Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: FEBRUARY 5, 2025

TO: PINAL COUNTY BOARD OF SUPERVISORS

CASE NO.: **PZ-022-24 NIRVANA CENTER REZONE**

CASE COORDINATOR: SANGEETA DEOKAR, SENIOR PLANNER

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***Executive Summary:***
Larry Lazarus, Lazarus & Silvyn, P.C., applicant, on behalf of Rand Del Cotto, Papago Properties LLC, landowner, is requesting approval of a rezoning from General Business Zone (CB-2) to General Commercial Zoning District (C-3) to allow for a marijuana dispensary on 3.3± acres of land, generally located east of N. White Road and south along W Papago Road in unincorporated area of Pinal County in the vicinity of the City of Maricopa.

**If This Request is Approved:**
The applicant will proceed to submission of a site plan for staff review and approval if they request additions to the building structure and/or site improvements.

**Items for Boards consideration:**
- Proposal is for a Rezone from General Business Zone (CB-2) to General Commercial Zoning District (C-3) to allow for a marijuana dispensary on 3.3± acre.
- The proposal has a companion application for a Special Use Permit to operate 'Nirvana Center', a marijuana dispensary.
- The property is developed and has legal access.
- No letters of concern have been received for the Rezone proposal.

**Commission Recommendation:**
At the Dec 19th Planning and Zoning meeting, the Commission recommended conditional approval on an 8 to 0 vote, for a rezone to the Board of Supervisors. Stipulations for approval with 13 stipulations are provided below:

**PZ-022-24 Stipulations:**

1. Approval of this zone change (**PZ-022-24**) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;

2. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Division;

3. The applicant is responsible for complying with all requirements/licenses for Medical Marijuana dispensary as required by DHS regulations prior to the commencement of business operations;

4. All proposed outdoor lighting must conform to the Lighting Zone 3 requirements of the Pinal County

Development Services Code;

5. Dust registration is required if 0.1 acres or more land is disturbed;

6. All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District;

7. 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;

8. A Traffic Impact Analysis (TIA) or Traffic Impact Statement (TIS) 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;

9. 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;

10. All right-of-way dedication shall be free and unencumbered;

11. 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;

12. Drainage/irrigation canals/ditches in project-dedicated Right of Way, will be required to be under grounded prior to dedication; and

13. If offsite improvements are required to be completed by the project per the Traffic or Drainage report, an offsite plan for the improvement is required with the first submittal of the site plans.

Date Prepared: 1/21/25 SD

PINAL COUNTY PLANNING AND ZONING COMMISSION
(PO NUMBER 252269)

Regular Meeting
9:00 a.m.
Thursday, December 19, 2024

Pinal County Administrative Complex
Emergency Operations Center
85 North Florence Street, Florence, Arizona

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**NEW CASES:**

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TRANSCRIPTION PROVIDED BY

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Phoenix, Arizona 85006
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ORIGINAL PREPARED FOR:
PINAL COUNTY, ARIZONA

MENNENGA: Oh, right.

KLOB: It's the gift that keeps on giving.

MENNENGA: Yeah. Obviously. No doubt.

BILLINGSLEY: The zoning code is the gift that keeps on giving.

MENNENGA: Well, I saw last month or so of somebody had a really nice black shirt with Pinal County, I thought boy, that would be a nice Christmas. All right, so let's get started. All right, first case, PZ-022-24. Sangeeta. Commissioner Del Cotto.

DEL COTTO: Chair, if I could, I'd like to recuse myself and step down off of the Commission.

MENNENGA: Please do. All right, thank you. Okay.

DEOKAR: Thank you Chairman, Vice Chair and Commission Members. Sangeeta Deokar, Senior Planner, Planning Division, presenting the two cases. It's a rezone and a special use permit. It's going hand in hand, the rezone and the special use permit, which is PZ-022-24 and SUP-009-24, the Nirvana Center medical marijuana dispensary. The proposal, as I said, it goes hand in hand. It's a rezone from General Business zone, that is CB-2 which is existing, to the C-3 Commercial zoning district. And along with that is the special use permit request to operate the marijuana dispensary. The size for this proposal is 3.3 acres. Location is south along West Papago Road, east of North White

Road in Maricopa in the unincorporated Pinal County. We have Michelle Green from Lazarus Silvyn, and who's representing the owner, Del Cotto, Papago Properties LLC. This is the County map showing the location. One can see that it is in the Maricopa area, and to the west side of the County shown with a red star. The vicinity map, showing again the location and the surrounding land uses. One can see that it's CR-3 on the north side. We have SR to the south, however, this property is part of CB-2 zoning. There are a couple of properties along that junction with the CB-2 zoning. And further zooming into this, the aerial map showing the already developed site which has the commercial center developed, and when I show you on the next slide, this is what I was referring to in terms of zoning, that it is part of the CB-2 zoning. South is SR, the Suburban Ranch zone, and to the north of Papago Road is the CR-3 zoning. This is the site plan of the Nirvana Center, which is requesting the rezone and the special use permit. One can see that this is an existing site, a developed site, with access from the Papago Road on the north, showing the main access. The existing commercial center, which is permitted in 1988. There are existing 64 parking spots, along with the ADA parking. Existing trash enclosure to the west side of this building, there's partial fencing on the property to the west and to the south, and the portion that has been marked with a yellow is the portion of suites, 4A and 4B, that

would be requesting housing for the new Nirvana dispensary. One can also see that to the east side of this property is the Dollar General, and to the west side is the convenience store which is already operational. Some photos to the north, that's the Papago Road and the access into the complex. To the south into the property, and one can see that the convenience store, the dollar store, is to the left of this image. And to the right is the convenience store. You can see the site posting. Looking east. And west. Some items for the Commission's consideration. The parcel was zoned CB-2, and the commercial building was permitted a long time back, in 1988. Marijuana dispensaries was interpreted as allowed use under the CB-2 zone with a special use permit. A Ponderosa Releaf dispensary was operational and was operating under the SUP-001-15 and SUP-011-16. Both of them expired within those two years when they were issued, and they moved to a new location and leaving this areas of 4A and 4B, the suites, empty and leaving people who were depending on the dispensary, you know, having no access, actually. The code update in 2012 allowed marijuana dispensaries only in C-3 zoning with the special use permit, and that left the current CB-2 zoning kind of incompatible with the use that is requested by the applicant. Therefore, the applicant is requesting C-3 zoning per code requirements, along with a special use permit to allow the new Nirvana Center in the same

location where the prior dispensary was. We have received no letters of opposition. And as stated in the staff reports, the PZ-022-24 has 15 stipulations, and the SUP-009 has 24 stipulation - sorry, 17 stipulations. There was a request by the applicant to eliminate or remove two stipulations since the site is already developed, which is, I can share with you. For the first case, which is the rezone - and I'm going to pull up those stipulations on the screen for your reference. Stipulation number 7, which is basically talking about the right-of-way dedications, and stipulation number 10, that is access road – two permanent access points to be removed. This has been discussed with the applicant and with Public Works relating to removal of this. The County Engineer has agreed since the site is developed. So that's the request from the applicant for this case, and I would move forward with stipulations for the SUP. And it is the same stipulations that is being requested to be removed. In this case, the stipulations would be number 9 and number 12. And those are the same ones as the rezone, which is the access points, that is two permanent access points, and the right-of-way dedication. I'm open for any questions. We also have a small presentation from the applicant and –

MENNENGA: Any questions? Commissioner Mooney.

MOONEY: Changing from CB-2 to C-3, the two stipulations that they wanted removed, how does that affect

changing? I understand it's an existing location, but now changing the zoning.

DEOKAR: Yes, this has been discussed with the County Engineer and the County Engineer agrees that those actually may not be valid in the sense, because of the operations of the commercial center already being there with the requirements for development, whether it is retention, access and all of that has been already taken care of.

MOONEY: Okay, thank you.

MENNENGA: Any other questions?

KLOB: Through the Chair.

MENNENGA: Commissioner Klob.

KLOB: Sangeeta, thank you for your presentation. Question that I have is, so this project was - the zoning change on this in what, was it 2012.

DEOKAR: 2012, yes.

KLOB: And we're getting ready to have another major comprehensive zoning change. My concern is, for this, you know, for the applicant and the user, as the zoning changes to our, you know, hopefully our new zoning here next year, is this - are they going have to come back again when the SUP comes up to rezone yet again to meet our new, or is everything going to fall in line directly with the new zoning, provided it's approved?

BILLINGSLEY: Absolutely fantastic question. The

beautiful thing –

KLOB: And it's a question that I think we're going to be asking a lot here in the next several months.

BILLINGSLEY: Sure. The beautiful thing about our zoning code update is it eliminates the old zoning categories and goes with the 2012 categories. So they're going to be good. It's consistent, C-3 is consistent from the 2012 update to the current update, they're good to go.

KLOB: I just wanted to make sure that they wouldn't have to go through this process yet again, they've already kind of – you know, they didn't do anything wrong, it's just we changed. So thank you.

MENNENGA: Okay, any other questions? Okay, the applicant, please.

LAZARUS: For the record, my name is Larry Lazarus. My office is in Phoenix, Arizona, 206 East Virginia in Phoenix. I'll try not to be too repetitious. I think we do have some slides that we were going to show as well, if you want to bring those up. Thank you. So obviously it's an application not only to rezone, but also the special use permit for this Ponderosa Leaf dispensary. Nirvana Centers is a multi-state cannabis company. They have nine dispensaries in Arizona, 14 in the State of Michigan, one in Maryland and one in New Mexico. They've been in business since 2011. With me today is Michelle Green, who is my senior land use planner,

who has been doing a lot of legwork on this particular case with the staff. Property is located, as you indicated, 49237 West Papago. The next slide, please.

??: (Inaudible).

LAZARUS: I am? Oh, look at this. You're asking me to multitask now? Okay. I'm not good at – my wife tells me I'm not good at that. The property is located on the south side of Papago Road between White and Salmonson Roads. The Dollar General store is to the east, Farmers Restaurant and Convenience store is to the west, and the residential property to the south, and farming to the north. Originally when we filed our application for the special use permit in November of 2023, we held a neighborhood meeting at the dispensary on February 24th. We had five attendees, all five supported the application. When we filed the formal application, we found out that there was an issue, as was noted, between the zoning that we had before and the zoning that we had now, and so it is not allowed any longer in CB-2 zoning, and we had to go to CB-3. So the County indicated that previously we had two zone - even though we had two zoning permits for the dispensary under our CB-2 zoning, that change of zoning created this situation. We went ahead and we reapplied for the zoning, rezoning and the permit. The next slide actually - I'm moving through a lot of this, so you know, I don't want to be repetitious if I can get this thing going. I told you I

couldn't multi-task. This slide shows the zoning surrounding the property. Light purple color is commercially-zoned property. The Dollar General store, as I said, is immediately to the east, to the west, and along Papago Road. The property in the blue is zoned Suburban Ranch, and then you've got agriculture and residential uses to the north of the property. This slide shows the actual site plan. We are not proposing to change anything to this site as it exists. As you can see, the commercial building here with the entrance from Papago Road and the parking along the front of the building. We are only changing the internal use of the building. There's 64 parking spaces, we only need six according to the ordinance. The dispensary is planned in the same location as previous, except there's a slight deviation, and then we're adding a couple more square foot in a reptile store that was within that particular internal configuration. We had no opposition. As I said, the neighborhood meeting on February 21st there were five attendees, all supported it. The second neighborhood meeting for the rezoning was held on September 11th after we had to rezone the property. Again, five people showed up, different five people, and all of them were supporting it. Many of them indicated that they were appreciative because they had lost the prior dispensary and it was many, many miles away from where they could access another one. We talked about the standard stipulations. We'd like to recommend, and

we're asking as has been stated, to remove stipulation number 7 because the requirement for dedication right-of-way should not be imposed on a site plan that already exists. And stipulation number 10, two access points. As you can see, the property's long and narrow, with one access point exists today and has existed for years. A stipulation we don't think would be appropriate, and I think staff agrees with us. With that - and by the way, the two stipulations on the special use permit are the same as the one on the zoning that we're asking, for the same reasons. I'd be happy to answer any questions that you have. I moved through this very quickly because staff did such a great job in presenting our case.

MENNENGA: Any questions? Okay. Thank you.

LAZARUS: Thank you very much.

MENNENGA: Coming back to the - or any questions for staff after that? So moving back to the Commission, looks pretty straightforward. So we do need to have a public hearing. So at this point, let's open up the public hearing for case PZ-022-24 and case SUP-009-24. Anyone want to speak to these two issues? Anyone at all? Okay, with that, we're going to close the public hearing on PZ-022-24 and case SUP-009-24, and come back to the Commission. What's your pleasure? Is there a motion?

MOONEY: If I may.

MENNENGA: Commissioner Mooney.

MOONEY: I move the Pinal County Planning and Zoning Commission forward a recommendation of conditional approval to the Board of Supervisors with 13 stipulations, removing stipulation number 10 and - excuse me, number 7 and number 10.

MENNENGA: Second?

KLOB: I'll second.

MENNENGA: All right, got a motion and a second, everyone in favor?

COLLECTIVE: Aye.

MENNENGA: Any opposed? No opposed. Okay, there are two cases here, so we need to move on to the next one, SUP-009-24. Commissioner Mooney?

MOONEY: I gotta get to the page, sorry.

MENNENGA: Do me a – mention the case number on your motion, okay?

MOONEY: Oh, I didn't do that? I'm so sorry.

MENNENGA: That's okay.

MOONEY: Sorry, I'm just getting to the page. I can't jump to it. I move the Pinal County Planning and Zoning Commission forward a recommendation of conditional approval to the Board of Supervisors for SUP-009-24 with 15 stipulations, again removing stipulation number 7 and number 10.

BILLINGSLEY: Commissioner Mooney, on this particular item, I believe the request for removal were stipulation number 9 and stipulation number 12. They're not

the same numbers as the previous –

MOONEY: I'm sorry, he said – the gentlemen said that. Number 9 and number 12.

MENNENGA: Okay, I have a motion, a second?

KLOB: I'll second.

MENNENGA: Second. (Inaudible) public hearing, so yeah. All in favor?

COLLECTIVE: Aye.

MENNENGA: Any opposed? Both pass unanimously.

DEOKAR: Thank you.

MENNENGA: Good, no problem. Okay, case PZ-PA-016-23.

GAREY: Chairman Mennenga, if I may. Good morning, Daron Garey, County Attorney's Office. I believe the next three matters - and staff can correct me if I'm wrong - are being heard together, and if that's the case, my recommendation would be that the Chair call all three cases by case number and name of the applicant prior to beginning, so that way we know all three cases are being called.

MENNENGA: As far as a public hearing part?

GAREY: I would - well that's important too, and I noticed the Chair, you did that prior to - make it clear that the public knows that they're commenting on all. But just for the record, to keep the record clear, if you would call all three matters, that way we know they're all being opened up

**EXHIBIT "A"**

**TO**

**RESOLUTION NO. 2025-SUP-009-24**

**[Legal Description of the Property]**

**PARCEL NO**

**APN # 510-64-005**

Lot 93 of Papago Buttes Rancho Unit Two, according to the map of record in the office of the County Recorder of Pinal County, Arizona in Book 18 of Maps and Plats at Page 27.

**EXHIBIT B**

**PZ-022-24 STIPULATIONS:**

1. Approval of this zone change (**PZ-022-24**) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;

2. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Division;

3. The applicant is responsible for complying with all requirements/licenses for Medical Marijuana dispensary as required by DHS regulations prior to the commencement of business operations;

4. All proposed outdoor lighting must conform to the Lighting Zone 3 requirements of the Pinal County Development Services Code;

5. Dust registration is required if 0.1 acres or more land is disturbed;

6. All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District;

7. 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;

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9. 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;

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12. Drainage/irrigation canals/ditches in project-dedicated Right of Way, will be required to be under grounded prior to dedication; and

13. If offsite improvements are required to be completed by the project per the Traffic or Drainage report, an offsite plan for the improvement is required with the first submittal of the site plans.

Pinal Central Dispatch

# AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Rachel Cozart, 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:**
Jan. 9, 2025

**NOTICE ID:** TgRrt8s1Y5QJpdn3dRRP
**NOTICE NAME:** PZ-022-24

Rachel Cozart

(Signed)_____

SHERI SMITH
Notary Public - State of Florida
Commission # HH269383
Expires on May 31, 2026

**VERIFICATION**

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 01/10/2025

S Smith

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M.ON THE 5th DAY OF FEBRUARY, 2025, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, ARIZONA, TO CONSIDER THE APPLICATION FOR A REZONING APPLICATION IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA:
PZ-022-24-PUBLIC HEARING/ ACTION: Rand Del Cotto, Papago Properties LLC, landowner, Larry Lazarus, Lazarus & Silvyn, P.C., applicant requesting approval of the rezoning of 3.3+ acres from General Business Zone (CB-2) Zone to Commercial Zoning District (C-3) to allow for a marijuana dispensary, situated in Section 19, Township 5 South Range 3 East of the Gila and Salt River Base and Meridian, Pinal county, Arizona more particularly described as follows: Lot 93, of PAPAGO BUTTES RANCHO UNIT TWO, in Book 18 of Maps and Plats at Page 27, (legal on file) tax parcel 510-64-005 located east of N White Road, and south along W Papago Road in Maricopa, unincorporated 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:
DATED on the 26th day of December, 2024, Pinal County Planning & Development Dept.
https://www.pinal.gov/236/Notice-of-Hearings
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
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.
WRITTEN STATEMENTS MUST BE FILED WITH: PINAL COUNTY COMMUNITY DEVELOPMENT

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: Jan 09, 2025

**NOTICE OF PUBLIC HEARING** BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M.ON THE **5th DAY OF FEBRUARY, 2025,** AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, ARIZONA, TO CONSIDER THE APPLICATION FOR **A REZONING APPLICATION** IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA:

**PZ-022-24-PUBLIC HEARING/ACTION:** Rand Del Cotto, Papago Properties LLC, landowner, Larry Lazarus, Lazarus & Silvyn, P.C., applicant requesting approval of the rezoning of 3.3± acres from **General Business Zone (CB-2) Zone** to **Commercial Zoning District (C-3)** to allow for a marijuana dispensary, situated in Section 19, Township 5 South Range 3 East of the Gila and Salt River Base and Meridian, Pinal county, Arizona more particularly described as follows: Lot 93, of PAPAGO BUTTES RANCHO UNIT TWO, in Book 18 of Maps and Plats at Page 27, (legal on file) tax parcel 510-64-005 located east of N White Road, and south along W Papago Road in Maricopa, unincorporated Pinal county.

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WRITTEN STATEMENTS MUST BE FILED WITH: PINAL COUNTY COMMUNITY DEVELOPMENT 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

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PUBLISHED ONCE:

Pinal Central Dispatch

Leo Lew
County Manager

PINAL COUNTY
WIDE OPEN OPPORTUNITY

MEETING DATE: DECEMBER 19, 2024

TO: PLANNING AND ZONING COMMISSION

CASE NO.: **PZ-022-24 NIRVANA CENTER REZONE**

CASE COORDINATOR: SANGEETA DEOKAR, SENIOR PLANNER

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**If This Request is Approved:**
The applicant will proceed to submission of a site plan for staff review and approval if they request additions to the Building structure and/or site improvements.

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**LEGAL DESCRIPTION:** A portion of Section 19, Township 05 South, Range 03 East of G&SRB&M, more specifically Lot 93 of Papago Buttes Rancho Unit Two, in Book 18 of Maps and Plats at Page 27, generally located east of N White Road and south along W Papago Road in Maricopa, unincorporated area of Pinal County.

**REQUESTED ACTION & PURPOSE:**

**PZ-022-24 – PUBLIC HEARING/ACTION:** Larry Lazarus, Lazarus & Silvyn, P.C., applicant, on behalf of Rand Del Cotto, Papago Properties LLC, owner, is requesting approval of the rezoning of 3.3± acres from **General Business Zoning District (CB-2)** to **Commercial Zoning District (C-3)** to allow for a marijuana dispensary, situated in Section 19, Township 5 South Range 3 East of the Gila and Salt River Base and Meridian, Pinal county, Arizona and more particularly described as follows: Lot 93, of PAPAGO BUTTES RANCHO UNIT TWO, in Book 18 of Maps and Plats at Page 27, (legal on file) tax parcel 510-64-005, generally located east of N. White Road, and south along W Papago Road in Maricopa, unincorporated Pinal county.

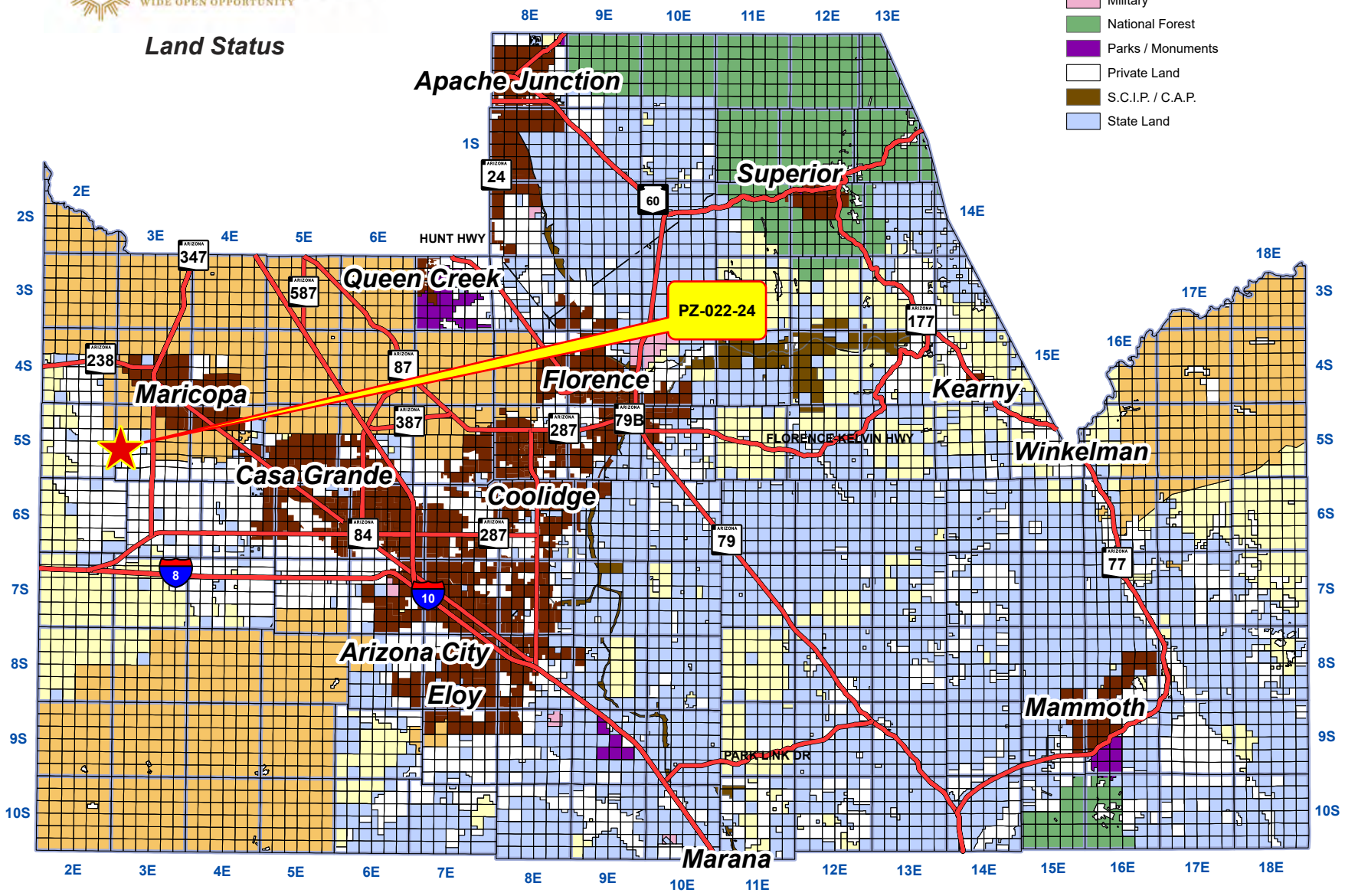
**LOCATION:**
The subject site is located east of N White Road, and south along W Papago Road in Maricopa, approximately three miles west of Highway 347, in an unincorporated area of Pinal County.

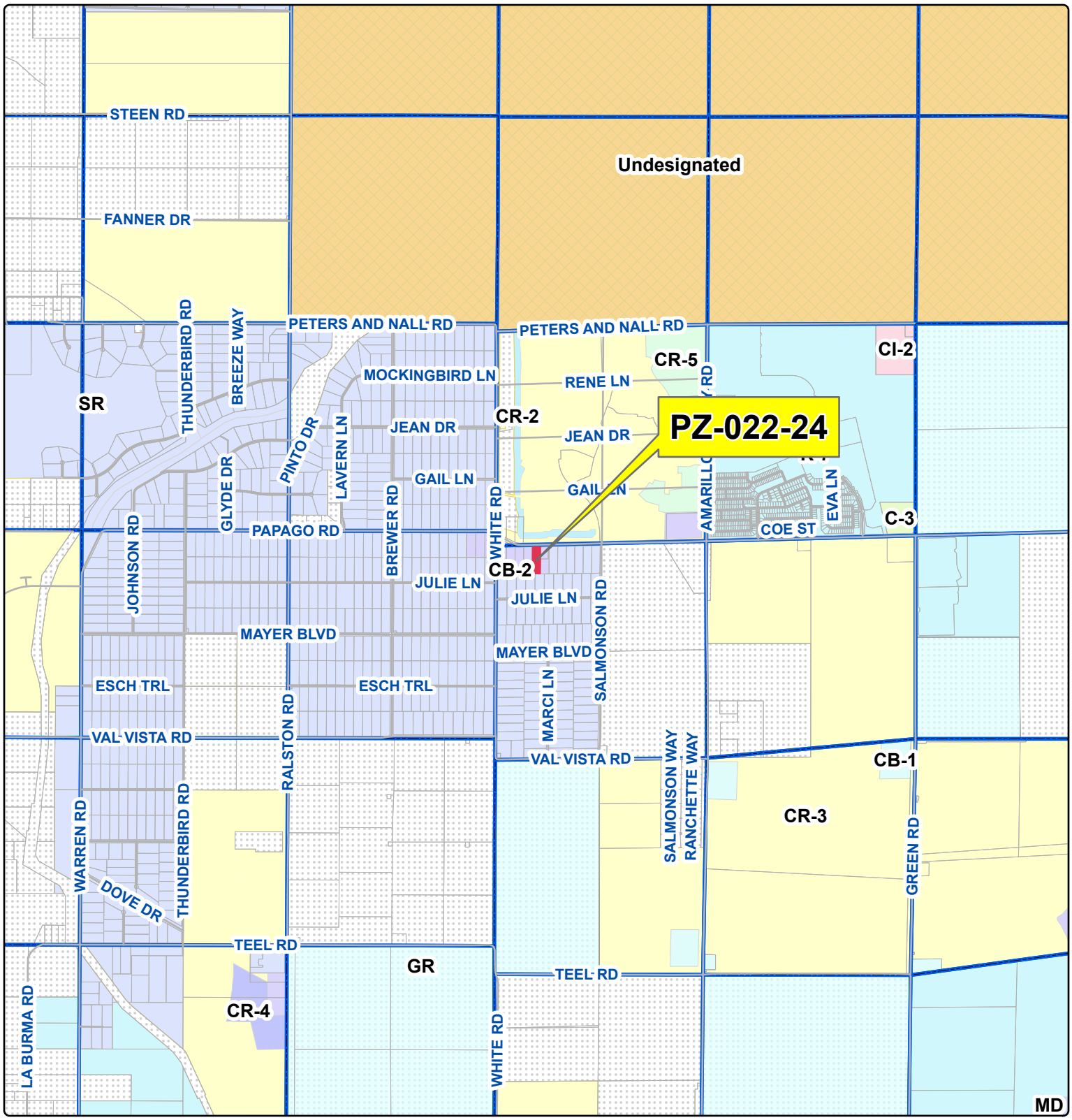
**SIZE:**
3.3± acres

**COMPREHENSIVE PLAN:**
The existing Comprehensive Plan land use designation for the property is Moderate Low Density (1 to3.5du/ac).

PINAL COUNTY
WIDE OPEN OPPORTUNITY

# Land Status





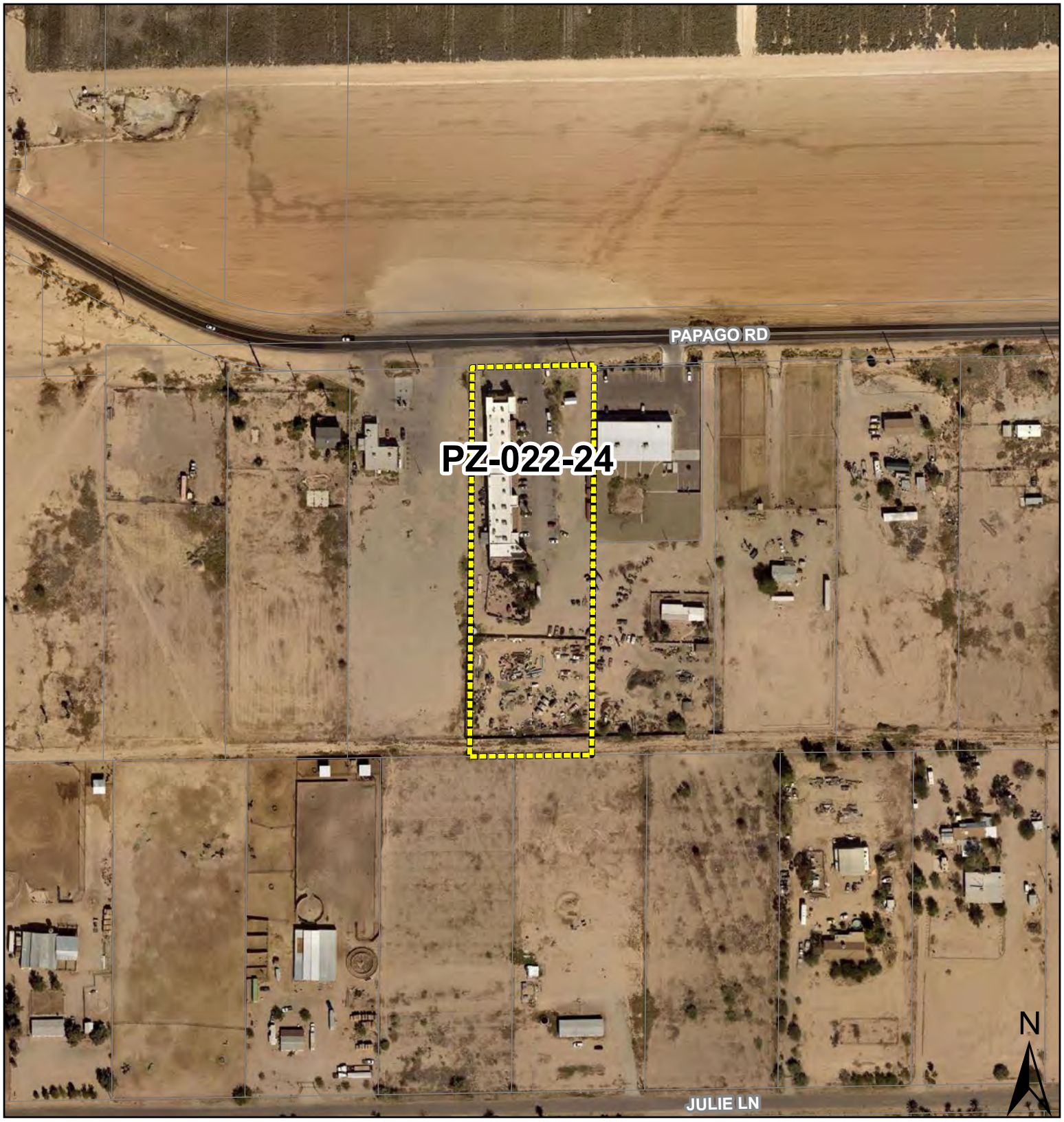

*Community Development*

PINAL COUNTY
WIDE OPEN OPPORTUNITY

**Legal Description:** Situated in Section 19, Township 5 South Range 3 East of the Gila and Salt River Base and Meridian, Pinal county, Arizona more particularly described as follows: Lot 93, of PAPAGO BUTTES RANCHO UNIT TWO, in Book 18 of Maps and Plats at Page 27, (legal on file) tax parcel 510-64-005 located east of N White Road, and south along W Papago Road in Maricopa, unincorporated Pinal County.

SEC 19, TWN 05S, RNG 03E

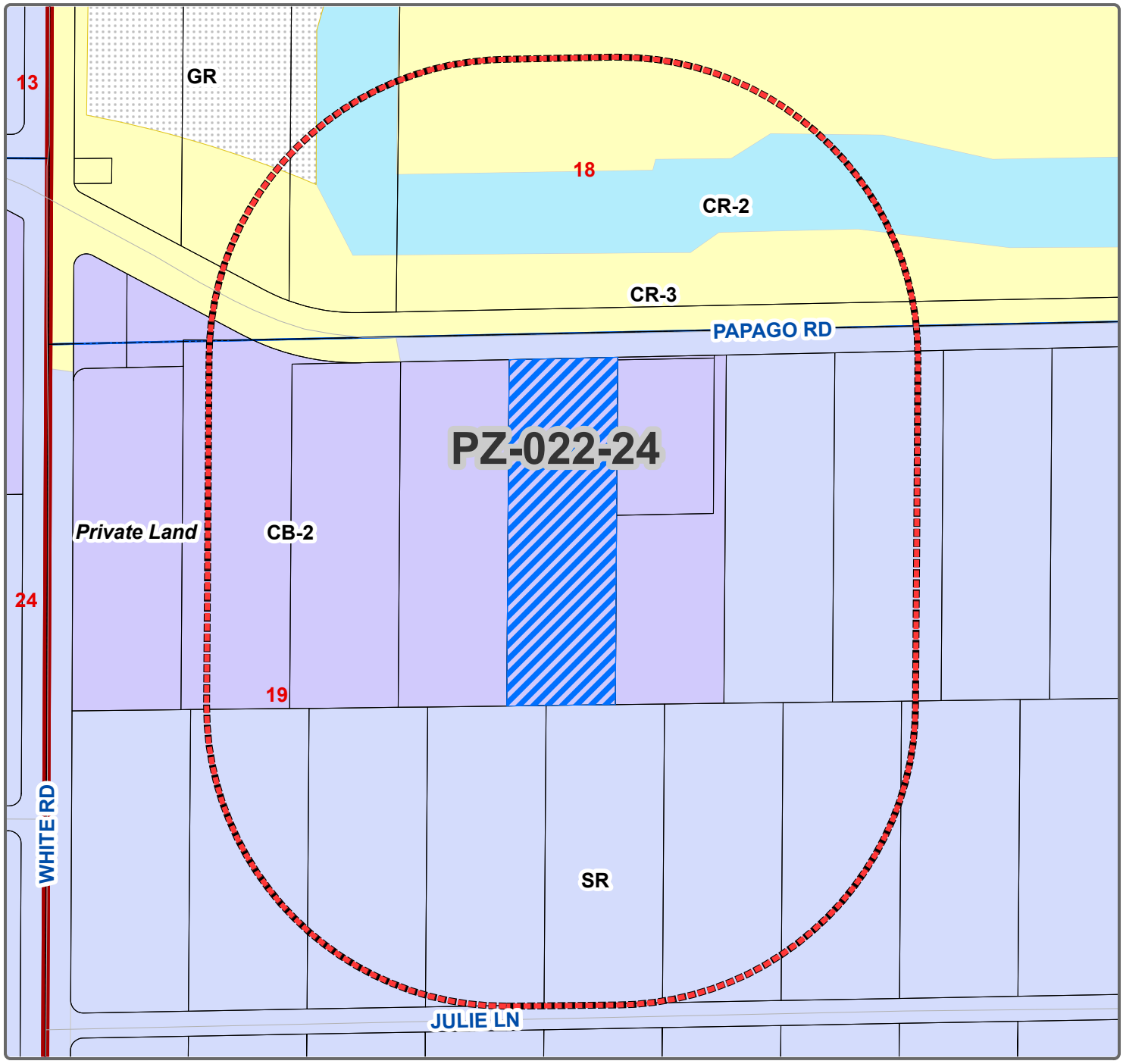
| | | |
|---|---|---|
| Sheet No. 1 of 1 | Owner/Applicant: RAND DEL COTTO, PAPAGO PROPERTIES LLC | |
| | Drawn By: GIS / IT / RWH | Date: 11/12/2024 |
| | Section 19 | Township 05S / Range 03E |
| | Case Number: PZ-022-24 | |




***Community Development***

PINAL COUNTY
WIDE OPEN OPPORTUNITY

**PZ-022-24**




## *Community Development*

PZ-022-24-PUBLIC HEARING/ACTION: Rand Del Cotto, Papago Properties LLC, landowner, Larry Lazarus, Lazarus & Silvyn, P.C., applicant requesting approval of the rezoning of 3.3± acres from General Business Zone (CB-2) Zone to Commercial Zoning District (C-3) to allow for a marijuana dispensary, situated in Section 19, Township 5 South Range 3 East of the Gila and Salt River Base and Meridian, Pinal county, Arizona more particularly described as follows: Lot 93, of PAPAGO BUTTES RANCHO UNIT TWO, in Book 18 of Maps and Plats at Page 27, (legal on file) tax parcel 510-64-005 located east of N White Road, and south along W Papago Road in Maricopa, unincorporated Pinal County.

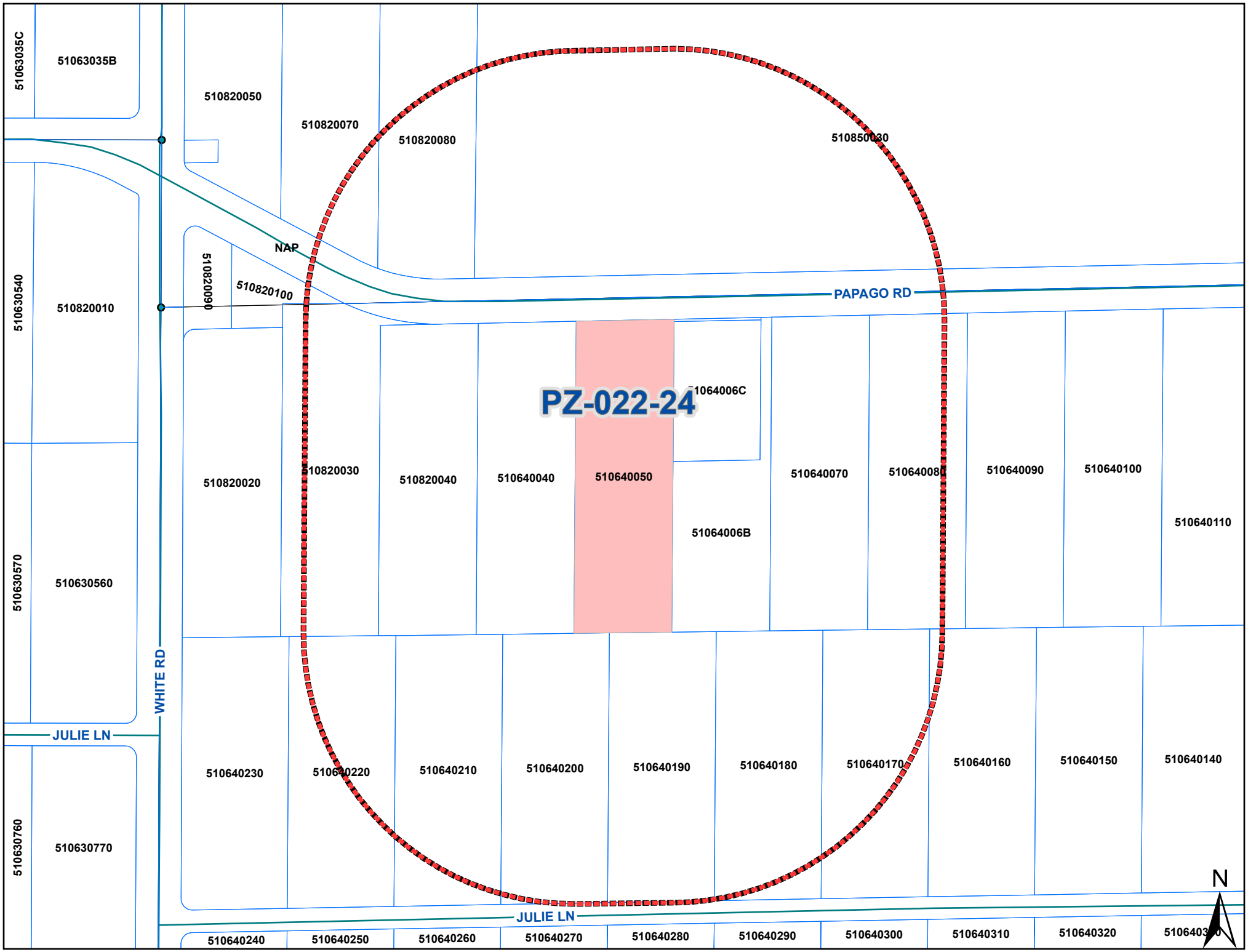
| Current Zoning: CB-2 | Requested Zoning: Rezone | Current Land Use: MLDR |
|---|---|---|

PINAL COUNTY
WIDE OPEN OPPORTUNITY

**Legal Description:**
Situated in Section 19, Township 5 South Range 3 East of the Gila and Salt River Base and Meridian, Pinal county, Arizona more particularly described as follows: Lot 93, of PAPAGO BUTTES RANCHO UNIT TWO, in Book 18 of Maps and Plats at Page 27, (legal on file) tax parcel 510-64-005 located east of N White Road, and south along W Papago Road in Maricopa, unincorporated Pinal county.
SEC 19, TWN 05S, RNG 03E

Sheet No. 1 of 1

Owner/Applicant: RAND DEL COTTO, PAPAGO PROPERTIES LLC
Drawn By: GIS / IT /RWH
Date: 11/12/2024
Section: 19
Township: 05S
Range: 03E
Case Number: PZ-022-24


PZ-022-24
51063035C
51063035B
510820050
510820070
510820080
510850030
NAP
510820090
510820100
PAPAGO RD
510630540
510820010
51064006C
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51064006B
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WHITE RD
JULIE LN
510640230
510640220
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510640200
510640190
510640180
510640170
510640160
510640150
510640140
510630760
510630770
JULIE LN
510640240
510640250
510640260
510640270
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510640320
N

**EXISTING ZONING AND LAND USE:**
The subject parcels are currently zoned General Business District (CB-2) under the zoning case PZ-430-74. Properties to the north and south are residential. This parcel is developed with a commercial retail center.

**SURROUNDING ZONING AND LAND USE:**

North: Single Residence Zone (CR-3) – Developed.
South: Suburban Ranch Zone (SR) – Developed.
East: General Business Zone (CB-2) - Developed.
West: General Business Zone (CB-2) - Developed.

**PUBLIC PARTICIPATION:**

| | |
|---|---|
| Neighborhood Meeting: | September 11, 2024 |
| Agency Mail out: | Nov 26, 2024 |
| Property mail out: | Nov 25, 2024 |
| Newspaper Advertising: | Nov 21, 2024 |
| Site Posting: | Nov 25, 2024 |

**FINDINGS/SITE DATA:**
**Flood Zone:** The project site is In Flood Zone X, Area of Minimal Flood Hazard.

**Access:** The subject parcel has legal access along W Papago Road in Maricopa.

**History:**
*Zoning:*
The subject site is currently zoned CB-2. The parcel was rezoned under case PZ-430-74 from GR to CB-2 and was developed with a commercial retail center. The building was permitted in 1988. This structure had suites that housed multiple businesses. Marijuana dispensaries were interpreted as an allowed use in the CB-2 District with a special use permit. Ponderosa Releaf marijuana dispensary was one of the commercial uses in suite 4A and 4B of the retail structure. With change in development code in 2012, medical marijuana dispensaries was a permitted use only in the General Commercial Zoning District (C-3) with a special use permit. Ponderosa Releaf discontinued the business sometime in 2019 leaving customers with no access to medical marijuana in the vicinity. Suite4A and 4B have remained vacant since then.

*Parcel/Use:*
The subject parcel has been developed since 1988. This proposed use of Marijuana dispensary is similar to the prior use and would be considered a general commercial development under a new establishment.

**ANALYSIS:**
***Rezoning***
The owner of the facility wishes to rezone 3.3± acres from CB-2 (General Business Zone) to C-3 (General Commercial Zoning District) along with a Special Use permit for continued use of a marijuana dispensary under a new establishment referred as 'Nirvana Center'.

The property has direct access along W. Papago Road and can serve local residents in both unincorporated Pinal County areas and the City of Maricopa. The commercial building was permitted in 1988 and has been used for different commercial uses since that time. If approved, the marijuana facility will continue to serve Pinal County residents as it has been historically under the new zoning. As the site is developed, minimal improvements may be required for the site. There are currently 64 parking stalls that include the ADA parking. In addition, the site has room for overflow parking at the south side of the parcel. The parcel has fencing around the east, west and south edge of the property.

A Special Use Permit has concurrently been applied along with the rezone application by the applicant as required by the Pinal County development services code.

***Comprehensive Plan***
The Pinal County Comprehensive Plan land use designation for the property is Moderate Low Density (1 - 3.5du/ac). Commercial uses up to 25 acres are allowed in any land use without a change in the comprehensive plan land use map and the proposed use is compatible with surrounding land uses.

***Comments***
To date, the County has received no correspondence from any adjacent property owner expressing concerns for rezoning of the property.

According to the neighborhood meeting report, neighbors indicated support for the rezoning based on the continued need for marijuana medication by residents of the area.

**The Pinal County Department of Public Works** reviewed the proposal and had no comments.

**The Pinal County Flood Control District -** reviewed the proposal and had no comments.

***Planning and Zoning Commission***
At the public hearing, the Commission needs to be satisfied that the health, safety, and welfare of the County and adjacent properties will not be negatively impacted by this rezoning. Furthermore, the Commission must determine that this zone change will promote the orderly growth and economic development of the County, at this location and time, and this proposed development is compatible and consistent with the applicable goals and policies of the Pinal County Comprehensive Plan and proposed zoning district.

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

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

**STAFF SUMMARY:**
Larry Lazarus, Lazarus & Silvyn, P.C., applicant, on behalf of Rand Del Cotto, Papago Properties LLC, owner, has submitted the proper application and evidence as required by the code. Staff provides the following findings of fact together with the information on Page 1 of this staff report:

1. This land use request is for a Rezoning.
2. To date, no letters of concern- have been received for the rezone proposal.
3. The property has legal access.
4. The subject property is located within the Moderate Low Density (1 to 3.5du/ac) land use designation and complies with the Comprehensive Plan requirements.
5. Granting of the rezoning will require, after the time of zoning approval, 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.

**STAFF RECOMMENDATION (PZ-022-24):** After a detailed review of the request, Pinal County Comprehensive Plan, and the Pinal County Development Services Code (PCDSC), and if the Planning and Zoning finds proper application and evidence, the Commission can recommend conditional approval of this request, subject to the stipulations listed in the recommended motion.

If the Commission cannot find for all of the factors listed above, then Commission can recommend that the Commission forward this case to the Board of Supervisors with a recommendation of denial.

**STAFF RECOMMEND MOTION (PZ-022-24):** ***I move the Pinal County Planning and Zoning Commission forward a recommendation of CONDITIONAL APPROVAL to the Board of Supervisors with its 15 stipulations as listed in the staff report.***

1. Approval of this zone change (**PZ-022-24**) will require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;

2. The applicant/property owner shall meet the requirements of the International Fire Code, as adopted by Pinal County and administered by the Pinal County Building Safety Division;

3. The applicant is responsible for complying with all requirements/licenses for Medical Marijuana dispensary as required by DHS regulations prior to the commencement of business operations;

4. All proposed outdoor lighting must conform to the Lighting Zone 3 requirements of the Pinal County Development Services Code;

5. Dust registration is required if 0.1 acres or more land is disturbed;

6. All construction activity must conform to the earthmoving activity requirements of the Pinal County Air Quality Control District;

7. Papago Road is situated on a section line. According to the Subdivision & Infrastructure Design Manual (S&IDM), minor arterial half-street right-of-way widths, such as those found on section lines, must be minimum of 55’ wide. Additional right-of-way (ROW) is required at this location to comply with the S&IDM. ROW of 50’ currently exists; however, Pinal County is requesting the remaining 5' dedication free and unencumbered through Warranty Deed;

8. 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;

9. A Traffic Impact Analysis (TIA) or Traffic Impact Statement (TIS) 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;

10. Paved, all weather, 28' wide public access shall be provided to and from the development. A minimum of two permanent access points to be provided for ingress and egress from the development to existing public roads. Approval of adequate access by the county engineer shall be a condition of approval of the plat by the board.

11. 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.

12. All right-of-way dedication shall be free and unencumbered;

13. 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;

14. Drainage/irrigation canals/ditches in project-dedicated Right of Way, will be required to be under grounded prior to dedication; and

15. If offsite improvements are required to be completed by the project per the Traffic or Drainage report, an offsite plan for the improvement is required with the first submittal of the site plans.

Date Prepared: 12/11/24 SD
Revised: 12/12/24 SD

**Brent Billingsley**
Community Development Associate Director

**Todd Williams**
Community Development Deputy Director

**Celeste Garza**
Public Works Deputy Director

**Christopher Wanamaker**
County Engineer

PINAL COUNTY
WIDE OPEN OPPORTUNITY

**Leo Lew**
County Manager

**Joe Ortiz**
Development Services
Managing Director

# 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: Sangeeta Deokar
2. Date of Pre-application Review: 11/28 / 23 Pre-Application Review No.: Z-PA- 156 - 23
3. Current Zoning *(Please provide Acreage Breakdown)*: CB-2 3.3 Acres
4. Requested Zoning *(Please provide Acreage Breakdown)*: C-3 3.3 Acres
5. Parcel Number(s): 510640050
6. Parcel Size(s): 3.3 Acres
7. The existing use of the property is as follows: Retail Commercial Center
8. The exact use proposed under this request: Retail Commercial Center with Marijuana Dispensary
9. What is the Comprehensive Plan Designation for the subject property: Moderate Low Density which allows for commercial uses up to 25 acres.
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. Pinal County updated the zoning ordinance with the intent of updating the property zoning to match the new commercial categories. CB-2 was intended to be replaced by C-3 Zoning . That has not happened yet;however, the marijuana section of the ordinance only refers only to C-3 Zoning not CB-2 It was intended that dispensaries be allowed in commercial zoning. Because of this timing issue we need to rezone the property to C-3.
14. Explain why the proposed development is needed and necessary at this time. There is demand for a dispensary in this area. The ponderosa Dispensary previously operated on this property; however they closed and moved their permit elswhere leaving customers in a lurch. We held a neighborhood meeting for the SUP for a new dispensary and attendees were very supportive and were looking forward to having a dispensary located in their area again. Citing long drives to the nearest dispensary.

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

## 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: This is an existing fully serviced retail center there would be no services paid for by the public

**2.** What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: The number of trips will be similar to that of any other retail use. The retail center has been in operation since around 2007.
Ingress and egress will be an existing driveway on Papago Road.

**3.** How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: There are 64 developed parking spaces on the property currently.

**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?
There are no excessive noises, smoke, fumes, dust or glare that will be generated from this use. This is an existing shopping center.

**5.** What type of landscaping are you proposing to screen this use from your neighbors?
Existing Landscaping will remain.

**6.** What type of signage are you proposing for the activity? Where will the signs be located?
All signs will comply with the Pinal County Zoning Ordinance

**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: N/A There will be no infusion onsite.

**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 appearance from the outside will remain the same.
The dispensary is a retail use that will not change the appearance from the outside but it will enhance the safety of the retail center becasue of the security cameras and added people onsite monitoring activity in the area.

**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** See Map and Mailing list Attached
(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.: See Attached Mailing List
Name:
Address:
City/ST/Zip:

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

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

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

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Parcel No.:
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City/ST/Zip:

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

I hereby verify that the name list above was obtained on the 15 day of October, 2024, at the office of Lazarus & Silvyn, P.C. and is accurate and complete to the best of my knowledge.
(Source of Information)

On this 15th day of October, 2024, before me personally appeared Michelle Green
(Name of signor)

Signature Michelle Green Date 10/15/24

State of ARIZONA
)ss.
County of MARICOPA

MARY L. KEATING
Notary Public - Arizona
Maricopa County
Commission # 644307
My Commission Expires Jan. 24, 2027

(SEAL)

My Commission Expires Jan 24, 2027

Signature of Notary Public

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**

| Michelle Green | 206 E. Virginia Ave. Phoenix, AZ 85004 | |
|---|---|---|
| Name of Applicant | Address | |
| *Michelle Green* | mgreen@lslawaz.com | 602-340-0900 |
| Signature of Applicant | E-Mail Address | Phone Number |

| Larry Lazarus, Lazarus & Silvyn, P.C. | 206 E. Virginia Ave. Phoenix, AZ 85004 | |
|---|---|---|
| Name of Agent/Representative | Address | |
| *Larry Lazarus* | LLAZARUS@LSLAWAZ.COM | 602-340-0900 |
| 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.**

| Rand Del Cotto | 49237 W. Papago Road Ste.7 Maricopa AZ 85139-5208 | |
|---|---|---|
| Name of Landowner | Address | |
| | redelcotto@gmail.com | 859-619-8853 |
| 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.**

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

| Michelle Green | 206 E. Virginia Ave. Phoenix, AZ 85004 | |
|---|---|---|
| Name of Applicant | Address | |
| Michelle Green | mgreen@lslawaz.com | 602-340-0900 |
| Signature of Applicant | E-Mail Address | Phone Number |
| Larry S. Lazarus | | |
| Larry Lazarus, Lazarus & Silvyn, P.C. | 206 E. Virginia Ave. Phoenix, AZ 85004 | |
| Name of Agent/Representative | Address | |
| Larry Lazarus | LLAZARUS@LSLAWAZ.COM | 602-340-0900 |
| 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.**

| Rand Del Cotto | 49237 W. Papago Road Ste.7 Maricopa AZ 85139-5208 | |
|---|---|---|
| Name of Landowner | Address | |
| Rand Del Cotto | randelcotto@gmail.com | 859-619-8853 |
| 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.**

**CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT**

Papago Properties LLC, an Arizona Limited Liability Company
*[Insert Company's or Trust's Name]*

By: _____
*[Signature of Authorized Officer, or Trustee]*

Its: Member
*[Insert Title]*

Dated: 08/12/2024

STATE OF Arizona )
) ss.
COUNTY OF Pinal )

The foregoing instrument was acknowledged before me, this 12 day of August, 2024 by Rand Del Cotto, Member, Papago Properties LLC, an Arizona Limited Liability Company, an,
*[Insert Signor's Name]* *[Insert Title]* *[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: 02/07/2028

Miriam G. Porter
Printed Name of Notary

_____
Signature of Notary

MIRIAM G PORTER, NOTARY PUBLIC
COMM. NO. 632278
PINAL CO., AZ

**ALTERNATE: Use the following acknowledgment only when a second company is involved.**

**On behalf of the owner:**

STATE OF _____ )
) ss.
COUNTY OF _____ )

(Seal)

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

**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

Rand Del Cotto, Papago Properties LLC, an Arizona Limited Liability Company

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

Hereinafter referred to as "Owner," is/are the owner(s) of 3.3 acres located at 49237 W. Papago Road, Maricopa AZ 85139-5208, and further identified

***[Insert Address of Property]***

As assessor parcel number 510-64-0050 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 Larry Lazarus, Lazarus & Silvyn, P.C.

***[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. Rezoning to C-3

**[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**

Papago Properties LLC, an Arizona Limited Liability Company
_____
***[Insert Company's or Trust's Name]***

By: _____
***[Signature of Authorized Officer, or Trustee]***

Its: Member
***[Insert Title]***

Dated: _____

STATE OF_____)
) ss.
COUNTY OF_____)

The foregoing instrument was acknowledged before me, this_____ day of _____, 20____ by

Rand Del Cotto, Member
***[Insert Signor's Name]*** ***[Insert Title]***

Papago Properties LLC, an Arizona Limited Liability Company 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: _____

_____ _____
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

,

TERRILL MARY ELIZABETH & P...
49110 W MAYER BLVD
MARICOPA, AZ 85139

SPUR JOHNSON HORSE PROP...
PO BOX 190
STANFIELD, AZ 85172

,

HARRISON CRYSTAL & BENJA...
49048 W MAYER BLVD
MARICOPA, AZ 85139

YARGA LEWIS
49095 W JULIE LN
MARICOPA, AZ 85139

,

DEBORDE ROBERT
48986 W MAYER BLVD
MARICOPA, AZ 85139

WELLS RICHARD
49005 W JULIE LN
MARICOPA, AZ 85139

,

VINCETT JEFFREY A
11010 N WHITE RD
MARICOPA, AZ 85139

ABELLA ANGEL R & GINA D TR...
5619 S SPYGLASS RD
TEMPE, AZ 85283

MARGALLO LUCIO II & CLAUDE...
23 S HARMON DR
MITCHELL, SD 57301

VINCETT WILLIAM HENRY
49656 W MAYER BLVD
MARICOPA, AZ 85139

FISHER JOSHUA J & NICOLE L
48865 W JULIE LN
MARICOPA, AZ 85139

MILLER TRAVIS G
49430 W MAYER BLVD
MARICOPA, AZ 85139

GRAEB BRIDGETTE
49495 W JULIE LN
MARICOPA, AZ 85139

GARNER GARY & SHILOH
48801 W JULIE LN
MARICOPA, AZ 85139

ROCHA ISIDRO G & GUADALUP...
49366 W MAYER BLVD
MARICOPA, AZ 85139

BUTTERFIELD MARIA
RR2 ST 14 BOX 6
PONOKA, AB

WHITAKER DEE VERN & A KAY
13681 BASELINE.5 RD SE
MOSES LAKE, WA 98837

ONTIVEROS ELVIRA TR
49302 W MAYER BLVD
MARICOPA, AZ 85139

MIRANDA MELCHOR FARIAS
49375 W JULIE LN
MARICOPA, AZ 85139

RULE LAWRENCE & ELISSA
PO BOX 564
FALL CITY, WA 98024

HERNANDEZ JOSE ANTONIO & ...
49238 W MAYER BLVD
MARICOPA, AZ 85139

LERMA ARTURO O & ADELA O
49285 W JULIE LN
MARICOPA, AZ 85139

MILLER JEFFREY A & PENNY S
49723 W JULIE LN
MARICOPA, AZ 85139

GIANOPOULOS DEMETRIUS A ...
49174 W MAYER BLVD
MARICOPA, AZ 85139

MILLER THAD A & PAULINE F
49215 W JULIE LN
MARICOPA, AZ 85139

GARNER CLIFFORD A & LISA L
49494 W JULIE LN
MARICOPA, AZ 85139

ORBON ANNELI A TRUST
6104 COSTA DEL REY
LONG BEACH, CA 90803

FORYS SUSAN
15265 80TH AVE NE
KENMORE, WA 98028

BROCK FAMILY TRUST
19217 W ALICE CT
WADDELL, AZ 85355

WILSON ROBERT KEITH & MON...
49354 W JULIE LN
MARICOPA, AZ 85139

SHOOK STEPHEN WOODROW
518 W 6TH DR
MESA, AZ 85210

FERGUSON KELLY L
48839 W PAPAGO RD
MARICOPA, AZ 85139

SABAL GERARDO C JR TR
317 W CROFTON ST
CHANDLER, AZ 85225

UDELIUS ELAINE D
11420 N WHITE RD
MARICOPA, AZ 85139

FIERRO JESUS & MARGARITA ...
49868 W ESCH TRL
MARICOPA, AZ 85139

YAVITZ ISRAEL J & BROOKE TR...
49214 W JULIE LN
MARICOPA, AZ 85139

DELCOTTO ROBERT R & SOPHI...
50010 W JULIE LN
MARICOPA, AZ 85139

CRICKET HOLDINGS LLC
26223 N 17TH DR
PHOENIX, AZ 85085

SABAL CLAUDIO C & MARIPET
89 BILTMORE EST
PHOENIX, AZ 85016

AS INVESTMENT PROPERTIES ...
49365 W PAPAGO RD
MARICOPA, AZ 85139

CRICKET HOLDINGS LLC
26223 N 17TH DR
PHOENIX, AZ 85085

KLICKA DANIEL & ANGELA
49074 W JULIE LN
MARICOPA, AZ 85139

AS INVESTMENT PROPERTIES ...
49301 W PAPAGO RD STE 101
MARICOPA, AZ 85139

CRICKET HOLDINGS LLC
26223 N 17TH DR
PHOENIX, AZ 85085

SARVER VERONICA
49038 W JULIE LN
MARICOPA, AZ 85139

PAPAGO PROPERTIES LLC
1800 RICHMOND RD
LEXINGTON, KY 40502

PAPAGO BUTTE DOMESTIC WA...
PO BOX 630
MARICOPA, AZ 85139

DE LEON VALORIE
PO BOX 329
MARICOPA, AZ 85139

URENA LEONARDO RUELAS
49109 W PAPAGO RD
MARICOPA, AZ 85139

OAK INVESTMENTS LLC
1550 N 40TH ST UNIT 10
MESA, AZ 85205

ROCK GEORGE EDWARD
48864 W JULIE LN
MARICOPA, AZ 85139

JUARDO JOHN SR
220 N MONTE VISTA ST
CHANDLER, AZ 85225

SHOOK STEPHAN W
MAIL RETURN
,

SAGE MICHELLE L
48800 W JULIE LN
MARICOPA, AZ 85139

SANCHEZ FLORENTINO LOPEZ...
257 N COMANCHE DR
CHANDLER, AZ 85224

PALOMINO RANCH PARTNERS ...
11624 SE 5TH ST STE 210
BELLEVUE, WA 98005

PALOMINO RANCH PARTNERS ...
11624 SE 5TH ST STE 210
BELLEVUE, WA  98005

EREDIA ANTHONY H & BERMU...
1442A WALNUT ST #470
BERKELEY, CA  94709

PALOMINO RANCH PARTNERS ...
11624 SE 5TH ST STE 210
BELLEVUE, WA  98005

PALOMINO RANCH PARTNERS ...
11624 SE 5TH ST STE 210
BELLEVUE, WA  98005

SALAZAR IGNACIO A
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MARICOPA, AZ  85139

MENDEZ-GRADILLAS REGINO
49646 W PAPAGO RD
MARICOPA, AZ  85139

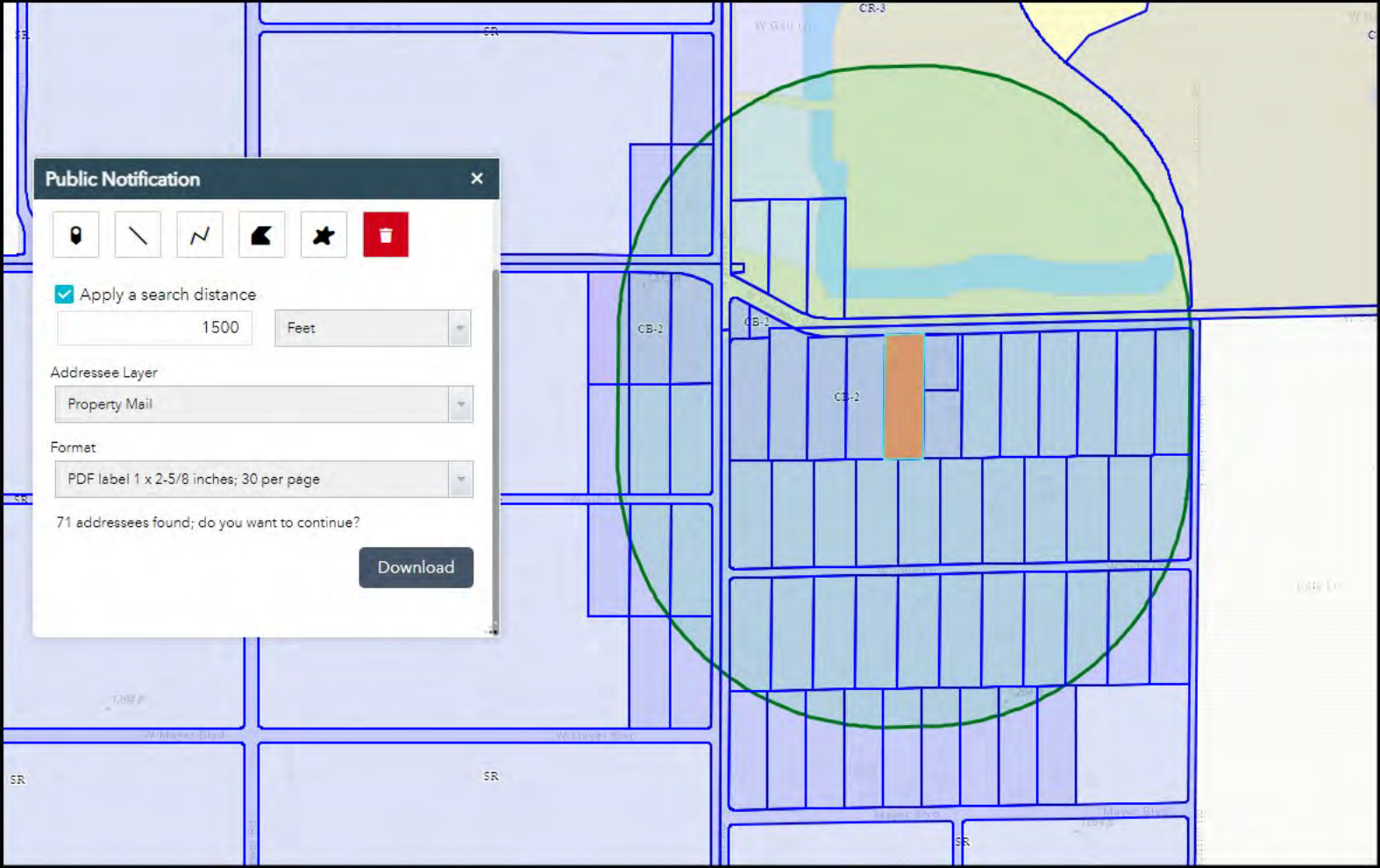
EARLY RICHARD S & JERRI M T...
49581 W GAIL LN
MARICOPA, AZ  85139

PRP 350 LP
11624 SE 5TH ST STE 210
BELLEVUE, WA  98005

PALOMINO RANCH PARTNERS ...
11624 SE 5TH ST STE 210
BELLEVUE, WA  98005

VANTAGE RETIREMENT PLANS ...
8742 E VIA DE COMMERCIO
SCOTTSDALE, AZ  85258

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Public Notification
Apply a search distance
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SR

Law Offices of
Lazarus & Silvyn, P.C.

August 28, 2024

Dear Property Owner or Neighborhood Association Representative,

The purpose of this letter is to inform you that our client intends to file a request for a rezoning to allow a marijuana dispensary in the commercial center located at 49237 W. Papago Road. The Property is zoned CB-2 which does not specifically allow for this use although there was a dispensary at the same location called Ponderosa Releaf from about 2015 to 2020. The intent was to allow for Dispensaries in neighborhood Commercial zoning; however, when the ordinance regarding marijuana was drafted the CB-2 zoning was left out of the approved zones because the County expected to have all of the CB-2 properties converted to C-3 zoning before it became an issue. This, however, did not happen.

We invite you to attend a neighborhood meeting on **Wednesday, September 11, 2024, at 5:00 pm** at the Raceway Bar located in the same commercial center at 49237 W. Papago Road. We will give a brief presentation and be available to answer any questions you may have.

Following the neighborhood meeting we will make a formal application to the County and the application will be reviewed by staff, heard by the Planning and Zoning Commission, and then the Board of Supervisors. The dates for these meetings will be determined once we file the application.

We would be happy to answer any questions or hear any comments you may have regarding this proposal. You may reach me at LLazarus@LSLawAZ.com, 602-340-0900 or Michelle Green, Senior Planner at MGreen@LSLawAZ.com, 602-340-0900.

We look forward to seeing you there.

Sincerely,

Larry Lazarus
Lazarus & Silvyn, P.C.

206 E. Virginia Avenue | Phoenix, AZ 85004-1110
602.340.0900 | Fax 602.340.8955

5983 E. Grant Road, Suite 290 | Tucson, AZ 85712-2365
520.207.4464 | Fax 520.300.9662

# Neighborhood Meeting Minutes
# 49237 W. Papago Road
# September 11, 2024, 5:00 pm

We held a neighborhood meeting at 49237 W. Papago Road at 5:00 pm on September 11, 2024. See attached Notification letter. Six people attended the meeting. We gave a presentation regarding the proposal and the process, explaining that we had previously submitted a Use Permit Application and that we are now working on a rezoning application to rezone the property from CB-2 to C-3 to allow for the dispensary.

The people in attendance were supportive of the project and stated that there is a need for this use in the area. They explained that they were very surprised when the previous dispensary closed and now have to travel long distances to obtain their medicine.

The Sign-in sheet, the list of property owners notified within 1,500 feet, the map showing the showing the notification area within 1,500 feet, and a copy of the neighborhood meeting notification letter sent to the property owners within 1,500 feet are attached to this application.

LEGAL DESCRIPTION
49237 W. Papago Road

Lot 93 of Papago Buttes Rancho Unit Two, according to the map of record in the office of the County Recorder of Pinal County, Arizona in Book 18 of Maps and Plats at Page 27.

# Narrative
# Rezoning Request
# 49237 W. Papago Road

APN No. 510-64-0050

Nirvana Center




October 11, 2024

# Purpose of Request

This is a request for a rezoning from CB-2 General Business to C-3 General Commercial to allow the Nirvana Center to apply for an SUP to operate a marijuana dispensary at 49237 W. Papago Road APN No. 510-64-0050 (the" Property") in accordance with Chapter 2 Section 191.010. of the Pinal County Development Code.

The Property is zoned CB-2 which does not specifically allow for a marijuana dispensary use, although there was a dispensary at the same location called Ponderosa Releaf from about 2015 to 2020. It is our understanding that the County intended to allow marijuana dispensaries with a use permit in neighborhood commercial zones; however, when the ordinance was adopted the C-3 Zoning was included as a permitted location for dispensaries but the CB-2 zoning inadvertently was left out. That is why there were two use permits approved in the CB-2 zoning. Dispensaries were intended to be allowed in the CB-2 zoning and the discrepancy went unnoticed until our client applied for a use permit in February of this year. That use permit request has been put on hold until the rezoning can be completed.

# Project Description

The dispensary will be in a permanent structure in a commercial retail center, west of the Dollar General store and east of Farmers Convenience Store. *See* **Figure 1** Location Map, below, and Site Plan attached hereto as **Exhibit 1**. The dispensary will be in the space of the former Ponderosa Releaf dispensary, in the same shopping center as the Raceway Bar. There were two previous use permits approved for the Ponderosa Releaf dispensary on the Property. SUP -001-15 was approved on April 22,2015 and expired on April 22, 2017. SUP 2017-SUP-011-16 was approved on June 7, 2017, and expired in June of 2019.




*Figure 1 Location Map (Source: Pinal County GIS Online Mapping)*

The property is zoned (CB-2) General Business, (Case No. PZ-430-74) and we are requesting a rezoning to C-3 General Commercial. The General Commercial zoning allows for a marijuana dispensary with a use permit. *See* **Figure 2** Zoning Map Below.

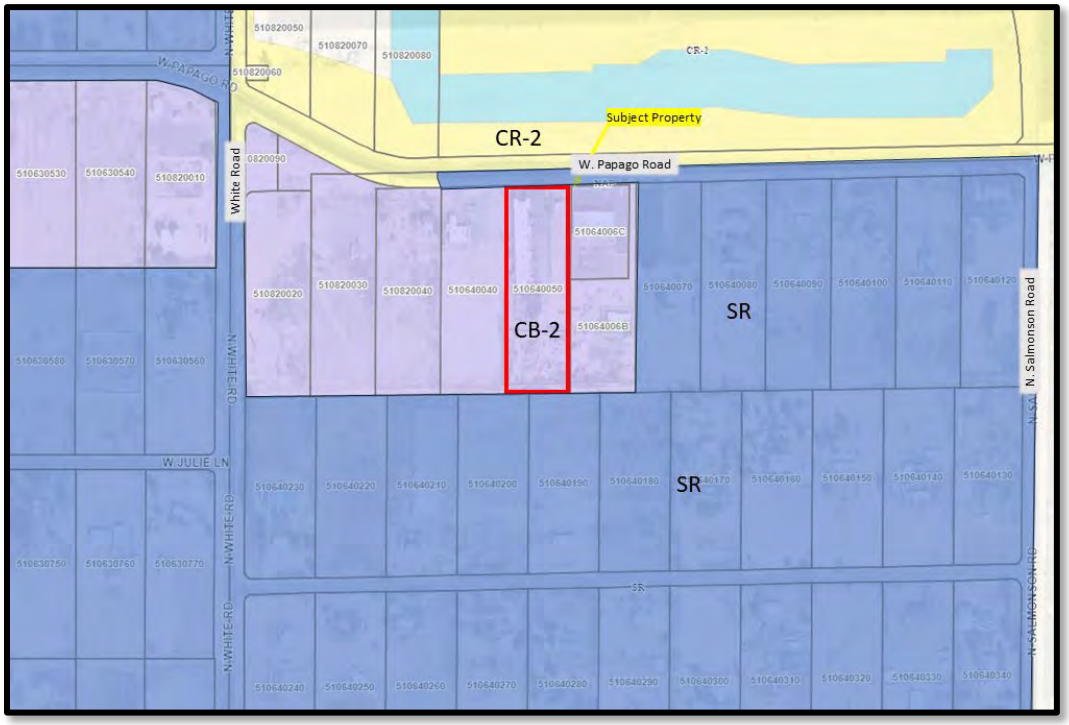



*Figure 2 Zoning Map (Source: Pinal County GIS Online Mapping)*

This property meets all of the separation requirements for protected uses.

The dispensary will be approximately 2,220 square feet, located in suite 4A&B as shown in blue in **Figure 3** below.

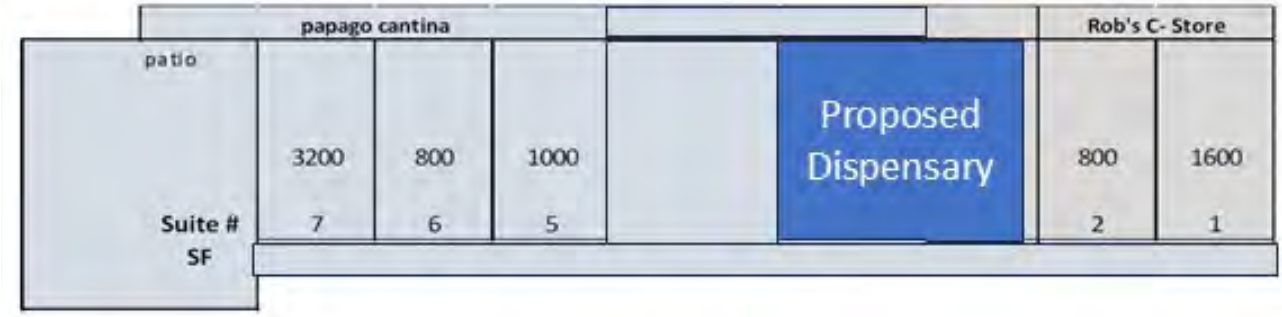



*Figure 3 Suite Map*

All operations will take place inside the building between 7:00 am and 10:00 pm. There will be no outdoor seating for patrons.

**Access**

Access to the dispensary will be via an existing driveway on Papago Road.

**Utilities**

Since this is an existing commercial center with tenants currently operating businesses all utilities are in place and ready to support the dispensary.

Security

Nirvana Center will have appropriate security measures in place and has prepared and submitted a security plan the complies with Pinal County and the Arizona Department of Health Services requirements with the application for a use permit.

# Conformance with Comprehensive Plan

The property is designated as moderate low density which allows for commercial uses up to 25 acres if it is compatible with the surrounding land uses. Since this is an existing commercial center with commercial uses located east and west of the Property this retail use is compatible.

# Neighborhood Meeting

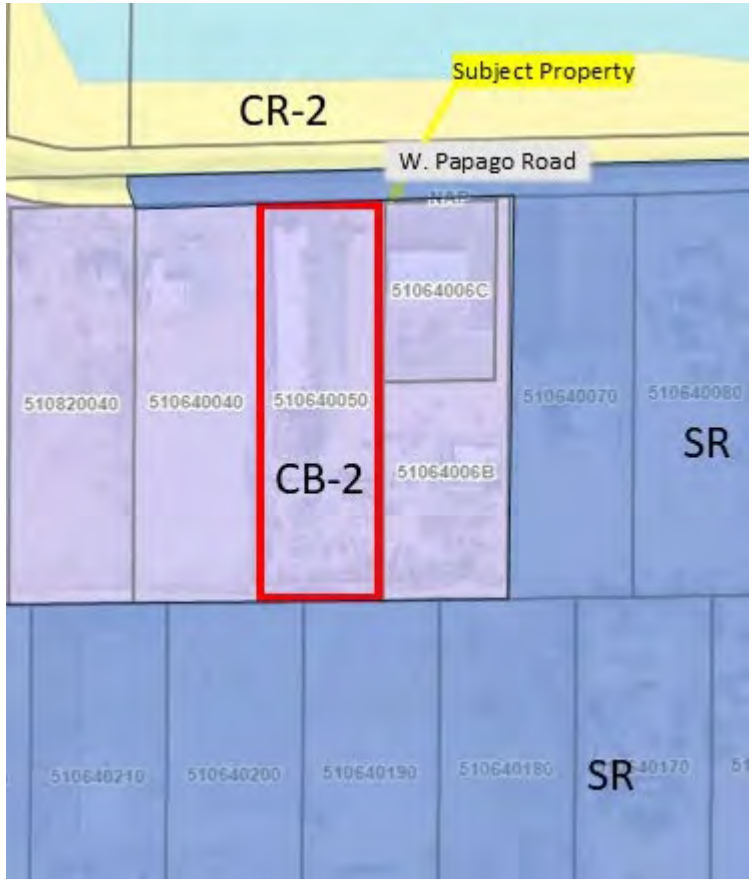
We held a neighborhood meeting at 49237 W. Papago Road at 5:00 pm on September 11, 2024. See attached Notification letter. Six people attended the meeting. We gave a presentation regarding the proposal and the process. The people in attendance were supportive of the project and stated that there is a need for this use in the area. They explained that they were very surprised when the previous dispensary closed and now have to travel long distances to obtain their medicine.

# Conclusion

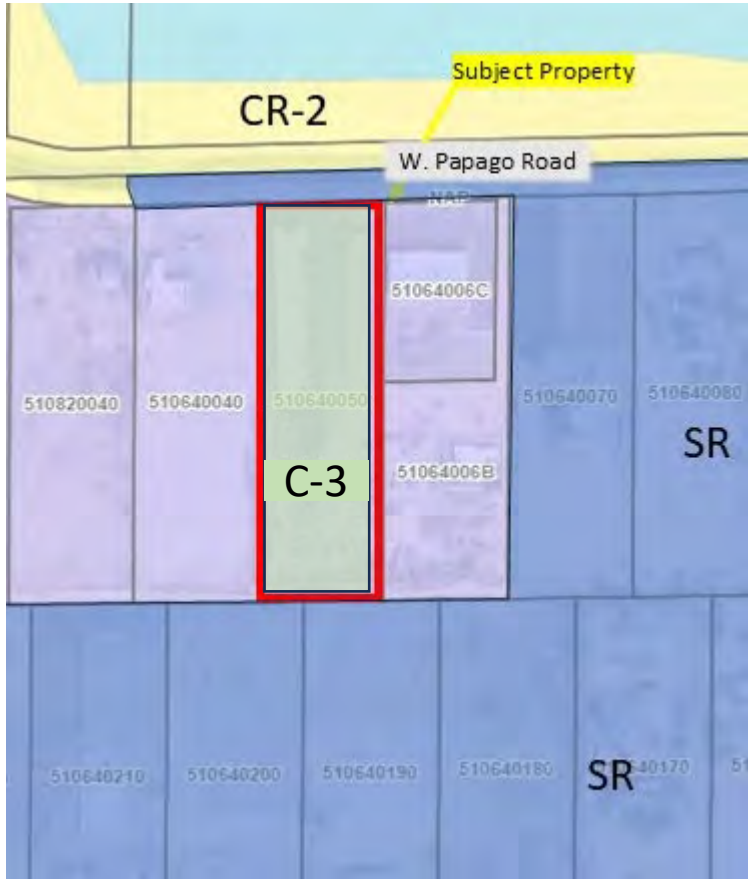
We are requesting that this rezoning be approved so that Nirvana may proceed with the Use Permit that was submitted to allow for a marijuana dispensary at this location.

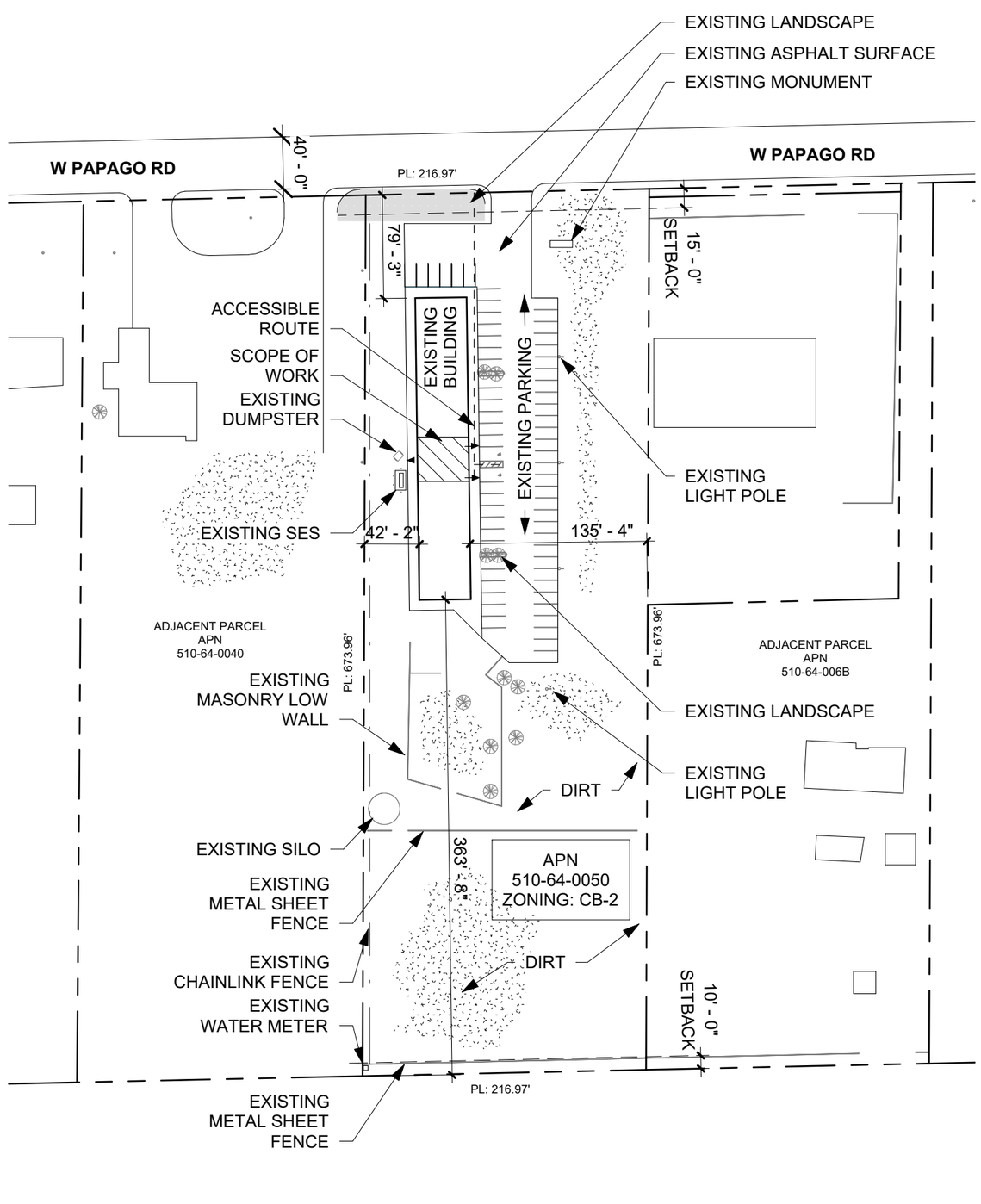
The Ponderosa Releaf Dispensary operated from this same facility for approximately four years. When they left abruptly customers were left with long drives to obtain their medical marijuana. We have heard from several member so the community that they are looking forward to having another dispensary in the area. We hosted one neighborhood meeting for the use permit in February and another for the rezoning in September and we have not received any opposition at this point. Since there was a previous dispensary operating from the same location without issue, we do not anticipate opposition to this application.

Existing Zoning




Proposed Zoning






SITE PLAN A1

SCALE: 1" = 100'-0"

# LEGAL DESCRIPTION

PAPAGO BUTTE RANCHOS UNIT 2: LOT 93

# PROJECT TEAM


LANDOWNER:
PAPAGO PROPERTIES, LLC
1800 RICHMOND RD
LEXINGTON, AZ

CLIENT:
NIRVANA CENTER
SHERAZ WARRAICH
928-642-2250
SHERAZ@NIRVANACENTER.COM

ARCHITECT:
AG ARCHITECTURAL SOLUTIONS
COVEY GROFF
1776 N SCOTTSDALE RD, #2253
SCOTTSDALE, AZ 85252
480-670-3049
COVEY@AG-ARCHS.COM



AG ARCHITECTURAL SOLUTIONS
1776 N SCOTTSDALE RD,#2253
SCOTTSDALE, ARIZONA 85251
480.670.3049


MARICOPA PAPAGO
PLAZA DISPENSARY TI

49237 W PAPAGO RD, SUITE 4
MARICOPA, AZ 85139

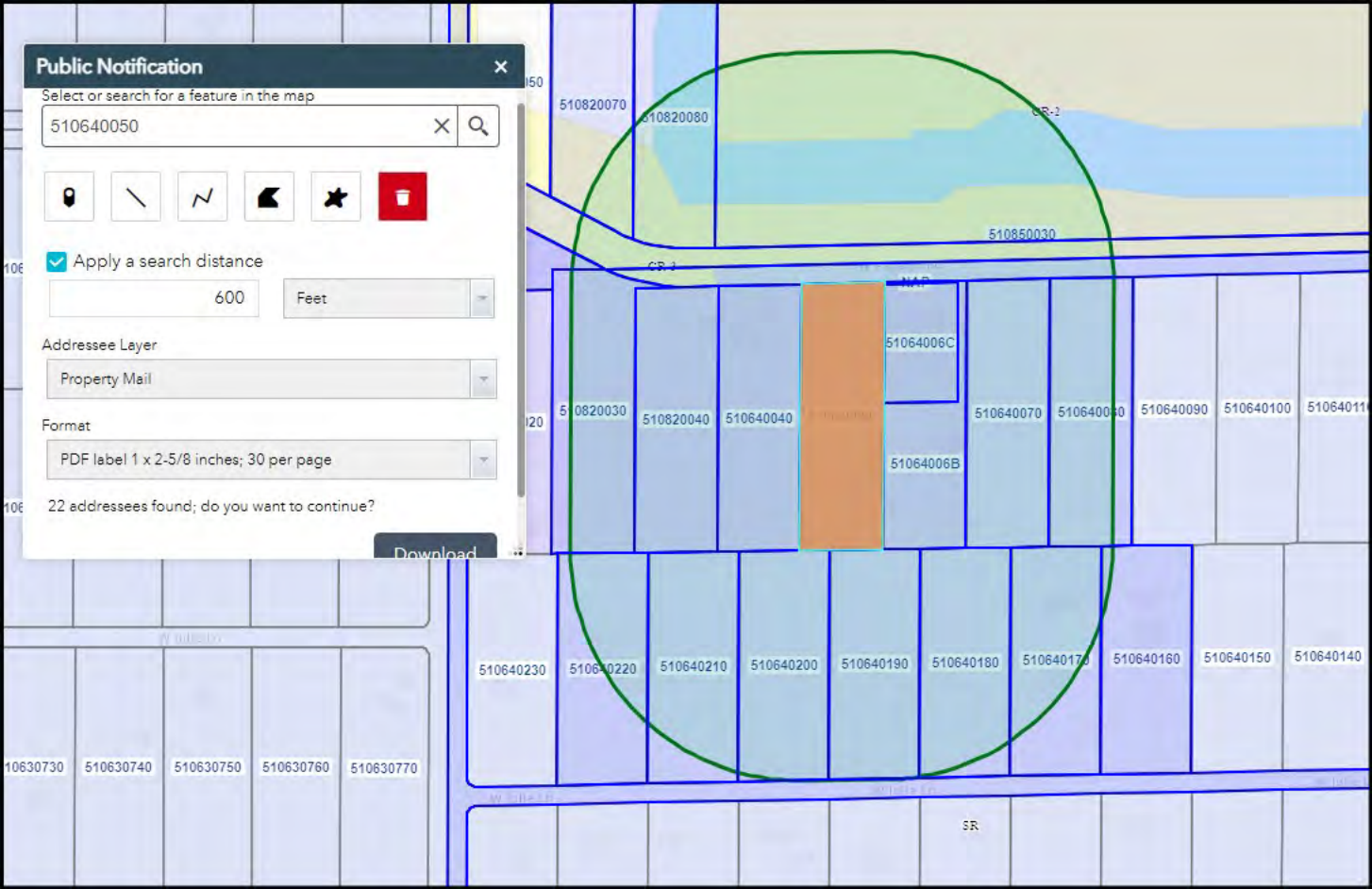
PRELIMINARY NOT FOR CONSTRUCTION

PROJECT NUMBER 23068
DATE: 10/31/2023

| REV | DATE | DESCRIPTION |
|---|---|---|

SHEET NO: A003


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Format
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510850030
51064006C
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510630730
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510630770

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AS INVESTMENT PROPERTIES ...
49301 W PAPAGO RD STE 101
MARICOPA, AZ 85139

,

,

PAPAGO PROPERTIES LLC
1800 RICHMOND RD
LEXINGTON, KY 40502

EREDIA ANTHONY H & BERMU...
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BERKELEY, CA 94709

ORBON ANNELI A TRUST
6104 COSTA DEL REY
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BELLEVUE, WA 98005

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MARICOPA, AZ 85139

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BELLEVUE, WA 98005

AS INVESTMENT PROPERTIES ...
49365 W PAPAGO RD
MARICOPA, AZ 85139

VANTAGE RETIREMENT PLANS ...
8742 E VIA DE COMMERCIO
SCOTTSDALE, AZ 85258

**NOTICE OF PUBLIC HEARING** BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **19th DAY OF DECEMBER, 2024**, AT THE PINAL COUNTY, EMERGENCY OPERATIONS CENTER (EOC), 85 N FLORENCE ST, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR **A REZONING APPLICATION** IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA:

**PZ-022-24-PUBLIC HEARING/ACTION:** Rand Del Cotto, Papago Properties LLC, landowner, Larry Lazarus, Lazarus & Silvyn, P.C., applicant requesting approval of the rezoning of 3.3± acres from **General Business Zone (CB-2) Zone** to **Commercial Zoning District (C-3)** to allow for a marijuana dispensary, situated in Section 19, Township 5 South Range 3 East of the Gila and Salt River Base and Meridian, Pinal county, Arizona more particularly described as follows: Lot 93, of PAPAGO BUTTES RANCHO UNIT TWO, in Book 18 of Maps and Plats at Page 27, (legal on file) tax parcel 510-64-005 located east of N White Road, and south along W Papago Road in Maricopa, unincorporated 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:

DATED on the 21st day of October, 2024, Pinal County Planning & Development Dept.

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

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

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.

WRITTEN STATEMENTS MUST BE FILED WITH: PINAL COUNTY COMMUNITY DEVELOPMENT 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

---

PUBLISHED ONCE:

Pinal Central Dispatch

Pinal Central Dispatch

# AFFIDAVIT OF PUBLICATION

State of Pennsylvania, County of Lancaster, ss:

Rachel Cozart, 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:**
Nov. 21, 2024

**NOTICE ID:** PDs0WTn1YcyqmJpHhYDR
**NOTICE NAME:** PZ-022-24

Rachel Cozart

(Signed)_____

**VERIFICATION**

State of Pennsylvania
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal
Nicole Burkholder, Notary Public
Lancaster County
My commission expires March 30, 2027
Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 11/22/2024

Nicole Burkholder

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 19th DAY OF DECEMBER, 2024, AT THE PINAL COUNTY, EMERGENCY OPERATIONS CENTER (EOC), 85 N FLORENCE ST, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A REZONING APPLICATION IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA:
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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
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.
WRITTEN STATEMENTS MUST BE FILED WITH: PINAL COUNTY COMMUNITY
DEVELOPMENT 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
PUBLISHED ONCE:
Pinal Central Dispatch
No. of publications: 1: date of publication: Nov 21, 2024

*** as directed by your staff Coordinator**

## AFFIDAVIT OF Mailing of Notice of Hearing*

I, Michelle Green, Applicant for case PZ-022-24 (Case number), personally caused 15 mailer(s) to be mailed by first class post regarding the public hearing associated with case PZ-022-24 on 11/25/24 (Date), on a form prescribed by the planning division at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed Rezoning (Type of application), in unincorporated Pinal County.

The notice(s) and mailing lists were mailed as attached.

Michelle Green
Applicant

STATE OF ARIZONA )
) ss:
COUNTY OF PINAL )

Subscribed and sworn to me by Michelle Green this 10th day of December, 2024.

Mary L Keating
Notary Public
My Commission Expires:

MARY L. KEATING
Notary Public - Arizona
Maricopa County
Commission # 644307
My Commission Expires Jan. 24, 2027

# Pinal County
## AFFIDAVIT OF POSTING BROADCAST SIGN

I, the applicant's representative for case # PZ-022-24 & SUP-009-24, personally caused at least one sign to be posted in a visible place on or near the proposed project site at 49237 W Papago Rd, at least 28 days before the Planning and Zoning Commission Public Hearing, in Pinal County.

See attached photo exhibit.

Dynamite Signs
Sign Company Name

Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 11/25/24 by Meghan Liggett.

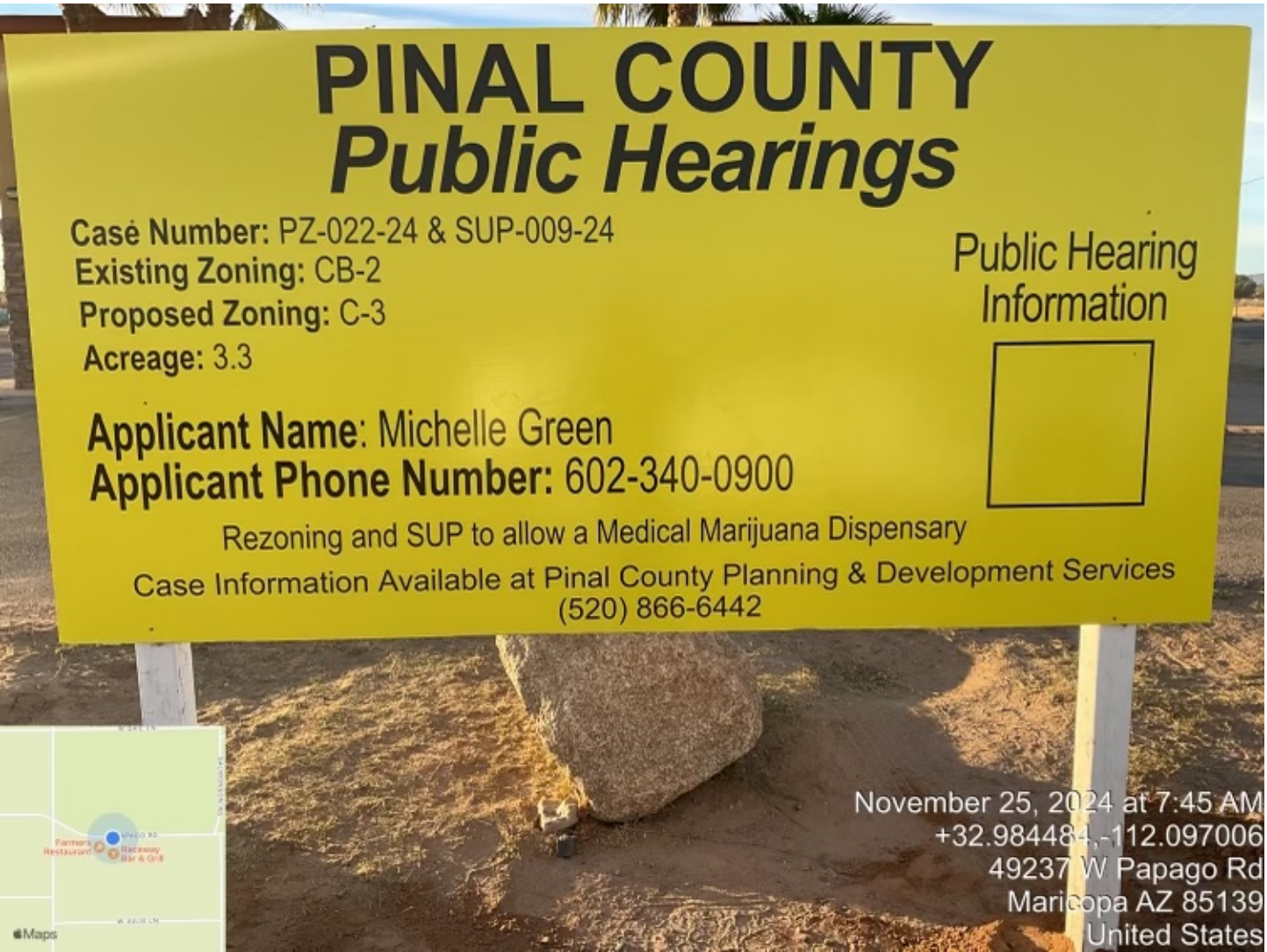
IN WITNESS WHEREOF, I Hereto set my hand and official seal.

Marybeth Conrad
Notary Public

MARYBETH CONRAD
Notary Public - Arizona
Maricopa County
Commission # 673441
My Comm. Expires Oct 25, 2028

My Commission expires: 10-25-28


PINAL COUNTY
Public Hearings
Case Number: PZ-022-24 & SUP-009-24
Existing Zoning: CB-2
Proposed Zoning: C-3
Acreage: 3.3
Public Hearing Information
Applicant Name: Michelle Green
Applicant Phone Number: 602-340-0900
Rezoning and SUP to allow a Medical Marijuana Dispensary
Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
November 25, 2024 at 8:04 AM
+32.984482 -112.096621
49179 W Papago Rd
Maricopa AZ 85139
United States
Maps


PINAL COUNTY
Public Hearings
Case Number: PZ-022-24 & SUP-009-24
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Applicant Phone Number: 602-340-0900
Rezoning and SUP to allow a Medical Marijuana Dispensary
Case Information Available at Pinal County Planning & Development Services
(520) 866-6442
November 25, 2024 at 7:45 AM
+32.984484,-112.097006
49237 W Papago Rd
Maricopa AZ 85139
United States
Maps