

September 5, 2023

Casa Grande Development

PO Box 653

Mt. Pleasant, MI 48804

RE: Property Owners Meeting

Dear Property Owner,

We own an approximate 21 acre site of vacant land in the Casa Grande-Maricopa County, AZ area that is located within 1,200' of land which the Assessor's Office Website shows that you own. See the Written Narrative enclosed for more information including the exact location of our property.

We will be filing an application with Pinal County to rezone our land which is currently zoned GR to I-3. Our rezoning request falls within the County's Employment Designation which makes it supportable within the context of the Comprehensive Plan. Since the city of Casa Grande has lands in the immediate area that are incorporated into the City of Casa Grande, we have obtained a letter from the City indicating their support of our rezoning.

As required by Pinal County, we will be holding a neighborhood meeting for the property owners who own land in our immediate area, to present information about our rezoning request and answer your questions. The meeting will be held at Radisson Hotel located at 777 N. Pinal Ave., Casa Grande, AZ 85122 in the Canyon Room, at 5:00 p.m. on September 14, 2023.

You may communicate any question, comments or concerns you may have regarding this proposed rezoning to me at the email address provided below. Additionally, should you not be able to attend the meeting on September 14th in person and would like to join the meeting by Zoom, please contact me for the Zoom Meeting Link. We endeavor to be a good neighbor and look forward to receiving your input.

There will be other meetings for you to attend, should you so desire, including public hearings with the Planning & Zoning Commission and the County Board of Supervisors.

If you have any questions prior to the above-mentioned meeting, please feel free to contact me at the contact information below. Thank you.

Sincerely,

IFIDA AZ Land Partners, LLC



Dan Carless, Sr., Manager

Email: Dan@CoronadoDevelopment.com

September 5, 2023

51 Buckeye Limited Partnership

5816 N Casa Blanca Dr.

Paradise Valley, AZ 85253

RE: Property Owners Meeting

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IFIDA AZ Land Partners, LLC



Dan Carless, Sr., Manager

Email: Dan@CoronadoDevelopment.com

September 5, 2023

Union Pacific Railroad

1400 Douglas Street, Stop 1640

Omaha, NE 68179

RE: Property Owners Meeting

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Dan Carless, Sr., Manager

Email: Dan@CoronadoDevelopment.com

September 5, 2023

Arnold Colter Huso
12523 E Via De Palmas
Chandler, AZ 85249

RE: Property Owners Meeting

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Dan Carless, Sr., Manager

Email: Dan@CoronadoDevelopment.com

September 5, 2023

Cactus 110 LLC

255 W. Moana Ln, Suite 112

Reno, NV 89509

RE: Property Owners Meeting

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Sincerely,

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Dan Carless, Sr., Manager

Email: Dan@CoronadoDevelopment.com

September 5, 2023

Azua Ranches LLC
PO Box 10008
Casa Grande, AZ 85130

RE: Property Owners Meeting

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Sincerely,

IFIDA AZ Land Partners, LLC



Dan Carless, Sr., Manager

Email: Dan@CoronadoDevelopment.com

September 5, 2023

Patrick Corcoran
3014 Rolison Rd
Redwood City, CA 94063

RE: Property Owners Meeting

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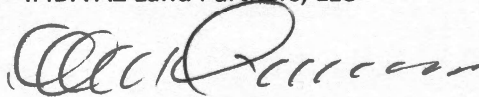
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IFIDA AZ Land Partners, LLC



Dan Carless, Sr., Manager

Email: Dan@CoronadoDevelopment.com

September 5, 2023

Sherry E Camozzi

663 Country Club Rd.

Middleton, CT 06457

RE: Property Owners Meeting

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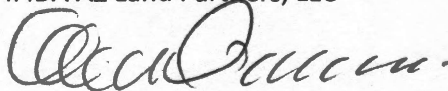
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Sincerely,

IFIDA AZ Land Partners, LLC



Dan Carless, Sr., Manager

Email: Dan@CoronadoDevelopment.com

September 5, 2023

Sonoran Land Fund LLC

11811 N. Tatum Blvd., Suite 1051

Phoenix, AZ 85028

RE: Property Owners Meeting

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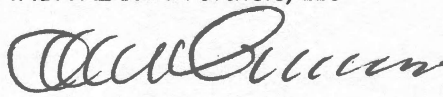
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Sincerely,

IFIDA AZ Land Partners, LLC



Dan Carless, Sr., Manager

Email: Dan@CoronadoDevelopment.com

**BANQUET EVENT ORDER**

777 N Pinal Avenue
Casa Grande AZ. 85122
Phone: (520)-426-3500

Event Date: September 14, 2023 **Thursday** **BEO#:** Definite
Organization: Meeting
Post As: Meeting
Contact: Tiffany Thomas **Bus. Home:** (480) 233-7411 **Email:** tiffanysellsaz@gmail.com
Billing Address: _____
Sales: Karina **Date Typed:** 09-06-2023 **Expected:** 5 people **GRTD:** _____

SET-UP REQUIREMENTS

Time: 5:30 - 7:30 **Set-up:** Conference
Location: Canyon

SET UP

Conference – 5 people

AUDIO VISUAL/ADDITIONAL REQUIREMENTS:

N/A

Method of Payment: CC

Summary of Charges

Banquet Service Charge: _____

Room Rental, Catering, A/V, and Service Charge: 9.0%

Taxes: \$ _____

Set Up Fee: \$ _____

Room rental is \$100.00+ In addition, a _____

Food & Beverage minimum (excluding service charge) has been set. If the minimum is not met, the balance will be assessed as Room Rental.

Other: \$100.00 Nonrefundable deposit is required to book event.

MENU**BAR ARRANGEMENTS:**

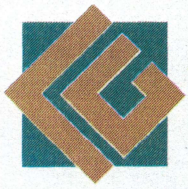
Location: _____ **Time:** _____

We require the minimum number guarantee by _____ If you do not provide us with a guarantee, we will use the expected number. Termination of the food and beverage portion of the agreement will result in the following cancellation fees: More than two months but less than three months prior to the scheduled event, thirty three percent (33%) of the minimum food and beverage revenue; One to two months prior, sixty-six percent (66%) of the minimum food and beverage revenue. Seventy-two (72) hours to one month prior, one hundred percent (100%) minimum food and beverage and room rental revenue. Said liquidated damages will be due and payable upon demand by the hotel. If room set up is changed, a \$100.00 fee will be assessed.

The Hotel will not be responsible for equipment left inside the banquet room. Equipment left 24 hours after event will result in a \$100.00+ service fee per day, post event.


CLIENT SIGNATURE:

Radisson Sales Signature



City of Casa Grande, Planning & Development Dept., 510 E. Florence Blvd, Casa Grande, AZ 85122

April 19, 2023

To whom it may concern,

In looking at a request for parcel number 503-31-003B, the City of Casa Grande would look to the 2030 City of Casa Grande General Plan to determine what an appropriate zoning would be. The General Plan has that parcel in its Manufacturing/Industry category. With this being the case, the City would be supportive of zoning within a Manufacturing and Industry zoning category.

Sincerely,

Joe Horn

Joe Horn
Planner
City of Casa Grande

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

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

 Dan@CoronadoDevelopment.com 719.505.4605
Signature of Applicant E-Mail Address Phone Number

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

Tiffany C Thomas Tiffanysellsaz@gmail.com 480.233.7411
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.

IFIDA AZ Land Partners, LLC 1083 Prickly Pear Pl.
Name of Landowner Address Colorado Springs, CO 80921

 Dan@CoronadoDevelopment.com 719.505.4605
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.