



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: _____

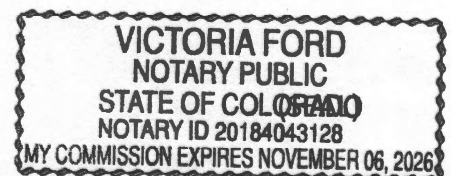
I hereby verify that the name list above was obtained on the 12th day of Sept, 2023, at the office of Pinal County Assessor and is accurate and complete to the best of my knowledge.
 (Source of Information)

On this 8th 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. 6th 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

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

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

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

<u>Tiffany C Thomas</u>	<u>Tiffanysellsaz@gmail.com</u>	<u>480.233.7411</u>
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.

<u> </u>	<u> </u>
Name of Landowner	Address

<u> </u>	<u> </u>	<u> </u>
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

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

IFIDA AZ Land Partners, LLC

[Insert Company's or Trust's Name]

By:

[Signature]

[Signature of Authorized Officer, or Trustee]

Its: Manager

[Insert Title]

Dated: 9.8.2023

STATE OF Colorado)

) ss.

COUNTY OF El Paso)

The foregoing instrument was acknowledged before me, this 8th day of September, 2023 by
Dan Carless, Sr. _____, _____ Manager

[Insert Signor's Name]

[Insert Title]

IFIDA AZ Land Partners, LLC

_____ Arizona

an,

[Name of Company or Trust]

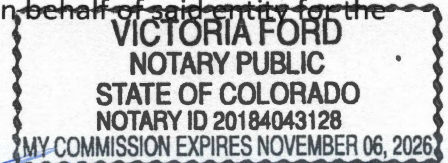
[Insert State of Incorporation, if applicable]

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

My Commission Expires: Nov. 6th 2026

Victoria Ford

Printed Name of Notary



Signature of Notary

ALTERNATE: Use the following acknowledgment only when a second company is signing

On behalf of the owner:

STATE OF _____)

) ss.

(Seal)

COUNTY OF _____)

The foregoing instrument was acknowledged before me, this _____ day of _____, 20____ by _____, who acknowledges himself/herself to be

[Insert Signor's Name]

_____, of _____

[Title of Office Held]

[Second Company]

As _____ for _____, and who being

[i.e. member, manager, etc.]

[Owner's Name]

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

My Commission Expires _____

Printed Name of Notary

Signature of Notary

SUB1_Narrative

Written Narrative

~21 Acre Site Rezoning Request

Applicant: IFIDA AZ LAND PARTNERS LLC

C/O Dan Carless, Sr., Manager

Dan@CoronadoDevelopment.com

The site is located to the SW of and along the Maricopa-Casa Grande Hwy. and the Union Pacific Railroad, south of the Rodeo Rd. alignment, north of Kortsen Rd., and along the Bianco Rd. alignment (see enclosed Site Plan for more detail). Access would be via N. Bianco Rd. (located to the south of the site) through the manufacturing/industrial area and across the north branch of the Santa Cruz Wash via an at-grade constructed crossing. No access is proposed from the Maricopa—Casa Grande Hwy.

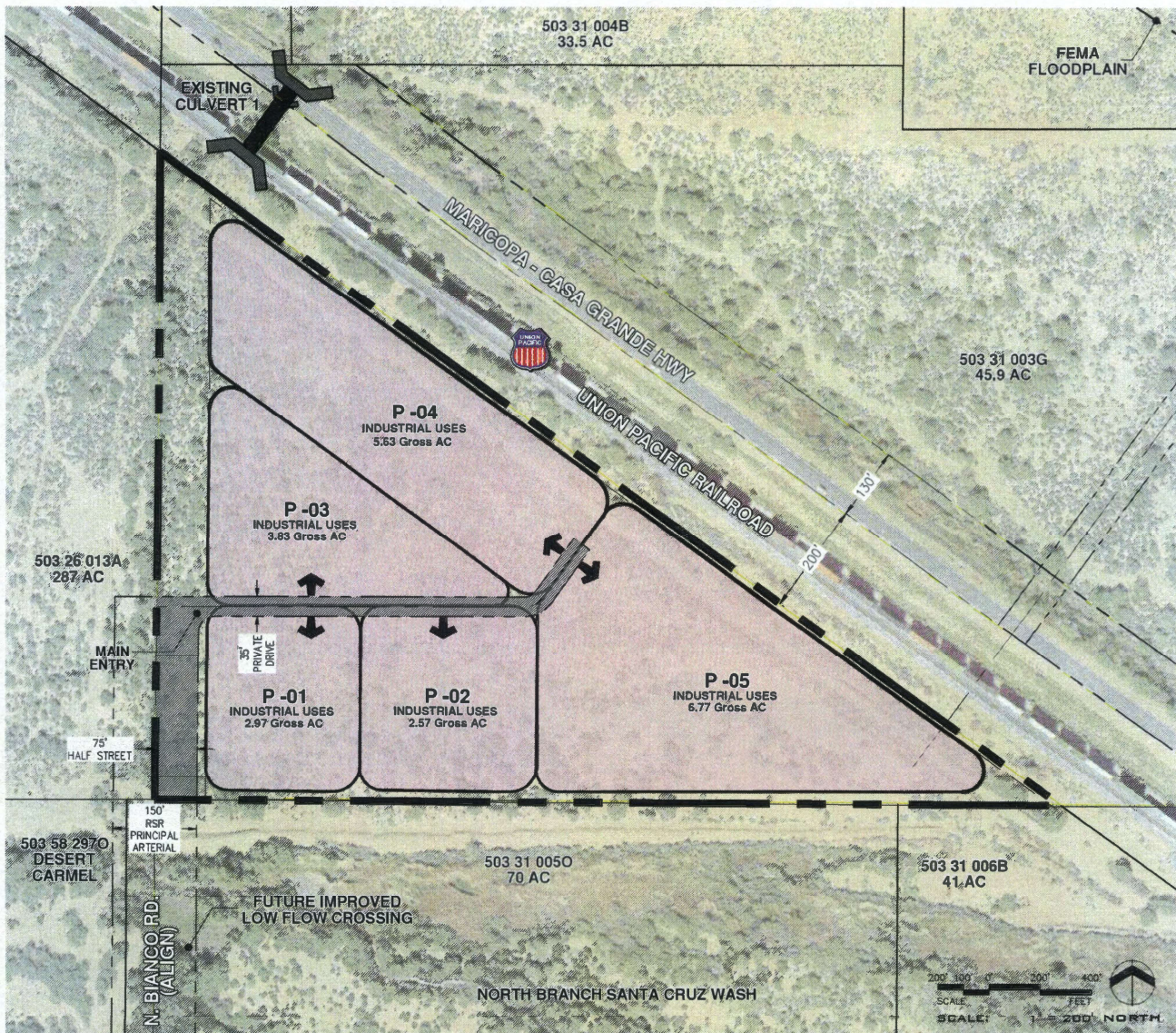
The purpose of our request is to have the appropriate zoning for uses that are responsive to unmet demand in the area and which are consistent with the area's development and planning, both in the County and the City of Casa Grande.

The nature of the project is to develop rural vacant land into I-3 allowable uses, such as small contractor yards. From conversations with both the County and the City, we believe that Industrial uses are desired for this area and consistent with the Adopted Comprehensive Plans.

We have engaged a traffic study; electric would be brought to the site; water would be by well, and sanitation sewage by septic systems. No improvements by public cost are anticipated.

There is ample area to provide parking and future proposed development and will comply with zoning ordinances and parking standards per use type. The area is rural in nature so no excessive noise or other disturbances are anticipated. We will follow code guidelines for fencing and utilize the already existing natural landscape to screen appropriately, when and where needed, from any neighbors. We anticipate only needing signs that are typical for small contractor monument signs at the entrance and to each parcel. Presently, there are no known land uses of manufacturing or production processes; if any fabrication would take place, it would be done in a warehouse style building or garage.

The area is rural AG and vacant desert currently. We plan for the site to be a professional and quality development to maintain the integrity and character of the requested zone and land use through its appearance and operation. We do understand that there may be possible conditions that may be placed on the approval with the Planning Department, and we understand that if a condition is violated, that there is a public process by which the zoning may be reverted.



PROJECT DATA

PROJECT	INDUSTRIAL PARK
JURISDICTION	PINAL COUNTY (CASA GRANDE PLANNING AREA)
LOCATION	SEC OF W. MARICOPA - CASA GRANDE HWY. & N. BIANCO RD. CASA GRANDE, AZ
APN	503 31 003B
GROSS SITE AREA	21.77Ac. (948,372.4 SQ. FT.)
PINAL COUNTY COMPREHENSIVE PLAN	EMPLOYMENT
PINAL COUNTY GROWTH AREA	WEST PINAL GROWTH AREA
CASA GRANDE 2030 GENERAL PLAN DESIGNATION	MANUFACTURING / INDUSTRY
ZONING	
EXISTING	GR (GENERAL RURAL)
PROPOSED	I-3 (INDUSTRIAL)
SETBACKS	
FRONT	15' (EXCEPT AS PROVIDED IN PCDSC 2.105.030)
SIDE	NONE
REAR	10' (EXCEPT AS PROVIDED IN PCDSC 2.105.030)
RES. ADJ.	10' (SEE PCDSC 2.105.030)
MAX. BLDG. HEIGHT	35'
REGIONALLY SIGNIFICANT ROUTES	RSR PRINCIPAL ARTERIALS N. BIANCO RD. MARICOPA - CASA GRANDE HWY.

UTILITY TABLE

UTILITY	PROVIDER
WATER	AZ WATER
SEWER	SEPTIC
ELECTRIC	TBD

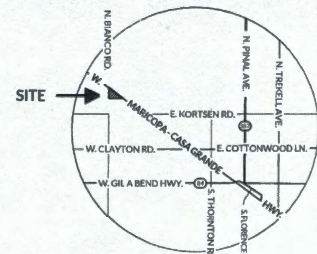
LEGEND

■■■■■ PROPERTY BOUNDARY

NOTES:

- STRUCTURES: VACANT LAND WITH NO EXISTING OR PROPOSED STRUCTURES.
- ACCESS: PROPOSED ACCESS (MAIN ENTRY) WILL BE PROVIDED FROM N. BIANCO RD. THROUGH THE CASA GRANDE MANUFACTURING / INDUSTRIAL AREA. NO ACCESS IS PROPOSED FROM THE MARICOPA - CASA GRANDE HWY.
- LANDSCAPING: EXISTING VEGETATION TO REMAIN TO EXTENT POSSIBLE. FUTURE PROPOSED SITE DEVELOPMENTS WILL ADHERE TO LANDSCAPING REQUIREMENTS.
- WALLS, FENCES, & SIGNS: TYPE, HEIGHT, AND MATERIALS FOR FUTURE PROPOSED WALLS, FENCES, AND SIGNS WILL COMPLY WITH ALL CODES, APPROPRIATE PROCESSES, AND BE COMPLETED IN A QUALITY AND PROFESSIONAL MANNER.
- PARKING: FUTURE PROPOSED PARKING WILL COMPLY ZONING ORDINANCE PARKING STANDARDS PER USE TYPE.
- SETBACKS: SETBACKS WILL COMPLY WITH APPROVED CI-2 ZONING ORDINANCE.

VICINITY MAP



LEGAL DESCRIPTION

THAT PART OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 6 SOUTH, RANGE 5 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA, WHICH LIES SOUTHWESTERLY OF THE SOUTHERN PACIFIC RAILROAD.

APPLICANT

IFIDA AZ LAND PARTNERS LLC
DAN CARLESS
(719) 505 - 4805
DANC@CORONADOREALTYADVISORS.COM



**W. MARICOPA - CASA GRANDE HWY.
& N. BIANCO RD. INDUSTRIAL PARK**
CASA GRANDE, ARIZONA
CONCEPTUAL SITE PLAN

2064 (11x17) AUGUST 2, 2023
HILGARTWILSON
ENGINEER | PLAN | SURVEY | MANAGE
The plan is conceptual and subject to change through the planning and development process.

SUB1_TIA