



## **PURPOSE OF REQUEST**

---

Iplan Consulting, on behalf of W Holdings, presents to the City of Maricopa a request for a Major General Plan Amendment pertaining to approximately 1,886 acres of land located south of the Maricopa – Casa Grande Highway and west of Murphy Road. The project has been studied for development for over seventeen years and underwent significant design and entitlements phases through Pinal County in 2005 where it was approved as a Planned Area Development and had an adopted Development Agreement. Mostly undeveloped since these original Pinal County approvals, the project area now seeks to be annexed into the City of Maricopa and will therefore be subject to the City’s General Plan “Planning Maricopa”, Zoning Ordinance, and Subdivision Ordinance.

The property is currently a mix of land use designations in the City’s adopted Future Land Use Plan Map, including Master Planned Community, Low Density Residential, and area currently outside of the City’s planning area. We are proposing to change the land use designation for the entire property to Master Plan Community. This application proceeds forthcoming Annexation and Rezoning applications so that all of the land area will be included in the City of Maricopa’s planning area and become fully entitled within the city.

## **PROJECT TEAM**

---

**Land Use Entitlements:**

**Iplan Consulting**  
**3317 S. Higley Road #114-622**  
**Gilbert, AZ 85297**

**Contact: Greg Davis**  
**Email: [Greg@iplanconsulting.com](mailto:Greg@iplanconsulting.com)**  
**Phone: (480) 227-9850**

**Master Developer:**

**W Holdings**  
**1121 W. Warner Road, Suite 109**  
**Tempe, AZ 85284**

**Contact: Seth Keeler**  
**Email: [sethk@wholdings.com](mailto:sethk@wholdings.com)**  
**Phone: (480) 831-2000**