

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 18th DAY OF **APRIL 2024**, AT THE PINAL COUNTY EOC / PLANNING & ZONING BUILDING, 301 E. 11TH STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR **A REZONE (PZ) AND A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT (PAD)** IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

PZ-050-21 – PUBLIC HEARING/ACTION: IPlan Consulting (agent) on behalf of El Dorado Bella Vista LLC (applicant & owner), requesting approval of a Rezone of ±3.64 acres from General Rural Zoning District (GR) to Neighborhood Commercial Zoning District (C-1), to allow for the development of a self-storage facility on Tax Parcel: 210-11-0030– legals on file – situated in a portion of Section 11, Township 03 South, Range 08 East, of the G.S.R.B.&M; located at the SE corner of E. Skyline Drive and N. Sierra Vista Drive in San Tan Valley, AZ.

PZ-PD-050-21 – PUBLIC HEARING/ACTION: IPlan Consulting (agent) on behalf of El Dorado Bella Vista LLC (applicant & owner), requesting approval of a Planned Area Development Overlay District; to apply Neighborhood Commercial Zoning (C-1) PAD developments standards on ±3.64 acres to allow for the development of a self-storage facility on Tax Parcel: 210-11-0030– legals on file – situated in a portion of Section 11, Township 03 South, Range 08 East, of the G.S.R.B.&M; located at the SE corner of E. Skyline Drive and N. Sierra Vista Drive in San Tan Valley, AZ.

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

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT:
<https://www.pinal.gov/236/Notice-of-Hearings>

DATED THIS 7th DAY OF **MARCH 2024**, by Pinal County Community Development Department

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

ANY WRITTEN STATEMENTS ARE ACCEPTED ON AN ONGOING BASIS, BUT WRITTEN STATEMENTS DESIRED TO BE A PART OF THE CASE PACKET FORWARDED TO THE COMMISSION IS REQUESTED TO BE PROVIDED TO STAFF BY THE TIMEFRAME SET BELOW:

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT
PO BOX 749
FLORENCE, AZ 85132

NO LATER THAN 4:00 PM ON WEDNESDAY, APRIL 10, 2024

Contact for this matter: Val Lujan, Planner
E-mail address: valerie.lujan@pinal.gov
Phone # (520) 866-6528

[Anything below this line is not for publication.]

PUBLISHED ONCE:
Pinal Central Dispatch



AFFIDAVIT OF PUBLIC NOTICE REQUIREMENTS

As Authorized Applicant/Agent for PZ-050-21 & PZ-PD-050-21, I attest that
(CASE NUMBER(S))
requirements of adequate notice to the public has been fulfilled as set forth in the Pinal County
Development Services Code by the following means:

Per § 2.166.050 (G)(1). [Publication]:

☐ Publication Date: 03/28/2024

**affidavit of publication must be submitted*

Per § 2.166.050 (F)(1)(2a-g). [Broadcast Sign on Site]:

☐ Posting Date: 03/20/2024

**must be posted a minimum 28 days prior to Hearing*

Per § 2.166.050 (G)(3a-c). [Mailings]:

☐ Mailing Date: 03/15/2024

Additional Documentation:

** provide explanation:* _____

Development Services / Planning Division

PO Box 739, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530 www.pinalcountyaz.gov



PINAL COUNTY
WIDE OPEN OPPORTUNITY

By signing below, I Greg Davis, Authorized Applicant/Agent for

PZ-PD-050-21 & PZ-050-21 acknowledges the information on page 1 to be true.
(CASE NUMBER(S))

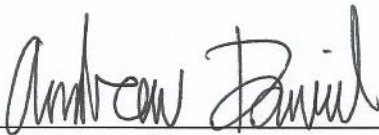


Signature of Applicant/Agent

STATE OF ARIZONA)

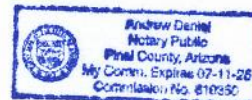
) ss:
COUNTY OF Maricopa)

Subscribed and sworn to me by Gregory Davis this 25 day of March
in the year 2024.



Notary Public Signature

My Commission Expires: 07/11/2025



Development Services / Planning Division

PO Box 739, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530 www.pinalcountyyaz.gov



Column Software PBC
PO Box 208098
Dallas, TX 75320-8098
help.column.us

Paid by
Iplan Consulting

Receipt number
Invoice number
Notice ID
Order Number
Publisher
Date paid
Payment method

D6B5BE1C-0001
arzK4SQzxKLdHYRuW4BQ
Pinal Central Dispatch
Mar 13, 2024
AMEX - 4009

Description	Qty	Unit price	Amount
03/28/2024: Other Notice	1	70.12	70.12

=== Notes ===
Notice Name: Notice of Public Hearing

Net Subtotal	\$70.12
Tax	1.26
Processing Fee	12.01
Amount paid	\$83.39

Public Notices
<p>of sale under that certain trust deed recorded on 05/06/2022 as Document No. 2022-054637</p> <p>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 FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction on June 06, 2024 at 10:00 AM at 971 Jason Lopez Circle, Bldg. A., at the Main Entrance to the Pinal County Courthouse, Florence, AZ 85132 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 127, ORACLE VILLAGE ESTATES, per map recorded in Book 10, page 19, of Maps, in the office of the County Recorder of Pinal County, Arizona.. The street address/location of the real property described above is purported to be: 2280 W Paseo Redondo Oracle, AZ 85623. Tax Parcel No.: 308-36-127 09. 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 under 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 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: \$220,924.00 Original Trustor: Lynn Vanwie, unmarried woman and Ian Madsen, unmarried man, 2600 W Ina Rd 193, Tucson, AZ 85741. Current Beneficiary: U.S. Bank National Association; Care of/Service: U.S. Bank Home Mortgage, 2800 Tamarack Road Owensboro, KY 42301; 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 under said Deed of Trust, and is qualified to act as Successor Trustee per ARS Section 33-803 (A) 2, as a member of the Arizona State Bar. On this day of 02/26/2024 before me, /S/Stephen Daniel Clem a Notary 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 signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal /S/Stephen Daniel Clem. This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (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 advised 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 Mortgagor, the Mortgagee or the Mortgagee's attorney.</p> <p>No. of publications: 4: date of publication: Mar 14, 21, 28, Apr 04, 2024</p>

Statement of Qualification to be a Limited Liability Partnership, A.R.S. §29-1101

Partnership Information:

Name of the Qualifying Limited Liability Partnership

KALOHORI STORAGE PROPERTIES, L.L.P.

Name of the Limited Liability Partnership

KALOHORI STORAGE PROPERTIES, L.L.P.

Arizona address of chief executive office: 3798 S. Spanish Bell Ct. Gold Canyon, AZ 85118

Partnership Email Address

djmirko@protonmail.com

Phone Number (416) 407-6012

2. Agent for service of process information:

Stephen R. Cooper, Cooper & Rueter, L.L.P., Phone Number (520) 836-8265

Arizona address of agent

221 N. Florence Street, Casa Grande, AZ 85122

3. Statement of Status for which this application is made:

Limited Liability Partnership (L.L.P.)

Effective Date March 1, 2024

4. The Names, Addresses, and Signatures of each general partner:

Name of General Partner

Kirby 605 Property, L.L.C.

Street Address

251 Little Falls Drive, Wilmington, DE 19808

Signature

Dimitrios Mirkopoulos, Manager/ Member February 27, 2024

Name of General Partner

Dimitrios Mirkopoulos

Public Notices
<p>Arizona address of chief executive office</p> <p>Dimitrios Mirkopoulos</p> <p>3798 S. Spanish Bell Ct., Gold Canyon, AZ 85118</p> <p>Signature</p> <p>Dimitrios Mirkopoulos February 27, 2024</p> <p>No. of publications: 3: date of publication: Mar 21, 28, Apr 04, 2024</p>

NOTICE OF TRUSTEE'S SALE File ID. #23-04385 Garcia The following legally described trust property will be sold, pursuant to the power of sale under that certain trust deed recorded on 09/15/2008 as Document No. 2008-087580 , 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 FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00P.M. MOUNTAIN STANDARD TIME OF THE LAST BUSINESS DAY BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction on June 04, 2024 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: Lots 11, 12, and 13, Block 8, of Baughn's Townsite of Coolidge, according to the Plat of Record, in the office of the County Recorder Pinal County, Arizona, recorded in Book 3 of Maps, page 24.. The street address/location of the real property described above is purported to be: 349 E Central Ave Coolidge, AZ 85228. Tax Parcel No.: 205-06-16602. 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 under 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 is" condition, but without covenant or warranty, expressed or implied, regarding title, possession or encumbranc es, 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: \$39,525.08 Original Trustor: Mary Ann Q. Garcia unmarried individual, 349 E Central Ave Coolidge AZ 85128. Current Beneficiary: UMB Bank, National Association, not in its individual capacity, but solely as legal title trustee for PRL Title Trust II; Care of/Service: Select Portfolio Servicing, Inc., 3217 S Decker Lake Drive Salt Lake City, UT 84119; Current Trustee: Leonard J. McDonald, 2525 East Camelback Road #700 Phoenix, Arizona 85016 (602) 255-6035. /S/Leonard J. McDonald, Attorney at Law, Trustee/Su ccessor Trustee under said Deed of Trust, and is qualified to act as Successor Trustee per ARS Section 33-803 (A) 2, as a member of the Arizona State Bar. On this day of 02/29/2024 before me, /S/Stephen Daniel Clem a Notary 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 signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal /S/Stephen Daniel Clem. This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (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 advised 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 Mortgagor, the Mortgagee or the Mortgagee's attorney.

No. of publications: 4: date of publication: Mar 07, 14, 21, 28, 2024

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 24th DAY OF APRIL, 2024, AT THE, PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A NON-MAJOR COMPREHENSIVE IVE PLAN AMENDMENT, REZONE AND A PLANNED AREA DEVELOPMENT (PAD) OVERLAY DISTRICT IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA. PZ-PA-005-23 - PUBLIC HEARING/ACTION: Amy J Doyle, Rafter D Cattle Co. Inc., owner, Jordan Rose, Rose Law Group, agent/applicant requesting a Non-Major Comprehensive Plan Amendment to designate 124.83+

acres from Major Open Space (1du/ac) to General Commercial, situated in Section 32, T01N, R10E G&SRB&M; Tax parcels 104-65-006A, 104-65-005B, and 104-65-0010 (legal on file), located east of U.S. Highway 60 off Peralta Road, at the end of Gold Rush Road in unincorpor ated Pinal County. PZ-035-23 - PUBLIC HEARING/ACTION: Amy J Doyle, Rafter D Cattle Co. Inc., owner, Jordan Rose, Rose Law Group, agent/ap plicant, requesting an approval of a rezone from GR (General Rural Zone), CB- 1 (Local Business Zone), MH (Manufactured Home Zone), of 124.83± acres to C-3 (General Commercial Zoning District), to allow development of an Eco-Resort: situated in Section 32, T01N, R10E G&SRB&M; Tax parcels 104-65-006A, 104-65-005B, and 104-65-0010 (legal on file), located east of U.S. Highway 60 off Peralta Road, at the end of Gold Rush Road in unincorpor ated Pinal County. PZ-PD-010-23 - PUBLIC HEARING/ACTION: Amy J Doyle, Rafter D Cattle Co. Inc., owner, Jordan Rose, Rose Law Group, agent/appl icant, requesting approval of a Planned Area Development (PAD) Overlay District, to apply C-3 PAD development standards on 124.83± acres, to allow development of a luxury Eco-Resort; situated in Section 32, T01N, R10E G&SRB&M; Tax parcels 104-65-006A, 104-65-005B, and 104-65-0010 (legal on file), located east of U.S. Highway 60 off Peralta Road, at the end of Gold Rush Road in unincorpor ated Pinal County. At least 24 hours prior to the public hearing, documents pertaining to these requests are available for public inspection at the Pinal County Development Services Building, Pinal County Complex, 85 N. Florence St, Florence, Arizona, Monday through Thursday between the hours of 7:00 a.m. and 5:30 p.m. and on the internet at: http://pinalcountyz.gov/CommunityDevelopment/Planning/Pages/NoticeofHearing.aspx# ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT. DATED ON THIS 4th DAY OF MARCH, 2024 by Pinal County Planning & Development Dept. A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY PLANNING & DEVELOPMENT DEPARTMENT, P.O. BOX 749, FLORENCE AZ 85132. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

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

WRITTEN STATEMENTS MUST BE FILED WITH: PINAL COUNTY DEVELOPMENT SERVICES DEPARTMENT PO BOX 749, FLORENCE, AZ 85132

Contact for this matter: Sangeeta Deokar, Senior Planner E-mail Address: Sangeeta.Deokar@pinal.gov Phone # (520) 866-6641

No. of publications: 1: date of publication: Mar 28, 2024

IN THE SUPERIOR COURT OF PINAL COUNTY, STATE OF ARIZONA S1100CV202200874 SHERIFF'S NOTICE OF SALE OF REAL PROPERTY ON EXECUTION HOMESTEAD NORTH HOMEOWNERS ASSOCIATION, an Arizona nonprofit corporation, Plaintiff, vs. GILBERT JOE BARELA, a married man, as his sole and separate property; THE UNKNOWN HEIRS AND DEVICES OF GILBERT JOE BARELA, IF DECEASED, Defendants. UNDER AND BY VIRTUE OF AN EXECUTION AND ORDER OF SALE issued out of and under the seal of Superior Court of Pinal County, State of Arizona, on the 23rd day of FEBRUARY, 2024, and to me as Sheriff of the said County duly directed and delivered in the above entitled action; WHEREAS, on the 30th day of October, 2023, the above-named Plaintiff recovered judgment in the above-styled Court against the Defendants, above-named, as follows: The principal amount of \$8,240.45, \$20.00 late charges per month commencing September 2023, pre judgment interest from May 19, 2022 to October 30, 2023 of \$830.53, attorney fees in the amount of \$4,497.50, costs taxed and allowed in the amount of \$1,333.90, including the cost of a title search, plus 10.00% interest on the principal, plus 9.50% interest on the attorney fees and costs, accruing costs, and 2024 assessments and monthly late charges. The sum of \$8,240.45, 2024 monthly assessments in the amount of \$564.00, 2024 late charges in the amount of \$0.00, pre judgment interest in the amount of \$830.53, costs taxed and allowed in the amount of \$1,333.90, plus accruing costs of \$186.78 per the post judgment application, attorney fees of \$4,497.50, plus accruing attorney fees of \$1,697.50 per the post judgment application, plus post judgment interest of \$396.42, for a current total of \$17,747.08, are now at the date of this Writ due on such judgment, including interest, plus any sheriff's fees. Interest will continue to accrue at the rate of \$3.78 per diem from February 13, 2024, plus monthly late charges of \$20.00 commencing September 2023. Additional assessments will accrue January 1, 2025 in an amount not less than \$564.00, plus monthly late charges of \$20.00, plus costs of Sheriff's sale, together with a foreclosure of Plaintiff's lien against the Defendants, on the following described real property to wit: Lot 25, of PARCEL 24 AT HOMESTEAD NORTH, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet G, Slide 131, Affidavit of Correction recorded in Fee No. 2007-029433, of Official Records; EXCEPTING THEREFROM all mineral substances and associated rights

as described therein, as conveyed to DRH Energy, Inc., a Colorado Corporation, recorded January 30, 2013 in Fee No. 2013-007956, of Official Records. aka 20915 North Grantham Road, Maricopa, Arizona 85138. NOW, THEREFORE, PUBLIC NOTICE IS HEREBY GIVEN THAT I will, on the 16TH day of MAY, 2024, at the hour of 10:02 A.M. at the lobby of the Sheriff's Office, 971 Jason Lopez Circle, in the City of Florence, Pinal County, Arizona, I will in obedience to said Execution and Order of Sale, sell all the right, title, claim and interest of the above named debtor, in, of and to the above described real property at public auction to the highest bidder for cash or certified funds only, in lawful money of the United States, and apply the proceeds thereof to the payment and satisfaction of said judgment, together with the interest that may be due thereon and all costs of suit and accruing fees and costs. Dated this 19TH day of MARCH, 2024. MARK LAMB SHERIFF OF PINAL COUNTY By /s/Patrick Palomar #2212 cc: MAXWELL

No. of publications: 3: date of publication: Mar 28, Apr 04, 11, 2024

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 18th DAY OF APRIL 2024, AT THE PINAL COUNTY EOC / PLANNING & ZONING BUILDING, 301 E 11TH STREET, FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A REZONE (PZ) AND A PLANNED AREA DEVELOPMENT OVERLAY DISTRICT (PAD) IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA. PZ-050-21 - PUBLIC HEARING/ACTION: iPlan Consulting (agent) on behalf of El Dorado Bella Vista LLC (applicant & owner), requesting approval of a Rezone of ±3.64 acres from General Rural Zoning District (GR) to Neighborhood Commercial Zoning District (C-1), to allow for the development of a self-storage facility on Tax Parcel: 210-11-0030- legal on file - situated in a portion of Section 11, Township 03 South, Range 08 East, of the G.S.R.B.&M; located at the SE corner of E. Skyline Drive and N. Sierra Vista Drive in San Tan Valley, AZ. PZ-PD-050-21 - PUBLIC HEARING/ACTION: iPlan Consulting (agent) on behalf of El Dorado Bella Vista LLC (applicant & owner), requesting approval of a Planned Area Development Overlay District; to apply Neighborhood Commercial Zoning (C-1) PAD developments standards on ±3.64 acres to allow for the development of a self-storage facility on Tax Parcel: 210-11-0030- legal on file - situated in a portion of Section 11, Township 03 South, Range 08 East, of the G.S.R.B.&M; located at the SE corner of E. Skyline Drive and N. Sierra Vista Drive in San Tan Valley, AZ. 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. DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT: https://www.pinal.gov/236/Notice-of-Hearings. DATED THIS 7th DAY OF MARCH 2024, by Pinal County Community Development Department 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:

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No. of publications: 1: date of publication: Mar 28, 2024

NOTICE OF TRUSTEE'S SALE File ID. #24-01357-PM- AZ Merin The following legally described trust property will be sold, pursuant to the power of sale under that certain trust deed recorded on 07/21/2020 as Document No. 2020-070330 , 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 FILE AN ACTION AND OBTAIN A COURT ORDER PURSUANT TO RULE 65, ARIZONA RULES OF CIVIL PROCEDURE, STOPPING THE SALE NO LATER THAN 5:00P.M. MOUNTAIN STANDARD TIME BEFORE THE SCHEDULED DATE OF THE SALE, OR YOU MAY HAVE WAIVED ANY DEFENSES OR OBJECTIONS TO THE SALE. UNLESS YOU OBTAIN AN ORDER, THE SALE WILL BE FINAL AND WILL OCCUR at public auction on May 30, 2024 at 11:00 AM the main entrance to the Superior Court Building, 971 Jason Lopez Circle, Building A, Florence, AZ 85132 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 150, of Meadow Vista, according to the Plat of Record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet E, Slide 62.. The street address/location of the real property described above is purported to be: 2535 E Meadow Chase Dr San Tan Valley, AZ 85140. Tax Parcel No.: 109-21-42205. 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 under 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 is" condition, but without covenant or warranty, expressed or implied, regarding title, possession or encumbranc es, 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: \$244,489.00 Original Trustor: Samantha Merin and Trevor McAlister, wife and husband, 4401 W Morten Ave, Glendale, AZ 85301. Current Beneficiary: PennyMac Loan Services, LLC; Care of/Service: PennyMac Loan Services, LLC, 3043 Townsgate Road #200 Westlake Village, CA 91361; 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 under said Deed of Trust, and is qualified to act as Successor Trustee per ARS Section 33-803 (A) 2, as a member of the Arizona State Bar. On this day of 02/23/2024 before me, /S/ Stephen Daniel Clem a Notary 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 signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. WITNESS my hand and official seal /S/Stephen Daniel Clem. This firm is not a Debt Collector as that term is defined pursuant to the Fair Debt Collection Practices Act within this jurisdiction (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 advised 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 Mortgagor, the Mortgagee or the Mortgagee's attorney.

No. of publications: 4: date of publication: Mar 07, 14, 21, 28, 2024

Notice of Trustee's Sale Recorded on: 2/21/2024 TS No.: AZ-24-985250-CL Order No. : 240087339-AZ-VOI The following legally described trust property will be sold, pursuant to the power of Sale under that certain Deed of Trust dated 3/15/2005 and recorded 3/22/2005 as Instrument No. 2005-029354 and re-recorded on 6/16/2005 as Instrument Number 2005-072014 in the office of the County Recorder of PINAL County, Arizona. Notice! If you believe there is a defense 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, Arizona rules of civil procedure, 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 defenses or objections to the sale. Unless you obtain an order, the sale will be final and will occur at public auction to the highest bidder: Sale Date and Time: 5/28/2024 at 11:00 AM Sale Location: At the main entrance to the Superior Court Building, 971 Jason Lopez Circle, Building A, Florence, AZ 85132 Legal Description: LOT 26, SUN VALLEY HOMES, ACCORDING TO BOOK 18 OF MAPS, PAGE 4, RECORDS OF PINAL COUNTY, ARIZONA. Purported Street Address: 55 WEST 14TH AVENUE, APACHE JUNCTION, AZ 85220 Tax Parcel Number: 102-30-026 Original Principal Balance: \$131,147.00 Name and Address of Current Beneficiary: M&T Bank C/O M&T Bank 1 Fountain Plaza Buffalo, NY 14203 Name(s) and Address(s) of Original Trustor(s): SHAWN SMITHERMAN, AN UNMARRIED MAN, DANA TANDLER, AN UNMARRIED WOMAN 55 WEST 14TH AVENUE, xxx, APACHE JUNCTION, AZ 85220 Name and Address of Trustee/Ag ent: QUALITY LOAN SERVICE CORPORATION 2763 Camino Del Rio South, San Diego, CA 92108 Phone: (866) 645-7711 Sales Line: 855 238-5118 Login to: https://www.xome.com Or Login to: http://www.qualityloan.com Reinstatement Line: (866) 645-7711 Ext 5318 AZ-24-9852 50-CL The successor trustee qualifies to act as a trustee under A.R.S. §33-803(A)(1) in its capacity as a licensed Arizona escrow agent regulated by the Department of Insurance and Financial Institutions. If the sale is set aside for any reason, including if the Trustee is unable to convey title, the Purchaser at the sale

shall be entitled only to a return of the monies paid to the Trustee. This shall be the Purchaser's sole and exclusive remedy. The purchaser shall have no further recourse against the Trustor, the Trustee, the Beneficiary, the Beneficiary's Agent, or the Beneficiary's Attorney. If you have previously been discharged through bankruptcy, you may have been released of personal liability for this loan in which case this letter is intended to exercise the note holders right's against the real property only. TS No.: AZ-24-985250-CL Dated: 2/20/2024 QUALITY LOAN SERVICE CORPORATION By: Jasam Gaoiran, Assistant Secretary A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document. State of: California County of: San Diego On 2/20/2024 before me, Maroun Elias Khater a notary public, personally appeared Jasam Gaoiran, 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 signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument. I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct. WITNESS my hand and official seal. Signature Maroun Elias Khater Commission No. 2446516 NOTARY PUBLIC - California San Diego County Pub Comm. Expires 5/9/2027 IDSPub #0201168 3/28/2024 4/4/2024 4/11/2024 4/18/2024

No. of publications: 4: date of publication: Mar 28, Apr 04, 11, 18, 2024

IN THE SUPERIOR COURT OF PINAL COUNTY, STATE OF ARIZONA S1100CV202202135 SHERIFF'S NOTICE OF SALE OF REAL PROPERTY ON EXECUTION THE VILLAGES AT RANCHO EL DORADO HOMEOWNERS ASSOCIATION, an Arizona nonprofit corporation, Plaintiff, vs. DEBORAH LEDELL HARMAN, an unmarried woman; AMERICA FIRST FEDERAL CREDIT UNION; CROWN ASSET MANAGEMENT, LLC; THE UNKNOWN HEIRS AND DEVICES OF DEBORAH LEDELL HARMAN, IF DECEASED, Defendants. UNDER AND BY VIRTUE OF AN EXECUTION AND ORDER OF SALE issued out of and under the seal of Superior Court of Pinal County, State of Arizona, on the 6TH day of FEBRUARY, 2024, and to me as Sheriff of the said County duly directed and delivered in the above entitled action; WHEREAS, on the 25th day of September, 2023, the above-named Plaintiff recovered judgment in the above-styled Court against the Defendants, above-named, as follows: The principal amount of \$4,701.99, \$20.38 late charges per quarter, plus cable assessments of \$54.24 per quarter, commencing October 2023, pre judgment interest from December 6, 2022 at the rate of \$1.28 per diem, attorney fees in the amount of \$4,892.50, costs taxed and allowed in the amount of \$1,398.06, including the cost of a title search, plus 18% interest on the principal, 9.5% interest on attorney fees and costs, accruing costs, and 2024 assessments and quarterly late charges and cable assessments. The sum of \$4,701.99, 2024 assessment of \$896.52, October 2023 late charges in the amount of \$25.80, plus October 2023 and January 2024 cable assessments of \$108.48, pre judgment interest in the amount of \$376.32, costs taxed and allowed in the amount of \$1,398.06, plus accruing costs of \$231.98 per the post-judgm ent application, attorney fees of \$4,892.50, plus accruing attorney fees of \$1,757.50 per the post-judgment application, plus post-judgment interest of \$458.90, for a current total of \$14,848.05, are now at the date of this Writ due on such judgment, including interest, plus any sheriff's fees. Interest will continue to accrue at the rate of \$3.95 per diem from January 20, 2024, plus quarterly late charges of \$20.38 commencing January 2024 and quarterly cable assessments of \$54.24 commencing April 2024. Additional assessments will accrue January 1, 2025 in an amount not less than \$896.52, plus quarterly late charges of \$25.80 and quarterly cable assessments of \$54.24, plus costs of Sheriff's sale, together with a foreclosure of Plaintiff's lien against the Defendants, on the following described real property to wit: Lot 69, of PARCEL 6 OF THE VILLAGES AT RANCHO EL DORADO, according to the plat of record in the office of the County Recorder of Pinal County, Arizona, recorded in Cabinet D, Slide 151. EXCEPT THEREFROM the minerals and substances, and the associated rights, described and conveyed in that certain instrument recorded at Fee No. 2016-002602, wherein said minerals and substances were conveyed to DRH Energy, Inc., a Colorado Corporation, aka 20142 N Jones Dr, Maricopa, Arizona 85138. NOW, THEREFORE, PUBLIC NOTICE IS HEREBY GIVEN THAT I will, on the 11TH day of APRIL, 2024, at the hour of 10:00 A.M. at the lobby of the Sheriff's Office, 971 Jason Lopez Circle, in the City of Florence, Pinal County, Arizona, I will in obedience to said Execution and Order of Sale, sell all the right, title, claim and interest of the above named debtor, in, of and to the above described real property at public auction to the highest bidder for cash or certified funds only, in lawful money of the United States, and apply the proceeds thereof to the payment and satisfaction of said judgment, together with the interest that may be due thereon and all costs of suit and accruing fees and costs. Dated: this 28th day of FEBRUARY, 2024. MARK LAMB SHERIFF OF PINAL COUNTY By /s/Patrick Palomar #2212 cc: MAXWELL

No. of publications: 3: date of publication: Mar 14, 21, 28, 2024

DAVID KENT MYERS 11520 W. Mountain Shadows

APOSTOLIC ASSEMBLY
5330 E SKYLINE DR
SAN TAN VALLEY, AZ 85140

KUBLER LINDA SU
5263 E PREAKNESS DR
SAN TAN VALLEY, AZ 85140

SKYLINE SAN TAN LLC
954 LEXINGTON AVE STE 259
NEW YORK, NY 10021

FIMBRES ERNESTO
4968 E SKYLINE DR
SAN TAN VALLEY, AZ 85140

PQL PROPERTIES LLC
530 E HUNT HWY STE 103 PMB...
SAN TAN VALLEY, AZ 85143

BREWER S GRANT
PO BOX 2405
SHOW LOW, AZ 85902

HARE RICHARD L
5019 E ASCOT DR
SAN TAN VALLEY, AZ 85140

TOMPKINS JASPER
5309 E PREAKNESS DR
SAN TAN VALLEY, AZ 85140

EL DORADO BELLA VISTA LLC
7600 E DOUBLETREE RANCH R...
SCOTTSDALE, AZ 85258

LANE MELODY
5072 E SKYLINE DR
SAN TAN VALLEY, AZ 85140

VEGA ROMUALDO CALZADIAS ...
32236 N TABER TRL
SAN TAN VALLEY, AZ 85143

PINAL COUNTY FLOOD CONTR...
PO BOX 827
FLORENCE, AZ 85132

MENDOZA LEANDRO L
655 CALLE LUKAS
RIO RICO, AZ 85648

CONRAD WILLIAM E & GUSSE J...
4962 E ASCOT DR
SAN TAN VALLEY, AZ 85140

PINAL CNTY FLOOD CONTROL ...
PO BOX 827
FLORENCE, AZ 85132

TAUPE SAND PROPERTIES LLC
530 E HUNT HWY STE 103 PMB...
SAN TAN VALLEY, AZ 85143

UHLIK ANN & HOWE ANNE MAR...
5018 E ASCOT DR
SAN TAN VALLEY, AZ 85140

CASTRO EDUARDO PACHECO ...
PO BOX 805
QUEEN CREEK, AZ 85142

LUCIA ARTURO PEREZ & ELIZA...
5195 E PREAKNESS DR
SAN TAN VALLEY, AZ 85140

SELLERS DEREK M & ALEXAND...
5072 E ASCOT DR
SAN TAN VALLEY, AZ 85140

CASTRO EDUARDO PACHECO ...
PO BOX 805
QUEEN CREEK, AZ 85142

LUCIA ARTURO PEREZ & ELIZA...
5195 E PREAKNESS DR
SAN TAN VALLEY, AZ 85140

PINEDO JUAN
5210 E PREAKNESS DR
SAN TAN VALLEY, AZ 85140

KUBLER LINDA SUE
5263 E PREAKNESS DR
SAN TAN VALLEY, AZ 85140

STANLEY WILLIAM
3708 E ASPEN CT
SAN TAN VALLEY, AZ 85140

PINEDO SARA
5210 E PREAKNESS DR
SAN TAN VALLEY, AZ 85140

SKYLINE PROPERTY INVESTM...
3104 E CAMELBACK RD
PHOENIX, AZ 85016

BEC PREAKNESS LLC
MAIL RETURN

PINEDO CORY JOSHUA & JIME...
5164 E PREAKNESS DR
SAN TAN VALLEY, AZ 85140

FARRELL REGINA
20158 E CAMINA BUENA VIS
QUEEN CREEK, AZ 85142

SAMPSON GAIL
5217 E PONY TRACK LN
SAN TAN VALLEY, AZ 85140

PINEDO JUAN & SARA
5210 E PREAKNESS DR
QUEEN CREEK, AZ 85140

LUNA ANGELICA & LUNA SERIA...
5241 E PONY TRACK LN
SAN TAN VALLEY, AZ 85140

HPA CL2 LLC
120 S RIVERSIDE PLZ STE 2000
CHICAGO, IL 60606

ARRIOLA RONALD L & TINA C
5031 E PONY TRACK LN
SAN TAN VALLEY, AZ 85140

LAYNE DAVID S
5252 E PREAKNESS DR
SAN TAN VALLEY, AZ 85140

EL DORADO BELLA VISTA LLC
7600 E DOUBLETREE RANCH R...
SCOTTSDALE, AZ 85258

SCOGGINS JONATHAN
5276 E PREAKNESS DR
SAN TAN VALLEY, AZ 85140

,

LUCIA ELIZABETH
5195 E PREAKNESS DR
QUEEN CREEK, AZ 85140

SKYLINE SAN TAN LLC
954 LEXINGTON AVE STE 259
NEW YORK, NY 10021

VILLASENOR GABRIEL
1510 KENAN WAY
POMONA, CA 91766

SKYLINE SAN TAN LLC
954 LEXINGTON AVE STE 259
NEW YORK, NY 10021

VARGAS ARELY TORRES
5141 E PONY TRACK LN
SAN TAN VALLEY, AZ 85140

,

JAMES KAREN M
5165 E PONY TRACK LN
SAN TAN VALLEY, AZ 85140

CASILLAS ERICA & MARIN JOH...
5195 E PONY TRACK LN
SAN TAN VALLEY, AZ 85140

Bella Vista Storage – Rezoning Sign Posting Documentation

Sign Posted 03/20/2024

Sign Posting Map



Sign Photo





Bella Vista Storage Neighborhood Meeting Summary:

31505 N. Schnepf Rd. – October 25, 2021

Attendees:

Applicant: Greg Davis – Iplan Consulting
Developer: Paul Ingram
County: none
Neighbors: Three properties represented - See sign-in sheet
Time: Applicant and Developer were on-site from 5:30pm until 6:45pm.

Meeting started at approximately 6:00PM.

Mr. Davis explained the purpose of the meeting and introduced Paul Ingram, the developer of the property. Mr. Davis then explained the approval processes and the expected timeframes associated with each phase of the process and then went over the details of the proposal. When finished, Mr. Davis asked Mr. Ingram to explain their typical operational standards Mr. Davis then opened up the meeting for questions/comments from the meeting attendees.

Q: Question

C: Concern

R: Response

C: Storage is not needed out here...we have large lots and plenty of storage space.

R: Mr. Davis stated he agreed and that this facility would be built to serve the several thousand homes planned for the area which may be built within the next few years.

C: This will bring strangers into our neighborhood (across the street).

R: Mr. Davis stated that this use does not generate random traffic and there would be little to no reason a storage facility customer would enter their neighborhood as they are registered with personal and vehicular identification so nefarious activity is seriously unlikely.

C: The new development you mention is years off so you should go away until it comes.

R: Mr. Davis stated that the process to get this facility permitted and built is 2-3 years and we believe that the development will be here by that time. That said, this is an 8 million dollar facility to build so trust me when I say that if there is little or no suburban development in the area at that time, we would not build it until there was.

C: We are all single story and this is 2-story and doesn't fit.

R: Mr. Davis explained that all of the land surrounding this site allows 2-story buildings and the new homes to be built to the south and west will include 2-story homes. Furthermore, there is nothing that stops your neighborhood (to the north) from adding a story or rebuilding a new home as two-stories. We just want the same rules as you have.

Q: Will there be RV/Boat storage?

R: Mr. Davis explained that the first phase will very likely include an internal parking area for RVs and boats.

R: Mr. Ingram concurred and added that RV & Boats would be a large part of their initial offering.

C: I am concerned about lighting since I live across the street, facing you.

R: Mr. Davis stated he would take note of that and request the architect use shielded and down facing lighting only.

R: Mr. Ingram added that the new technologies allow for more inconspicuous lighting options which they would employ.

Q: What road improvements will be made with this project?

R: Mr. Davis explained that the County would require us to install or pay for our frontage of Skyline.

Q: What about Sierra Vista?

R: Mr. Davis noted that he was not sure where Sierra vista was in relation to the project and that it might be part of the Bella Vista master plan community. That said, if it is part of this property, then the County would require us to dedicate and install our portion.

Mr. Ingram expressed the developers intent to be a good neighbor and build a project that is complementary to the existing area and that the neighbors would be happy with the resulting project and be happy to have us as a new neighbor.

Mr. Davis restated the process and our current place in the process and offered for the neighbors to continue and communicate with our team directly. Seeing no other questions or comments, Mr. Davis thanks the neighbors for attending and adjourned the meeting.

Meeting adjourned at approximately 6:38PM.

Project: Bella Vista Storage
Time Started: 6:00pm

Meeting Date: 10/25/2021
Time Ended: : pm

Location: Pinal County Gov't
satellite offices

ATTENDANCE SIGN-IN

NAME – (please print)	ADDRESS	ZIP
Anne Howe	5018 E. Ascot Dr. STV 851	85140
Melody Lane	5072 E. Ascot Skyline Dr.	85140
SALENA FRITZ	Mgr – Skyline RV Resort	85140



Bella Vista Storage Neighborhood Meeting Summary:

31505 N. Schnepf Rd. – October 25, 2021

Attendees:

Applicant: Greg Davis – Iplan Consulting

Developer: Paul Ingram

County: none

Neighbors: Three properties represented - See sign-in sheet

Meeting started at approximately 6:00PM.

Mr. Davis explained the purpose of the meeting and introduced Paul Ingram, the developer of the property. Mr. Davis then explained the approval processes and the expected timeframes associated with each phase of the process and then went over the details of the proposal. When finished, Mr. Davis asked Mr. Ingram to explain their typical operational standards. Mr. Davis then opened up the meeting for questions/comments from the meeting attendees.

Q: Question

C: Concern

R: Response

C: Storage is not needed out here...we have large lots and plenty of storage space.

R: Mr. Davis stated he agreed and that this facility would be built to serve the several thousand homes planned for the area which may be built within the next few years.

C: This will bring strangers into our neighborhood (across the street).

R: Mr. Davis stated that this use does not generate random traffic and there would be little to no reason a storage facility customer would enter their neighborhood as they are registered with personal and vehicular identification so nefarious activity is seriously unlikely.

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R: Mr. Davis explained that all of the land surrounding this site allows 2-story buildings and the new homes to be built to the south and west will include 2-story homes. Furthermore, there is nothing that stops your neighborhood (to the north) from adding a story or rebuilding a new home as two-stories. We just want the same rules as you have.

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R: Mr. Ingram concurred and added that RV & Boats would be a large part of their initial offering.

C: I am concerned about lighting since I live across the street, facing you.

R: Mr. Davis stated he would take note of that and request the architect use shielded and down facing lighting only.

R: Mr. Ingram added that the new technologies allow for more inconspicuous lighting options which they would employ.

Q: What road improvements will be made with this project?

R: Mr. Davis explained that the County would require us to install or pay for our frontage of Skyline.

Q: What about Sierra Vista?

R: Mr. Davis noted that he was not sure where Sierra vista was in relation to the project and that it might be part of the Bella Vista master plan community. That said, if it is part of this property, then the County would require us to dedicate and install our portion.

Mr. Ingram expressed the developers intent to be a good neighbor and build a project that is complementary to the existing area and that the neighbors would be happy with the resulting project and be happy to have us as a new neighbor.

Mr. Davis restated the process and our current place I the process and offered for the neighbors to continue and communicate with our team directly. Seeing no other questions or comments, Mr. Davis thanks the neighbors for attending and adjourned the meeting.

Meeting adjourned at approximately 6:38PM.

Project: Bella Vista Storage
Time Started: 6:00pm

Meeting Date: 10/25/2021
Time Ended: : pm

Location: Pinal County Gov't
satellite offices

ATTENDANCE SIGN-IN

NAME – (please print)	ADDRESS	ZIP
Anne Howe	5018 E. Ascot Dr. STV 851	85140
Melody Lane	5072 E. Ascot Skyline Dr.	85140
SALENA FRITZ	Mgr – Skyline RV Resort	85140



Notice of Meeting

As a property owner within 1,200 feet of the subject site you are invited to attend an informal meeting to discuss a potential land use change for the 3.7-acre property identified in the aerial image below. The existing land use classification of the property is Suburban Neighborhood (SR) and the property is zoned General Rural (GR). The land use classification of Community Center (CC) and the zoning district of C-3 (Commercial) is proposed with a Planned Area Development (PAD) overlay which will restrict uses, building heights, and building setbacks. The intent of this proposal is to develop a personal property storage facility with RV/Boat parking. The storage facility will front onto Skyline Drive with an office and air-conditioned storage space up front with the enclosed property storage and vehicle storage beyond a gated entrance. This is a very low traffic volume and noise generating land use that is compatible and complimentary to the residential setting of the area.

Site Aerial



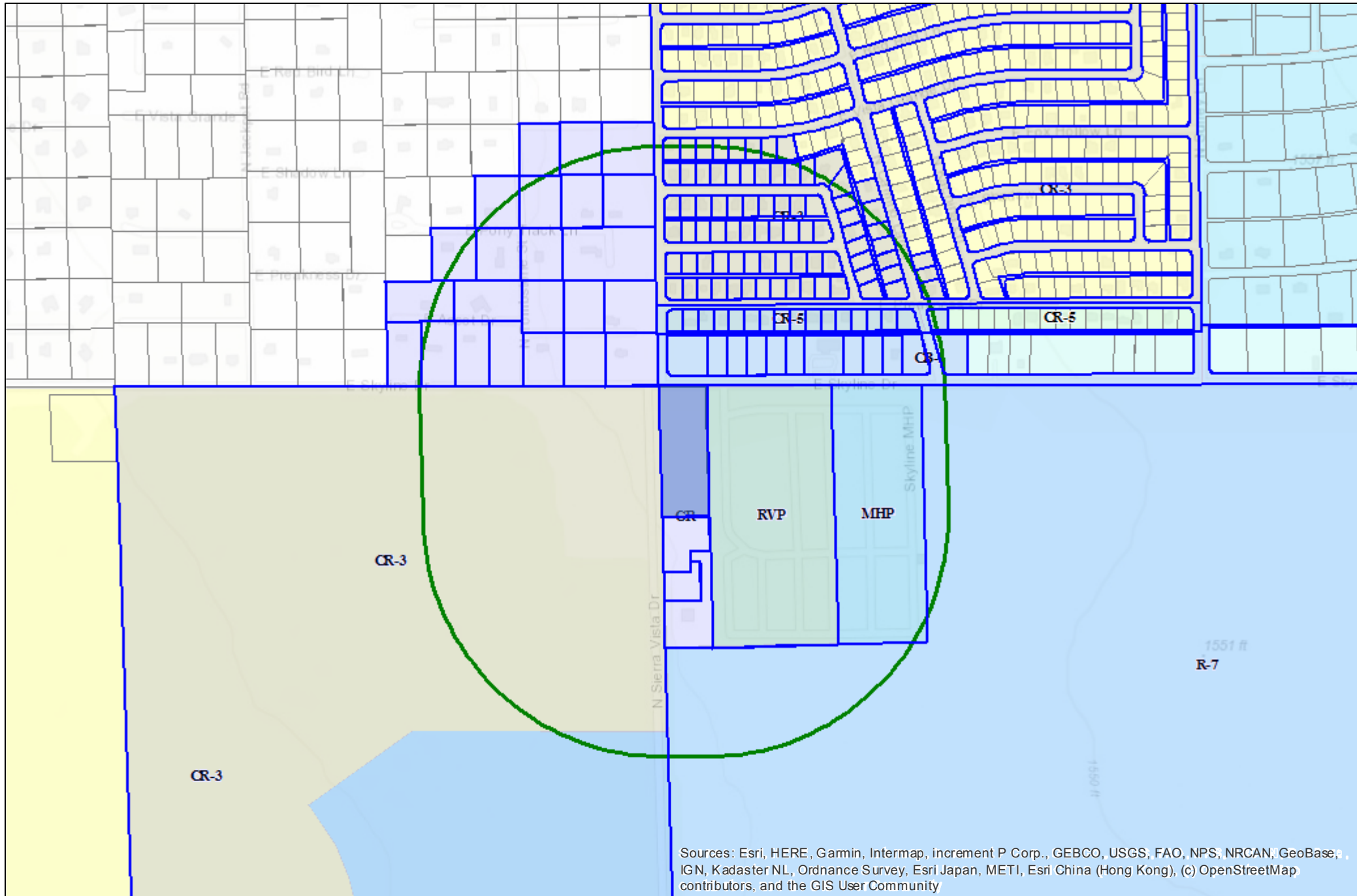
The meeting will be held:

Monday, October 25th at 6:00 PM
Pinal County STV Offices
31505 N Schnepf Rd.
San Tan Valley, AZ 85140

If you cannot attend the meeting but have questions and/or comments, feel free to send them to me via email at Greg@iplanconsulting.com.

Sent on behalf of the landowner,

Greg Davis
 Entitlement Consultant



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User Community

CARR JACOB D
5346 E SHADOW LN
SAN TAN VALLEY, AZ 85140

PINAL CNTY FLOOD CONTROL ...
PO BOX 827
FLORENCE, AZ 85132

FIMBRES ERNESTO
4968 E SKYLINE DR
SAN TAN VALLEY, AZ 85140

SKYLINE SAN TAN LLC
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ESCOTO JUAN CARLOS & MARI...
5141 E VISTA GRANDE
SAN TAN VALLEY, AZ 85140

CASTRO EDUARDO PACHECO
PO BOX 805
QUEEN CREEK, AZ 85142

DIAZ ALMA ROSA
5123 E VISTA GRANDE
SAN TAN VALLEY, AZ 85140

REYES MARCELINO
3410 W PHILLIPS RD
QUEEN CREEK, AZ 85142

HARE RICHARD L
5019 E ASCOT DR
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SHOW LOW, AZ 85902

KUBLER LINDA SUE
5263 E PREAKNESS DR
SAN TAN VALLEY, AZ 85140

LANE MELODY
5072 E SKYLINE DR
SAN TAN VALLEY, AZ 85140

EL DORADO BELLA VISTA LLC
8501 N SCOTTSDALE RD STE 1...
SCOTTSDALE, AZ 85253

SKYLINE PROPERTY INVESTM...
4700 E THOMAS RD STE 203
PHOENIX, AZ 85018

GOSSMAN DAVID & AIMEE
4759 E ASCOT DR
SAN TAN VALLEY, AZ 85140

YEPEZ GUADALUPE MARIA & R...
25518 S 199TH ST
QUEEN CREEK, AZ 85142

APOSTOLIC ASSEMBLY
5330 E SKYLINE DR
SAN TAN VALLEY, AZ 85140

CLARK CODY
4809 E ASCOT DR
SAN TAN VALLEY, AZ 85140

YEPEZ MAURILIO L
PO BOX 432
QUEEN CREEK, AZ 85142

HEIMER JAMES W JR
4813 E PONY TRACK LN
SAN TAN VALLEY, AZ 85140

HAMILTON JAMES & JULIE ANN...
34424 N TOMBSTONE ST
SAN TAN VALLEY, AZ 85140

DEVLAEMINCK CASIE
34661 N SANTA JUANITA LN
QUEEN CREEK, AZ 85140

REYES JOSE J & MARIA R
4798 E ASCOT DR
SAN TAN VALLEY, AZ 85140

STEINKE KEITH F
34394 N TOMBSTONE ST
SAN TAN VALLEY, AZ 85140

VP MRV P2 LLC
7150 E CAMELBACK RD STE 40...
SCOTTSDALE, AZ 85251

SMITH LESLIE E LOGAN AND CI...
530 E HUNT HWY SUITE 103-24...
SAN TAN VALLEY, AZ 85143

MENDOZA LEANDRO L
655 CALLE LUKAS
RIO RICO, AZ 85648

YEPEZ JUAN C
26116 S 187TH ST
QUEEN CREEK, AZ 85142

PETHE JOSEPH M
5235 E VISTA GRANDE
SAN TAN VALLEY, AZ 85140

TAUPE SAND PROPERTIES LLC
530 E HUNT HWY STE 103 PMB...
SAN TAN VALLEY, AZ 85143

LUCIA ARTURO PEREZ & ELIZA...
5195 E PREAKNESS DR
SAN TAN VALLEY, AZ 85140

REY ESTRELLA
5401 E PREAKNESS DR
SAN TAN VALLEY, AZ 85140

HUNTER SONYA
5140 E PREAKNESS DR
SAN TAN VALLEY, AZ 85140

YATES SEAN & ALEXANDRA
4935 E VISTA GRANDE
SAN TAN VALLEY, AZ 85140

TOLEDO INVESTMENTS LLC
85 W COMBS RD STE 101-250
SAN TAN VALLEY, AZ 85140

ZAZUETA MARTIN & VIRGINIA
6325 E RED BIRD LN
SAN TAN VALLEY, AZ 85140

ARNDT CLINT & CLEMANS TAM...
1205 DESERT ROSE DR
MIDLAND, TX 79705

ESTRADA SONIA
PO BOX 798
QUEEN CREEK, AZ 85142

PINEDO CORY JOSHUA & JIME...
5164 E PREAKNESS DR
SAN TAN VALLEY, AZ 85140

BEC PREAKNESS LLC
14027 MEMORIAL DR # 172
HOUSTON, TX 77079

CLARK GERALD A
4884 E PONY TRACK LN
QUEEN CREEK, AZ 85140

RODRIGUEZ YOLANDA TONA LI...
PO BOX 735
QUEEN CREEK, AZ 85142

KUBLER LINDA SU
5263 E PREAKNESS DR
SAN TAN VALLEY, AZ 85140

VASQUEZ ENRIQUE & MARTHA ...
5523 E PREAKNESS DR
QUEEN CREEK, AZ 85142

FARRELL REGINA
20158 E CAMINA BUENA VIS
QUEEN CREEK, AZ 85142

PQL PROPERTIES LLC
530 E HUNT HWY STE 103 PMB...
SAN TAN VALLEY, AZ 85143

BENNETT KIMBERLY DAWN
4852 E ASCOT DR
SAN TAN VALLEY, AZ 85140

CALLAHAN LANDON V
5036 E PONY TRACK LN
SAN TAN VALLEY, AZ 85140

PACE JOSEPH B & ELNA R
5309 E PREAKNESS DR
SAN TAN VALLEY, AZ 85140

CONRAD WILLIAM & GUSSE JA...
4962 E ASCOT DR
SAN TAN VALLEY, AZ 85140

PIERCE MATHEW & POOL NATA...
4992 E PONY TRACK LN
SAN TAN VALLEY, AZ 85140

VEGA ROMUALDO CALZADIAS ...
32236 N TABER TRL
SAN TAN VALLEY, AZ 85143

UHLIK ANN & HOWE ANNE MAR...
5018 E ASCOT DR
SAN TAN VALLEY, AZ 85140

KOLPIEN DENNIS JR
5230 E PREAKNESS DR
SAN TAN VALLEY, AZ 85140

BERRONES MARIO S & ANGEL...
5743 S WESTFALL AVE
TEMPE, AZ 85283

SELLERS DEREK M & ALEXAND...
5072 E ASCOT DR
SAN TAN VALLEY, AZ 85140

LAYNE DAVID S
5252 E PREAKNESS DR
SAN TAN VALLEY, AZ 85140

DE GARCIA JUANA LAURIL
PO BOX 1604
QUEEN CREEK, AZ 85142

PINEDO JUAN
5210 E PREAKNESS DR
SAN TAN VALLEY, AZ 85140

DE LOS ANGELES OSCAR C
5080 E PONY TRACK LN
SAN TAN VALLEY, AZ 85140

LUCIA ELIZABETH
5195 E PREAKNESS DR
QUEEN CREEK, AZ 85140

CASILLAS ERICA & MARIN JOH...
5195 E PONY TRACK LN
SAN TAN VALLEY, AZ 85140

MENDOZA MARIA GUADALUPE ...
102 N JACKSON ST
CHANDLER, AZ 85225

SALAZAR JHOANNA GARCIA
5320 E PREAKNESS DR
SAN TAN VALLEY, AZ 85140

SAMPSON GAIL
5217 E PONY TRACK LN
SAN TAN VALLEY, AZ 85140

CASTILLA FELIPE & EUDELIA
3636 CLEVELAND ST
SKOKIE, IL 60076

PINEDO ADAM S MEDINA
5342 E PREAKNESS DR
SAN TAN VALLEY, AZ 85140

RAMIREZ LOUIS JR & SCHWAR...
5241 E PONY TRACK LN
SAN TAN VALLEY, AZ 85140

BELTRAN RAUL V & CINDY K
34548 N TOMBSTONE ST
SAN TAN VALLEY, AZ 85140

MEDINA-REYES JESUS
5342 E PREAKNESS DR
SAN TAN VALLEY, AZ 85140

BAUTISTA ABDIEL HERNANDEZ...
5263 E PONY TRACK LN
SAN TAN VALLEY, AZ 85140

MONTOYA CRUZ MOLINA
34561 N TOMBSTONE ST
SAN TAN VALLEY, AZ 85140

GUERRERO MARIA C
34525 N CAMINO LARGO
QUEEN CREEK, AZ 85140

LUCIA ELIZABETH
5195 E PREAKNESS DR
QUEEN CREEK, AZ 85140

ARRIOLA RONALD L & TINA C
5031 E PONY TRACK LN
SAN TAN VALLEY, AZ 85140

ZAZUETA MARTIN & VIRGINIA
6325 E RED BIRD LN
SAN TAN VALLEY, AZ 85140

PINEDO PRISCILIANO
5164 E PREAKNESS DR
QUEEN CREEK, AZ 85140

QUINTERO JUAN LUIS VALENZ...
5122 E PONY TRACK LN
SAN TAN VALLEY, AZ 85140

RODRIGUEZ YOLANDA TONA LI...
PO BOX 735
QUEEN CREEK, AZ 85142

MENDOZA LETICIA
PO BOX 922
QUEEN CREEK, AZ 85142

CABALLERO AMADOR SANCHE...
5568 E FOX HOLLOW LN
QUEEN CREEK, AZ 85140

VILLASENOR GABRIEL
1510 KENAN WAY
POMONA, CA 91766

FARRELL REGINA
20158 E CAMINA BUENA VIS
QUEEN CREEK, AZ 85142

SPENCER DAVID & TORI
20015 E RIGGS RD
QUEEN CREEK, AZ 85142

SUNBURY DEVIN & DANIELLE
42037 N SHUMARD ST
SAN TAN VALLEY, AZ 85140

BENCOMO BENITO HERNANDE...
PO BOX 2162
QUEEN CREEK, AZ 85142

FINAU ANDREA & MANASE
5188 E PONY TRACK LN
SAN TAN VALLEY, AZ 85140

JAMES KAREN M
5165 E PONY TRACK LN
SAN TAN VALLEY, AZ 85140

NEUENSCHWANDER KRISTI L
34552 N CAMINO LARGO
SAN TAN VALLEY, AZ 85140

MONZON OLIVER
5210 E PONY TRACK LN
SAN TAN VALLEY, AZ 85140

MCCONKIE JOSEPH
1360 S MULBERRY ST
GILBERT, AZ 85296

DE LA CRUZ CHERIE
5123 E SHADOW LN
QUEEN CREEK, AZ 85140

VIJAN MASUM J
132 W ELWOOD ST
PHOENIX, AZ 85041

SMITH MICHAEL BRANDON
5252 E PONY TRACK LN
SAN TAN VALLEY, AZ 85140

DAVIS MARTHA
5141 E SHADOW LN
QUEEN CREEK, AZ 85140

ORTIZ ROSE ANN
34656 N CAMINO LARGO
QUEEN CREEK, AZ 85140

MERCADO JOSE D MARQUEZ
34591 N SANTA JUANITA LN
SAN TAN VALLEY, AZ 85140

SANCHEZ ELIZABETH C
5165 E SHADOW LN
QUEEN CREEK, AZ 85140

ROSALES BLANCA I
4049 S HARLAN
MESA, AZ 85212

MARTINEZ BENITO E & LUISA R...
5276 E PONY TRACK LN
SAN TAN VALLEY, AZ 85140

GARAY JAIME
5195 E SHADOW LN
QUEEN CREEK, AZ 85140

CARRILLO-RODRIGUEZ FRANK
5140 E SHADOW LN
SAN TAN VALLEY, AZ 85140

PINEDO CORY JOSHUA & JIME...
5164 E PREAKNESS DR
SAN TAN VALLEY, AZ 85140

GARAY LUISA
5217 E SHADOW LN
SAN TAN VALLEY, AZ 85140

CALDERON SARA B
5164 E SHADOW LN
QUEEN CREEK, AZ 85140

CAZARES CATALINA
4634 E SHADOW LN
SAN TAN VALLEY, AZ 85140

BRYAN JUSTIN C
5241 E SHADOW LN
SAN TAN VALLEY, AZ 85140

CHAVEZ ARMANDO C
5188 E SHADOW LN
QUEEN CREEK, AZ 85140

ESTRADA MARIA
PO BOX 275
QUEEN CREEK, AZ 85142

LANDRETH JUSTIN
5263 E SHADOW LN
SAN TAN VALLEY, AZ 85140

FISHER MARCUS
5216 E SHADOW LN
SAN TAN VALLEY, AZ 85140

LOPEZ EMMANUEL
5342 E PONY TRACK LN
QUEEN CREEK, AZ 85140

REEVES AUSTIN
5287 E SHADOW LN
SAN TAN VALLEY, AZ 85140

BASTIDAS FAUSTO A CARDEN...
31626 N ROY ROGERS TRL
QUEEN CREEK, AZ 85142

CANALES SASANA ISLAS
411 N BRIMHALL
MESA, AZ 85203

ALARCON-MOTA JESUS
5309 E SHADOW LN
SAN TAN VALLEY, AZ 85140

OLIVA LEGACY HOUSES LLC
619 E JEANNE LN
SAN TAN VALLEY, AZ 85140

HOFFERT BRIAN R
85 W COMBS RD STE 101-409
SAN TAN VALLEY, AZ 85140

CHACON ALMA
34626 N SANTA JUANITA LN
QUEEN CREEK, AZ 85140

MOTA MARIA G
5286 E SHADOW LN
SAN TAN VALLEY, AZ 85140

PICCIRILLO SARA & ERICK
5308 E SHADOW LN
SAN TAN VALLEY, AZ 85140

,

MARTINEZ ANGELICA VALDIVIA
5330 E SHADOW LN
SAN TAN VALLEY, AZ 85140

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DATE: 3/20/2024

CASE: PZ-PD-050-21 & PZ-050-21 (Bella Vista Storage)

CASE NOTICE: IPlan Consulting (agent) on behalf of El Dorado Bella Vista LLC (applicant & owner), requesting approval of a Rezone of ±3.64 acres from General Rural Zoning District (GR) to Neighborhood Commercial Zoning District (C-1), to allow for the development of a self-storage facility on Tax Parcel: 210-11-0030. Situated in a portion of Section 11, Township 03 South, Range 08 East, of the G.S.R.B.&M; located at the SE corner of E. Skyline Drive and N. Sierra Vista Drive in San Tan Valley, AZ.

ATTENTION:

We are sending a copy of preliminary documents for the above zoning case for your review and commentary. Finalized documents can be found on the Planning and Zoning Agenda page closer to the hearing date; found here: <https://www.pinal.gov/1228/Planning-Zoning-Commission-Agendas>
The Planning and Zoning Commission will be reviewing this case on April 18, 2024.

Please submit your comments no later than: April 10, 2024 to Valerie.Lujan@pinal.gov

Sincerely,
Valerie "Val" Lujan
Planner

COMMUNITY DEVELOPMENT
Planning Division

31 North Pinal Street, Building F, PO Box 2973, Florence, AZ 85132 T 520-866-6442 FREE 888-431-1311 F 520-866-6530
www.pinalcountyz.gov

TRANSMITTAL FORM TO:

[X] USPS

[] School: None within required buffer zone

[] High School: None within required buffer zone

[X] Irrigation & Drainage District: EPCOR

[X] Fire/Police: Rural Metro Fire & Pinal County Sherriff

[X] Electric Service: Electric District 6

[X] SRP

Adjacent within 3 miles:

[X] Arizona State Land

[X] BLM

[] National Forest:

[] Reservation:

[X] State Highway

[X] Other: City of Queen Creek

SKYLINE PROPERTY INVESTMENTS, L.L.C.

3104 EAST CAMELBACK ROAD
NO. 525
PHOENIX, ARIZONA 85016

PHONE: (602) 840-1898

April 6, 2024

Via email to Valerie.Lujan@pinal.gov

Via US Mail to
Pinal County Development Services
Attn: Valerie Lujan, Planner
PO Box 749
Florence, AZ 85132

Re: PZ-050-21 and PZ-PD-050-21 for Parcel No. 210-11-0030

Dear Ms. Lujan,

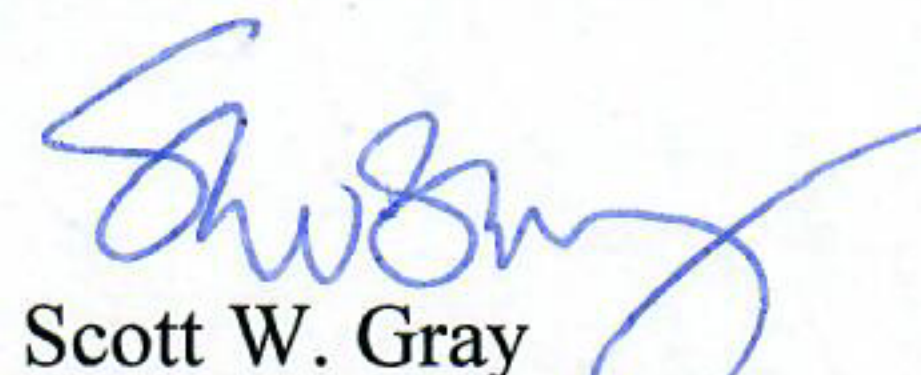
This letter addresses the Application for Rezone and Planned Area Development Overlay District requested in PZ-050-21 and PZ-PD-050-21 on Skyline Road in Pinal County. Our company Skyline Property Investments, LLC at 3104 E. Camelback Dr, No. 525, Phoenix, AZ 85016, phone no. (602) 840-1898, owns the real property at 5302 E. Skyline Dr., San Tan Valley, Arizona aka parcel no. 210-03-4220.

Our request to the Commission is to recognize that this project is the first major commercial development on Skyline Drive and will set a standard for the community and future development in the area and on this the major community street. It is important to require this project have a quality street appearance with attractive waterwise landscaping and for all walls and entry areas have a good design appearance and quality materials. We also request that if the storage of any vehicles is allowed that the approval require any vehicle storage be only in areas with solid block screening walls to minimize the unsightly appearance that would be a deterrent to having quality development in the future of the other substantial amounts of large undeveloped real property on Skyline Drive.

We will be traveling on April 18, 2024 that date of the hearing for the project. We will not be able to attend the hearing.

Please provide us any future notifications and materials for this project as they become available. Thank you for your consideration of our concerns. If you have any questions, please contact the undersigned at the above phone number.

Very truly yours,



Scott W. Gray
Managing Member