Division, Aeronautics Group for the Airport Surface Treatment Program 2022 on behalf of the City of Casa Grande for the purpose of the updating the Casa Grande Municipal Airport's Taxiway B, Section 20.

Section 4. Authorization to Execute Documents

The Mayor and Council of the City of Casa Grande hereby authorize the City Manager to execute an agreement with Arizona Department of Transportation, Multimodal Planning Division, Aero-nautics Group with the terms and conditions acceptable as to form by the City Attorney, on behalf of the City for the grant awarded as a result of the application autho-rized by Section 1 of this Resolution, as well as execute any additional agreements, letters of un-derstanding, or other documentation reasonably necessary to carry out the project. Section 5. Authorization to Accept

and Disburse Funds The Mayor and Council of the City

of Casa Grande hereby authorize the City Finance Director to accept and disburse all funds needed toward the accomplishment of the purpose for the grant award and agreement for the grant awarded as a result of the application authorized by Section 1 of this Resolution.

Section 6. Authorization for Bud-

getary Transfer The Mayor and Council of the City of Casa Grande hereby authorize the City Finance Director to trans-fer budget authority within the Grants Fund as reasonably necessary or required to account for the receipt and expenditure of grant funds.

PASSED AND ADOPTED by the Mayor and Council of the City of Casa Grande Arizona, this 7th day of June, 2021. Craig H. McFarland

/s/Craig H. McFarland

Mayor ATTEST:

Gloria Leija /s/Gloria Leija, MMC

City Clerk APPROVED AS TO FORM: Brett Wallace

Mayor and Council of the City of /s/Brett Wallace Casa Grande, Arizona, this 7th

City Attorney No. of publications: 2; dates of publication: Jun. 10, 12, 2021.

E. Philip A. Simpson Jr. 63531 E. Holiday Dr. Tucson, AZ 85739 520-825-9298 philippe57@juno.com [x] Representing Self (No Attornev) SUPERIOR COURT OF ARI-ZONA PINAL COUNTY CASE NUMBER: PB202100262 NOTICE TO CREDITORS OF IN-FORMAL APPOINTMENT AND/OR INFORMAL REPRE-SENTATIVE AND/OR INFORMAL PROBATE OF A WILL In the Matter of the Estate of Philippa Simpson McEwen [x] an Adult, deceased NOTICE IS GIVEN THAT: Personal Representative: E. Philip A. Simpson Jr. has been appointed Personal Representative of this Estate on 05/24/2021. 2. DEADLINE TO MAKE CLAIMS. All persons having claims against the Estate are required to their claims within four months after the date of the first publication of this Notice or the claims will be forever barred. 3. NOTICE OF CLAIMS: Claims must be presented by delivering or mailing a written statement of the claim to the Personal Representative at 63531 E. Holiday Drive, Tucson, AZ 85739 4. NOTICE OF APPOINTMENT. A copy of the Notice of Appointment is attached to the copies of this document mailed to all creditors. DATED: 06/07/2021 /s/ E. Philip Simpson Jr.

NOW THEREFORE BE IT OR-DAINED, by the Council of the City of Casa Grande, Arizona, as follows:

1. The Mayor and Council of the City of Casa Grande hereby authorize acceptance of right of way as described in Exhibit A, attached hereto, and incorporated herein by this reference from TFI Group, Inc. to the City of Casa Grande.

2. The Mayor and Council of the City of Casa Grande authorize the City Manager to execute any and all documentation necessary to accept the right of way, whether by easement, deed, or map of dedication, in a form acceptable to the City Attorney. PASSED AND ADOPTED, by the Mayor and Council of the City of Casa Grande, Arizona, this 7th day of June, 2021. Craig H. McFarland /s/Craig H. McFarland Mayor ATTEST: Gloria Leija /s/Gloria Leija, MMC Citv Clerk APPROVED AS TO FORM: Brett Wallace /s/Brett Wallace City Attorney Exhibit A available for review at the City Clerk's Office. No. of publications: 2; dates of publication: Jun. 10, 12, 2021.

ORDINANCE NO. 3267

AN ORDINANCE OF THE COUN-CIL OF THE CITY OF CASA GRANDE, ARIZONA, ACCEPT-ING A BID FROM XEROX BUSI-NESS SOLUTIONS FOR THE PURCHASE OF MANAGED PRINT SERVICES; AUTHORIZ-ING THE EXPENDITURE OF PUBLIC FUNDS: AND AUTHO-RIZING EXECUTION OF A CON-TRACT WITH, OR PURCHASE ORDER TO, XEROX BUSINESS SOLUTIONS

WHEREAS, the City of Casa Grande current has an agreement with Arizona Office Technologies (AOT) which is now operating as Xerox Business Solution (XBS) in which its agreement has reached its term; and

WHEREAS, the current printer hardware supplied is beginning to show its wear and tear, staff satis-faction is declining, and there have been considerable improvements made to printer management technologies since the initial deployment in 2016; and

WHEREAS, a new contract with XBS, through its Arizona State Contract, will produce a better "cost per copy" cost structure to reduce recurring Managed Print Services (MPS) costs, use the cost reduction to refresh and standardize Multi-Function Printer (MFP) hardware, and implement PaperCut Multi-Function Printers (MFD) to accommodate easier and secure printing with audit capabilities which could reduce print volumes up to 30%; and

WHEREAS, under the new terms the Master Lease Schedule is \$3,339.22 per month for a sixty (60) month term service rate

twenty-eight (28) agreements to provide maintenance and repair services with: a) 365 Technologies Security &

Electrical (C.G. Contract No: 0521-11);

b) A & D Eagle Towing & Auto Repair, LLC (C.G. Contract No: 0521-12); c) Al & Riley's Air Conditioning &

Sheet Metal, Inc. (C.G. Contract No: 0521-13); d) American Fitness Services,

LLC (C.G. Contract No: 0521-14; e) Ancon Marine, Inc. (C.G. Contract No: 0521-15);

f) Artistic Land Management, Inc. (C.G. Contract No: 0521-16);

The Ashton Company, Inc., Contractors and Engineers (C.G. Contract No: 0521-17);

h) Capital Pump & Equipment. LLC (C.G. Contract No: 0521-18); i) Carranza Landscaping, LLC (C.G. Contract No: 0521-19); j) Clark Electric Sales, Inc. dba Clark Transportation (C.G. Con-

ties and experiences in one or more of the categories listed in the RFQ, and staff determined that thirty-five (35) companies to be the most advantageous to the City based upon the contractors

qualifications; and WHEREAS, the City of Casa Grande is committed to providing the best possible services to its citizens and as a result the Mayor and Council find that accepting proposals from the thirty-five (35) selected contractors for the purpose of professional services for Fiscal Year 2022 is in the best interest of the City of Casa Grande NOW, THEREFORE, BE IT OR-DAINED by the Council of the City of Casa Grande, Arizona, as follows:

The Mayor and Council of the City of Casa Grande authorize:

The terms and conditions of thirty-five (35) agreements to pro-vide professional services with: a) Archaeological Consulting Ser-vices, Ltd (C.G. Contract No:

0521 39); b) Bo Arch, LLC (C.G. Contract

No: 0521-40); c) Carollo Engineers, Inc. (C.G. Contract No: 0521-41);

d) CivTech, Inc. (C.G. Contract No: 0521-42):

e) Dibble & Associates Consulting Engineers, Inc. (C.G. Contract No: 0521-43);

f) EPS Group, Inc. Engineers, Planners & Surveyors (C.G. Contract No: 0521-44);

g) Geotek, Inc. (C.G. Contract No: 0521-45);

h) GHD, Inc. (C.G. Contract No: 0521 - 46): i) Gravity research, LLC (C.G.

Contract No: 0521-47); j) Greenlight Traffic Engineering,

LLC (C.G. Contract No: 0521-48); k) HDR Engineering, Inc. (Contract No: 0521-49); I) HilgartWilson, LLC (Contract

No: 0521-50);

m) Horrocks Engineers, Inc. (C.G. Contract No: 0521-51); n) J2 Engineering & Environmen-

tal Design, LLC (C.G. Contract No: 0521-52);

 o) Logan Simpson Design, Inc. (C.G. Contract No: 0521-53); p) M3 Engineering & Technology

Corporation (C.G. Contract No: 0521-54);

q) Matrix Design Group, Inc. (C.G. Contract No: 0521-55); r) Michael Baker International,

Inc. (C.G. Contract No: 0521-56); s) Ninyo & Moore Geotechnical and Environmental Sciences Consultants, Inc. (C.G. Contract No: 0521-57);

Pinyon Environmental, Inc. (C.G. Contract No: 0521-58); u) Quality Testing, LLC (C.G. Contract No: 0521-59);
v) Rick Engineering Company, Inc. (C.G. Contract No: 0521-60):

w) Rider Levett Bucknall, Ltd. (C.G. Contract No: 0521-61); x) Ritoch-Powell & Associates

Consulting Engineers, Inc. (C.G. Contract No: 0521-62); y) Schlesinger Consulting Engineering, PLLC (C.G. Contract No:

0521-63): z) Stantec Consulting Services,

Inc. (C.G. Contract No: 0521-64);

pose of facilities maintenance and repairs services for Fiscal Year 2022 is in the best interest of the City of Casa Grande.

NÓW, THEREFORE, BE IT OR-DAINED by the Council of the City of Casa Grande, Arizona, as follows:

The Mayor and Council of the City of Casa Grande authorize:

1. The terms and conditions of fifteen (15) agreements to provide facilities maintenance and repair services with: a) 365 Technologies Security & Electrical (C.G. Contract No:

0521-74); b) A5 Design + Construction (C.G.

Contract No: 0521-75); c) Brutinel Plumbing & Electrical, Inc. (C.G. Contract No: 0521-76): d) Capital R Construction (C.G.

Contract No: 0521-77); e) Carranza Landscaping, LLC C.G. Contract No: 0521-78); Cooper Painting, Inc. (C.G.

fì. Contract No: 0521-79);

Desert View System, Inc. (C.G. Contract No: 0521-80); Ellison-Mills Construction, LLC

h) (C.G. Contract No: 0521-81); i) JC Tarasco Construction & Painting, LLC (C.G. Contract No:

0521-82): j) K&M Distributing and Roofing Systems, Inc. (C.G. Contract No: 0521-83);

k) Pueblo Mechanical and Controls, LLC (C.G. Contract No:

0521-84); I) Quest Electric, Inc. (C.G. Contract No: 0521-85);

m) Rush Air Conditioning & Refrigeration, LLC. (C.G. Contract

No: 0521-86); n) SDB, Inc. (C.G. Contract No: 0521-87); Tungsten Mechanical. LLC 0) (C.G. Contract No: 0521-88); and 2. Expenditure of public funds to any single contractor shall not exceed (a) a maximum of \$24,999.00 for any single project

or (b) a maximum of \$150,000.00 in aggregate fees for Fiscal Year 2022. and 3. Execution by the City Manager of the fifteen (15) agreements. PASSED AND ADOPTED by the

Mayor and Council of the City of Casa Grande, Arizona, this 7th day of June, 2021. Craig H. McFarland /s/Oraig H. McFarland Mayor ATTEST:

Gloria Leija /s/Gloria Ĺeija, MMC City Clerk APPROVED AS TO FORM: Brett Wallace /s/Brett Wallace City Attorney No. of publications: 2; dates of

publication: Jun. 10, 12, 2021.

ORDINANCE NO. 3271 AN ORDINANCE OF THE COUN-CIL OF THE CITY OF CASA GRANDE, ARIZONA, ACCEPT-ING A BID FROM STURGEON ELECTRIC COMPANY, INC. TO PROVIDE CONSTRUCTION OF THE PROGRAM YEAR 2019 COMMUNITY DEVELOPMENT BLOCK GRANT SOLAR POW-STREET ERED LIGHT

EXPENDITURE OF FUNDS; AUTHORIZIN CITY MANAGER TO EXECUTE ALL DOCUMENTS NECESSARY ON BEHALF OF THE CITY OF CASA GRANDE FOR THE PUR-POSE OF THE CASA GRANDE MUNICIPAL AIRPORTS TAXI-WAY B, SECTION 20 PAVE-MENT PRESERVATION PROJECT; AUTHORIZING THE CITY FINANCE DIRECTOR DIS-BURSE FUNDS AS NECES-SARY; AND AUTHORIZING THE TRANSFER OF BUDGET AU-

THORITY WHEREAS, the Aeronautics Group, part of the Arizona Department of Transportation's (ADOT) Multimodal Planning Division, has completed the planning and program development phase of the Štate's Airport Pavement Preservation Program for Fiscal Year 2022 in which the State's public airports are evaluated and rated as to their pavement condition in-dex (PCI); and

WHEREAS, the maintenance project options such as crack seals, seal coats, thin overlays, and the PCCP joint repairs are scheduled for individual runways, taxiways, and aprons at various airports for each of the years in a five-year period which are tenta-tively scheduled based on the PCI priorities and the program's funding budget; and WHEREAS, the results of the cur-

rent study show the pavement maintenance recommendation for the Casa Grande Municipal Aiport's Taxiway B, Section 20 to include a one inch AC overlay and pavement markings with a S572,297.00; and construction of

WHEREAS, under the grant agreement, ADOT's Program Manager will design, support the bidding process, and administer the construction of the maintenance project in which ADOT will pay 100% of the design and construction administration costs to the contractor and the City will pay directly to ADOT the required 10% match of the construction project total: and

WHEREAS, the City of Casa Grande request authorization to enter into a Grant Agreement with the Arizona Department of Trans-portation, Multimodal Division, Aeronautics Group for the pur-pose of the Airport Surface Treat-ment Program 2022; and

WHEREAS, the City of Casa Grande is committed to providing the best possible services to its citizens and as a result the Mavor and Council find that authorizing the participation in the Airport Surface Treatment Program 2022 is in the best interest of the City of Casa Grande.

NOW, THEREFORE, BE IT OR-DAINED by the Council of the City of Casa Grande, Arizona, as follows:

Section 1. Authorization to Apply for Grant

The Mayor and Council of the City of Casa Grande hereby authorize a grant application to the Arizona Department of Transportation, Multimodal Planning Division, Aeronautics Group for the Airport E. Philip A. Simpson Jr.

Personal Representative

No. of publications: 3; dates of publication: Jun. 12, 19, 26, 2021.

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Case No.: PB-201400197 [PB201400272 Consolidated] NOTICE OF HEARING (Assigned to the Honorable Kevin D. White)

In the Matter of the Estate of: CHARLES CEPHUS MOORE, Deceased.

NOTICE IS GIVEN that Naomi Moore, Petitioner, by and through undersigned counsel, has filed with the above-named Court a Petition for Formal Appointment of Personal Representative in Subsequent Administration (With Notice)

An appearance Hearing has been set to consider the Petition on the 13th day of July, 2021, at 10:30 a.m. before the Honorable Kevin White, Pinal County Courthouse located at 971 Jason Lopez Circle, Florence, Arizona. DATED this 3rd day of June,

2021. FITZGIBBONS LAW OFFICES,

P.L.C. By: /s/Ann F. Schrooten Denis M. Fitzgibbons

Ann F. Schrooten

Attorneys for Petitioner

This is a legal notice; your rights may be affected. Éste un aviso legal. Sus derechos podrían ser afectados. If you object to any part of the petition or motion that accompanies this notice, you must file with the court a written objection describing the legal basis for your objection at least three days before the hearing date or you must appear in per-