



Leo Lew  
County Manager

MEETING DATE: JUNE 5, 2024

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **PZ-052-23 (IFIDA INDUSTRIAL)**

CASE COORDINATOR: PATRICK ROBERTS, SENIOR PLANNER

---

***Executive Summary:***

*Dan Carless, Sr. – Coronado Development LLC, requesting approval of a rezone from GR (General Rural) to I-3 (Industrial Zoning District), to allow for the development of an industrial complex; situated in the Casa Grande vicinity of unincorporated Pinal County, Arizona.*

**If This Request is Approved:**

The applicant may pursue Site Plan Approval for industrial development for uses permitted under I-3 zoning.

**Commission Recommendation:**

At the April 18<sup>th</sup> meeting of the Planning and Zoning Commission, the commission voted unanimously (10-0) to recommend approval of PZ-052-23 with ten (10) stipulations.

---

LEGAL DESCRIPTION: Section 10, Township 06 South, Range 05 East of the Gila and Salt River Base and Meridian

TAX PARCELS: 503-31-003B (Legal on file)

LANDOWNER/APPLICANT: IFIDA AZ Land Partners LLC, owner, Dan Carless, Sr. – Coronado Development LLC, agent/applicant

REQUESTED ACTION & PURPOSE:

**PZ-052-23 – PUBLIC HEARING/ACTION:** Dan Carless, Sr. – Coronado Development LLC, Agent/Applicant, IFIDA AZ Land Partners LLC, landowner, requesting approval to **Rezone 22± acres from GR (General Rural) to I-3 (Industrial Zoning District)**, situated in a portion of Section 10, Township 06S, Range 05E, of the Gila and Salt River Base and Meridian, tax parcel 503-31-003B (legal on file), located east of North Bianco Road and south of West Cowtown Road in Pinal County.

LOCATION: East of North Bianco Road and south of West Clayton Road in vicinity to Casa Grande in unincorporated Pinal County.

SIZE: 22 acres

COMPREHENSIVE PLAN: Employment

EXISTING ZONING: GR (General Rural)

**SURROUNDING ZONING AND LAND USE:**

North: City of Casa Grande Jurisdiction	Industrial/CR-3 Residential
South: General Rural	Industrial/CR-3 Residential
East: City of Casa Grande Jurisdiction	Industrial
West: City of Casa Grande Jurisdiction	Industrial

Approximately 324 acres of CR-3 residential zoning lies to the immediate Southwest of the proposed industrial zone across the North Branch Santa Cruz Wash. This CR-3 zoning district has been established since 1968, however, very few residential properties have developed in this zoning district since the property was platted. Staff identified 17 residences within this zone. No residences lie within 3,000 feet of the proposed industrial zone.

**PUBLIC PARTICIPATION:**

Neighborhood Meeting:	September 14, 2023
Neighborhood and Agency Mail out:	September 5, 2023
Newspaper Advertising:	March 23, 2024
Site Posting: Applicant:	January 22, 2024
Site Posting: County:	April 4, 2024

**FINDINGS:**

Flood zone: "A" area of Special Flood Hazard.

Access: The site was previously described as utilizing direct access off N Bianco Rd off W Cowtown Rd in error based on information provided with an earlier draft of the TIS. The current draft of the TIS establishes that indirect access to the Maricopa-Casa Grande Highway is provided through access and improvements to the N Bianco Rd and W Korsten Rd intersections to the south of the property.

**HISTORY:**

In 1962, the county introduced the General Rural zoning district. Historically, no land entitlements have been proposed and the whole of the 22-acres has remained zoned GR since 1962.

**ANALYSIS:**

*Comprehensive Plan*

The subject site is designated Employment. This designation is characterized as mixed use existing near adequate transportation corridors where traffic demands can be met. In Chapter 10: Implementation of the Comprehensive Plan, all amendments are tasked with conveying an overall improvement to Pinal County.

**Development Services Department**

Planning Division

85 N. Florence Street, PO Box 749 Florence, AZ 85132

T 520-509-3555 Hours: M-Th 8:00 am – 5:00 pm 520-866-6511

www.pinal.gov

Policy 5.3.2.2 of the comprehensive plan encourages cooperation with private development to secure critical infrastructure in order to establish economically competitive sites. Policy 3.7.1.1 states, “Collaborate with municipalities and private landowners on a West Pinal Growth Area plan that knits together all of the public and private efforts and infrastructure development.” The property also possesses direct access to the union pacific rail line which contributes to the value of this project for industrial development and encourages compliance with the Employment designation.

#### *Surrounding Land Use*

The subject site is a county island within the City of Casa Grande planning area. The Casa Grande General Plan designates the properties surrounding the subject area as I-2 (General Industrial Zone) and UR (Urban Ranch), zoning districts. The city of Casa Grande has indicated the use of their General Industrial Zone is for businesses that utilize raw materials in manufacturing processes. Through development of this site as an I-3 zoning district, this project proposes development congruent with surrounding land uses and consistent with neighboring zoning. The property contributes to Casa Grande’s vision for a corridor of industrial uses in this area.

The subject area is within direct proximity to the Pinal County Technology Park, at 1,064± acres, currently hosting companies such as Lucid, Nikola, Kohler, Frito Lay, Abbott Laboratories, Hexcel, and Cargill Incorporated. While no end user has been indicated for this parcel, the development of additional industrial sites within a localized district presents an opportunity to attract new industrial users to the area. This site specifically benefits from access to the union pacific railroad.

#### *Site Plan*

The site plan provided depicts the railroad line, existing easements and structures. Absent a development plan, it is unknown how the 22± acres will be configured and conceptualized for industrial development. The applicant has included a proposal for conceptual internal circulation across the site. Staff finds the proposed layout provides acceptable circulation options.

#### *Rezone*

The subject acreage is zoned GR (General Rural). The rezone request seeks the I-3 Industrial Zoning District. Permitted uses in the I-3 zone include manufacturing, as well as heavier impact uses such as bulk stations for flammable materials. Given the surrounding zoning designations consistent with the proposed zoning, staff supports the proposal for this rezoning.

Staff has considered compatibility with zoning categories within the City of Casa Grande jurisdiction in arriving at an approval recommendation, and finds that the surrounding Industrial categories are very similar in scope to the I-3 designation proposed. The utilization of the current property as GR (General Rural) restricts development of this property to residential or agricultural capacities that do not benefit the county in this area today. This project also fully complies with the goals outlined within the employment designations described by the Pinal County Comprehensive Plan.

At the time of this report, staff has received no letters of support or opposition to this proposal from members of the public.

Staff has received one letter of support from the city of Casa Grande.

STAFF SUMMARY: Staff provides the following findings together with the information provided within this staff report.

1. The Board is requested to determine if the proposed amendment creates a more comprehensive development for the site as part of a larger development program for the Pinal County Comprehensive Plan.
2. The property has legal access and has provided a preliminary site plan indicating good circulation.
3. One letter of support has been received by the City of Casa Grande.

Should the Board find, after the presentation of the applicant and together with the testimony and evidence presented at the public hearing, that this Rezone 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 Board approve case PZ-052-23. If the Board cannot find all of the factors listed above to be true, then staff recommends that the Board deny case PZ-052-23.

**Recommended Motions:**

*To Approve: I move the Pinal County Board of Supervisors approve Case PZ-052-23 with its 10 stipulations.*

*To Deny: I move the Pinal County Board of Supervisors deny Case PZ-052-23.*

**STIPULATIONS:**

1. Approval of this zone change (PZ-052-23) shall 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. Bianco ROAD has been identified as a “Route of Regional Significance”. Applicant will be required to comply with the “Regionally Significant Routes for Safety and Mobility, Final Report, December 2008” and the current “Access Management Manual” or as approved by the County Engineer;
3. Half-street right-of-way dedication will be required for Bianco Road. The required minimum half street right-of-way dedication shall be in accordance with the City of Casa Grande’s requirements and shall be no less than Fifty-Five Feet (55’) for Bianco Road along the development’s frontage;
4. A drainage report will be required to be submitted to the County Engineer at the time of Site Plan submittal for review and approval. The drainage report shall include a drainage plan that complies with the current Pinal County Drainage Manual and shall be approved prior to the Site Plan approval. The approved Drainage Report and drainage plan shall include provisions to accommodate offsite runoff and shall provide retention for storm waters in an onsite retention/common retention area or as approved by the County Engineer;
5. A Traffic Impact Analysis (TIA) will be required to be submitted to the County Engineer at the time of Tentative Plat or 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 Tentative Plat approval;

6. A paved, all-weather, 28' wide public access road shall be provided to and from the development. Approval of adequate access by the County Engineer shall be a condition of approval of the Plat or Site Plan;
7. 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;
8. All right-of-way dedication shall be free and unencumbered;
9. 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
10. Portions of the proposed development are located within a Special Flood Hazard Area as shown on FEMA's Flood Insurance Rate Maps. If any improvements and/or structures are placed within the Special Flood Hazard Area, then said improvements shall comply with the Pinal County Floodplain Ordinance and a Floodplain Use Permit will be required. A Floodplain Use Permit may be obtained prior to or during Site Plan review but shall be approved prior to the issuance of any building permits for work within the Special Flood Hazard Area.

Prepared: 5/23/24 PR

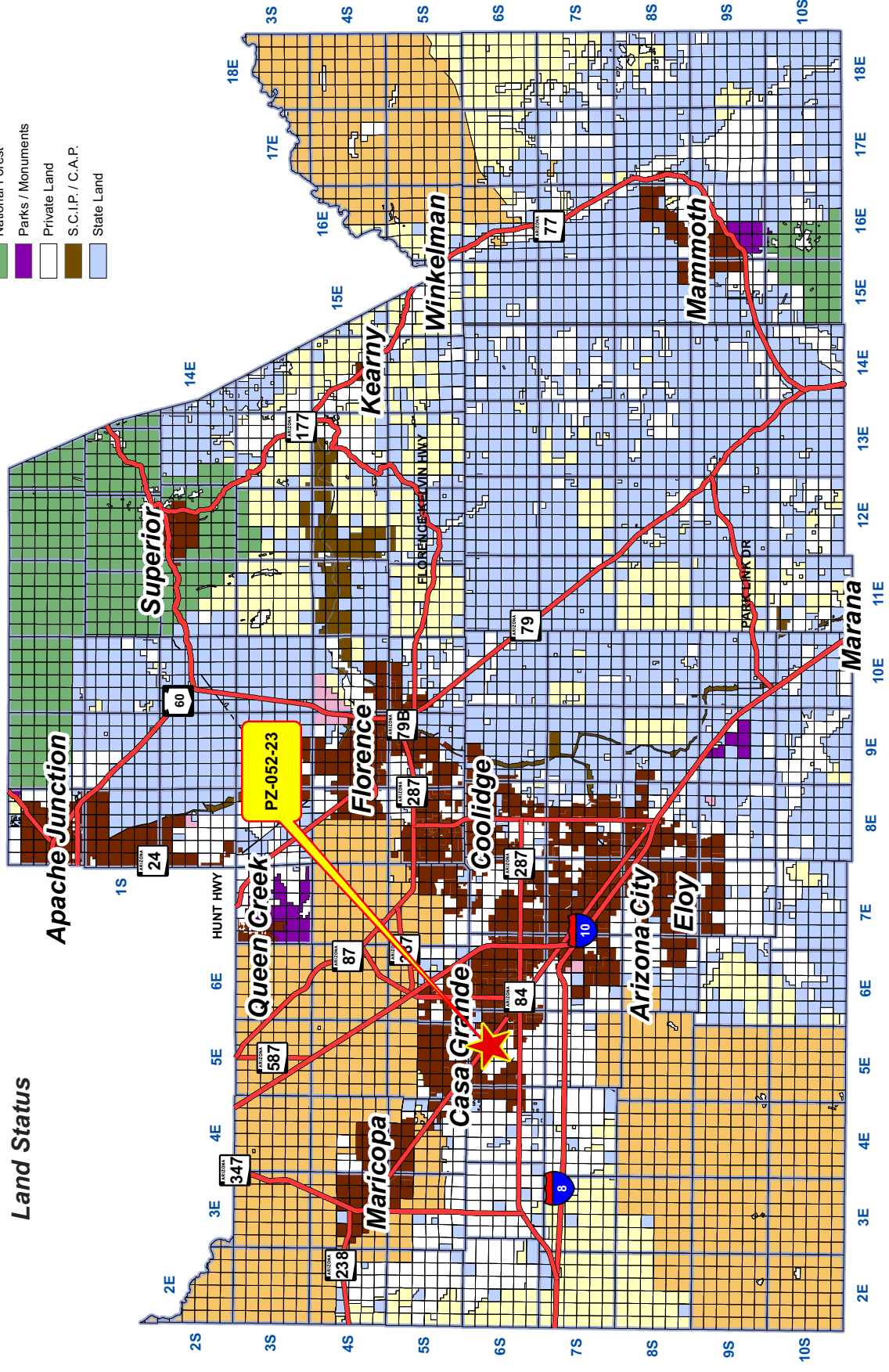
Revised:



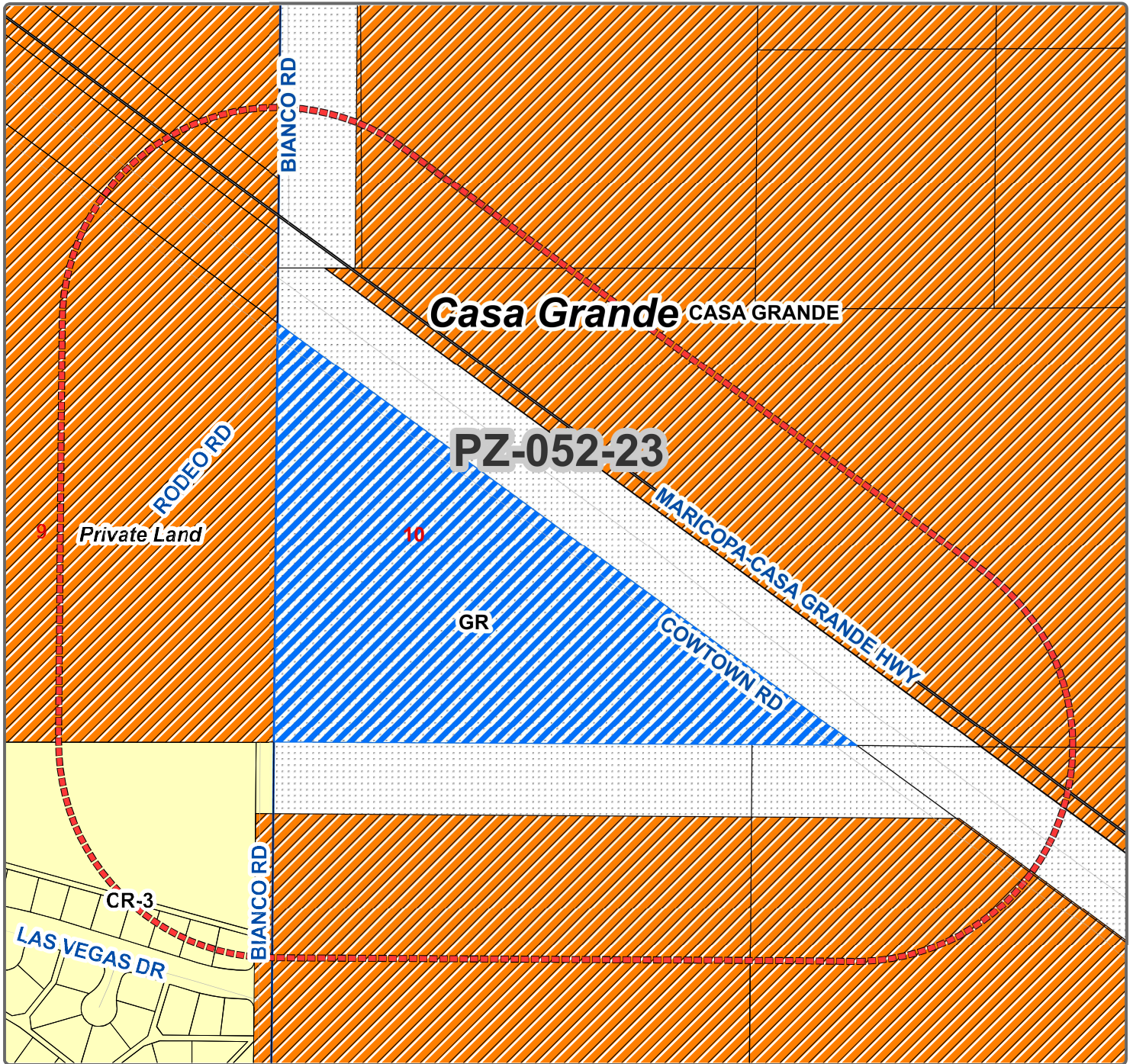
Land Status

Legend

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







## Community Development

PZ-052-23 – PUBLIC HEARING/ACTION: Dan Carless, Sr. – Coronado Development LLC, Agent/Applicant, IFIDA AZ Land Partners LLC, landowner, requesting approval to Rezone 22± acres from GR (General Rural) to I-3 (Industrial Zoning District), situated in a portion of Section 10, Township 06S, Range 05E, of the Gila and Salt River Base and Meridian, tax parcel 503-31-003B (legal on file), located east of North Bianco Road and south of West Cowtown Road in Pinal County.

Current Zoning: GR

Requested Zoning: Rezone

Current Land Use: EMPLOYMENT



### Legal Description:

Situated in a portion of Section 10, Township 06S, Range 05E, of the Gila and Salt River Base and Meridian, tax parcel 503-31-003B (legal on file), located east of North Bianco Road and south of West Cowtown Road in Pinal County.

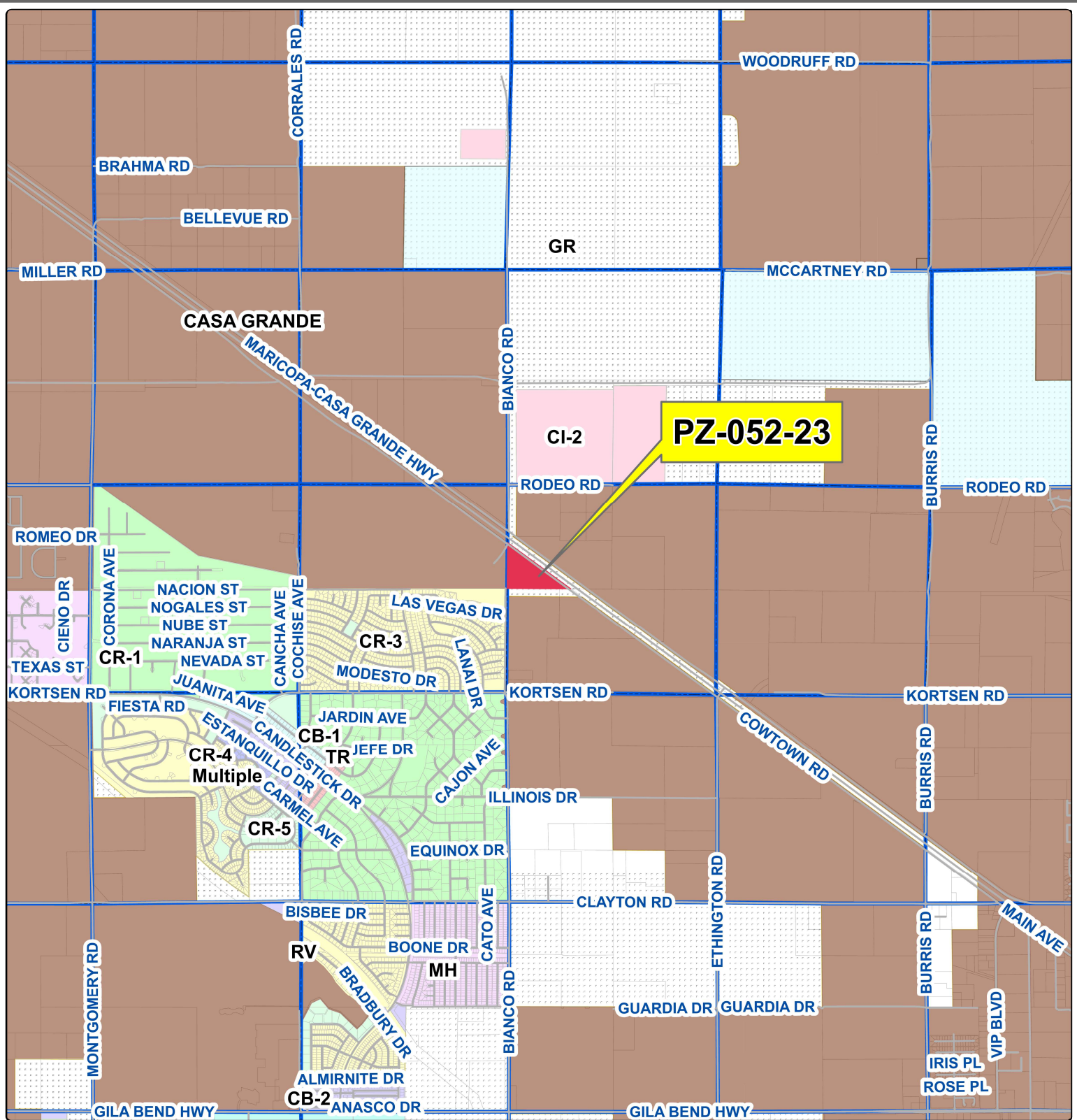
SEC 10, TWN 06S, RNG 05E



Owner/Applicant: IFIDAAZ LAND PARTNERS LLC		
Drawn By: GIS / IT /RWH		Date: 04/08/2024
Section 10	Township 06S	Range 05E
Case Number: PZ-052-23		

Sheet No.  
1 of 1





## Community Development



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

### Legal Description:

Situated in a portion of Section 10, Township 06S, Range 05E, of the Gila and Salt River Base and Meridian, tax parcel 503-31-003B (legal on file), located east of North Bianco Road and south of West Cowntown Road in Pinal County.

SEC 10, TWN 06S, RNG 05E



Sheet No.

1 of 1

Owner/Applicant:

IFIDA AZ LAND PARTNERS LLC

Drawn By:

GIS / IT / RWH

Date:

04/08/2024

Section

10

Township

06S

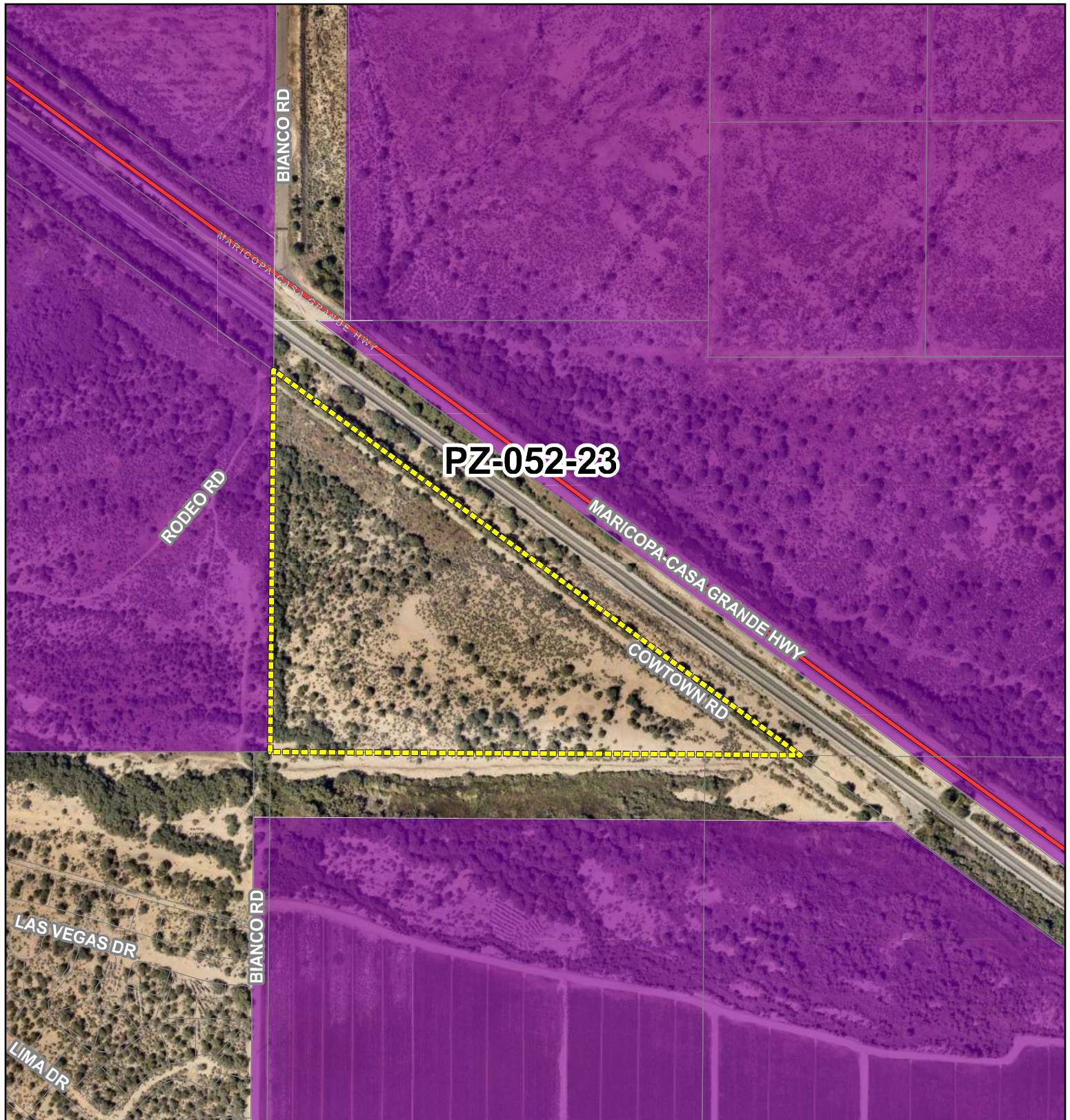
Range

05E

Case Number:

PZ-052-23





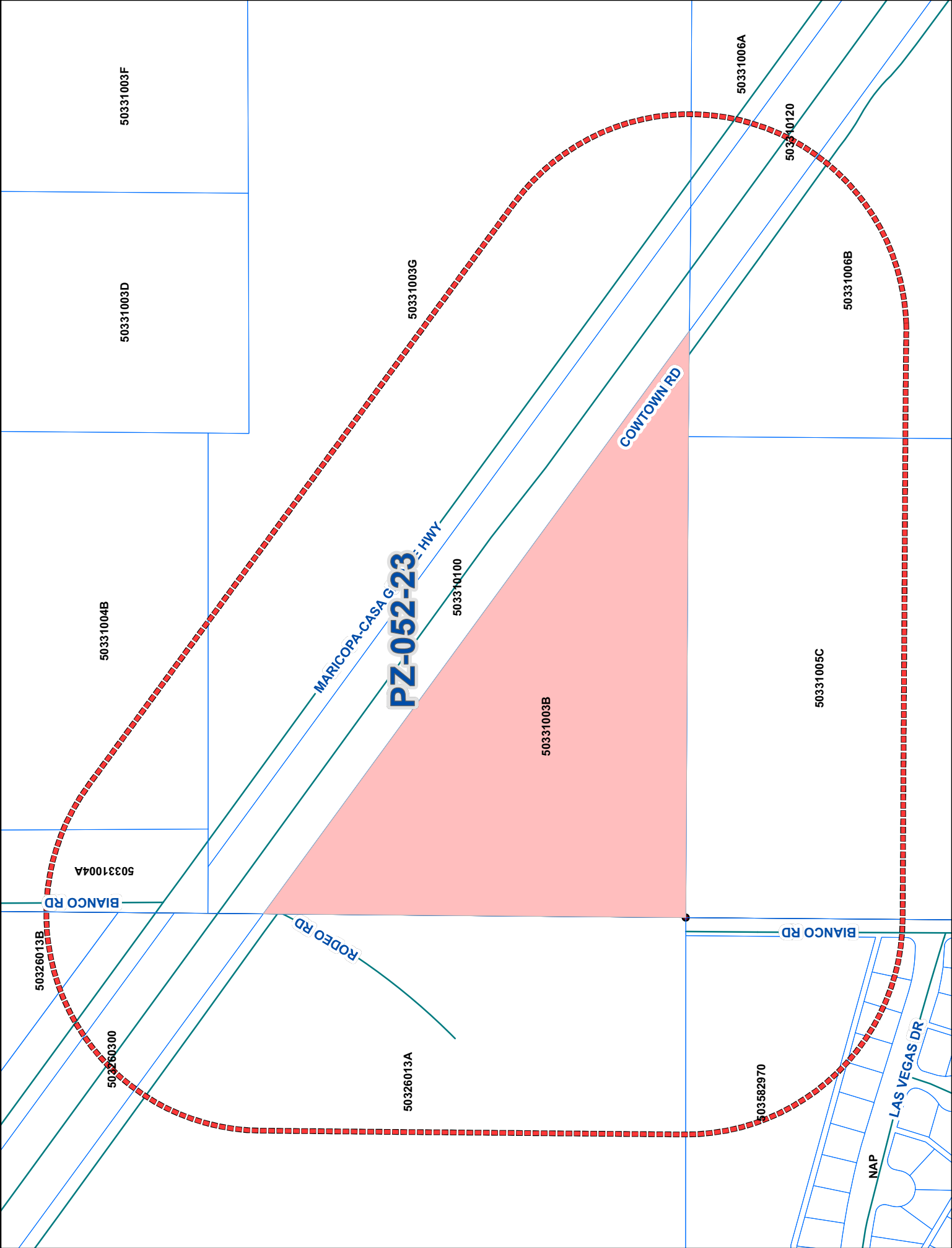
## *Community Development*



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

**PZ-052-23**





1 the number 2 being revised, number 5, change in number 6,  
2 amended to PCDEQ.

3           ??: Did you want to read those in?

4           RIGGINS: And you will need to read those, and  
5 you're talking about stipulation number 5 being deleted?

6           MENNENGA: Yes.

7           RIGGINS: And you're going to read number - the new  
8 number 2, and the number 6 into the record.

9           MENNENGA: Number 2, all new development of  
10 buildings shall meet the requirements of the International  
11 Fire Code as adopted by the Pinal County, administered by  
12 Pinal County Building Safety Department. Future site plan  
13 approvals may be required evidence of building permits or the  
14 new building permits. And number 6, any coating, fireproofing  
15 or - into said application is to be conducted in accordance  
16 with PCDEQ permit.

17           RIGGINS: That was Pinal County -

18           MENNENGA: Air quality permits.

19           RIGGINS: Okay, that's satisfactory. We have a  
20 motion, do we have a second? Commissioner Hartman seconds,  
21 all those in favor signify by saying aye.

22           COLLECTIVE: Aye.

23           RIGGINS: Any opposed? It passes unanimously. So  
24 thank you very much. All right, our last new case is PZ-052-  
25 23.



1                   ROBERTS: Good afternoon Commission, Chair, Vice  
2 Chair, Members. My name's Patrick Roberts, senior planner,  
3 I'm going to be presenting case PZ-052-23 for the IFIDA  
4 Industrial site. So this proposal is for Dan Carless, Sr.  
5 from Coronado Developments as the agent, IFIDA AZ Land  
6 Partners LLC, requesting approval of a rezoning for 22 plus or  
7 minus acres from GR (General Rural) to I-3 (Industrial Zoning  
8 District). The property is located east of North Bianco Road  
9 and south of West Cowtown Road in the vicinity of Casa Grande,  
10 in unincorporated Pinal County. This is a map showing the  
11 approximate location in the County where the site is located.  
12 And this is a vicinity map showing surrounding zonings. As  
13 you can see by the brown area, this is entirely surrounded by  
14 Casa Grande except to the southwest. An aerial map of the  
15 site in question. A zoning map of the properties surrounding.  
16 There is some CR-3 development to the southwest that was  
17 designated back in 1970, but has since never developed. The  
18 surrounding Casa Grande zoning districts are also their I-2  
19 equivalent. The Pinal County Comprehensive Plan designates  
20 this site as Employment. Commercial uses - I apologize, this  
21 slide has a couple of errors on it, but the employment  
22 designation would support the industrial development being  
23 proposed on the property. This is a conceptual development  
24 plan that the applicant has provided showing a possible layout  
25 for proposed uses on the site, although no end user has been

1 specified at this time.

2 RIGGINS: If you could go back to that. Where is  
3 the proposed egress, is it - ingress? Is it from Bianco Road  
4 to the south?

5 ROBERTS: It's proposed for Bianco Road to the west  
6 of the site, up towards the Maricopa-Casa Grande Highway.

7 RIGGINS: Across the railroad.

8 ROBERTS: Yes.

9 RIGGINS: Okay, existing -

10 ROBERTS: I believe they have to go up the road a  
11 significant amount towards about a mile to the nearest  
12 railroad crossing.

13 RIGGINS: Okay, so the -

14 MENNENGA: There's a crossing right there  
15 (inaudible).

16 RIGGINS: Well it says existing culvert.

17 ROBERTS: That's not available crossing.

18 RIGGINS: Yeah, that would be an on-grade crossing,  
19 which I doubt they would permit.

20 ROBERTS: The applicant is available to discuss.

21 RIGGINS: Okay. So the way that I'm - and the way  
22 that you're looking at it, there is - is there - what is  
23 there, a service road that goes to the next on-grade crossing  
24 on a section line road?

25 ROBERTS: It is, yeah. And that's that Cowtown Road

1 designation.

2 RIGGINS: Okay. All right, thank you.

3 ROBERTS: And this is an ALTA survey showing the  
4 site, the applicant's provided. This is an image looking  
5 north from the property. And north of the second point.  
6 South on the property. South of that secondary location.  
7 East. And West. Some items for Commission consideration.  
8 The applications for this land use request are for approval of  
9 a rezoning for the intent of future industrial development.  
10 If the applications are approved, the subject property will be  
11 rezoned from GR to I-3, to allow for the industrial  
12 development on 22 acres of land. The property's legal access  
13 in a functional preliminary circulation plan. The property  
14 has direct access to the Union Pacific Railroad and the Mesa -  
15 Maricopa-Casa Grande Highway. The current Pinal County  
16 Comprehensive Plan designation is an employment designation,  
17 compatible with the proposed zoning change. The project lies  
18 in the Flood Zone A, and to date staff has received no letters  
19 of opposition or support, although staff did receive a letter  
20 in support from the City of Casa Grande. Staff recommends  
21 approval of this rezoning with 10 stipulations. At this  
22 point, does the Commission have any questions of staff?

23 RIGGINS: Commission Members, any questions?  
24 Commissioner Hartman.

25 HARTMAN: Thank you, Chairman. So is this on the

1 south side of the railroad tracks?

2 ROBERTS: That's correct.

3 HARTMAN: And it's along the north branch of the  
4 Santa Cruz?

5 ROBERTS: Yes. This map I think shows in best  
6 detail kind of how that lays out.

7 HARTMAN: So does any of this property sit - the  
8 water that comes down that north branch kind of meanders like  
9 a wetland in that area, is this the water (inaudible)? Are  
10 they going to do drainage?

11 ROBERTS: They will be required to do a drainage  
12 report at the time that this goes forward for site plan  
13 review.

14 HARTMAN: So they'll dredge it and send the water on  
15 down?

16 ROBERTS: Most likely. The applicant can probably  
17 speak more to that, or perhaps we could have someone from  
18 engineering address that, although the stipulations do mention  
19 that it is within the flood hazard zone, and a special  
20 accommodation from the flood hazard maps would be required per  
21 stipulation 10.

22 BILLINGSLEY: Mr. Chairman, Mr. Hartman excellent  
23 question. It actually kind of makes me smile because this is  
24 one of the areas where I used to quail hunt when I was a kid,  
25 and it does impound water from the Santa Cruz in that area,

1 it's in Flood Zone A. So as part of the site plan process  
2 they're going to have to either get an elevation certificate  
3 or a CLOMR/LOMR in order to develop.

4 RIGGINS: Okay, any other questions on the staff  
5 report? None being, thank you very much. Could the applicant  
6 please come forward?

7 MCGUIRE: I'm just meeting Patrick face to face for  
8 the first time. David McGuire, happy to be here today. Thank  
9 you Chairman and Members of the Commission. Dan Carless is  
10 with me as well, if there's any questions of him. I've  
11 noticed a trend toward brevity as we've gone on here, which I  
12 would like to continue. I'm happy to answer any questions,  
13 but I think Patrick has covered it well, he did a good job  
14 working with us to understand all the issues, and I believe  
15 we've worked most everything out at this point. So with that,  
16 I'd be happy to answer any questions you might have.

17 RIGGINS: I'm just going to jump back in and just to  
18 have you describe fully how the ingress/egress works on the  
19 site.

20 MCGUIRE: It actually comes up from Bianco. So our  
21 entrance is about, I don't know, several hundred feet north of  
22 our south boundary line that comes in through the middle of  
23 those. There's one more, if you can go to the next slide, of  
24 the - well (inaudible), the one with site plan, that might  
25 help. There we go. So between the two pink parcels,

1 basically that's where our entrance is.

2 RIGGINS: Okay.

3 MCGUIRE: Yes sir.

4 RIGGINS: All right. And that is a dirt road going  
5 into there?

6 MCGUIRE: It is currently, yes.

7 RIGGINS: Will it remain so?

8 MCGUIRE: We will have to work with staff on our  
9 stipulations as we move forward, as we go through the site  
10 planning process, to find out what level of improvement will  
11 be required there. You might know, this whole area is just  
12 going crazy with industrial development and so it'll be  
13 interesting to see who goes first and who builds what first,  
14 but if we're first, I'm sure there will be more improvements  
15 than we'd like to have, but we will -

16 RIGGINS: Well, you are stippled to have a  
17 (inaudible).

18 MCGUIRE: Absolutely, absolutely. So we will one  
19 way or the other, whether somebody else does it or we do, yes  
20 sir.

21 RIGGINS: Okay, very good. Other Commissioners,  
22 questions? Commissioner Hartman?

23 HARTMAN: Thank you Chairman. So Bianco Road, so  
24 you foresee the main access point off of State Route 84?

25 MCGUIRE: No, we're basically coming through all

1 that industrial area to the south and to the west, is where  
2 the access to this will be. It's kind of just the missing  
3 link between everything else that's going out there -  
4 industrial. Couldn't be annexed into the County because of  
5 some technical things - or into the city, I'm sorry. However,  
6 it's really part of that whole fabric of the puzzle of  
7 interlocking pieces of the industrial development that's going  
8 on in that area.

9 HARTMAN: I see. So you're thinking as it develops,  
10 because the main road off on Maricopa-Casa Grande Highway is  
11 Ethington correct?

12 MCGUIRE: Ethington, yes, correct.

13 HARTMAN: So you'd have to go in and down.

14 MCGUIRE: That is correct. There is not direct  
15 access, but again it'll be part of this entire industrial area  
16 and work appropriately, we think, in that regard from a  
17 circulation standpoint.

18 HARTMAN: Okay.

19 RIGGINS: Other Commissioners, questions of the  
20 applicant? Vice Chair Mennenga.

21 MENNENGA: I was over in that area a while back and  
22 you're right, it's a little crazy. But there's a project  
23 coming off of the exist - I think it's coming off the existing  
24 Casa Grande sewer plant, a couple miles to the east of you  
25 there where they're running some high pressure piping to get



1 the water out of there down the Santa Cruz. Will that come  
2 past you in the Santa Cruz, or is that in another location  
3 there?

4 MCGUIRE: The City of Casa Grande is currently  
5 improving a portion just to the south of us, so Bianco Road  
6 and as part of the piping and all that they're installing, so  
7 that activity is also going on in this area, yes.

8 MENNENGA: Oh, okay. So they're not - the piping's  
9 not in the Santa Cruz, it's just to the south of you then, I  
10 guess.

11 MCGUIRE: The floodplain itself, there's a large  
12 berm across the south edge of the property currently, which  
13 keeps hopefully most the water out of it, but we will indeed  
14 have to make improvements to that I'm sure and other things  
15 for the finished floors.

16 MENNENGA: Okay.

17 RIGGINS: Other Commissioners, questions? Thank you  
18 very much.

19 MCGUIRE: Thank you sir.

20 RIGGINS: At this point we'll open the public  
21 participation portion of this case and ask if anybody from the  
22 audience wishes to come up and speak to it. There's nobody  
23 left, that's a fact. At this point we will close the public  
24 participation portion of the meeting and turn the case back  
25 over to the Commission for any discussion among ourselves,

1 questions for staff, or a motion.

2 DAVILA: Mr. Chair, if I may.

3 RIGGINS: Commissioner Davila.

4 DAVILA: Yeah, I'd like to make a motion. I move  
5 that the Planning and Zoning Commission forward a  
6 recommendation of approval of case PZ-052-23 with its 10  
7 stipulations.

8 RIGGINS: We have a motion, do we have a second?  
9 Second from Commissioner Mooney. All those in favor signify  
10 by saying aye.

11 COLLECTIVE: Aye.

12 RIGGINS: Any opposed? The motion passes  
13 unanimously.

14 MCGUIRE: Thank you.

15 RIGGINS: So thank you. Okay, do - okay, we have -  
16 let's see, we have a work session on the -

17 OLGIN: Yes we do, Chair, Vice Chair, Commission.  
18 We have a work session which is the next portion of our  
19 conversation. Give us a minute, I believe Brent Billingsley  
20 was going to help partake and he stepped out for a moment.

21 BILLINGSLEY: Sorry, I had to take some preventative  
22 action there. As you can tell -

23 RIGGINS: That was - that's a special. There we  
24 are.

25 BILLINGSLEY: As you can tell from your packet, Mr.

**NOTICE OF PUBLIC HEARING** BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 AM ON THE 5<sup>th</sup> DAY OF **JUNE 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 **REZONE** IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

**PZ-052-23 – PUBLIC HEARING/ACTION:** Dan Carless, Sr. – Coronado Development LLC, Agent/Applicant, IFIDA AZ Land Partners LLC, landowner, requesting approval to **Rezone** 22± acres from **GR (General Rural)** to **I-3 (Industrial Zoning District)**, situated in a portion of Section 10, Township 06S, Range 05E, of the Gila and Salt River Base and Meridian, tax parcel 503-31-003B (legal on file), located east of North Bianco Road and south of West Cowtown Road and West Maricopa-Casa Grande Highway in Pinal County.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AND SPEAK AT THE PUBLIC HEARING AT THE DATE, TIME, AND PLACE DESIGNATED ABOVE.

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>

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.

PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.

DATED ON THIS 7<sup>th</sup> DAY OF **MAY, 2024** by Pinal County Development Services 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.

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

Contact for this matter: Patrick Roberts  
E-mail Address: Patrick.Roberts@pinal.gov  
Phone # (520) 866-6409

---

***[Anything below this line is not for publication.]***

PUBLISH ONCE:  
Pinal Central Dispatch  
Tri-valley/Casa Grande Dispatch

**CONSENT TO SCHEDULE FOR DEVELOPMENT AND  
CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION IN  
VALUE**

This Consent to Schedule for Development and Conditions/Stipulations and Waiver of Claims for Diminution in Value ("Consent and Waiver") is made in favor of Pinal County (the "County") by IFIDA AZ LAND PARTNERS LLC ("Owner").

Owner warrants and represents that Owner is the fee title owner of the property described herein, and that no other entity or person has an ownership interest in the property. Prior to Owner's transfer, sale or conveyance of all or any part of its right, title and interest in the Property at any time within thirty (30) days of the County's approval of Owner's application described herein, Owner shall notify the County of said transfer, sale or conveyance and shall require the new Owner to execute and agree to this Consent and Waiver as part of any transfer, sale or conveyance of the property described herein.

Owner acknowledges that A.R.S. § 12-1134 of the Arizona Private Property Rights Protection Act provides in some cases that a county is required to pay just compensation to a landowner if the County approves a land use law that reduces the fair market value of the owner's property. Owner further acknowledges that A.R.S. § 12-1134 authorizes a private property owner to waive any claim for diminution in value of property in connection with any action proposed by a county or any action requested by the property owner.

Owner has submitted an application to Pinal County ("County") requesting the County approve a Rezoning (PZ-052-23) for development of the following described property ("Property"):

["Legal description is attached hereto as Exhibit "A.""]

By signing below, Owner agrees and consents to the Schedule for Development and all the conditions/stipulations imposed by Pinal County in conjunction with the approval of the Rezoning, Case No. PZ-052-23, which are attached hereto as

["Stipulations are attached hereto as Exhibit "B.""]

By signing below, Owner acknowledges that the approval of the Rezoning, Case No. PZ-052-23, might affect existing rights to use, divide, sell or possess the Property. By signing below, Owner hereby waives any and all rights to claim compensation for diminution in value pursuant to A.R.S. §12-1134 that may now or in the future exist as a result of the approval of the Rezoning, Case No. PZ-052-23, and the Schedule for Development and conditions/stipulations imposed in conjunction with the approval. Owner waives any and all rights to claim compensation for diminution in value for any action taken by the County to rescind approval of the Rezoning in Case No. PZ-052-23 because of non-compliance with the Schedule for Development and/or any of the approved conditions/stipulations.

This Consent and Waiver shall run with the land and shall be binding upon all present and subsequent property owners.

Owner consents to the recordation of this Consent and Waiver after approval of the above-referenced case by the County. If Owner withdraws its application prior to final action of the County or the County denies the application, Owner is released from this Consent and Waiver.

OWNER: IFIDA AZ Land Partners, LLC OWNER: \_\_\_\_\_  
[Print Entity Name] [Print Entity Name]

[Signature] \_\_\_\_\_  
Signature Signature

Its: Manager Its: \_\_\_\_\_  
[Title, if applicable] [Title, if applicable]

Dated: May 17, 2024 Dated: \_\_\_\_\_



INDIVIDUAL ACKNOWLEDGMENT

*[To be filled out if NOT a corporation, partnership, or trust]*

STATE OF \_\_\_\_\_ )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_, by \_\_\_\_\_.  
*[Insert Name of Signor(s)]*

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_

CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT

*[To be filled out if a corporation, partnership, or trust]*

STATE OF COLORADO )  
 ) ss.  
COUNTY OF EL PASO )

The foregoing instrument was acknowledged before me, this 17 day of May,  
2024, by Daniel Carless, Sr. as Manager,  
*[Insert Name of Officer]* *[Insert Title]*  
of IFIDA AZ Land Partners, LLC, an Arizona corporation,  
*[Insert Name of Company]* *[Insert State of Incorporation]*  
who being authorized to do so, executed the foregoing instrument on behalf of said entity for the  
purposes stated therein.

\_\_\_\_\_  
Notary Public

My commission expires: April 11, 2027



ALTERNATE ACKNOWLEDGMENT: *Use only when a second company is signing on behalf of owner:*

STATE OF \_\_\_\_\_ )  
 ) ss.

COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me, this \_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_, by \_\_\_\_\_ as

\_\_\_\_\_ *[Insert Signor's Name]* \_\_\_\_\_ *[Insert Title]*  
of \_\_\_\_\_, an \_\_\_\_\_ corporation,  
\_\_\_\_\_ *[Insert Name of Second Company]* \_\_\_\_\_ *[Insert State of Incorporation]*  
as \_\_\_\_\_ for \_\_\_\_\_  
\_\_\_\_\_ *[i.e. member, manager, etc.]* \_\_\_\_\_ *[Owner's Name]*

who being authorized to do so, executed the foregoing instrument on behalf of said entities for the purposes stated therein.

\_\_\_\_\_  
Notary Public

My commission expires: \_\_\_\_\_



**AFFIDAVIT OF PUBLICATION**

State of Florida, County of Orange, ss:

Tatiana Dorval, 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 issues. The publications thereof having been on the following dates:

**PUBLICATION DATES:**

May. 16, 2024

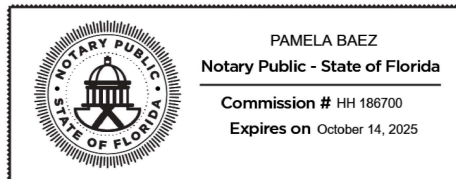
**NOTICE ID:** xAtWs01vXcMgKNTg8HRu

**NOTICE NAME:** IFIDA Rezone BOS Legal Notice

(Signed) Tatiana Dorval

**VERIFICATION**

State of Florida  
County of Orange



Subscribed in my presence and sworn to before me on this: 05/17/2024



Notary Public  
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING  
BY THE PINAL COUNTY BOARD  
OF SUPERVISORS AT 9:30  
AM ON THE 5th DAY OF JUNE  
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 REZONE IN  
AN UNINCORPORATED AREA  
OF PINAL COUNTY, ARIZONA.  
PZ-052-23 – PUBLIC HEARING/  
ACTION: Dan Carless, Sr. –  
Coronado Development LLC,  
Agent/Applicant, IFIDA AZ  
Land Partners LLC, landowner,  
requesting approval to Rezone 22±  
acres from GR (General Rural) to  
I-3 (Industrial Zoning District),  
situated in a portion of Section  
10, Township 06S, Range 05E,  
of the Gila and Salt River Base  
and Meridian, tax parcel 503-31-  
003B (legal on file), located east  
of North Blanco Road and south  
of West Cowtown Road and West  
Maricopa-Casa Grande Highway  
in Pinal County.  
ALL PERSONS INTERESTED  
IN THIS MATTER MAY APPEAR  
AND SPEAK AT THE PUBLIC  
HEARING AT THE DATE, TIME,  
AND PLACE DESIGNATED  
ABOVE.  
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>  
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.  
PROTESTS TO THE REZONING  
AND/OR PAD OVERLAY ZONE  
BY 20% OF THE PROPERTY  
OWNERS BY AREA AND  
NUMBER WITHIN 300 FEET OF  
THE PROPERTY PROPOSED  
FOR REZONING WILL REQUIRE  
AN AFFIRMATIVE VOTE OF  
THREE-FOURTHS OF ALL  
MEMBERS OF THE BOARD OF  
SUPERVISORS FOR APPROVAL.  
DATED ON THIS 7th DAY OF MAY,  
2024 by Pinal County Development  
Services 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.

WRITTEN STATEMENTS MUST  
BE FILED WITH:  
PINAL COUNTY COMMUNITY  
DEVELOPMENT DEPARTMENT  
PO BOX 749  
FLORENCE, AZ 85132  
Contact for this matter: Patrick  
Roberts  
E-mail Address: Patrick.Roberts@  
pinal.gov  
Phone # (520) 866-6409  
No. of publications: 1; date of  
publication: May 16, 2024

**AFFIDAVIT OF PUBLICATION**

State of Florida, County of Orange, ss:

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

**PUBLICATION DATES:**

May. 16, 2024

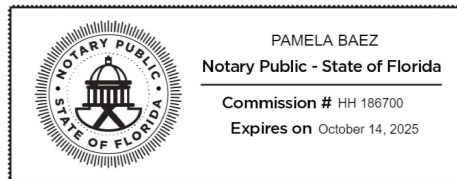
**NOTICE ID:** g7UJkzEUeGQzJFQcMfBn

**NOTICE NAME:** IFIDA Rezone BOS Legal Notice

(Signed) Tatiana Dorval

**VERIFICATION**

State of Florida  
County of Orange



Subscribed in my presence and sworn to before me on this: 05/17/2024

[Signature]

Notary Public  
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING  
BY THE PINAL COUNTY BOARD  
OF SUPERVISORS AT 9:30  
AM ON THE 5th DAY OF JUNE  
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 REZONE IN  
AN UNINCORPORATED AREA  
OF PINAL COUNTY, ARIZONA.  
PZ-052-23 – PUBLIC HEARING/  
ACTION: Dan Carless, Sr. –  
Coronado Development LLC,  
Agent/Applicant, IFIDA AZ  
Land Partners LLC, landowner,  
requesting approval to Rezone 22+  
acres from GR (General Rural) to  
I-3 (Industrial Zoning District),  
situated in a portion of Section  
10, Township 06S, Range 05E,  
of the Gila and Salt River Base  
and Meridian, tax parcel 503-31-  
003B (legal on file), located east  
of North Blanco Road and south  
of West Cowtown Road and West  
Maricopa-Casa Grande Highway  
in Pinal County.  
ALL PERSONS INTERESTED  
IN THIS MATTER MAY APPEAR  
AND SPEAK AT THE PUBLIC  
HEARING AT THE DATE, TIME,  
AND PLACE DESIGNATED  
ABOVE.  
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>  
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.  
PROTESTS TO THE REZONING  
AND/OR PAD OVERLAY ZONE  
BY 20% OF THE PROPERTY  
OWNERS BY AREA AND  
NUMBER WITHIN 300 FEET OF  
THE PROPERTY PROPOSED  
FOR REZONING WILL REQUIRE  
AN AFFIRMATIVE VOTE OF  
THREE-FOURTHS OF ALL  
MEMBERS OF THE BOARD OF  
SUPERVISORS FOR APPROVAL.  
DATED ON THIS 7th DAY OF MAY,  
2024 by Pinal County Development  
Services 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.

WRITTEN STATEMENTS MUST  
BE FILED WITH:  
PINAL COUNTY COMMUNITY  
DEVELOPMENT DEPARTMENT  
PO BOX 749  
FLORENCE, AZ 85132  
Contact for this matter: Patrick  
Roberts  
E-mail Address: Patrick.Roberts@  
pinal.gov  
Phone # (520) 866-6409  
Published 5/16/24

## SUB1\_Application





**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

APPLICATION FOR CHANGE OF ZONING REGULATIONS IN AN UNINCORPORATED AREA OF  
PINAL COUNTY, ARIZONA

(All Applications Must Be Typed or Written in Ink)

**Formal Zoning Change & Property Information:**

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

1. Pinal County Staff Coordinator: Glenn Bak
2. Date of Pre-application Review: 3-14/2023 Pre-Application Review No.: Z-PA-016 23
3. Current Zoning (Please provide Acreage Breakdown): GR all ~21 acres
4. Requested Zoning (Please provide Acreage Breakdown): I-3 Industrial
5. Parcel Number(s): 50331003B1
6. Parcel Size(s): ~21 Acres
7. The existing use of the property is as follows: Vacant unimproved land
8. The exact use proposed under this request: Industrial uses: primarily small contractors yards
9. What is the Comprehensive Plan Designation for the subject property: Employment
10. Is the property located within three (3) miles of an incorporated community? ☒ YES ☐ NO
11. Is an annexation into a municipality currently in progress? ☐ YES ☒ NO
12. Is there a zoning violation on the property for which the owner has been cited? ☐ YES ☒ NO  
If yes, zoning violation # \_\_\_\_\_
13. 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. Numerous industrial developments have been announced and are in the planning process: Kohler is under construction The City of Casa Grande who supports this request, has designated this area as an Industrial Corridor.
14. Explain why the proposed development is needed and necessary at this time. There is a lack of industrially zoned land for small and medium sized contractors. Proposed pricing will also be significantly lower than other larger scale projects which are owned or developed by larger institutional types for larger users.

INV#: \_\_\_\_\_ AMT: \_\_\_\_\_ DATE: \_\_\_\_\_ CASE: \_\_\_\_\_ Xref: \_\_\_\_\_

COMMUNITY DEVELOPMENT  
Planning Division

## SUPPORTING INFORMATION

1. Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public: No sanitary sewer is at or close by the Property. Sanitary sewage will be provided by individual septic systems. Water will be provided by individual wells or Arizona Water Co. Electric service will be provided by either APS or ED2. No public paid improvements are anticipated.
2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: See enclosed traffic study
3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: Ample land is available for parking and will comply with all codes and zoning ordinances per use type.
4. 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?  
The area is rural in nature. The Maricopa-CG Hwy and the railroad form the longest side of this triangular parcel and the N Branch of the Santa Cruz Wash is one of the other sides; all serve to buffer
5. What type of landscaping are you proposing to screen this use from your neighbors?  
As explained in #4 above, the shape and location of the Property lend itself well to screening. Appropriate landscaping will be incorporated into the development.
6. What type of signage are you proposing for the activity? Where will the signs be located?  
Marquis signage at entrance. All signage will comply with all codes and finished in a quality manner.
7. 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: Actual users have not been identified yet; all users will specify their use and processes on applicaitns for permits at the time of use.
8. Explain how the appearance and operation of the proposed land use will maintain the integrity and character of the zone in which the use is requested: The area is rural, adjoins a RR and highway with a wash on another boundary. This is an ideal location for industrial uses. All developments/improvements will be high quality and fit nicely into the neighborhood character.
9. Have you discussed possible conditions that may be placed on the approval with the Planning Department?  
☒ YES ☐ NO
10. Do you understand that if a condition is violated, that there is a public process by which your zoning may be reverted? ☒ YES ☐ NO



**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 600 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.: 503-580-500,530,520,510,  
Name: Sonoran Land Fund LLC  
Address: 11811 N Tatum Blvd., Suite 1051  
City/ST/Zip: Phoenix, AZ 85028

Parcel No.: 503-310-020,003B,100,120  
Name: Union Pacific Railroad  
Address: 1400 Douglas St., Stop 1640  
City/ST/Zip: Omaha, NE 68179

Parcel No.: 503-310-04A,04B  
Name: Cactus 110 LLC  
Address: 255 W Moana Ln, Suite 112  
City/ST/Zip: Reno, NV 89509

Parcel No.: 503-260-13A  
Name: 51 Buckeye Ltd. Pship  
Address: 5816 N. Casa Blanca Dr.  
City/ST/Zip: Paradise Valley, AZ 85253

Parcel No.: 503-310-06B  
Name: Auza Ranches LLC  
Address: PO Box 10008  
City/ST/Zip: Casa Grande, AZ 85130

Parcel No.: 503-31-002,006A  
Name: Casa Grande Development LLC  
Address: PO Box 653  
City/ST/Zip: Mt. Pleasant, MI 48804

Parcel No.: 503-260-13B  
Name: Arnold Colter Huso  
Address: 12523 E Via De Palmas  
City/ST/Zip: Chandler, AZ 85249

Parcel No.: 503-31-003C,D,E,F,G  
Name: 314 Acre Plus LLC  
Address: PO Box 653  
City/ST/Zip: Mt. Pleasant, MI 48804

Parcel No.: 503-260-300  
Name: Union Pacific Railroad  
Address: 1400 Douglas St., Stop 1640  
City/ST/Zip: Omaha, NE 68179

Parcel No.: \_\_\_\_\_  
Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
City/ST/Zip: \_\_\_\_\_

I hereby verify that the name list above was obtained on the 12<sup>th</sup> day of Sept, 2023, at the office of Pinal County Assessor and is accurate and complete to the best of my knowledge.  
(Source of Information)

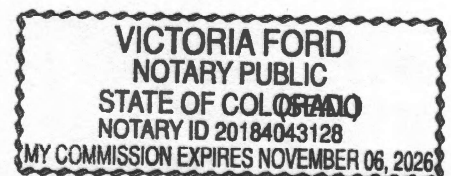
On this 8<sup>th</sup> day of September, 2023, before me personally appeared Daniel Glenn Carless SD  
(Name of signor)

Signature [Signature] Date 9.8.2023

State of Colorado )ss.

County of El Paso

My Commission Expires Nov. 6<sup>th</sup> 2026



Signature of Notary Public

[Signature]



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. All notices will be sent to the applicant unless otherwise directed in writing

<b>IFIDA AZ Land Partners, LLC</b>	<b>1083 Prickly Pear Pl., Colorado Springs, CO 80921</b>
Name of Applicant	Address

	<b>Dan@CoronadoDevelopment.com</b>	<b>719.505.4605</b>
Signature of Applicant	E-Mail Address	Phone Number

<b>Tiffany Thomas</b>	<b>3530 S. Val Vista, Gilbert, AZ 85297</b>
Name of Agent/Representative	Address

	<b>Tiffanysellsaz@gmail.com</b>	<b>480.233.7411</b>
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.

Name of Landowner	Address
-------------------	---------

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.

**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

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

Hereinafter referred to as "Owner," is/are the owner(s) of ~21 acres located at  
~Bianco Rd on the west and Maricopa Casa Grande Hwy on the east: S of Rodeo Rd Alignment, and further identified

**[Insert Address of Property]**

As assessor parcel number 503-310-03B 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 Tiffany Thomas

**[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]**

**[Signature]**

**[Address]**

**[Address]**

Dated: \_\_\_\_\_

Dated: \_\_\_\_\_

STATE OF \_\_\_\_\_ )

) ss.

(SEAL)

COUNTY OF \_\_\_\_\_ )

The foregoing instrument was acknowledged before me, this \_\_\_\_\_ day \_\_\_\_\_, 20\_\_\_\_  
by \_\_\_\_\_

My Commission Expires \_\_\_\_\_

Signature of Notary Public \_\_\_\_\_

\_\_\_\_\_  
Printed Name of Notary

\_\_\_\_\_  
Signature of Notary