



PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: MARCH 21, 2024 (CONTINUED CASE)

TO: PINAL COUNTY PLANNING AND ZONING COMMISSION

CASE NO.: **SUP-033-23 (PHILLIPS TENNIS)**

CASE COORDINATOR: LAREE MASON

Executive Summary:

Phillips Tennis requesting approval of a Special Use Permit on a 3.46-acre parcel to allow tennis courts; situated in the Queen Creek vicinity, Pinal County, Arizona.

If this Request is Approved:

The applicant will seek site plan approval to develop tennis courts.

Staff Recommendation:

Staff recommends approval.

LEGAL DESCRIPTION: Section 13, Township 03 South, Range 07 East of the Gila and Salt River Base and Meridian

TAX PARCEL: 509-14-006K

LANDOWNER/APPLICANT: Rafael Font De Mora, owner/applicant

AGENT: Jessica Sarkissian, agent, Upfront Planning and Entitlements, LLC

REQUESTED ACTION AND PURPOSE:

SUP-033-23 – PUBLIC HEARING/ACTION: Rafael Font de Mora, landowner/applicant, requesting approval of a Special Use Permit for a Tennis Training Facility on 3.46± acres in the GR (General Rural) zone, on parcel 509-14-006K, situated in a portion of Section 13, Township 03 South, Range 07 East of the Gila and Salt River Base and Meridian, located 0.42 miles east of North Royce Road along West Phillips Road in the Queen Creek vicinity.

LOCATION: Site is 0.42 miles east of North Royce Road along West Phillips Road in the Queen Creek area.

SIZE: 3.46± acres

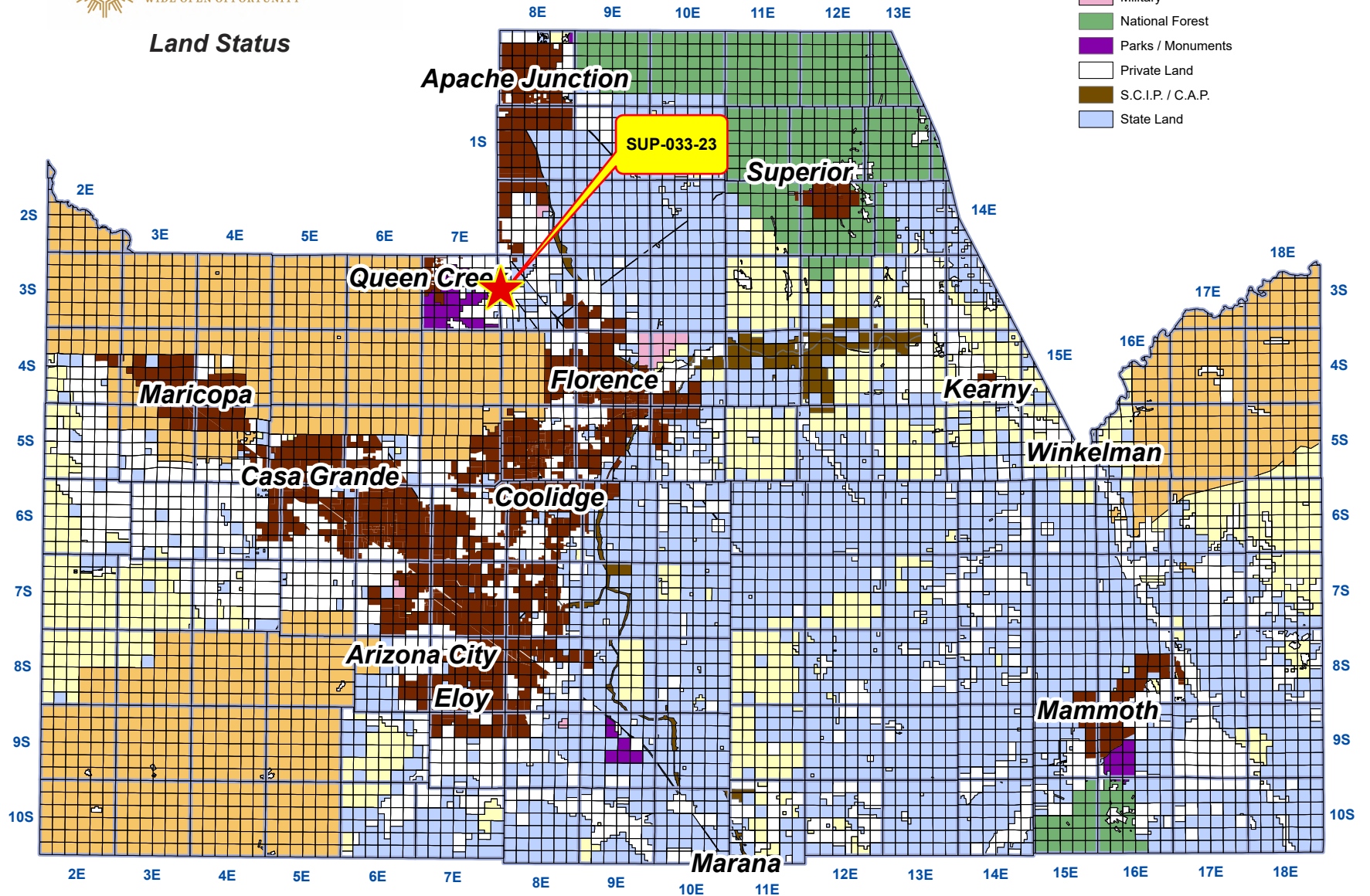


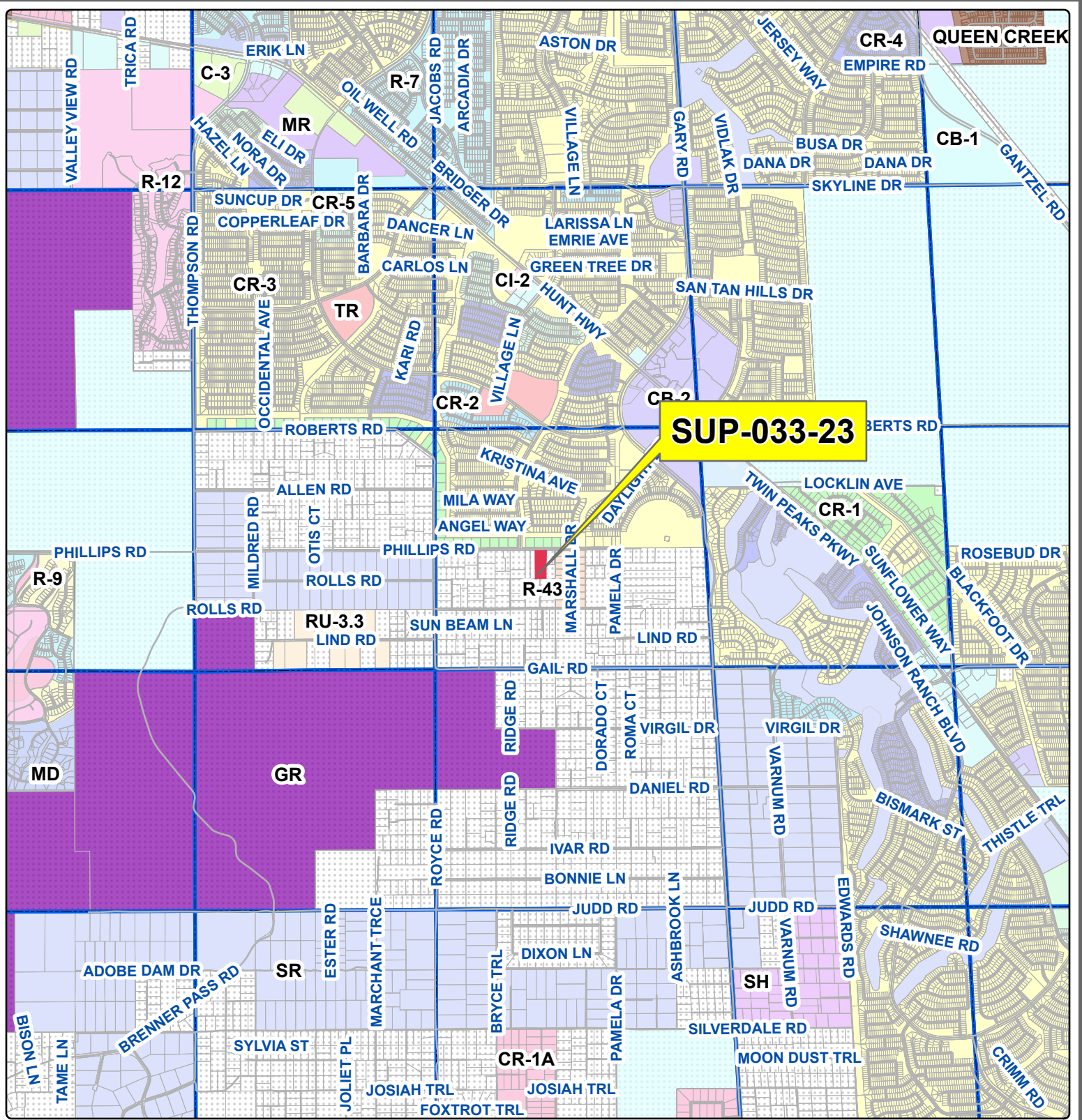
PINAL COUNTY
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Land Status

Legend

- B.L.M.
- Indian Community
- Military
- National Forest
- Parks / Monuments
- Private Land
- S.C.I.P. / C.A.P.
- State Land





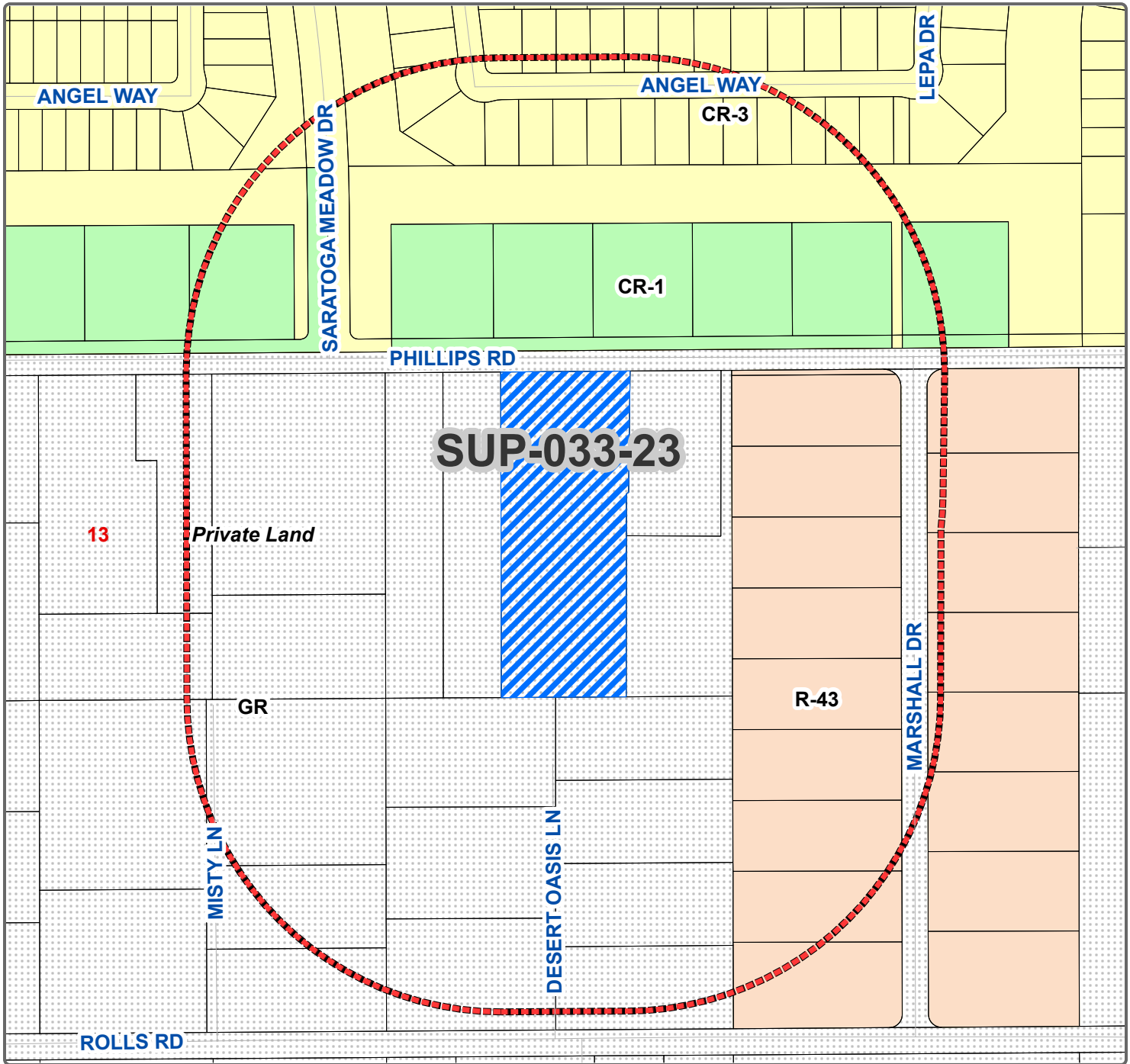
Community Development



Legal Description:
 Situated in a portion of Section 13, Township 03 South, Range 07 East of the Gila and Salt River Base and Meridian, located 0.42 miles east of North Royce Road along West Phillips Road in the Queen Creek vicinity.

SEC 13, TWN 03S, RNG 07E

 Sheet No. 1 of 1	Owner/Applicant: RAFAEL FONT DE MORA		
	Drawn By: GIS / IT / LJT	Date: 01/18/2024	
	Section 13	Township 03S	Range 07E
	Case Number: SUP-033-23		



Community Development

SUP-033-23 – PUBLIC HEARING/ACTION: ACTION: Rafael Font de Mora, landowner/applicant, requesting approval of a Special Use Permit for a Tennis Training Facility on 3.46± acres in the GR (General Rural) zone, on parcel 509-14-006K, situated in a portion of Section 13, Township 03 South, Range 07 East of the Gila and Salt River Base and Meridian, located 0.42 miles east of North Royce Road along West Phillips Road in the Queen Creek vicinity.

Current Zoning: GR

Requested Zoning: Rezone

Current Land Use: VLDR



Legal Description:

Situated in a portion of Section 13, Township 03 South, Range 07 East of the Gila and Salt River Base and Meridian, located 0.42 miles east of North Royce Road along West Phillips Road in the Queen Creek vicinity.

SEC 13, TWN 03S, RNG 07E



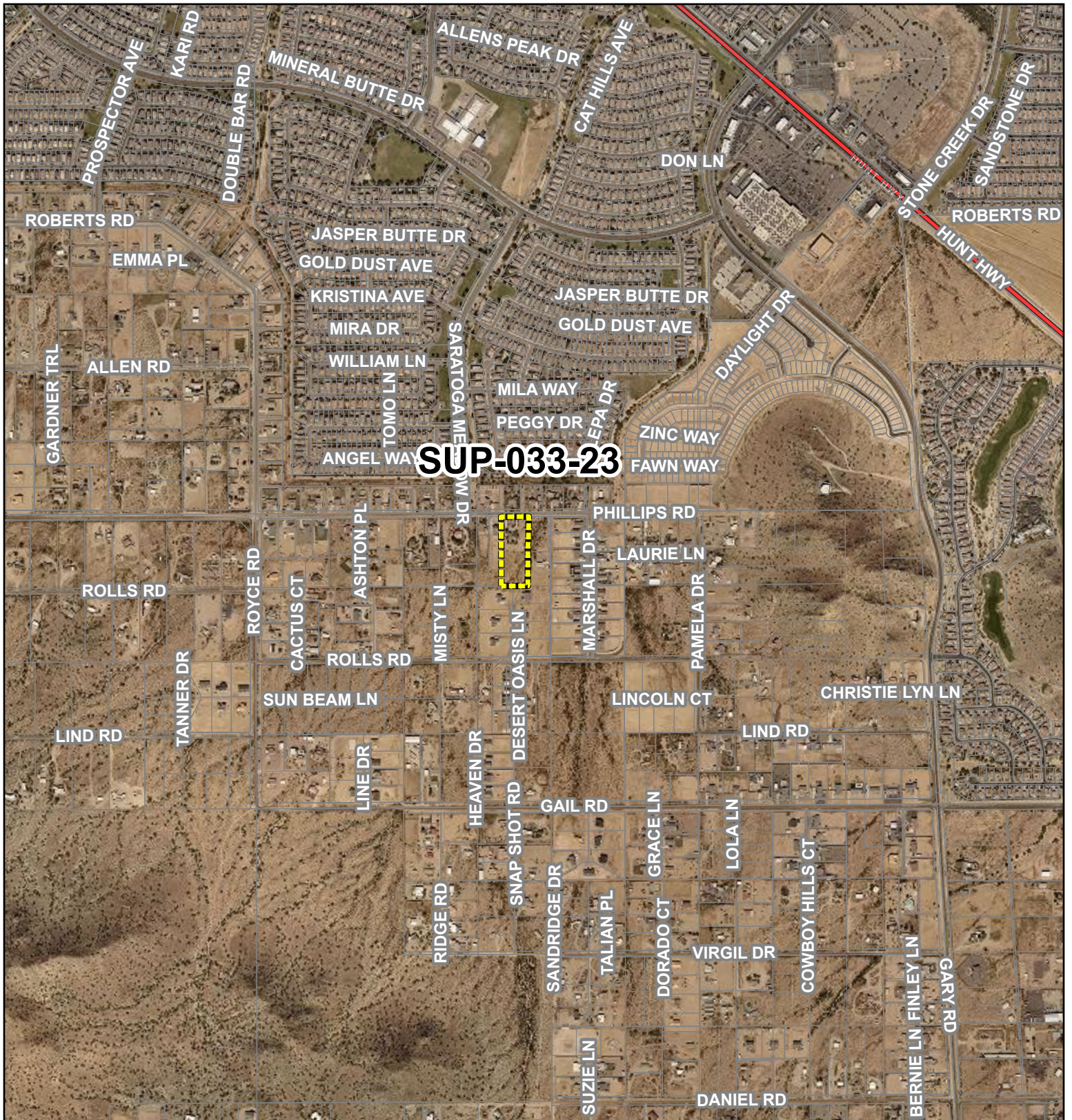
Owner/Applicant: RAFAEL FONT DE MORA

Drawn By: GIS / IT /LJT Date: 01/18/2024

Sheet No. 1 of 1

Section 13 Township 03S Range 07E

Case Number: SUP-033-23



Community Development

SAN TAN VALLEY AREA PLAN: Rural Living

EXISTING ZONING: GR (General Rural) Zoning District

SURROUNDING ZONING AND LAND USE:

North:	CR-1	Residential
South:	GR	Residential
East:	GR	Residential
West:	GR	Residential

PUBLIC PARTICIPATION:

Neighborhood Meeting:	November 21, 2023
Neighborhood and Agency Mail out:	January 23, 2024
Newspaper Advertising:	January 25, 2024
Site Posting: County:	January 25, 2024

FINDINGS:

Flood zone:	“X” is an area of minimal flood hazard.
Access:	The site is accessed from West Phillips Road from North Saratoga Meadow Drive.

HISTORY: Subject site was platted in 1961 as part of the Chandler Heights Ranches Unit I. In 1962, the County introduced the General Rural zoning district. Historically, no land entitlements have been proposed and the whole of the 3.46-acres has remained zoned GR since 1961. A code compliance case was opened on July 27, 2023 due to both the development of unpermitted structures and conducting a prohibited use in a specified zone.

ANALYSIS:

Area Plan

The San Tan Valley Area Plan designates the subject site as Rural Living, emphasizing low densities to preserve the natural character. Commercial uses intended to serve surrounding residents are considered appropriate. Suitable land uses include large lot single family residences, rural focused commercial, parks and civic and public facilities.

Zoning

The subject parcel is zoned GR (General Rural). Section 2.151.010 – Special Use Permit (SUP) of the Pinal County Development Services Code permits additional uses in the GR zone when a special use permit has been approved by the Board of Supervisors. A tennis court is a permitted use in the GR zoning district through a special use permit. Considered low ambient lighting, the subject property is in Lighting Zone 1.

Site Plan

The site plan depicts both existing and proposed features. Existing features include: (2) unpermitted tennis courts, (1) residence, (1) unpermitted casita, (1) office shed, (1) chicken pen, (1) unpermitted sport court, (2) tennis courts, and (3) storage sheds. The site plan’s proposed features are: (1) permitted casita addition and (1) pool.

Operations Outline

This special use permit request intends to allow the subject site a primary residence and two tennis courts. The anticipated hours of operation are seasonal with summer hours to be Monday through Friday 6:00AM to 8:00AM and 6:00PM to 8:00PM and winter hours to be Monday through Friday 8:00AM to 11:00AM and 3:00PM to 6:00PM. Saturday sessions are anticipated for tournament training with varying hours. The frequency of training is expected to be 2-4 sessions per day with 1-4 clients practicing at a time. Overnight guest accommodations are expected for 1-2 weeks up to four times a year.

To date, 2 letters have been received regarding the requested Special Use Permit.

The zoning ordinance identifies factors for consideration when reviewing Use Permits. These factors include, but are not limited to:

- Traffic conditions;
- Provision of services;
- Zoning district compliance;
- Relationship to adjoining properties and surrounding area;
- Traffic circulation and access points;
- Development standards;
- Off-site impact mitigation;
- Need;
- Public input.

THE BURDEN OF PROOF IS UPON THE APPLICANT TO PROVIDE THE NECESSARY AND REQUIRED INFORMATION AT THE PUBLIC HEARING. THE APPLICANT NEEDS TO BE PREPARED TO ADDRESS AND MITIGATE, AS APPLICABLE, THE FOLLOWING ISSUES AND CONCERNS:

- A) LAND USE, PERIMETER WALLS, SIGNAGE, SETBACKS, INGRESS/EGRESS & LANDSCAPING
- B) PUBLIC SERVICES - SEWER, WATER, UTILITIES, DRAINAGE
- C) NEIGHBORHOOD IMPACT
- D) FLOOD CONTROL
- E) TRAFFIC IMPACT
- F) COMPATIBILITY/CONSISTENCY WITH PINAL COUNTY COMPREHENSIVE PLAN
- G) BENEFITS/DETRIMENTS TO PINAL COUNTY

STAFF SUMMARY: The applicant, Jessica Sarkissian, Upfront Planning and Entitlements LLC, has submitted the proper application and evidence sufficient to warrant a staff recommendation as provided in the Ordinance. Staff provides the following findings together with the information on Page 1 of this staff report:

1. This land use request is for approval of a Special Use Permit in the GR (General Rural) zoning district.
2. To date, one letter to request a cmu wall around the property and one letter of opposition have been received by staff.
3. The property has legal access.
4. The subject property is located in the Rural Living designation of the San Tan Valley Area Plan.

5. Granting the SUP will require, at the time of application for development, that the applicant submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation, and approvals.

STAFF RECOMMENDATION:

Should the Commission find, after the presentation of the applicant and together with testimony and evidence presented at the public hearing, that this SUP request is needed and necessary at this location and time, will not negatively impact adjacent properties, will promote orderly growth and development of the County and will be compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan, then staff recommends that the Commission forward SUP-033-23 to the Board of Supervisors with a favorable recommendation with the following stipulations. If the Commission cannot find for all of the factors listed above, then staff recommends that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

STAFF RECOMMENDED MOTION (SUP-033-23): *I move the Pinal County Planning and Zoning Commission forward a recommendation of APPROVAL to the Board of Supervisors with its (20) stipulations as listed in the staff report:*

1. Approval of this SUP (SUP-033-23) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
2. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Department;
3. Applicant shall attend a site plan pre-application meeting to initiate the site plan approval process;
4. A landscape plan and irrigation plan shall be submitted for site plan review;
5. A lighting plan with photometrics will not be allowed for the tennis courts for site plan review;
6. All structures over 200 square feet will require a permit;
7. Owner/developer to construct and/or extend a six foot chain link fence as part of the tennis courts for both. In addition, provide a noise blanket within the tennis courts as a sound mitigation device (acoustic fence/noise reducing fence). Additional chain link fencing around the tennis courts will not be required;
8. Campus type activity will not be allowed per SUP-033-23;
9. Stabilization of Commercial parking, drives, and yards shall be conducted pursuant to Pinal County Air Quality Code of Regulations Chapter 4, Article 4;

10. Air quality dust registration is required if the earthmoving activity causes 0.1 acres or more of land disturbance;
11. All construction activity must conform to the earthmoving activity requirements in accordance with Section §4-3-160 thru 190 of Pinal County's Air Quality Code of Regulations;
12. An emergency circulation plan will be required to be submitted and approved prior to site plan approval (approved site plan with SUP will suffice this requirement);
13. All off-street parking areas shall comply with ADA standards for accessible design;
14. Any expansion beyond the two existing tennis courts will require re-approval;
15. A Traffic Impact Analysis (TIA) will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. All peripheral road and infrastructure improvements shall be per the approved Traffic Impact Analysis to mitigate impacts on all surrounding roadways to be completed at the developer's cost. These may include construction of acceleration/deceleration lanes, left turn pockets, traffic signals or other public improvements as approved by the County Engineer. The TIA shall be in accordance with the current Pinal County TIA Guidelines and Procedures and shall be approved prior to the Site Plan approval;
16. Any additional right-of-way dedications needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) for any roadways shall be the responsibility of the applicant. All roadway and infrastructure improvements shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
17. All right-of-way dedication shall be free and unencumbered;
18. Any roadway sections, alignments, access locations, and access movements shown in the rezoning application are conceptual only and have not been approved by the Pinal County Engineer; and
19. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval to ensure provisions have been made to accommodate offsite runoff and to ensure onsite retention of storm water runoff or as approved by the County Engineer.
20. Applicant shall apply for all required permitting, facilitate inspections, and receive required approvals from the Building Safety Division regarding existing improvements on the property noted in the existing Code Enforcement case, prior to formal Site Plan approval.



PINAL COUNTY
WIDE OPEN OPPORTUNITY

APPLICATION FOR A SPECIAL USE PERMIT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA
(All applications must be typed or written in ink)

Special Use Permit & Property Information:

(Feel free to include answers and "Supporting Information" to these questions in a Supplementary Narrative, when doing so write see narrative on the space provided)

1. Date of Pre-application Meeting: 9/14/2023 2. Pre-application Number: Z-PA- 128-23

3. The legal description of the property: A POR OF LOT 75 OF CHANDLER HEIGHTS RANCHES UNIT 1 IN BK-9 OF MAPS PG-44 OF SEC 13-03S-07E DESC AS FOLLOWS: COM AT CTR OF SAID SEC 13 TH S-40.00 TH W-193.44 TO POB TH S-232.19 TH S55D W-5.02 TH S-386.01 TH W-240.61 TH N-621.01 TH E-247.26 TO POB AKA LOT 1

4. Tax Assessor Parcel Number(s): 509-28-006K 5. Current Zoning: GR -General Rural

6. Parcel size: 3.46 Acres

7. The existing use of the property is as follows: Single Family Residence

8. The exact use proposed under this request: To allow for a small-scale private tennis facility, for personal and paid athletes use.

9. Is the property located within three (3) miles of an incorporated community? Yes If yes, which ones?
The Town of Queen Creek

10. Is an annexation into a municipality currently in progress? No
If yes which one?: _____

11. Is there a zoning or building violation on the property for which the owner has been cited? Yes
If yes, Zoning/Building Violation Number: CC-0320-23

12. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted Comprehensive/Area Plan(s) or similar changes and why this proposed use is needed and necessary at this time: There have been no recent changes to the area along Phillips road designated a major collector road


INV#: _____ AMT: _____ DATE: _____ CASE: _____ Xref: _____

COMMUNITY DEVELOPMENT
Planning Division


Supporting Information for a Special Use Permit:

1. Provide information as to the use and evidence that it is in accordance with the intent of Section 2.151.010: Section 2.151.010.A.h. Privately and commercially operated recreational lake, swimming pool or tennis court.
2. Note any services that are not available to the site. Discuss and improvements of services that would be provided to support the use: N/A
3. Have you discussed possible conditions that may be placed on the permit with the Planning Department? YES NO
4. Do you understand that the Pinal County Board of Supervisors may include any conditions it finds necessary to conserve and promote public health safety, convenience and general welfare? YES NO
5. Do you understand that if a condition is violated, that there is a public process by which your permit may be revoked and declared null and void? YES NO
6. What is the amount of traffic to be generated? (# of trips/day, deliveries/week). _____
_____, Show ingress/egress on the site plan.
7. How many parking spaces are to be provided (employees and customers)? _____
Indicate these parking spaces on the site plan.
8. Is there a potential for excessive noise (I.E.; children, machinery) or the production of smoke, fumes, dust or glare with this proposed land use? If yes, how will you alleviate these problems for your neighbors? No
9. What type of landscaping are you proposing to screen this use from your neighbors? Shrubbery
_____. Indicate the landscaping on your site plan.
10. What type of signage are you proposing for the activity? Where will the signs be located, show the locations of signs on your site plan. No signage is proposed
11. If the proposed land use involves any type of manufacturing or production process, provide a short synopsis of the processes utilizing diagrams, flowcharts and/or a short narrative. N/A
12. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the Special Use Permit is requested. There will be no major changes made to conduct the proposed land use therefore maintaining the integrity and character of the zone.

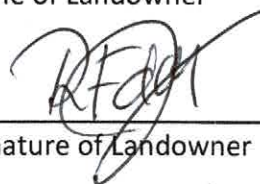
I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed.

Rafael Font de Mora 2413 W. Phillips Rd, Queen Creek AZ 85142
Name of Applicant Address
 RafaelFontdemora@icloud.com 1-480-5107170
Signature of Applicant E-Mail Address Phone Number

UpFront Planning & Entitlements, LLC; Jessica Sarkissian 1811 S. Alma School Rd. Suite 283 Mesa, AZ 85210
Name of Agent/Representative Address

 Jessica@upfrontplanning.com (480) 221-6150
Signature of Agent/Representative E-Mail Address Phone Number

The Agent/Representative has the authority to act on behalf of the landowner/applicant, which includes agreeing to stipulations. The agent will be the contact person for Planning staff and must be present at all hearings. Please use attached Agency Authorization form, if applicable.

Rafael Font de Mora 2413 W. Phillips Rd Queen creek AZ 85142
Name of Landowner Address
 RafaelFontdemora@icloud.com 480-5107170
Signature of Landowner E-Mail Address Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

Application Checklist:

- Submit a detailed site plan, at least 8½ X 11, but not larger than 11" X 17". The site plan must include the following:
 - Size and shape of parcel; property dimensions; north arrow
 - Adjacent streets; rights-of-way, easements and setbacks; indicate size; purpose and whether public or private
 - Location, size and use of all existing and proposed buildings; show setbacks from property boundary lines and between structures
 - Driveways and parking areas, show access, dimensions and surface material
 - Existing and proposed utilities, show location of lines, size and serving company
 - Any other information as may be applicable – landscaping, natural features i.e.: washes, excavation sites, etc.
- Submit the "Supporting Information" sheet (if applicable) and/or the "Submittal Checklist" for the requested action. Forms are in this packet.
- Submit a list of all property owners within 1200' of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within the 30 days prior to application submission.
- Submit a map of the area with the 1200' boundary shown. (A Tax Assessor Parcel Map is acceptable).
- Submit the non-refundable filing fee according to the fee schedule shown on page 1 of the application. (The application is not considered filed until the fees are paid.)
- Submit a CD or Jump Drive which contains a copy of the application and narrative in PDF format.
- Hold a neighborhood/community meeting prior to application submittal:
 - Notify all property owners within 1200'
 - Hold the meeting within 5 miles of the subject property
 - Hold the meeting between 5:00pm and 9:00pm
 - Applicant will be required to notify any jurisdiction within three (3) miles of the subject site boundary and provide proof via letter or email correspondence of sent notification and any jurisdiction response received.
- Include neighborhood Public participation information with the application:
 - Copy of Notice of Neighborhood/Community Meeting
 - List of property owners notified
 - Meeting Minutes
 - Attendance sign-in sheet with names & addresses
- Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.

Please feel free to compile all information into a separate Narrative

Please be aware that earth fissure maps are available online from the Arizona State Geologic Survey.

AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development
P.O. Box 2973
Florence, AZ 85232

Rafael Font de Mora

[Insert Name -- If a Corporation, Partnership or Association, Include State of Incorporation]

Hereinafter referred to as "Owner," is/are the owner(s) of 3.46 acres located at 2413 W Phillips Rd, Queen Creek, AZ, and further identified [Insert Address of Property]

As assessor parcel number 509-14-006K and legally described as follows: [Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

Said property is hereinafter referred to as the "Property."

Owner hereby appoints Upfront Planning & Entitlements, LLC [Insert Agent's Name. If the Agent is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment.
DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]

[Signature]
2413 W. Phillips Rd Queen Creek AZ
85142
[Address]

[Signature]

[Address]

Dated: 10/12/2023

Dated: _____

STATE OF Arizona)

COUNTY OF Maricopa)

) ss.

(SEAL)

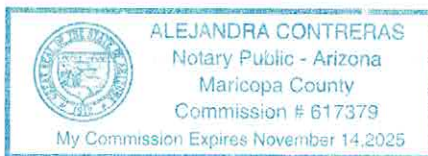
The foregoing instrument was acknowledged before me 12th this day October 2023 of by Rafael Font De Mora

My Commission Expires 11/14/2025

Signature of Notary Public [Signature]

Alejandra Contreras
Printed Name of Notary

[Signature]
Signature of Notary



PROPERTY OWNERSHIP LIST

(Required for filing all applications)

Instructions: Print Name, Address, City, State, Zip Code and Tax Parcel Number for each property owner within 1000 feet of the subject parcel boundary. Feel free to attach a separate list if generated digitally. Please see "How to use the Buffer Tool" on our FAQ's page if you are generating the list.

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

See Attached

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

Parcel No.: _____
Name: _____
Address: _____
City/ST/Zip: _____

I hereby verify that the name list above was obtained on the 12th day of October, 2023, at the office of _____ and is accurate and complete to the best of my knowledge.
(Source of Information)

On this 12 day of October, 2023, before me personally appeared Rafael Font de Mora
(Name of signor)

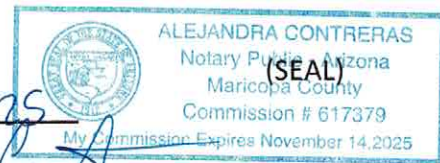
Signature RFM Date 10-12-2023

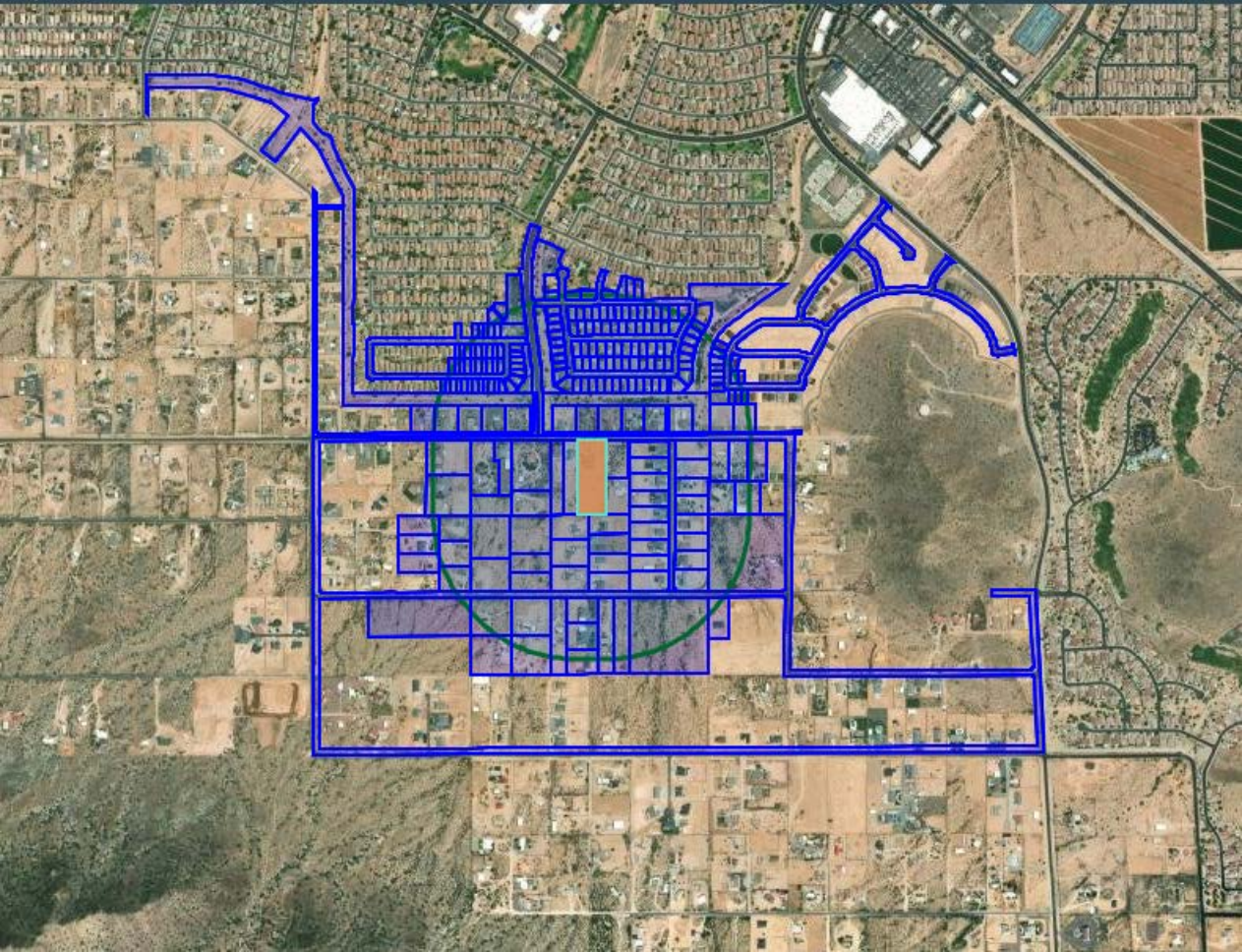
State of Arizona) ss.
County of Maricopa

Alejandra Contreras
Printed Name of Notary

My Commission Expires 11/14/2025

Alejandra Contreras
Signature of Notary





CARDENAS FAUSTO & BARRER...
31626 N ROY ROGERS TRL
QUEEN CREEK, AZ 85144

DIADOO MICHELLE C & OLAF F
2654 W PHILLIPS RD
SAN TAN VALLEY, AZ 85144

DONOVAN JOHN PATRICK & DE...
31672 N ROY ROGERS TRL
QUEEN CREEK, AZ 85144

WILY ISAIAH & SARAH
2592 W PHILLIPS RD
SAN TAN VALLEY, AZ 85144

RANGER ROBERT W JR & LIND...
2557 W ROLLS RD
QUEEN CREEK, AZ 85144

MISSITTI TODD J
4322 E COAL ST
SAN TAN VALLEY, AZ 85143

HALL JARRAD P & PAULINE A
2484 W PHILLIPS RD
SAN TAN VALLEY, AZ 85144

MORENO JOSE ANTONIO TR
2659 W ROLLS RD
QUEEN CREEK, AZ 85144

ORTIZ DAVID
24232 S 150TH ST
CHANDLER, AZ 85249

GORDON INVESTMENTS INC
270 E HUNT HWY STE 16
SAN TAN VALLEY, AZ 85143

MURUATO JESSE MARTIN & G...
2589 W ROLLS RD
QUEEN CREEK, AZ 85144

RODRIGUEZ ROSA
2663 W PHILLIPS RD
QUEEN CREEK, AZ 85142

WATSON DAVID LEAVITT & TER...
2364 W PHILLIPS RD
SAN TAN VALLEY, AZ 85144

ARIZONA RAW LAND LLC
3845 E HAPPY RD
QUEEN CREEK, AZ 85142

SIGEL IRVING
1973 W LAURIE LN
SAN TAN VALLEY, AZ 85144

WHITE KURTIS JOHN
MAIL RETURN

DE LA TORRE SUSANA
22998 S 208TH ST
QUEEN CREEK, AZ 85142

PERRON KRISTIN J
31859 N ASHTON PL
SAN TAN VALLEY, AZ 85144

RUTT STEVEN J
2244 W PHILLIPS RD
SAN TAN VALLEY, AZ 85144

TIPTON LARRY
2738 W ROLLS RD
QUEEN CREEK, AZ 85144

ACKERMAN LINDA COLLEEN & ...
2840 W PHILLIPS RD
SAN TAN VALLEY, AZ 85144

WHITE WILLIE JR
2184 W PHILLIPS RD
SAN TAN VALLEY, AZ 85144

CASTILLO FIDEL & MEZA ELEN...
31578 N ROY ROGERS TRL
QUEEN CREEK, AZ 85144

PLISKA GREGORY & DANA
2778 W PHILLIPS RD
SAN TAN VALLEY, AZ 85144

PADULA JEREMY SCOTT
2798 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

CLAY HENRY
31611 N ROY ROGERS TRL
QUEEN CREEK, AZ 85144

FORD RICHARD & ANGELA P
2716 W PHILLIPS RD
SAN TAN VALLEY, AZ 85144

PARRISH ROBIN
2775 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

MARTIN FRANK THOMAS
2761 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

GONZALEZ TONITA
2621 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

VIDACA JESUS J
2269 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

IH6 PROPERTY PHOENIX LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

BOWEN WILLIAM H
1887 E SADDLE DR
SAN TAN VALLEY, AZ 85143

BACON REBECCA ANN & BREN...
2251 W ANGEL WAY
QUEEN CREEK, AZ 85144

WALBERT JOHN & DEBORAH
2733 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

GAITAN ROBERT S & HONIE SH...
2413 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

DIETRICH SEAN DANIEL & SOP...
2233 W ANGEL WAY
SAN TAN VALLEY, AZ 85142

CLARK BRITTANY ANN
2719 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

CARLSON ROGER L & LINDA D ...
2395 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

CZARNECKI CHRISTOPHER A &...
2449 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

TATE TERRY H
2705 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

BOWMAN JOHNNY L & BECKY J
2377 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

JENSEN JASON & NIKKI
32037 N NORTH BUTTE DR
SAN TAN VALLEY, AZ 85144

HUTCHINSON JUDITH & MACD...
4536 S BUCKSKIN WAY
CHANDLER, AZ 85249

GADBERRY LEONARD & DONN...
2359 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

THOMPSON STEPHANIE
MAIL RETURN
,

BENAVIDEZ ALBERTO
2677 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

VELASCO JESUS & SONIA L
2341 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

MATTISON DAVID OWEN
32050 N CAT HILLS AVE
SAN TAN VALLEY, AZ 85142

SOLANO GREGORY A & KATHE...
2663 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

RUIZ EMILY R & FRANK C
2323 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

LEAGUE STEPHEN
32069 N NORTH BUTTE DR
SAN TAN VALLEY, AZ 85144

STRAND JACKIE LYNN TR
2649 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

PAINTER SHANE L & MISTY
2305 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

MERCHEN MICHAEL & ASHLEY
32070 N CAT HILLS AVE
QUEEN CREEK, AZ 85144

WALL BRAD & TAMI
PO BOX 464
MAPLE CREEK, SK

CHAMPION SCOTT & NICOLE
2287 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

HELTON TRAVIS R & KAREN E ...
2654 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

GIFFORD JOSH & RISHOR-OLN...
2668 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

ROSS JOHN R
2398 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

KIMBLE CHRISTOPHER M & MA...
32101 N NORTH BUTTE DR
SAN TAN VALLEY, AZ 85144

SCOTT DANIEL & BUSCH FRAN...
2682 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

ACUNA JOSUE
2378 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

CONRAD CHERIE
801 E JEFFERSON RD
CHEYENNE, WY 82007

SFR JV-2 PROPERTY LLC
PO BOX 15087
SANTA ANA, CA 92735

SMITH SHARALEE R REV TRUS...
2358 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

IMPERIO PROPERTIES LLC
34937 N CIBOLA DR
QUEEN CREEK, AZ 85142

NELSON GARY
1018 IRON HOME DR
WASHINGTON, UT 84780

DAVIDSON WAYNE ERIC & KAR...
2338 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

VARGAS DANIELLE REBECCA
2739 W PEGGY DR
QUEEN CREEK, AZ 85144

WHITE DEBORAH
2724 W ANGEL WAY
QUEEN CREEK, AZ 85144

KENNEDY REX & LISA
2318 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

GREEN BRIAN & SUE Z
7351 W PARK ST
LAVEEN, AZ 85339

COLBERT JOSHUA & ALYXAND...
MAIL RETURN
CHANDLER, AZ 85249

HUMRICH FAM TRUST
1100 EL CAMPO RD
LOTUS, CA 95651

ORTIZ CECILIA BIVIANA
2711 W PEGGY DR
SAN TAN VALLEY, AZ 85144

SOUTH KAITLYN L & DOUGLAS ...
MAIL RETURN
,

ANDERSON MICHAEL B
2278 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

AOYAGI TYLER
2697 W PEGGY DR
SAN TAN VALLEY, AZ 85144

ARP 2014-1 BORROWER LLC
23975 PARK SORRENTO STE 30...
CALABASAS, CA 91302

NGUYEN NGOC DIEP THI
2258 W ANGEL WAY
QUEEN CREEK, AZ 85144

WOFFORD BRADLEY A
2683 W PEGGY DR
SAN TAN VALLEY, AZ 85144

NAKAZAWA RICHARD & EMMA
15078 JOANNE AVE
SAN JOSE, CA 95127

JANACK JARON & SAMANTHA
2238 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

2669 W PEGGY DRIVE LLC
16937 E STACEY RD
SAN TAN VALLEY, AZ 85142

STOLOWSKI MARK & VICKI CO-...
2418 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

KELLNER JULIANNA & KELLNE...
32090 N CAT HILLS AVE
SAN TAN VALLEY, AZ 85144

MOORE MARAVI A
2655 W PEGGY DR
SAN TAN VALLEY, AZ 85144

RSTK PHOENIX OWNER 1 LP
717 N HARWOOD ST STE 2800
DALLAS, TX 75201

TORRES SHIRLEY J TRS
32130 N CAT HILLS AVE
SAN TAN VALLEY, AZ 85144

KREDELL DAVID & JANINE
2388 W PEGGY DR
SAN TAN VALLEY, AZ 85144

SNELL MICHAEL J & TINNELLE
PO BOX 985
QUEEN CREEK, AZ 85142

SALAS FERMIN JR & VANESSA ...
32150 N CAT HILLS AVE
SAN TAN VALLEY, AZ 85144

AQUILINA EDDIE CHRISTOPHE...
2368 W PEGGY DR
SAN TAN VALLEY, AZ 85144

CORONADO RAMON ALBERTO
2377 W PEGGY DR
SAN TAN VALLEY, AZ 85144

ZHAO HAI
1458 W KEY LARGO CT
GILBERT, AZ 85233

SAMSAL VICKI
2348 W PEGGY DR
SAN TAN VALLEY, AZ 85144

NEWBY MICHAEL P
2357 W PEGGY DR
SAN TAN VALLEY, AZ 85144

IH6 PROPERTY PHOENIX LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

DYKSTRA ROBERT & DEVEE
641 THOMAS ST
VERMILLION, SD 57069

HOOPES DAVID J & KARYANN
2337 W PEGGY DR
SAN TAN VALLEY, AZ 85144

MCCANLESS JOSEPH PAUL & N...
2678 W PEGGY DR
SAN TAN VALLEY, AZ 85144

HEDRICK JENNY TR
2308 W PEGGY DR
QUEEN CREEK, AZ 85144

HANNMANN JAMIE S & CELINE ...
2317 W PEGGY DR
SAN TAN VALLEY, AZ 85144

MCGEE CHRISTOPHER L
2692 W PEGGY DR
SAN TAN VALLEY, AZ 85144

HOFER TANNER
MAIL RETURN
,

PENNACCHIA JAMES M & DIAN...
2297 W PEGGY DR
SAN TAN VALLEY, AZ 85144

CHINCHEN PALMER
2706 W PEGGY DR
SAN TAN VALLEY, AZ 85144

PEGGY & SUNFLOWER LLC
MAIL RETURN
,

SHIER JAMES & BONITA
BOX 28
MERVIN, SK

LEESEBERG SAMANTHA NICO...
32170 N CAT HILLS AVE
QUEEN CREEK, AZ 85144

MOTA LUIS A
2248 W PEGGY DR
SAN TAN VALLEY, AZ 85144

BAHNEY ANDREW H & MELANI...
2257 W PEGGY DR
SAN TAN VALLEY, AZ 85144

AGUILERA JORGE A
2428 W PEGGY DR
SAN TAN VALLEY, AZ 85144

MEZA FERNANDO LUIS & ANA ...
2228 W PEGGY DR
SAN TAN VALLEY, AZ 85144

DREILING ALEXANDER R
2237 W PEGGY DR
SAN TAN VALLEY, AZ 85144

KODALI RAGHU R & LAKSHMI B...
910 COTTONWOOD DR
CUPERTINO, CA 95014

JOHNSON LAWRENCE G
32171 N LEPA DR
QUEEN CREEK, AZ 85144

GRIBBONS DALE S & MIRIAM N
32190 N CAT HILLS AVE
SAN TAN VALLEY, AZ 85144

ERWIN MICHAEL L & TAMMY L
2279 W MILA WAY
QUEEN CREEK, AZ 85144

CARDER RANDY & SANDY
31446 N DESERT OASIS LN
QUEEN CREEK, AZ 85144

BUCHANAN KENNETH J & ANG...
MAIL RETURN
,

JPS MILA WAY 2261 E LLC
2733 N POWER RD STE 102 PM...
MESA, AZ 85215

TIPPLE DAVE & HEATHER
31324 N DESERT OASIS LN
QUEEN CREEK, AZ 85144

CLARK LISA L & SEAN P
2423 W MILA WAY
SAN TAN VALLEY, AZ 85144

WIEGMAN DAVID REV TRUST
2243 W MILA WAY
SAN TAN VALLEY, AZ 85144

ANZURES APRIL LOUISE
2383 W ROLLS RD
QUEEN CREEK, AZ 85144

ELTERS ANTONIO & NAZHA
2405 W MILA WAY
SAN TAN VALLEY, AZ 85144

HARTMAN RICHARD FAMILY TR...
2225 W MILA WAY
SAN TAN VALLEY, AZ 85144

SAN TAN HEIGHTS HOA
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

IH6 PROPERTY PHOENIX LP
1717 MAIN ST STE 2000
DALLAS, TX 75201

MOORE RODGER D & LISA L
2207 W MILA WAY
SAN TAN VALLEY, AZ 85144

SAN TAN HEIGHTS HOA
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

FLOWER EMILY
2369 W MILA WAY
SAN TAN VALLEY, AZ 85144

NELSON SARA B
32211 N NORTH BUTTE DR
QUEEN CREEK, AZ 85144

SAN TAN HEIGHTS HOA
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

SFR JV-2 PROPERTY LLC
PO BOX 15087
SANTA ANA, CA 92735

PICARD RYAN KEITH & MICHEL...
2288 W MILA WAY
SAN TAN VALLEY, AZ 85144

SAN TAN HEIGHTS HOA
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

DE OLIVEIRA JOAO
969 SOUTH ST APT B3
ELIZABETH, NJ 07202

CAMPBELL CLAY CHARLES MY...
2306 W MILA WAY
SAN TAN VALLEY, AZ 85144

SAN TAN HEIGHTS HOA
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

BOJORQUEZ MARTIN ALBERT...
2315 W MILA WAY
QUEEN CREEK, AZ 85144

LEONARD RONALD G & DEBBIE...
2665 W ROLLS RD
QUEEN CREEK, AZ 85144

SAN TAN HEIGHTS HOA
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

SNYDER DAN W
2297 W MILA WAY
SAN TAN VALLEY, AZ 85142

WALKER DAVID A & VICKIE L
31286 N DESERT OASIS LN
QUEEN CREEK, AZ 85144

JAMES VICTOR S
32071 N LEPA DR
SAN TAN VALLEY, AZ 85144

DUSCHANE DAVID
2640 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

MISCHKE BRANT & SHIRLEY
MAIL RETURN

SAN TAN HEIGHTS HOA
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

GARCIA GUSTAVO & LATOSHA
2438 W ANGEL WAY
QUEEN CREEK, AZ 85144

ANDERSON RONALD DAVID
32246 N CAT HILLS AVE
SAN TAN VALLEY, AZ 85144

D & D COOK PROPERTIES II LL...
3851 E LANTANA DR
CHANDLER, AZ 85286

PIERCE JERRY M & PENNY S T...
32245 N CAT HILLS AVE
SAN TAN VALLEY, AZ 85144

FONT DE MORA RAFAEL REV T...
2413 W PHILLIPS RD
QUEEN CREEK, AZ 85144

VEET ANTHONY
32117 N NORTH BUTTE DR
SAN TAN VALLEY, AZ 85144

BLANK CODY RAY & JAQUELIN...
2218 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

BRADLEY BRIAN GLENFORD & ...
2042 W LAURIE LN
QUEEN CREEK, AZ 85144

KIMBLE BRANDI
2437 W PEGGY DR
SAN TAN VALLEY, AZ 85144

GASTON ADAM S & CRYSTAL
32244 N MARGARET WAY
SAN TAN VALLEY, AZ 85144

WOODWARD MATTHEW
31544 N MARSHALL DR
QUEEN CREEK, AZ 85144

PIERCE MICHAEL
2217 W PEGGY DR
SAN TAN VALLEY, AZ 85144

HIGHLAND COMMUNITIES LLC
1509 W LIND RD
QUEEN CREEK, AZ 85142

CONVERSE ANDREW & KALINA...
2448 W PEGGY DR
SAN TAN VALLEY, AZ 85144

HIGHLAND COMMUNITIES LLC
42 S HAMILTON PL STE 101
GILBERT, AZ 85233

SCHNACKENBERG DEVIN R & ...
2208 W PEGGY DR
SAN TAN VALLEY, AZ 85144

GOMEZ JAMES R & DAWN E
32243 N MARGARET WAY
SAN TAN VALLEY, AZ 85144

DAVIS HARRY III & SUSAN LUIC...
31547 N MARSHALL DR
QUEEN CREEK, AZ 85144

VILLASENOR ANTONIO & LAUR...
MAIL RETURN

PUGMIRE MARK G
31868 N MARSHALL DR
QUEEN CREEK, AZ 85144

KELLER BRANDY
2441 W MILA WAY
QUEEN CREEK, AZ 85142

INACIO FRANK J & LANELL S T...
2324 W MILA WAY
SAN TAN VALLEY, AZ 85144

BEVERLY CHRIS M & JENNIFER...
31826 N MARSHALL DR
QUEEN CREEK, AZ 85144

HIGHLAND COMMUNITIES LLC
42 S HAMILTON PL STE 101
GILBERT, AZ 85233

HARRIS PATRICK J
7835 JOLIET DR N
TINLEY PARK, IL 60477

MCPEAK KEVIN
31670 N MARSHALL DR
QUEEN CREEK, AZ 85144

ARMENTA ROBERT & KELLY
31784 N MARSHALL DR
QUEEN CREEK, AZ 85144

VASQUEZ MIKE
31595 N MARSHALL DR
QUEEN CREEK, AZ 85144

GRAHAM RYAN T & KELLI S
31592 N DESERT OASIS LN
QUEEN CREEK, AZ 85144

BEACH PETER
31819 N MARSHALL DR
QUEEN CREEK, AZ 85144

CAMPBELL SUSAN LORRAINE
2030 W ROLLS RD
QUEEN CREEK, AZ 85144

HEMBREE TERRY L
2557 W PHILLIPS RD
QUEEN CREEK, AZ 85144

CORDOVA JILL H & ANTONIO R
31746 N MARSHALL DR
QUEEN CREEK, AZ 85144

YOUNG BRADLEY & LAURIE
NO ADDRESS GIVEN
,

BAUGHN TROY
MAIL RETURN
,

MAY BRIAN & BARBARA
31775 N MARSHALL DR
QUEEN CREEK, AZ 85144

WRIGHT CHRISTOPHER JORD...
2243 W PHILLIPS RD
QUEEN CREEK, AZ 85144

ARMER FAMILY TRUST
31609 N DESERT OASIS LN
QUEEN CREEK, AZ 85144

SOLTIS MICHAEL J & PAULA J
31704 N MARSHALL DR
QUEEN CREEK, AZ 85144

RAINWATER CHRISTINE D
2495 W ROLLS RD
QUEEN CREEK, AZ 85144

WALLEN CURTIS & MALORIE
31577 N DESERT OASIS LN
QUEEN CREEK, AZ 85144

STANTON ANDREW & CHERYL
31731 N MARSHALL DR
QUEEN CREEK, AZ 85144

ACUNA VALERIE
31519 N DESERT OASIS LN
QUEEN CREEK, AZ 85144

DE LA TORRE JOSE & CINDY
25318 S 202ND PL
QUEEN CREEK, AZ 85142

AUBUCHON SHAWN & HEATHE...
31689 N MARSHALL DR
QUEEN CREEK, AZ 85144

CASTELO JASON & RHODALYN
31639 N DESERT OASIS LN
QUEEN CREEK, AZ 85144

DE LA TORRE-DUDDING ALICIA
401 N SUNSET DR
CHANDLER, AZ 85225

LYNCH TREVOR PHILLIP & DIA...
31628 N MARSHALL DR
QUEEN CREEK, AZ 85144

DE MORA RAFAEL FONT TR
2413 W PHILLIPS RD
QUEEN CREEK, AZ 85144

CARRAZCO JOSE R & BLANCA ...
31636 N DESERT OASIS LN
QUEEN CREEK, AZ 85144

HUNTER CAROLYNNE & IAN
31643 N MARSHALL DR
QUEEN CREEK, AZ 85144

KERLE MATTHEW & VICTORIA
2457 W PHILLIPS RD
SAN TAN VALLEY, AZ 85144

HOTOVY JOSEPH S & BARBAR...
31530 N DESERT OASIS LN
QUEEN CREEK, AZ 85144

ZETTA CO LLC
PO BOX 7911
CHANDLER, AZ 85246

MAKULA ELIZABETH A & JEFFR...
32114 N LISADRE LN
SAN TAN VALLEY, AZ 85144

QUIROZ JOSEPH & JAMIE
32091 N LEPA DR
SAN TAN VALLEY, AZ 85144

KINRADE SUSAN LYNN
32104 N LISADRE LN
SAN TAN VALLEY, AZ 85144

KLAR VIORICA
32111 N LEPA DR
SAN TAN VALLEY, AZ 85144

DURAN MICHAEL A & SUE L
32017 N ASHTON PL
SAN TAN VALLEY, AZ 85144

BHAVSAR CHIRAG & RONAKBE...
4904 S LEISURE WAY
GILBERT, AZ 85298

SINE MARC A
32131 N LEPA DR
SAN TAN VALLEY, AZ 85144

HEMBREE TERRY L
2557 W PHILLIPS RD
QUEEN CREEK, AZ 85144

MBORI LEAKEY O
1941 W ZINCE WAY
SAN TAN VALLEY, AZ 85142

AMB PARNELL & DAWN IRREVO...
14551 8TH ST NE
PORTLAND, ND 58274

KIENER BRYAN D & ELIZABETH
1996 W LAURIE LN
QUEEN CREEK, AZ 85144

RUTHERFORD JEFFERY LAWR...
32072 N LISADRE LN
SAN TAN VALLEY, AZ 85144

HALLMAN RICHARD W SR & BE...
32051 N LEPA DR
SAN TAN VALLEY, AZ 85144

DE LA TORRE MARIA DE JESUS
22998 S 208TH ST
QUEEN CREEK, AZ 85142

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

SAN TAN HEIGHTS HOMEOWN...
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

RODRIGUEZ ROSA A
2663 W PHILLIPS RD
QUEEN CREEK, AZ 85144

AMOAKO CHRISTIANA W
1950 W FAWN WAY
SAN TAN VALLEY, AZ 85144

SAN TAN HEIGHTS HOA
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

PARKER KARI
2601 W PHILLIPS RD
QUEEN CREEK, AZ 85144

OSEI BISMARCK A & HENRIETTA ...
1932 W FAWN WAY
SAN TAN VALLEY, AZ 85144

JAGATHA NAGALAKSHMI
1923 W FAWN WAY
SAN TAN VALLEY, AZ 85144

CROHN LESLIE R
1948 W LAURIE LN
QUEEN CREEK, AZ 85144

SAN TAN HEIGHTS HOA
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

CORONADO MEGHAN & DAVID
1939 W FAWN WAY
SAN TAN VALLEY, AZ 85144

HARRIS HENRY M
2207 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

REYNOLDS MICHAEL FRANCIS
1952 W PHILLIPS RD
SAN TAN VALLEY, AZ 85144

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

MITCHELL MAURICE & ANJA
32030 N LISADRE LN
SAN TAN VALLEY, AZ 85144

LEBARON LEVI J & NATALIE RAI...
32040 N LISADRE LN
SAN TAN VALLEY, AZ 85144

SAN TAN HEIGHTS HOMEOWN...
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

BUENROSTRO BRANDIE ALEJA...
1957 W FAWN WAY
SAN TAN VALLEY, AZ 85144

PINAL COUNTY
PO BOX 827
FLORENCE, AZ 85132

PINAL COUNTY
PO BOX 827
FLORENCE, AZ 85132

CLOYD TABITHA
2086 W LINCOLN CT
QUEEN CREEK, AZ 85144

SHEER REVOCABLE LIVING TR...
5326 E FLOWER ST
PHOENIX, AZ 85018

,



SUP NARRATIVE FOR

PHILLIPS TENNIS

CASE NUMBER:

Submitted to:
Pinal County Planning Department
135 N Pinal Street
Florence, AZ 85132

Prepared by:
Upfront Planning & Entitlements, LLC
Ph: (480) 221-6150
Email: Jessica@upfrontplanning.com

December 2023

Phillips Tennis Narrative
Pinal County

large lot residential properties with quick connections to Phillips Road and Hunt Highway within unincorporated Pinal County and San Tan Valley.

3. PROPOSAL

The property owner requests an SUP – Special Use Permit to allow the site to be used for a small-scale tennis training facility in conjunction with his primary residence.

The property is to include a single-family residence, a guest home that is proposed to be utilized as dorm style accommodations with no kitchen on site. Hours of operation vary on the season. Summer hours include Monday through Friday 06:00AM to 08:00AM and 06:00PM to 08:00PM. Winter hours include Monday through Friday 08:00AM to 11AM and 03:00PM to 06:00PM and Saturday morning to prepare for tournaments. Sessions are held two to four times per day with a duration of two hours per practice with 1-4 clients practicing at a time. One to four clients on site practicing may or may not be staying in the guest accommodations. There will be no more than four clients on site at a time. All ages of clients are invited and clients may stay in one of the guest accommodations overnight for 1-2 weeks up to four times per year. These would occur sporadically throughout the year as the owner trains in other countries as well.

4. RELATIONSHIP TO SURROUNDING PROPERTIES

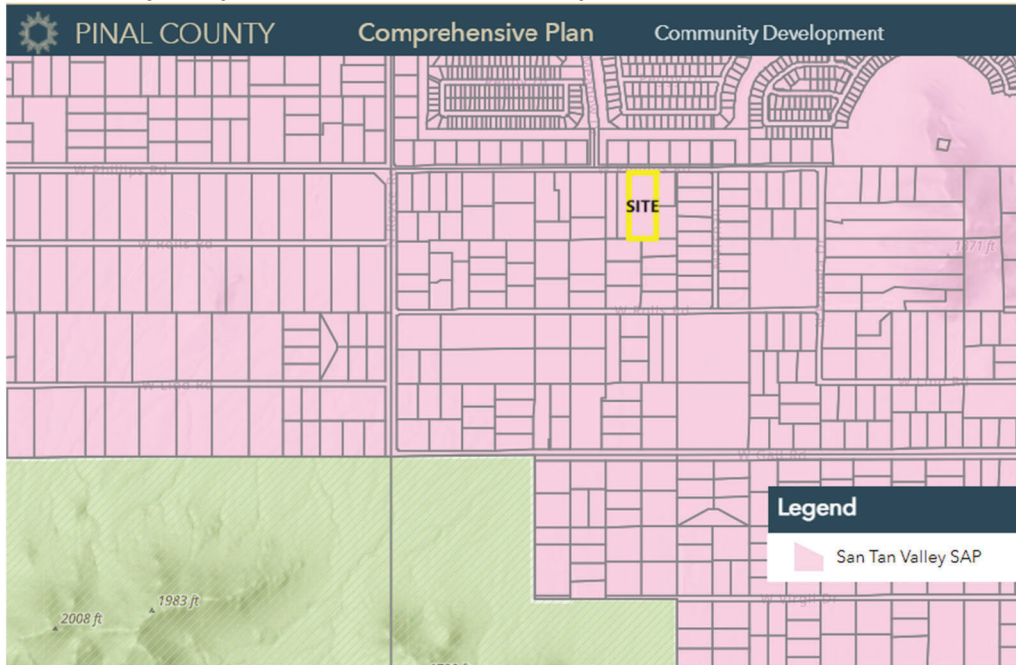
The surrounding parcels of the property consist of GR, R-43, CR-1 and CR-3, Residential Zones. On the Pinal County Land Use Map the area and its surrounding parcels are shown as being in the “San Tan Valley SAP (Special Area Plan)”. The San Tan Valley SAP Land Use Designations for the site and properties to the east, west and south are Rural Living. Parcels to the north are designated as Suburban Living.

The Comprehensive Plan Land Use / San Tan Valley Special Area Plan classifications, along with the existing zoning and uses for the parcels adjacent to the Property, are listed in the following table:

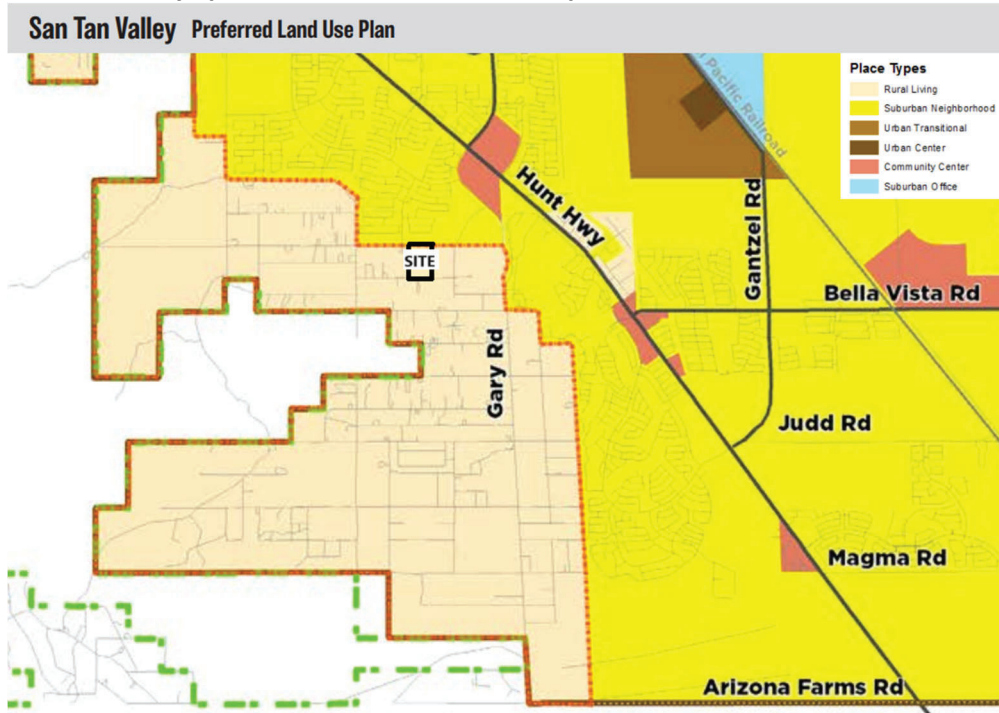
Adjacent Land Uses

Direction	Comprehensive Plan Land Use /San Tan Valley SAP	Existing Zoning	Existing Use
North	Unincorporated Pinal County/ San Tan Valley SAP Suburban Living	Pinal County CR-1 / CR-3	Large Lot Residential/ Subdivision
East	Unincorporated Pinal County/ San Tan Valley SAP Rural Living	Pinal County GR / R-43	Large Lot Residential
South	Unincorporated Pinal County/ San Tan Valley SAP Rural Living	Pinal County GR	Large Lot Residential
West	Unincorporated Pinal County/ San Tan Valley SAP Rural Living	Pinal County GR	Large Lot Residential

Pinal County Comprehensive Plan Land Use Map



San Tan Valley Special Area Plan Land Use Map



5. ZONING

The existing GR zoning district is concurrent with surrounding properties and with the proposed SUP – Special Use Permit the property owner is able to operate a small-scale tennis high level training facility. The parcel is in close proximity to Hunt Highway and is located alongside Philips Road which is a designated as a major collector road making the parcel a suitable site for a private



Looking North



Looking South



UPFRONT

Planning & Entitlements, LLC

Phillips Tennis Facility
1st Neighborhood Meeting
2413 W. Phillips Road, Queen Creek, AZ
November 21, 2023; 6:00 PM Start Time

In attendance:

Jessica Sarkissian, UpFront Planning & Entitlements, LLC	Jessica@upfrontplanning.com
Amber Knapp, UpFront Planning & Entitlements, LLC	Amber@upfrontplanning.com
Rafael Font de Mora, Owner	Rafaelfontdemora@icloud.com
Carolynne Hunter, Neighbor	chunter@stclairtech.com
Ian Hunter, Neighbor	chunter@stclairtech.com
Antonio Cordova, Neighbor	cordova.ar@gmail.com
Andrew Stanton, Neighbor	drewpea@me.com
Paula Soltis, Neighbor	pooltisiz@gmail.com (?)
Brian Brady, Neighbor	bqbrady72@gmail.com (?)
Jill Cordova, Neighbor	jhcordova@me.com
Barb Hotovy, Neighbor	1999sunshine@gmail.com
Ryan Graham, Neighbor	dragsterguy2@gmail.com
Jason Terry, Neighbor	jason@junkappliance.com

Meeting Notes:

This meeting is part of the neighborhood outreach process as required by Pinal County and 246 neighbors and listed associations within 1,200 feet were invited to this meeting. The meeting was held on Tuesday November 21, 2023 at 6:00PM at the proposed tennis facility at: 85412 along W Phillips Rd. Meeting details and contact information were provided in the neighborhood letter.

The meeting was presented to attendees as an open house:

Jessica presented the following posters and details (see attached):

- A poster of the proposed Site Plan: Located south of W Hunt Highway in an unincorporated area of Pinal County and San Tan Valley the Site Plan showed current tennis courts, a proposed pool and a potential shade structure over one of the courts that may be built in phase II.
- A poster of the proposed Site Plan laid on top of the existing aerial
- A Regional Map: The request is for a Special Use Permit on approximately 3.46 gross acres of the Property in the residential zoned district.
- An Aerial Map: Displaying the property from the north and south with above property shots giving a full look at the courts, home and storage units.

Jessica Sarkissian then opened the meeting to attendee's questions or comments.

The following is a list of questions and comments from the neighbors in attendance.

Neighbor Question: How will this increase the traffic?

- *Response: We don't anticipate heavy traffic as the facility will only be hosting a max of four tennis professionals at a time, of which some may stay on site for a few days in the casita which is proposed for improvement.*

Neighborhood Question: Traffic, noise, light, home values

- *Response: We don't anticipate heavy traffic as the facility will only be hosting a max of four tennis professionals at a time and a traffic study shows minimal impact in addition to the existing household us. Business hours will be dependent on the season, Summer will be Monday through Friday 06:00AM to 08:00AM and 06:00PM to 08:00PM while in the winter Monday through Friday 08:00AM to 11:00AM and 03:00PM to 06:00PM and Saturday mornings. There is no light expected to be generated from the property as no additional lighting is proposed.*

Neighborhood Question: Traffic, noise, lights, max occupancy?

- *Response: We don't anticipate heavy traffic as the facility will only be hosting a max of four tennis professionals at a time, the business hours for noise will be dependent on the season, Summer will be Monday through Friday 06:00AM to 08:00AM and 06:00PM to 08:00PM while in the winter Monday through Friday 08:00AM to 11:00AM and 03:00PM to 06:00PM and Saturday mornings. There is no light expected to be generated from the property. The max occupancy would be four professionals max at a time.*

Neighborhood Question: Will there be all types of tennis lessons here and age groups?

- *Response: This facility is for tennis professionals and those looking for the elite level coaching, this is not a recreational casual tennis coaching facility and is not open to the general public without lessons being reserved. Typical students are older and professionals already.*

Neighborhood Question: Why is this proposal so much less and what prevents them from adding on in the future?

- *Response: This proposal takes into account the actual need and proposal. Previously there was a misunderstanding that they had to make it open to the public which was corrected and this plan only requests the smaller proposal they actually need and as such courts, parking and additional items were removed from the plan. This proposed site plan is tied to the proposed SUP and any changes or amendments to the site plana or layout would require reapproval of this public process again.*

Neighborhood Question: Online it shown as listed for sale and advertise a "resort"?

- *Response: The owner has the property listed for interest in case the SUP does not get approved, as this is his primary occupation so he would need to move. The SUP does not transfer with the sale of property and any new owner would need to apply for a new SUP if they wished to continue this use and also go through a public hearing. The mention of resort, may be for a resort feel, however the mention of this property being used as a resort is not permitted or being requested with this SUP.*

Neighborhood Question: It mentioned requesting using some of these sheds for office and storage for the business. Offices are not permitted outside the home for a home occupation.

- *Response: This proposal for the SUP includes requesting him to use one of the sheds as an office and others for storage for files, supplies, equipment and etc. These are proposed to be used for his personal business and located on site. They units also are tied into the house for electrical to provide air conditioning so he can be in there during the AZ heat.*

Neighborhood Question: How can we be assured this is the real use and not anything more.

Response: This proposal for the SUP is tied to the site plan and narrative. There will also most likely be stipulations on the case. Any use above what is being proposed and approved by the County will be required to go through a new public outreach and hearing process.

Jessica then asked if there were any further questions or comments and seeing none, concluded by again reiterating the contact information for herself and to communicate any additional questions or concerns.

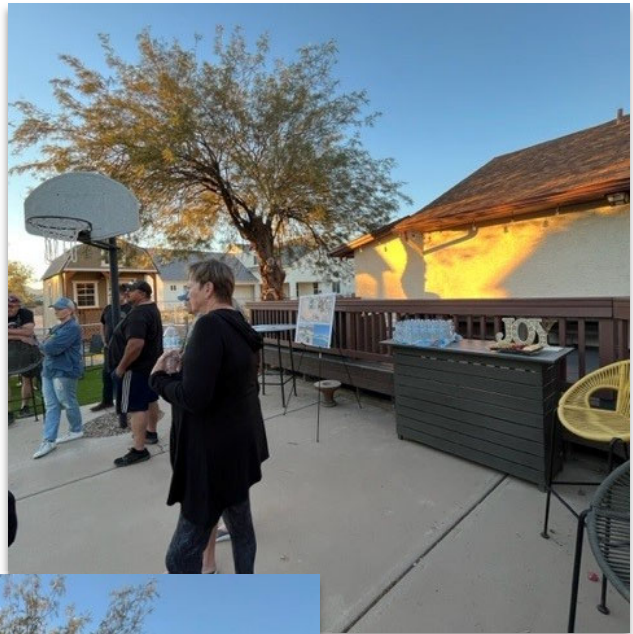
Meeting End Time: 6:28PM

Phillips Tennis SUP
 Neighborhood Meeting Sign-In Sheet

Tuesday, November 21, 2023; 5:00 pm
 Desert Mountain Elementary School: 2413 W Phillips Road

NAME	ADDRESS	PHONE	EMAIL
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Jessica Sarkissian	1811 S. Alma School Rd #283, Mesa, AZ 85210		Jessica@upfrontplanning.com
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<i>Antonio Cardon</i>	<i>31746 N Marshall Pk</i>		<i>Cardon.a@me.com</i>
<i>Andrew Stanton</i>	<i>31731 N Marshall Dr</i>		<i>Drew@me.com</i>
<i>Paula Saltis</i>	<i>31704 N Marshall Dr</i>		<i>paultis12@gmail.com</i>
<i>Brian Body</i>	<i>2042 Walnut Ln SC 85146</i>		<i>bbody77@gmail.com</i>
<i>Bill Cardon</i>	<i>31746 N Marshall Dr</i>		<i>BillCardon@me.com</i>
<i>Barb Hovely</i>	<i>31530 N DESERT OASIS LN</i>		<i>1999SUNSHINE@GMAIL</i>
<i>Tom Gannon</i>	<i>31572 N DESERT OASIS LN</i>		<i>20061506042@gmail.com</i>
<i>Jason Terry</i>	<i>3174 Phillips</i>		<i>jason@jasonkayphoenix.com</i>





Comments / Concerns	
Antonio Cordova	traffic, noise, light, values
Bob Bealy	traffic, noise, lights (? max occupancy)

	CARDENAS FAUSTO & BARRER... 31626 N ROY ROGERS TRL QUEEN CREEK, AZ 85144	DIADOO MICHELLE C & OLAF F 2654 W PHILLIPS RD SAN TAN VALLEY, AZ 85144
	DONOVAN JOHN PATRICK & DE... 31672 N ROY ROGERS TRL QUEEN CREEK, AZ 85144	WILY ISAIAH & SARAH 2592 W PHILLIPS RD SAN TAN VALLEY, AZ 85144
RANGER ROBERT W JR & LIND... 2557 W ROLLS RD QUEEN CREEK, AZ 85144	MISSITTI TODD J 4322 E COAL ST SAN TAN VALLEY, AZ 85143	HALL JARRAD P & PAULINE A 2484 W PHILLIPS RD SAN TAN VALLEY, AZ 85144
MORENO JOSE ANTONIO TR 2659 W ROLLS RD QUEEN CREEK, AZ 85144	ORTIZ DAVID 24232 S 150TH ST CHANDLER, AZ 85249	GORDON INVESTMENTS INC 270 E HUNT HWY STE 16 SAN TAN VALLEY, AZ 85143
MURUATO JESSE MARTIN & G... 2589 W ROLLS RD QUEEN CREEK, AZ 85144	RODRIGUEZ ROSA 2663 W PHILLIPS RD QUEEN CREEK, AZ 85142	WATSON DAVID LEAVITT & TER... 2364 W PHILLIPS RD SAN TAN VALLEY, AZ 85144
ARIZONA RAW LAND LLC 3845 E HAPPY RD QUEEN CREEK, AZ 85142	SIGEL IRVING 1973 W LAURIE LN SAN TAN VALLEY, AZ 85144	WHITE KURTIS JOHN MAIL RETURN ,
DE LA TORRE SUSANA 22998 S 208TH ST QUEEN CREEK, AZ 85142	PERRON KRISTIN J 31859 N ASHTON PL SAN TAN VALLEY, AZ 85144	RUTT STEVEN J 2244 W PHILLIPS RD SAN TAN VALLEY, AZ 85144
TIPTON LARRY 2738 W ROLLS RD QUEEN CREEK, AZ 85144	ACKERMAN LINDA COLLEEN & ... 2840 W PHILLIPS RD SAN TAN VALLEY, AZ 85144	WHITE WILLIE JR 2184 W PHILLIPS RD SAN TAN VALLEY, AZ 85144
CASTILLO FIDEL & MEZA ELEN... 31578 N ROY ROGERS TRL QUEEN CREEK, AZ 85144	PLISKA GREGORY & DANA 2778 W PHILLIPS RD SAN TAN VALLEY, AZ 85144	PADULA JEREMY SCOTT 2798 W ANGEL WAY SAN TAN VALLEY, AZ 85144
CLAY HENRY 31611 N ROY ROGERS TRL QUEEN CREEK, AZ 85144	FORD RICHARD & ANGELA P 2716 W PHILLIPS RD SAN TAN VALLEY, AZ 85144	PARRISH ROBIN 2775 W ANGEL WAY SAN TAN VALLEY, AZ 85144

MARTIN FRANK THOMAS
2761 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

GONZALEZ TONITA
2621 W ANGEL WAY
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VIDACA JESUS J
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2251 W ANGEL WAY
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2733 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

GAITAN ROBERT S & HONIE SH...
2413 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

DIETRICH SEAN DANIEL & SOP...
2233 W ANGEL WAY
SAN TAN VALLEY, AZ 85142

CLARK BRITTANY ANN
2719 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

CARLSON ROGER L & LINDA D ...
2395 W ANGEL WAY
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CZARNECKI CHRISTOPHER A &...
2449 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

TATE TERRY H
2705 W ANGEL WAY
SAN TAN VALLEY, AZ 85144

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HUTCHINSON JUDITH & MACD...
4536 S BUCKSKIN WAY
CHANDLER, AZ 85249

GADBERRY LEONARD & DONN...
2359 W ANGEL WAY
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THOMPSON STEPHANIE
MAIL RETURN
,

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STRAND JACKIE LYNN TR
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PAINTER SHANE L & MISTY
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ROSS JOHN R
2398 W ANGEL WAY
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1018 IRON HOME DR
WASHINGTON, UT 84780

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QUEEN CREEK, AZ 85144

WHITE DEBORAH
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QUEEN CREEK, AZ 85144

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SOUTH KAITLYN L & DOUGLAS ...
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,

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2238 W ANGEL WAY
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2669 W PEGGY DRIVE LLC
16937 E STACEY RD
SAN TAN VALLEY, AZ 85142

STOLOWSKI MARK & VICKI CO-...
2418 W ANGEL WAY
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KELLNER JULIANNA & KELLNE...
32090 N CAT HILLS AVE
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HOFER TANNER
MAIL RETURN
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CHINCHEN PALMER
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BUCHANAN KENNETH J & ANG...
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2733 N POWER RD STE 102 PM...
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31324 N DESERT OASIS LN
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CLARK LISA L & SEAN P
2423 W MILA WAY
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MAIL RETURN

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QUEEN CREEK, AZ 85144

VASQUEZ MIKE
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QUEEN CREEK, AZ 85144

GRAHAM RYAN T & KELLI S
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BEACH PETER
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QUEEN CREEK, AZ 85144

CAMPBELL SUSAN LORRAINE
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QUEEN CREEK, AZ 85144

HEMBREE TERRY L
2557 W PHILLIPS RD
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CORDOVA JILL H & ANTONIO R
31746 N MARSHALL DR
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YOUNG BRADLEY & LAURIE
NO ADDRESS GIVEN
,

BAUGHN TROY
MAIL RETURN
,

MAY BRIAN & BARBARA
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WRIGHT CHRISTOPHER JORD...
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ARMER FAMILY TRUST
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QUEEN CREEK, AZ 85144

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QUEEN CREEK, AZ 85144

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ACUNA VALERIE
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QUEEN CREEK, AZ 85144

DE LA TORRE JOSE & CINDY
25318 S 202ND PL
QUEEN CREEK, AZ 85142

AUBUCHON SHAWN & HEATHE...
31689 N MARSHALL DR
QUEEN CREEK, AZ 85144

CASTELO JASON & RHODALYN
31639 N DESERT OASIS LN
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DE LA TORRE-DUDDING ALICIA
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CHANDLER, AZ 85225

LYNCH TREVOR PHILLIP & DIA...
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QUEEN CREEK, AZ 85144

DE MORA RAFAEL FONT TR
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CARRAZCO JOSE R & BLANCA ...
31636 N DESERT OASIS LN
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HUNTER CAROLYNNE & IAN
31643 N MARSHALL DR
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2457 W PHILLIPS RD
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KINRADE SUSAN LYNN
32104 N LISADRE LN
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KLAR VIORICA
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PORTLAND, ND 58274

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HALLMAN RICHARD W SR & BE...
32051 N LEPA DR
SAN TAN VALLEY, AZ 85144

DE LA TORRE MARIA DE JESUS
22998 S 208TH ST
QUEEN CREEK, AZ 85142

PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

SAN TAN HEIGHTS HOMEOWN...
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

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QUEEN CREEK, AZ 85144

OSEI BISMARCK A & HENRIETTA ...
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SAN TAN VALLEY, AZ 85144

JAGATHA NAGALAKSHMI
1923 W FAWN WAY
SAN TAN VALLEY, AZ 85144

CROHN LESLIE R
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PULTE HOME COMPANY LLC
16767 N PERIMETER DR STE 10...
SCOTTSDALE, AZ 85260

MITCHELL MAURICE & ANJA
32030 N LISADRE LN
SAN TAN VALLEY, AZ 85144

LEBARON LEVI J & NATALIE RAI...
32040 N LISADRE LN
SAN TAN VALLEY, AZ 85144

SAN TAN HEIGHTS HOMEOWN...
7255 E HAMPTON AVE STE 101
MESA, AZ 85209

BUENROSTRO BRANDIE ALEJA...
1957 W FAWN WAY
SAN TAN VALLEY, AZ 85144

PINAL COUNTY
PO BOX 827
FLORENCE, AZ 85132

PINAL COUNTY
PO BOX 827
FLORENCE, AZ 85132

CLOYD TABITHA
2086 W LINCOLN CT
QUEEN CREEK, AZ 85144

SHEER REVOCABLE LIVING TR...
5326 E FLOWER ST
PHOENIX, AZ 85018

Notice of Neighborhood Meeting

You are cordially invited to a neighborhood meeting regarding a proposed Special Use Permit (SUP) in your area for a small-scale private tennis facility, for personal and paid athletes use as an accessory to the primary residential home at 2413 W. Phillips Road.

The property of approximately 3.46 acres located on the south side of Phillips Road east of Saratoga Meadow Drive on an existing residential property with a private tennis court on site. Our request is for the County to approve a Special Use Permit (SUP) for the site to allow the owner to utilize his home to provide private tennis lessons on site as well as the occasional overnight student in the casita located on the east side of the house.



As required by the County, this notice is being sent to you because a property listed in your name is located within 1200' of the site. This notice is being sent to you to inform you of this application and to provide you with an opportunity to relay any questions, issues or concerns regarding this application. The neighborhood meeting information is below:

Tuesday: November 21st, 2023
at 5:00 pm
2413 W Phillips Road, Queen Creek, AZ 85144

Please contact me with any issues or email me for the link at: Jessica@upfrontplanning.com or if you have any questions regarding this Application, please contact Jessica Sarkissian at Upfront Planning & Entitlements, 480-221-6150.

Please reference **“Tennis Facility”**, when calling or submitting comments.

(Project proposed UPDATED plan depicted on reverse side)

OWNER:
 RAFAEL FONT DE MORA
 2413 W. PHILLIPS RD
 QUEEN CREEK, AZ 85142
 CONTACT: RAFAEL FONT DE MORA
 PH: 480-510-1100
 EMAIL: RAFAELFONTDEMORA@ICLOUD.COM

ARCHITECT:
 VIRIDIAN DESIGN STUDIO LLC
 21444 S. GILBERT RD
 CHANDLER, AZ 85286
 CONTACT: DEBBIE SHROYER
 PH: 480-888-5075
 EMAIL: ARCHITECT@VIRIDIAN-DESIGNS.COM

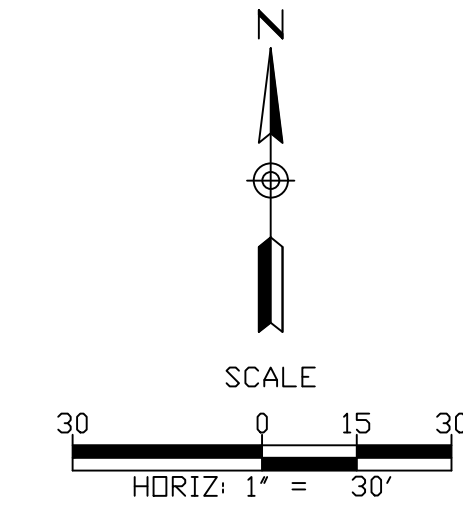
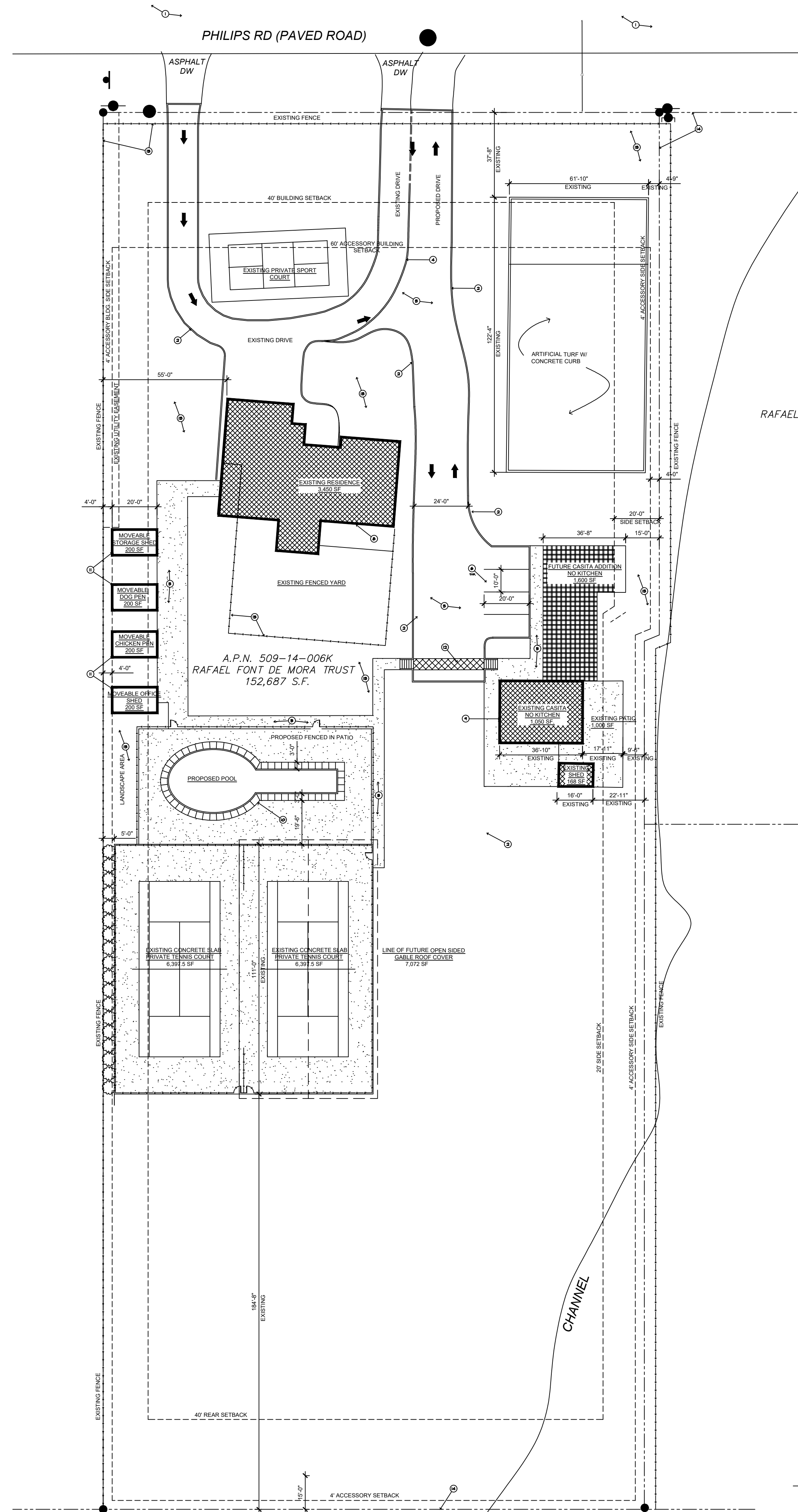
PROJECT DESCRIPTION:
 THIS PROJECT WILL CONSIST OF PRIVATE TENNIS COURT CONSTRUCTION WITH MOBILE SHEDS FOR PERSONAL USE.

SITE DATA:
ADDRESS: 2413 W. PHILLIPS RD
 QUEEN CREEK, AZ 85142
ASSESSOR PARCEL #: 509-14-006K
ZONING: GR - GENERAL RURAL
APPROX. SITE AREA: (GROSS): 152,687 S.F. (3.51 ACRES)
LOT COVERAGE: 152,687 S.F. - 21,506 S.F. = 131,181 S.F.
 (GROSS - NO PAVING)
 EXISTING HOUSE = 3,450 S.F.
 EXISTING CASITA = 1,050 S.F.
 FUTURE CASITA ADDITION = 1,600 S.F.
 (UNDER SEPARATE PERMIT)
 EXISTING (4) STORAGE SHEDS = 800 S.F. TOTAL
 EXISTING SLAB FOR (2) TENNIS COURTS = 12,765 S.F.
 EXISTING SPORT COURT = 1,841 S.F.

TOTAL FLOOR AREA RATIO: 13,412 / 152,687 = 0.087
 (FUTURE & EXISTING)

BUILDING COVERAGE: (INCLUDES FUTURE) = 8.7%

ZONING	GR	GR W/SUP.
MIN LOT AREA:	54,450 SF	152,687 SF
LOT WIDTH:	100'	247.26'
SETBACKS:		
FRONT:	40'	121'- EXISTING 143'- ACCESSORY
SIDE:	20'	53'- EXISTING 4'- ACCESSORY
SIDE:	40'	423'- EXISTING 15'- ACCESSORY (FUTURE)
MAX HEIGHT:	30'	+/-20'-6" EXISTING
DETACHED BUILDINGS:		
COVERAGE:	1/3 OF TOTAL AREA OF SIDE & REAR YARDS = 36,923 SF	
	EXISTING CASITA: 2,723 SF	
	EXISTING HOUSE: 3,512 SF	
	FUTURE (1) COURT COVER: 7,072 SF	
	EXISTING SHEDS: 800 SF	
	TOTAL: 13,412 SF	
DISTANCE TO MAIN BUILDING	7'	46'- ACCESSORY SHED 66'- EXISTING CASITA
PARKING:		5- PRIVATE TENNIS SPACES 2- ADA 3- EXISTING CASITA 4- EXISTING RESIDENCE



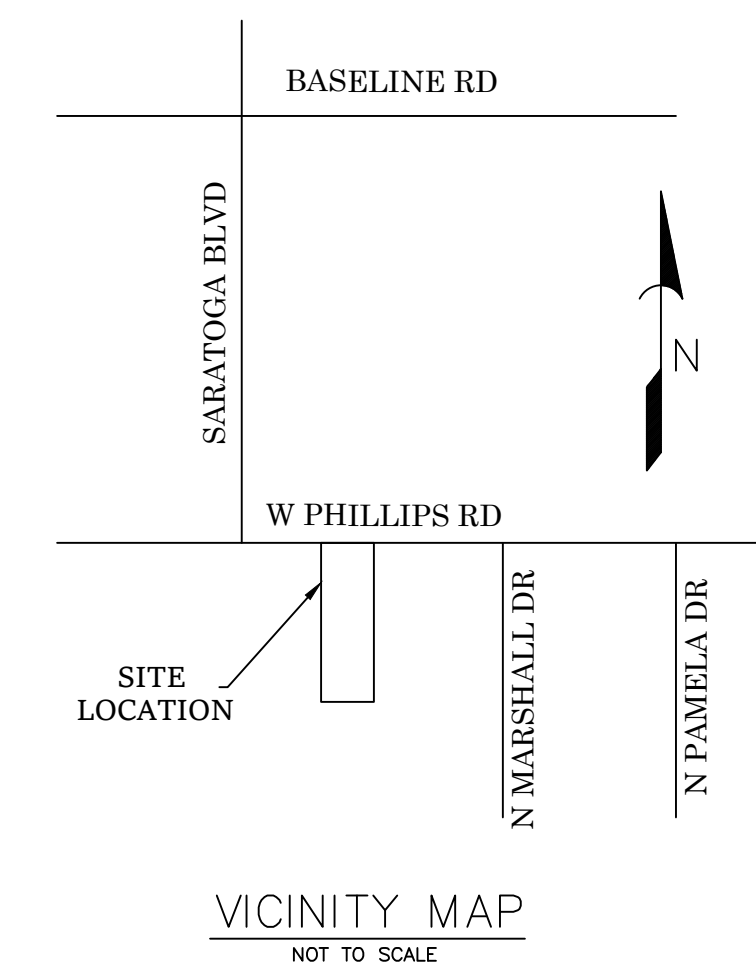
KEY NOTES

- 1 EXISTING STREET
- 2 NEW 6" HIGH CONCRETE CURB
- 3 NEW CONCRETE DRIVEWAY
- 4 EXISTING EDGE OF DRIVEWAY
- 5 NEW 3'-0" WIDE CONCRETE SIDEWALK
- 6 10' X 20' PARKING SPACE
- 7
- 8 EXISTING RESIDENCE
- 9 EXISTING CASITA W/O KITCHEN. TO BE USED AS A GAMEROOM WITH RESTROOM. FUTURE CASITA ADDITION TO BE USED AS A GUEST HOUSE W/O KITCHEN.
- 10 PROPOSED POOL WITH MIN 4'-0" HIGH FENCE FOR SAFETY
- 11 10' X 20' MOVEABLE SHEDS
- 12 PAINTED CROSSWALK
- 13 LANDSCAPE AREA
- 14 EXISTING PROPERTY LINE
- 15 EXISTING FENCE

VIRIDIAN DESIGN STUDIO
 DEBRA SHROYER, RA
 21444 S GILBERT RD
 CHANDLER, AZ 85286
 480-888-5075
 architects@viridian-designs.com

PRIVATE TENNIS COURTS
 2413 W. PHILLIPS RD.
 QUEEN CREEK, AZ 85142

THIS DRAWING SHALL REMAIN THE PROPERTY OF VIRIDIAN DESIGN STUDIO, LLC. UNAUTHORIZED USE OR REPRODUCTION WITHOUT PERMISSION OF THE ARCHITECT IS PROHIBITED. THIS DRAWING IS ONLY FOR USE IN CONNECTION WITH THIS PROJECT AND SHALL NOT BE USED FOR OTHER LOCATIONS.



PROPOSED SITE PLAN

1" = 30'-0"

REVISIONS

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NOV 1 2023	
PROPOSED SITE PLAN	
JOB NO.:	2301
A300	



LaRee Mason <laree.mason@pinal.gov>

SUP-033-23 Public Hearing Response

2 messages

Matthew Kerle <matthewkerle@gmail.com>
To: "laree.mason@pinal.gov" <laree.mason@pinal.gov>

Thu, Jan 25, 2024 at 4:10 PM

Hi there LaRee,

We just spoke on the phone, and as requested, I wanted to submit our official stance and request to you for consideration by Pinal County. We are the direct neighbors with our property line spanning the entire property of the property that is requesting the special use permit. Our address is 2457 W Phillips Rd, Tan Van Valley AZ 85144. Their tennis courts are built within feet of our current meshed fence, and so are their offices/cabins.

We are very strongly requesting a block wall be constructed at the expense of the applicant requesting the special use permit as a consideration for the privacy and safety of our children. We have requested this directly of them and they sounded open to it, but I'd love this to be considered as part of the official grant of the request.

Rafael, Yared, and their children are very nice people and we have had almost exclusively positive interactions with them. They themselves are great neighbors who we'd like to see stay. As long as they construct a wall, we will have no issues -- and in fact, be in support of what they are doing, which is a great thing.

Let me know if you need anything else here.

Best,
Matthew & Victoria Kerle

LaRee Mason <laree.mason@pinal.gov>
To: Matthew Kerle <matthewkerle@gmail.com>

Thu, Jan 25, 2024 at 4:22 PM

Received, thank you very much.

LaRee Mason, Planner

Pinal County Development Services

Planning Division

85 N. Florence Street

Florence, AZ 85132

O: (520) 866-6442

[Quoted text hidden]

January 31, 2024

RE: Special Use Permit SUP-033-23

Letter of opposition submitted by
Dianna Vickers
2954 W Brendon Way
San Tan Valley, AZ 85144
Parcel: 509-14-019C

The Special Use Permit should be denied.

- a. Excessive traffic on roads that are already congested and poorly maintained, due to the unbridled 'development' in the area.
- b. Applicant does not address anticipated traffic impact.
- c. This facility is more than a few tennis courts, it includes a large pool, an expansion of existing casita, which would make the casita 76% the size of the primary residence. This would require another special permit. The plans also include a proposed large artificial turf area (intended for grass courts, volleyball, parties, etc.?), and a 7500-foot open gable tennis court cover.
- d. The plan submitted references 1-4 clients – how many people are included in 'clients' (dormitory style housing leads the reader to believe client does not mean 1-4 persons).
- e. The SUP states participants may or may not be staying on the premises for up to two weeks.
- f. Item e. above conflicts with another statement in the submission, where the applicant indicates clients may stay a day or two, maybe up to a week.
- g. There is mention of tournaments – an indicator of more visitors – what parking is proposed by the applicant.
- h. Potential for additional lighting for the purpose of nighttime use, in direct conflict with Pinal County Dark Skies Ordinance. Resulting in the degradation of the beauty and darkness of this area. Lighting a large training/party area, regardless of lumens degrades the darkness.
- i. Once the Special Use Permit is issued, what prevents the owner(s) from using the property for something beyond tennis courts/training, i.e. special occasion venue, etc. How will the county ensure the SUP is being used as proposed?
- j. The issuance of this SUP will set a precedent for others, resulting in the further degradation of the homes, neighborhoods, lifestyle, and property values.
- k. Once this SUP is issued, any property owner current and future, can change what type of business runs out of this location.
- l. This proposal is not a plan for a small business with 1 or 2 visitors per week, it lends itself to high volume and a negative impact to the area.
- m. The applicants plan, immediate and future, and statements included in the proposal would indicate this is not a few people attending for tennis training; rather more of a tennis camp, with volumes of clientele, prolonged stays, and more than one trainer. This type of proposal belongs in an area zoned business, it is not conducive to the lifestyle of General Rural Zones.

The County should deny this SUP and maintain the zoning that the residents of this area wish to maintain. The SUP should be approved in this state of submission or any revision thereof.

Due to my work schedule, I am unable to attend the hearing. This letter serves as my voice in opposition of this SUP.

Regards,

Dianna Vickers
480-242-5293

PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT
P.O. BOX 2973 (85 N. FLORENCE, FIRST FLOOR)
FLORENCE, AZ 85132

Contact for this matter: LaRee Mason, Planner
E-mail Address: LaRee.Mason@pinal.gov
Phone: (520) 866-6514

COUNTY
hearings

REQUESTING APPROVAL
RAINING FACILITY.

**Public Hearing
Information
NOTICE**

PLANNING & ZONING
PINAL COUNTY
PUBLIC HEARING

Any person who is interested in any of the matters mentioned, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.

Date Posted: 7-25-24
POST COPY OF ACTUAL NOTICE BELOW



MISSIAN /
EMENTS, LLC

221-6150

County Planning & Devel
66-6442



AFFIDAVIT OF PUBLICATION

State of Texas, County of Ellis, ss:

Delaney Anne Cornforth, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Pinal Central Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Thursday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issue. The publications thereof having been on the following date:

PUBLICATION DATES:

Jan. 25, 2024

PINAL CENTRAL DISPATCH

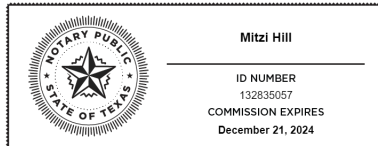


(Signed)

agent and/or publisher of the Pinal Central Dispatch

VERIFICATION

State of Texas
County of Ellis



01/25/2024

Subscribed in my presence and sworn to before me on this:



Notary Public

Electronically signed and notarized online using the Proof platform

NOTICE OF HEARING
NOTICE OF PUBLIC HEARING BY
THE PINAL COUNTY PLANNING
AND ZONING COMMISSION AT
9:00 A.M., ON FEBRUARY 15,
2024 AT THE PINAL COUNTY
ADMINISTRATIVE COMPLEX,
IN THE EMERGENCY
OPERATIONS CENTER, 31
N. PINAL STREET BUILDING
F, FLORENCE, ARIZONA, TO
CONSIDER AN APPLICATION
FOR A SPECIAL USE PERMIT IN
AN UNINCORPORATED AREA
OF PINAL COUNTY.

SUP-033-23 PUBLIC HEARING/
ACTION: ACTION: Rafael Font
de Mora, landowner/applicant,
requesting approval of a Special
Use Permit for a Tennis Training
Facility on 3.46± acres in the GR
(General Rural) zone, on parcel
509-14-006K, situated in a portion
of Section 13, Township 03 South,
Range 07 East of the Gila and Salt
River Base and Meridian, located
0.42 miles east of North Royce
Road along West Phillips Road in
the Queen Creek vicinity.

Information regarding the case can
be found online at:

<https://www.pinal.gov/236/Notice-of-Hearings>

ALL PERSONS INTERESTED IN
THIS MATTER MAY APPEAR AT
THE HEARING AT THE TIME AND
PLACE DESIGNATED ABOVE,
AND SHOW CAUSE, IF ANY, WHY
THIS PETITION SHOULD NOT
BE GRANTED. DOCUMENTS
PERTAINING TO THIS CASE
CAN BE REQUESTED AND ARE
AVAILABLE FOR REVIEW FROM
PINAL COUNTY PLANNING AND
DEVELOPMENT SERVICES
DEPARTMENT PLEASE CALL
(520) 866-6442 FOR MORE
INFORMATION
DATED THIS 18TH DAY OF
JANUARY 2024

TO QUALIFY FOR FURTHER
NOTIFICATION IN THIS LAND
USE MATTER YOU MUST
FILE WITH THE PLANNING
DEPARTMENT A WRITTEN
STATEMENT OF SUPPORT
OR OPPOSITION TO THE
SUBJECT APPLICATION.
YOUR STATEMENT MUST
CONTAIN THE FOLLOWING
INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (Print or type)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

WRITTEN STATEMENTS MUST
BE FILED WITH:

PINAL COUNTY PLANNING AND
DEVELOPMENT SERVICES
DEPARTMENT P.O. BOX 2973 (85
N. FLORENCE, FIRST FLOOR)
FLORENCE, AZ 85132

Contact for this matter: LaRee
Mason, Planner
E-mail Address: LaRee.Mason@
pinal.gov

Phone: (520) 866-6514

No. of publications: 1; date of
publication: Jan 25, 2024