



MEETING DATE: JULY 2, 2025

TO: BOARD OF SUPERVISORS

CASE NO: **PZ-015-24 (10625 N Faldale Rd Rezone)**

CASE COORDINATOR: KENDALL RILEY, PLANNER

SUPERVISOR DISTRICT: STEPHEN MILLER, DISTRICT #3

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**Executive Summary:** Geissel Gonzalez, owner, Renzo Curay De La Rosa, and Zion Brother's LLC, applicant, is requesting approval of a rezone from General Rural (GR) to Single Residence Zoning District (R-20) to allow for the division of subject property into 2 parcels on approximately 1.36± acres, situated in a portion of Section 19, Township 05 South, Range 06 East, Gila & Salt River Base & Meridian, tax parcel 509-28-022A, generally located in the unincorporated portion of Casa Grande west of Highway 387, North of W Hopi Drive and east of N Faldale Road.

**If This Request is Approved:**

The applicant will move forward to the Minor Land Division process.

**Location:**

Parcel number: 509-28-022A, (legal on file)

**Items for Boards consideration:**

- Proposal is to rezone 1.36± from GR to R-20
- Applicant plans to split the property into two (2) separate parcels
- Current land use designation is "Moderate low Density Residential (1-3.5 du/ac)"
- Staff has received no correspondence from the public

**Commission recommendation:**

- At the May 15<sup>th</sup> Planning and Zoning meeting, the Commission recommended for approval unanimously (7-0) to the Board of Supervisors with five (5) stipulations.

**If the Board wishes to approve the rezone from General Rural (GR) to Single Residence Zoning District (R-20), staff is providing the following 5 stipulations to Case PZ-015-24 for Board Consideration:**

1. Approval of this zone change (PZ-015-24) shall require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
2. 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 Department;
3. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;

4. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District; and,
5. If applicant wishes to split the property after approval, applicant must submit a Minor Land Division and provide all supporting documentation for staff review and approval.

PINAL COUNTY PLANNING AND ZONING COMMISSION  
(PO NUMBER 252269)

Regular Meeting  
9:00 a.m.  
Thursday, May 15, 2025

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

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TRANSCRIPTION PROVIDED BY

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ORIGINAL PREPARED FOR:  
PINAL COUNTY, ARIZONA

1           MENNENGA: We're going to go to PZ-015 -

2           KLOB: You gotta call back in.

3           DENTON: Mr. Chairman, we need to reopen the  
4 meeting.

5           MENNENGA: All right, motion to reopen the meeting?

6           MOONEY: So moved.

7           MENNENGA: Second?

8           KLOB: Second.

9           MENNENGA: Aye.

10          COLLECTIVE: Aye.

11          MENNENGA: All right. Case PZ-015-24. Staff.

12          RILEY: Good afternoon Chair, Vice Chair, Members of  
13 the Commission. My name's Kendall Riley, title Planner, and  
14 I'm here to present to you case PZ-015-24. This is a request  
15 to rezone from General Rural zoning to Single Residential  
16 zoning district, RU-20, to allow a split of the parcel.  
17 Parcel size is approximately 1.36 acres. Next. Subject site  
18 is located in the unincorporated portion of Casa Grande, west  
19 of Highway 387, north of West Hopi Drive, and east of North  
20 Faldale Road. The owner is Geissel Gonzalez, and the  
21 applicant is Zion Brothers LLC. It is located within District  
22 3, Supervisor Stephen Miller. Next. Here's a County map  
23 showing the approximate location marked by the red star.  
24 Next. Here's an aerial map showing the surrounding  
25 development patterns in the area, it is mostly Low Density



1 Residential. And then to the west of the property, you're  
2 going to have your CR-2 zoning, which next. So CR-2 zoning to  
3 the west, and then all other sides are surrounded by GR, with  
4 varying lot sizes. Here is the proposed survey/site plan that  
5 they plan on submitting when they come in for their minor land  
6 division. Here's some site images for the posting that we  
7 completed, and it shows all directions, north, south, east,  
8 and west. Next. If the application is approved, the subject  
9 property will be rezoned from GR to RU-20 to allow the  
10 homeowner to split. The property has access both off of North  
11 Faldale Road and North Tank Road. The project does adhere to  
12 the Comprehensive Plan standards with the density limitations,  
13 which is Moderate Low Density Residential. Next. Staff has  
14 received no comments on this project. And here are the  
15 stipulations, there are a total of 5 stipulations. Is there  
16 any questions for staff?

17 MENNENGA: Any questions?

18 MOONEY: Yes.

19 MENNENGA: Commissioner Mooney.

20 MOONEY: Kendall, could you clarify? It's 1.36  
21 acres currently?

22 RILEY: Yes.

23 MOONEY: And so stipulation number 5, if the  
24 applicant wishes to split the property after approval, so they  
25 would make it even smaller? They could do that after we

1 approve the first split?

2 RILEY: Well, the rezone would limit them to a  
3 minimum lot size of 20,000 square feet, so that would allow  
4 for the property to be split in half.

5 MOONEY: Okay, thank you. That's all, thank you.

6 KLOB: Kendall, how does this affect kind of  
7 adjacent properties and adjacent property sizing?

8 RILEY: So there is smaller lot sizes to the west  
9 that are CR-2, so there are current smaller sizes adjacent  
10 already to the GR zoning. It would just allow another home to  
11 be built on the other side of this property.

12 KLOB: It's always been my concern about kind of  
13 these island zoning things that kind of float off by  
14 themselves with not much around it.

15 RILEY: No, yeah, and I think because this is  
16 residential against residential, it kind of fit the  
17 Comprehensive Plan better than if it was just like a  
18 commercial rezone.

19 KLOB: Okay, thank you.

20 MENNENGA: I guess I'm a little confused, but I  
21 understand. I thought splits had to be an acre or more, but I  
22 see now they're not, you know, so anyway.

23 RILEY: Yeah, minor land divisions will allow for a  
24 split of a maximum of five times of a lot, but it has to  
25 adhere to the zoning that it has. So GR minimum lot size

1 1.25, so they would not be able to split further.

2 MENNENGA: Right. I mean that five lot split is,

3 (inaudible) a huge bunch of those out there between here -

4 between Coolidge and Casa Grande and south and stuff, you

5 know, which is going to cause a whole problem someday, but

6 I'll stay away from that. And building a new house in that

7 neighborhood, that's a plus, however you count it, you know?

8 So okay, staff. Applicant, please. No applicant? Oh, okay.

9 Come on up. Are you signed in?

10 ??: Yeah.

11 MENNENGA: All right. You got it. Been waiting

12 around a while, huh?

13 ??: Yeah.

14 MENNENGA: Sorry about that.

15 ??: No, it's okay. I understand.

16 MENNENGA: I feel for them people out in Maricopa, I

17 do. I worked out there years ago, did some houses and

18 remodeling, and never in my lifetime I thought I'd see what's

19 going on.

20 ??: Right?

21 MENNENGA: But hey, here it is. Here we are.

22 ??: Yeah, so I didn't have a formal presentation

23 today.

24 MENNENGA: You're fine.

25 ??: I just wanted to say that part of the property

1 - if you want to go back to the local area for the boundary or  
2 like the neighborhood. So right there. As you notice, all  
3 the properties between Faldale, north and south, have access  
4 to both Tank Road. I guess they're split either Tank Road or  
5 Faldale, so this will kind of align with what they have,  
6 either a property on Faldale or Tank Road, as well as there's  
7 that easement that's supposed to be Bobcat Road, currently  
8 isn't used, so this will kind of allow for access all over.  
9 And it really fits, you know, the CR-2 zoning near it. We  
10 also have the current design right now under - or under design  
11 is the East-West Corridor along Val Vista, which is not too  
12 far from this area, which potentially can impact, you know,  
13 future developments. That's really all I have to say. We  
14 poked the board.

15 MENNENGA: Pretty basic.

16 ??: Yeah, no. Straightforward. Thank you.

17 MENNENGA: All right. Staff, you good? I'm good.

18 RILEY: We're good.

19 MENNENGA: Okay, come back to the Commission.

20 Public. Really? Okay, we'll call the public hearing for PZ-  
21 015-24. Anyone wish to speak to this case? Thank God. I'm  
22 giving the poor attorney a heart attack over here. All right,  
23 it's been a long day. So with that, no one else, anyone else?  
24 Okay, we're going to close PZ-015-24, and now come back to the  
25 Planning and Zoning Commission. Questions, comments, motion?

1 Commissioner Mooney.

2 MOONEY: I'll make a motion. Hold on. To approve  
3 PZ-015-24 to the Board of Supervisors with 5 stipulations.

4 MENNENGA: Second?

5 KLOB: Second.

6 MENNENGA: Second. All in favor?

7 COLLECTIVE: Aye.

8 MENNENGA: Any opposed? All right, motion passes.

9 Good luck, you're in good shape. Why can't they all be that  
10 easy, I'll tell you. Sorry. Maybe I need to take a break.

11 Okay, let's move on to the last case, which is two cases. We  
12 have PZ-025-24 and PZ-PD-014-24 and Glenn.

13 BAK: Good afternoon Mr. Chair and Commissioners.

14 PZ-025-24 and PZ-PD-014-24. This is requesting rezoning of  
15 643.5 or so acres from General Rural to Industrial 3 to allow  
16 for development for a photovoltaic solar project and  
17 associated facilities. And also the second case is the PZ-PD-  
18 014-24 is requesting approval of planned area development on  
19 the same acreage to also allow for that project. So this is  
20 generally located in the vicinity of Bianco and Cornman Roads  
21 in the southwest Casa Grande area. Cecilia Chiu is your  
22 primary applicant. There's a team with the applicant here  
23 today to speak on the behalf of the project. Next. So this  
24 shows you the general area. It's just north of the 8. And to  
25 the south of that is that motorsports complex. Attesa, I



## INFORMATION ABOUT CONSENT TO CONDITIONS/STIPULATIONS AND WAIVER OF CLAIMS FOR DIMINUTION IN VALUE

Pinal County, as part of the application process concerning land use requests, is now requesting that property owners or their authorized agents execute and return the attached Consent and Waiver. This policy is a result of that part of the Private Property Rights Protection Act (Proposition 207) that deals with regulatory takings and changes in land uses (A.R.S. §§12-1134 – 12-1138).

By signing the Consent and Waiver, the property owner agrees and consents to all conditions and stipulations in conjunction with the property owner's application, acknowledges that approval of the application might affect current or existing rights to use, divide, sell or possess the owner's property, and waives any right to compensation for diminution in value that may result from approval.

The Consent and Waiver form will be provided at the Concept Review Meeting to allow ample time for review. Should the Pinal County Planning and Zoning Commission ("Commission") recommend approval of the property owner's application, the form will again be provided to applicant together with the Commission's recommended stipulations/conditions. These materials will be provided to the applicant via e-mail, within three business days of the Planning Commission hearing. The property owner is requested to return the executed document to the Pinal County Planning and Development Department within 10 working days so that the document can be inserted into the packet to be presented to the Supervisors as part of the planning staff's report.

If an owner does not sign the Consent and Waiver, the application will continue through the normal County process. The Supervisors will be informed of the refusal and this will be one of the factors considered by the Supervisors.

If the Commission recommends denial of the property owner's application but the Supervisors decide to approve the application, the property owner will be requested to sign the Consent and Waiver with attached conditions/stipulations and conditions, after the Board of Supervisors' hearing.

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

This Consent to Schedule for Development and Conditions/Stipulations and Waiver of Claims for Diminution in Value ("Consent and Waiver"), is made in favor of Pinal County (the "County") by GEISSEL G. GONZALEZ ("Owner").

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

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

Owner has submitted an application to Pinal County ("County") requesting the County REZONE approve a for development of the following described property ("Property"):

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

By signing below, Owner agrees and consents to the Schedule for Development and all the conditions/stipulations imposed by Pinal County in conjunction with the approval of the REZONE, Case No. PZ-015-24, which are attached hereto as

["Stipulations are attached here to as Exhibit "B."]

By signing below, Owner acknowledges that the approval of the REZONE, Case No. PZ-015-24 might affect existing rights to use, divide, sell or possess the Property. By signing below, Owner hereby waives any and all rights to claim compensation for diminution in value pursuant to A.R.S. §12-1134 that may now or in the future exist as a result of the approval of the REZONE, Case No. PZ-015-24, and the Schedule for Development and conditions/stipulations imposed in conjunction with the approval. Owner waives any and all rights to claim compensation for diminution in value for any action taken by the County to rescind approval of REZONE in Case No. PZ-015-24 because of non-compliance with the Schedule for Development and/or any of the approved conditions/stipulations.

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

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

OWNER: Geissel G. Bonzalez  
[Print Entity Name]

OWNER: \_\_\_\_\_  
[Print Entity Name]

Signature

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

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

Signature

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

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

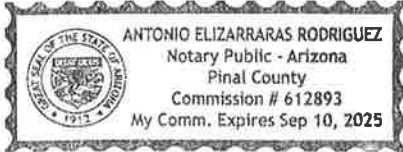


INDIVIDUAL ACKNOWLEDGMENT

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

STATE OF Arizona )  
 ) ss.  
COUNTY OF Pinal )

The foregoing instrument was acknowledged before me this 31 day of May,  
2025, by Geissel G. Gonzalez.  
*[Insert Name of Signor(s)]*



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

My commission expires: 09/10/2025

CORPORATION, OFFICER, PARTNER OR TRUSTEE ACKNOWLEDGMENT

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

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

The foregoing instrument was acknowledged before me, this \_\_\_\_ day of \_\_\_\_\_,  
\_\_\_\_\_, by \_\_\_\_\_ as \_\_\_\_\_  
*[Insert Name of Officer]* *[Insert Title]*  
of \_\_\_\_\_, an \_\_\_\_\_ corporation,  
*[Insert Name of Company]* *[Insert State of Incorporation]*  
who being authorized to do so, executed the foregoing instrument on behalf of said entity for the  
purposes stated therein.

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

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

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

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

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

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

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

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

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

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

# **EXHIBIT A**

**LEGAL DESCRIPTION**

**BOUNDARY EXHIBIT**

**APN 509-28-022A**

**PINAL COUNTY, ARIZONA**

## **PARENT LEGAL DESCRIPTION**

**THE SOUTH 121.30 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE  
SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH,  
RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;**

**EXCEPT THE SOUTH 25.00 FEET THEREOF; AND**

**EXCEPT THE EAST 25.00 FEET THEREOF; AND**

**EXCEPT THE WEST 25.00 FEET THEREOF.**

## **EXHIBIT B**

### **PZ-015-24 STIPULATIONS FROM STAFF REPORT**

1. Approval of this zone change (PZ-015-24) shall require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
2. 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 Department;
3. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;
4. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District; and,
5. If applicant wishes to split the property after approval, applicant must submit a Minor Land Division and provide all supporting documentation for staff review and approval.

**AFFIDAVIT OF PUBLICATION**

State of Florida, County of Orange, ss:

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

**PUBLICATION DATES:**

Jun. 14, 2025

**NOTICE ID:** 0Cp7phjeRR7FtlbvdvPO

**NOTICE NAME:** PZ-015-24 (Revised doc)

*Edmar Corachia*

(Signed)

**VERIFICATION**

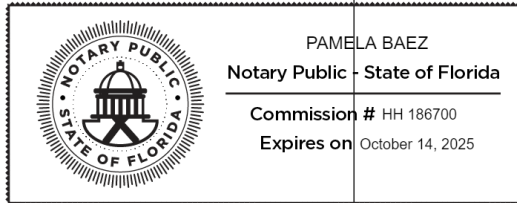
State of Florida  
County of Orange

Subscribed in my presence and sworn to before me on this: 06/17/2025

*[Signature]*

Notary Public

Notarized remotely online using communication technology via Proof.



NOTICE OF PUBLIC HEARING BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M. ON THE 2nd DAY OF JULY 2025, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A REZONE IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA PZ-015-24 - PUBLIC HEARING/ ACTION: Geissel Gonzalez, owner, Renzo Curay De La Rosa, Zion Brother's LLC, applicant, requesting approval of a rezoning from General Rural (GR) to Single Residence Zoning District (R-20) on approximately 1.36± acres, situated in a portion of Section 19, Township 05 South, Range 06 East, Gila & Salt River Base & Meridian, tax parcel 509-28-022A, located in the unincorporated portion of Casa Grande west of Highway 387, North of W Hopi Dr and east of N Faldale Rd. At least 24 hours prior to the public hearing, documents pertaining to these requests are available for public inspection at the Pinal County Planning and Development Department, Pinal County Complex, 85 N. Florence Street, Florence, Arizona, Monday through Thursday between the hours of 7:30 a.m. and 5:30 p.m. and on the internet at: <https://www.pinal.gov/236/Notice-of-Hearings>. ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT. PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL. DATED this 4th day of June 2025, Pinal County Community Development Dept. A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY PLANNING & DEVELOPMENT DEPARTMENT, P.O. BOX 749, FLORENCE AZ 85132. 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 your wish to appear and be heard at the hearing  
Contacts for this matter: Kendall Riley, Planner  
E-mail Address: [Kendall.riley@pinal.gov](mailto:Kendall.riley@pinal.gov)



**NOTICE OF PUBLIC HEARING** BY THE PINAL COUNTY BOARD OF SUPERVISORS AT 9:30 A.M ON THE **2<sup>nd</sup>** DAY OF **JULY 2025**, AT THE PINAL COUNTY ADMINISTRATIVE COMPLEX, IN THE BOARD OF SUPERVISORS HEARING ROOM, 135 N. PINAL STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR **A REZONE** IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

**PZ-015-24 - PUBLIC HEARING/ACTION:** Geissel Gonzalez, owner, Renzo Curay De La Rosa, Zion Brother's LLC, applicant, requesting approval of a **rezone** from **General Rural (GR)** to **Single Residence Zoning District (R-20)** on approximately 1.36± acres, situated in a portion of Section 19, Township 05 South, Range 06 East, Gila & Salt River Base & Meridian, tax parcel 509-28-022A, located in the unincorporated portion of Casa Grande west of Highway 387, North of W Hopi Dr and east of N Faldale Rd

At least 24 hours prior to the public hearing, documents pertaining to these requests are available for public inspection at the Pinal County Planning and Development Department, Pinal County Complex, 85 N. Florence Street, Florence, Arizona, Monday through Thursday between the hours of 7:30 a.m. and 5:30 p.m. and on the internet at:

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

ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT. PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.

DATED this **4<sup>th</sup>** day of **June 2025**, Pinal County Community Development Dept.

A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY PLANNING & DEVELOPMENT DEPARTMENT, P.O. BOX 749, FLORENCE AZ 85132 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 your wish to appear and be heard at the hearing

Contacts for this matter: Kendall Riley, Planner  
E-mail Address: [Kendall.riley@pinal.gov](mailto:Kendall.riley@pinal.gov)  
Phone #: (520) 866-6514 Fax: (520) 866-6530

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

PUBLISHED ONCE:

Pinal Central Dispatch



# **PINAL COUNTY** ***Public Hearings***

Case Number: PZ - 015 - 24

Existing Zoning: General Rural (GR)

Proposed Zoning: Single Residence Zoning District (RU-20)

Acreage: 1.36 acres

Applicant Name: Renzo Curay De La Rosa

Applicant Phone Number: 602-574-8190

Case Information Available at Pinal County Planning and Development Services  
(520) 866-6442

Public Hearing  
Information

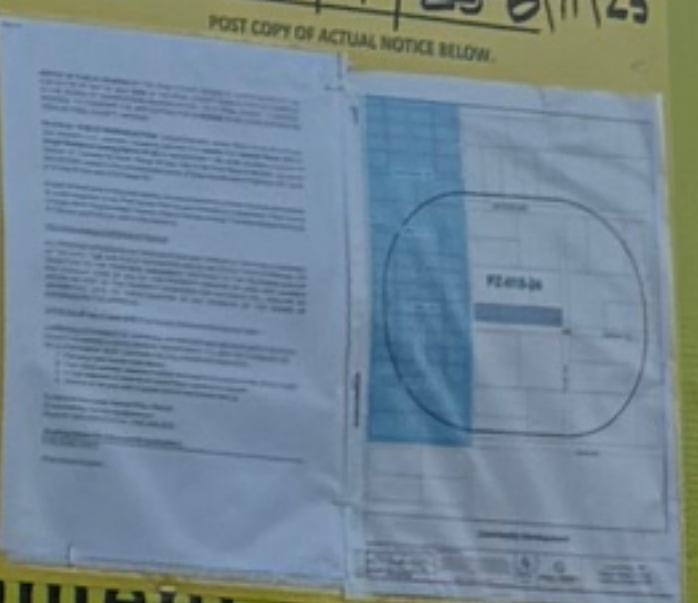
## **NOTICE**

PLANNING & ZONING  
PINAL COUNTY  
PUBLIC HEARING

Any person who is interested may file written comments, in favor or in  
opposition, with Community Development Department in Pinal County  
or appear in person at the hearing.

Date Posted: ~~6/11/25~~ 6/11/25

POST COPY OF ACTUAL NOTICE BELOW



















## PINAL COUNTY

WIDE OPEN OPPORTUNITY

MEETING DATE: MAY 15, 2025

TO: PINAL COUNTY PLANNING AND ZONING COMMISSION

CASE NO.: **PZ-015-24 (10625 N Faldale Rd)**

CASE COORDINATOR: KENDALL RILEY, PLANNER

SUPERVISOR DISTRICT #3, STEPHEN MILLER

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***Executive Summary/ Requested Action/Purpose:***

**PZ-015-24 - PUBLIC HEARING/ACTION:** Geissel Gonzalez, owner, Renzo Curay De La Rosa, and Zion Brother's LLC, applicant, is requesting approval of a rezone from General Rural (GR) to Single Residence Zoning District (RU-20) to allow for the division of subject property into 2 parcels on approximately 1.36± acres, situated in a portion of Section 19, Township 05 South, Range 06 East, Gila & Salt River Base & Meridian, tax parcel 509-28-022A, generally located in the unincorporated portion of Casa Grande west of Highway 387, North of W Hopi Drive and east of N Faldale Road.

**To Approve:** *I move that the Planning and Zoning Commission forward a recommendation of conditional approval of Case PZ-015-24 to the Board of Supervisors subject to the following 5 stipulations:*

1. Approval of this zone change (PZ-015-24) shall require, at the time of application for development, that the applicant/owner submit and secure from the applicable and appropriate Federal, State, County and Local regulatory agencies, all required applications, plans, permits, supporting documentation and approvals;
2. 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 Department;
3. A dust registration permit from the Pinal County Air Quality Control District shall be obtained prior to the disturbance of 0.1 acres or more;
4. All construction activity must conform to the Earthmoving Activity requirements of the Pinal County Air Quality Control District; and,
5. If applicant wishes to split the property after approval, applicant must submit a Minor Land Division and provide all supporting documentation for staff review and approval.

**To Deny:** *I move that the Planning and Zoning Commission forward a recommendation of denial of Case PZ-015-24 to the Board of Supervisors.*



**BACKGROUND AND FINDINGS:****HISTORY:**

The oldest record of this parcel was found from the assessor's office dating back to 1957. These records also show a home estimated to be built in 1978. Since then, applicant has received permits for remodels and additions to the single family residence. Since the creation of the zoning ordinance on January 4, 1954 the zoning of the parcel has remained the same, GR General Rural Zone.

**ANALYSIS:***Comprehensive Plan*

The subject site is designated Moderate Low Density Residential (1-3.5 du/ac). This designation is characterized as a larger lot development pattern with options for suburban residential patterns. The zoning designation RU-20 is compatible with the comprehensive plan Moderate Low Density Residential designation. The subject site is a property within the City of Casa Grande planning area. According to the Casa Grande General Plan- 2030, they classify this area as "Neighborhoods".

***Surrounding Land Uses and Zoning***

Through the rezoning of this site as a residential zoning district, this project proposes development congruent with the surrounding land uses. This property is adjacent to developed CR-2 zoning, which allows lots as small as 12,000 square feet. Some of the surrounding lots are under the GR minimum of 1.25 acres also. This could possibly be explained by the zoning change of 1974 which increased the minimum lot size from 12,000 square feet (0.275 acres) to 54,450 square feet (1.25 acres).

**Surrounding Land Uses and Zoning Designations:**

North: GR General Rural

South: GR General Rural

East: GR General Rural

West: CR-2 Single Residence Zone (PZ-446-75)

***Rezone and Proposed Uses***

The subject acreage is zoned GR (General Rural). The rezone request seeks the RU-20 zoning to allow the lot to be divided into two parcels. Permitted uses in the RU-20 are roughly the same as GR. Owner plans to divide the property in approximately half. The parcel with the existing home will be 26,495 square feet, and the new vacant parcel will be 32,708 square feet. Current minimum lot size for GR is 1.25, which does not currently allow them to divide the property. Applicant has not provided details of what is planned for the new created parcel after completion of the split; however, a new house could be constructed on the newly created lot.

***Development Plan and Site Plan***

The survey provided shows the existing home that is on the property, as well as access to the site. This parcel has a 50-foot access off of N Tank Rd and a 50-foot access off of N Faldaie Rd. Applicant has not provided details of development plans after the rezone is complete. To complete the intended division, the parcel



must be divided in accordance with the County’s Minor Land Division process. This process will be an administrative review to ensure legal access, setbacks, along with zoning.

**Flood Zone:** “X” is an area of minimal flood hazard.

***Public Participation***

|                                   |                 |
|-----------------------------------|-----------------|
| Neighborhood Meeting:             | August 16, 2024 |
| Neighborhood and Agency Mail out: | April 25, 2025  |
| Newspaper Advertising:            | April 24, 2025  |
| Site Posting: Applicant:          | April 19, 2025  |
| Site Posting: County:             | April 21, 2025  |

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





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: Kendall Riley
2. Date of Pre-application Review: 05/ 28 /2024 Pre-Application Review No.: Z-PA- 045 - 24
3. Current Zoning (*Please provide Acreage Breakdown*): GR (1.36 acres)
4. Requested Zoning (*Please provide Acreage Breakdown*): RU-20 (1.36 acres)
5. Parcel Number(s): 509-28-022A
6. Parcel Size(s): 1.36 acres
7. The existing use of the property is as follows: SFR
8. The exact use proposed under this request: SFR
9. What is the Comprehensive Plan Designation for the subject property: Moderate Low Density Residential
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. The establishment of two newer subdivisions to the west edge of the property, zoned for CR2 and CR3 classifications, signifies a shift towards higher density residential developments, as well as the ongoing design and development of the East-West Corridor Phase II will play a significant role in increasing traffic flow into Val Vista, which is the major arterial near the property.
14. Explain why the proposed development is needed and necessary at this time. The owner of the property wishes to split his property and construct a SFR on the new lot. This rezoning would allow them to do so as current zoning does not allow for such split.

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: \_\_\_\_\_  
All existing services are currently available at the site. There are no improvements required to be paid 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: \_\_\_\_\_  
There will be no traffic increase. Current and future accounts solely from exiting members of the property.
3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: \_\_\_\_\_  
Parking spaces to remain the same.
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?  
\_\_\_\_\_  
No
5. What type of landscaping are you proposing to screen this use from your neighbors?  
\_\_\_\_\_  
Existing fencing and landscape to remain. New fencing to match exiting chain link fence after lot split.
6. What type of signage are you proposing for the activity? Where will the signs be located?  
\_\_\_\_\_  
None
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: \_\_\_\_\_  
\_\_\_\_\_  
No
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: \_\_\_\_\_  
\_\_\_\_\_  
Proposed land use will remain the same thereby keeping the character and integrity of the zone.
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.: \_\_\_\_\_  
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: \_\_\_\_\_

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

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

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

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

I hereby verify that the name list above was obtained on the 24TH day of MARCH, 2025, at the office of PINAL COUNTY MAILING NOTIFICATION and is accurate and complete to the best of my knowledge.  
(Source of Information)

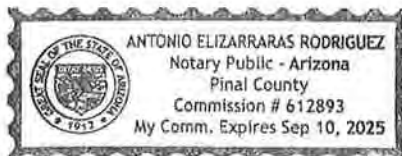
On this 24th day of March, 2025, before me personally appeared Geissel G Gonzalez  
(Name of signor)

Signature [Signature] Date 03/24/2025

State of Arizona )ss.

County of Pinal

My Commission Expires 09/10/2025



(SEAL)

Signature of Notary Public [Signature]







NAP

, -

50930136A  
INDIAN HILLS COMMUNITY CHURCH  
20110 W HOPI DR  
CASA GRANDE, AZ 85122-2803

50930136B  
PINAL COUNTY FLOOD CONTROL DISTRICT  
PO BOX 827  
FLORENCE, AZ 85132-8513

50928024C  
GORDON LEE R & TENA A TRS  
10441 N FALDALE RD  
CASA GRANDE, AZ 85122--814

509700950  
PINAL COUNTY FLOOD CONTROL DISTRICT  
PO BOX 827  
FLORENCE, AZ 85132-2301

509700960  
PINAL COUNTY FLOOD CONTROL DISTRICT  
PO BOX 827  
FLORENCE, AZ 85132-2301

50928024B  
BRISENO RAFAEL M  
5866 N FUCHSIA ST  
CASA GRANDE, AZ 85122-2896

50928024D  
FELIX RUBEN & ROSALVA  
15998 W ADAMS ST  
GOODYEAR, AZ 85338-8687

50928026A  
WILSON RICK  
PO BOX 987  
SAPULPA, OK 74067-7098

509700010  
ATLAS RESIDENTIAL LLC  
6250 E CHENEY DR  
PARADISE VALLEY, AZ 85253-3351

509700180  
HERNANDEZ DANIEL  
1179 E AVENIDA FRESCA  
CASA GRANDE, AZ 85122-8512

509700190  
BROWN MICHAEL A  
10533 N ARAPAHO DR  
CASA GRANDE, AZ 85122-2820

509700360  
SPIESKAHN CODY N  
10532 N FALDALE RD  
CASA GRANDE, AZ 85122-2815

50928025B  
TREJO ANDRES III  
19095 W HAVASUPAI DR  
CASA GRANDE, AZ 85122-2802

509700020  
DUSTRUD JILL TIFFANI  
1725 E OQUITOA DR  
CASA GRANDE, AZ 85122-2638

509700170  
LYNN JAMES  
10560 N ARAPAHO DR  
CASA GRANDE, AZ 85122-8512

509700200  
GALVEZ DORA  
10561 N ARAPAHO DR  
CASA GRANDE, AZ 85122-2820

509700350  
RODRIGUEZ MAYRA  
10560 N FALDALE RD  
CASA GRANDE, AZ 85122--815

509700030  
DUSTRUD DAMON J  
10587 N GERONIMO DR  
CASA GRANDE, AZ 85122-2818

509700160  
KNIGHT PATRICIA LYNN  
10586 N ARAPAHO DR  
CASA GRANDE, AZ 85122-2820



509700210  
FORD EDWARD C  
10587 N ARAPAHO DR  
CASA GRANDE , AZ 85122-2820

509700340  
BAHLS ROGER A & BRENDA E  
10586 N FALDALE RD  
CASA GRANDE , AZ 85122-8512

50928023E  
SMITH DAVID M  
10525 N FALDALE RD  
CASA GRANDE , AZ 85122-8512

50928023C  
DAVENPORT JODI RENEE & CAMPBELL WESLEY JORDAN JR  
10574 N TANK RD  
CASA GRANDE , AZ 85122-2780

50928025C  
LEOTA CHRISTINE  
MAIL RETURN  
, -

50928025D  
TARANGO EDUARDO & LILIANA  
1609 N 65TH DR  
PHOENIX , AZ 85035-5471

509700040  
COUNTY LANE LLC  
10645 N TATUM BLVD STE 200-408  
PHOENIX , AZ 85028-8306

509700150  
HIGUERA ALEJANDRO  
10614 N ARAPAHO DR  
CASA GRANDE , AZ 85122-2820

509700220  
FIKE ROBERT ELLIOTT  
10615 N ARAPAHO DR  
CASA GRANDE , AZ 85122-2820

509700330  
CHATTERS AARON & CINDI  
5738 N WILSHIRE DR  
WILLIAMS , AZ 86046-6891

509700050  
RAMIREZ ADOLFINA R  
10856 N GERONIMO DR  
CASA GRANDE , AZ 85122-2817

509700140  
MUNIZ JOSEFA  
10638 N ARAPAHO DR  
CASA GRANDE , AZ 85122-8512

50970023B  
SOTELO ROJELIO J  
10639 N ARAPAHO DR  
CASA GRANDE , AZ 85122-2820

509700320  
JIMENZ ANTHONY ANGELO & JIMENEZ VICTORIA  
10638 N FALDALE RD  
CASA GRANDE , AZ 85122-2815

50928022A  
GONZALEZ GEISSEL G  
10625 N FALDALE RD  
CASA GRANDE , AZ 85122-2815

509280330  
SANCHEZ ANTONIO & MADRIL APRIL  
10644 N CHINOOK DR  
CASA GRANDE , AZ 85122-8512

50970006B  
SNODGRASS DEE-MARCIA  
10667 N GERONIMO DR  
CASA GRANDE , AZ 85122-2819

509700130  
HERNANDEZ JOSE JAVIER  
10666 N ARAPAHO DR  
CASA GRANDE , AZ 85122-2820

509700240  
SMITH SHERRY L  
10667 N ARAPAHO DR  
CASA GRANDE , AZ 85122-2820

509700310  
MIRELES CINDY L & FERGUSON MELINDA A  
10664 N FALDALE RD  
CASA GRANDE , AZ 85122-8512



509700070  
SCHOESSLER ALLEN DANIEL & KRISTINA LYNN  
10693 N GERONIMO DR  
CASA GRANDE , AZ 85122-2819

509700120  
RUGG ROGER  
10692 N ARAPAHO DR  
CASA GRANDE , AZ 85122-8512

509700250  
COLEY RONALD  
10693 N ARAPAHO DR  
CASA GRANDE , AZ 85122-2820

509700300  
MARINOFF KRIST G  
PO BOX 1398  
SAFFORD , AZ 85548-8139

50928022D  
MUTLOS OKSANA A  
10665 N FALDALE RD  
CASA GRANDE , AZ 85122-8512

509280210  
ROSEMEAD PROPERTIES INC  
PO BOX 29006  
PHOENIX , AZ 85038-8503

509280320  
DAWSON ARTERIA SR & BETTY J & PAMELA ANN TRS  
2142 E ALTA VISTA RD  
PHOENIX , AZ 85040-8504

509700080  
ZUNIGA-MUNOZ MAYRA  
1433 E AVENIDA FRESCA  
CASA GRANDE , AZ 85122-2102

509700110  
RS RENTAL III-A LLC  
32 MERCER ST FL 4TH  
NEW YORK , NY 10013-3251

509700260  
OLVERA DESTINY  
10717 N ARAPAHO DR  
CASA GRANDE , AZ 85122-2820

509700290  
KINZER DANIEL P  
1948 N HUBBARD LN  
CASA GRANDE , AZ 85122-2671

509700090  
FARLEY TRAVIS  
10745 N GERONIMO DR  
CASA GRANDE , AZ 85122-2816

509700100  
FRIGERIO NATHAN  
10744 N ARAPAHO DR  
CASA GRANDE , AZ 85122-8512

509700270  
GUTIERREZ ROY  
10745 N ARAPAHO DR  
CASA GRANDE , AZ 85122-2820

509700280  
VILLA FRANCES  
10744 N FALDALE RD  
CASA GRANDE , AZ 85122-2815

509700390  
WELLS MARTHA REV LIV TRUST  
20130 W HIAWATHA DR  
CASA GRANDE , AZ 85122-2803

509700380  
SUTTON TONY LEE  
20100 W HIAWATHA DR  
CASA GRANDE , AZ 85122--803

509700370  
PUTT WADE PATRICK  
18960 W MESCALERO DR  
CASA GRANDE , AZ 85122-2796

50928031A  
BOWEN RICHARD J & SHERRY L  
10706 N TANK RD  
CASA GRANDE , AZ 85122-8512

509300710  
TLI LLC  
4825 S HIGHWAY 95 # 2-501  
FORT MOHAVE , AZ 86426-6831



50928020B  
OTT MICHAEL P  
PO BOX 12142  
CASA GRANDE , AZ 85130-0056

50928020C  
BIRDSONG DOUGLASS DEAN  
2829 N PAISLEY LN  
CASA GRANDE , AZ 85122-2582

50928020D  
TORRES DAVID CERNA & GARCIA KRISTIE  
19665 W WATSON WAY  
CASA GRANDE , AZ 85122-2811

509700400  
CHAVARRIA DINORA  
209 E ELM ST  
ELOY , AZ 85131-1249

509700410  
PUENTE BRENDA S  
20101 W HAWTHORN DR  
CASA GRANDE , AZ 85122-2800

509700420  
GEWARGIS MARYAM  
20071 W HAWTHORN DR  
CASA GRANDE , AZ 85122-8512

50928009F  
GONZALES SANTOS  
19860 W WATSON WAY  
CASA GRANDE , AZ 85122-8512

50928009C  
JORDAN STREET HOMES LLC  
2261 MARKET ST # 5114  
SAN FRANCISCO , CA 94114-4161

50928009D  
VILLAR JESUS E  
19976 W WATSON WAY  
CASA GRANDE , AZ 85122-8512

50928009E  
BRIDGEFORTH KEITH E & DANIELLA E  
19934 W WATSON WAY  
CASA GRANDE , AZ 85122-2785

50928009B  
SOTELO MANUEL J  
19896 W WATSON WAY  
CASA GRANDE , AZ 85122-8512

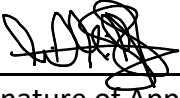
509280110  
STANTON DOUGLAS  
10881 N TANK RD  
CASA GRANDE , AZ 85122-8512

50928030D  
MANES BREEANA  
12359 W ORANGE DR  
LITCHFIELD PARK , AZ 85340-0415

50928030E  
SOTELO RONDA D  
10731 N FALDALE RD  
CASA GRANDE , AZ 85122-2815

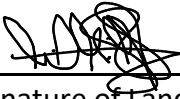


I certify the information included in this application is accurate, to the best of my knowledge. I have read the application and I have included the information, as requested. I understand if the information submitted is incomplete, this application cannot be processed. All notices will be sent to the applicant unless otherwise directed in writing

|                                                                                   |                                   |              |
|-----------------------------------------------------------------------------------|-----------------------------------|--------------|
| GEISSEL GONZALEZ                                                                  | 10625 N FALDALE RD CASA GRANDE AZ |              |
| Name of Applicant                                                                 | Address                           |              |
|  | SV_GONZALEZ@OUTLOOK.COM           | 520-233-0974 |
| Signature of Applicant                                                            | E-Mail Address                    | Phone Number |

|                                                                                   |                                  |              |
|-----------------------------------------------------------------------------------|----------------------------------|--------------|
| ZION BROTHERS CONSTRUCTION                                                        | 2728 E EARLL DR PHOENIX AZ 85016 |              |
| Name of Agent/Representative                                                      | Address                          |              |
|  | RENZO@ZIONBROTHERS.COM           | 602-574-8190 |
| 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.

|                                                                                     |                                   |              |
|-------------------------------------------------------------------------------------|-----------------------------------|--------------|
| GEISSEL GONZALEZ                                                                    | 10625 N FALDALE RD CASA GRANDE AZ |              |
| Name of Landowner                                                                   | Address                           |              |
|  | SV_GONZALEZ@OUTLOOK.COM           | 520-233-0974 |
| 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

GEISSEL GONZALEZ

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

Hereinafter referred to as "Owner," is/are the owner(s) of 1.36 acres located at  
10625 N FALDALE RD, CASA GRANDE 85122, and further identified

*[Insert Address of Property]*

As assessor parcel number 509-28-022A and legally described as follows:

*[Insert Parcel Number]*

THE SOUTH 121.30 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA; EXCEPT THE SOUTH 25.00 FEET THEREOF; AND EXCEPT THE EAST 25.00 FEET THEREOF; AND EXCEPT THE WEST 25.00 FEET THEREOF.

Said property is hereinafter referred to as the "Property."

Owner hereby appoints ZION BROTHERS CONSTRUCTION

*[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]*

10625 N FALDALE RD, CASA GRANDE 85122

*[Address]*

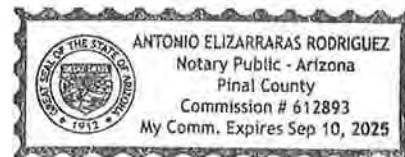
*[Signature]*

*[Address]*

Dated: 03/24/2025

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

STATE OF Arizona )  
 ) ss.  
COUNTY OF Pinal )



(SEAL)

The foregoing instrument was acknowledged before me, this 24th day March, 2025  
by Geissel G. Gonzalez

My Commission Expires 09/10/2025

Signature of Notary Public

Antonio Elizarraras Rodriguez  
Printed Name of Notary

Signature of Notary



**CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT**

\_\_\_\_\_  
*[Insert Company's or Trust's Name]*  
By: \_\_\_\_\_  
*[Signature of Authorized Officer, or Trustee]*  
Its: \_\_\_\_\_  
*[Insert Title]*  
Dated: \_\_\_\_\_

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

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

\_\_\_\_\_,  
*[Insert Signor's Name]* *[Insert Title]*  
\_\_\_\_\_,  
*[Name of Company or Trust]* *[Insert State of Incorporation, if applicable]* an,

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.  
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



## **Application Checklist:**

### **A. Check the appropriate item:**

☒ This Zone Change is being submitted without a PAD request

☐ This Zone Change is being submitted in conjunction with a PAD request.

Include the Development Agreement, if applicable. (Check mark on page 9, line item I of the application check list.)

The applicant must complete a PAD application. – *(Please utilize the “PAD Book” and the “Site Plan” of the PAD application to fulfill the Zoning Application “Narrative” and “Site Plan” in lieu of while having separate copies for each application).*

### **B. Hold a Neighborhood/Community Meeting:**

☒ Notify all property owners within 1200' (feet)

☒ Hold the meeting within five (5) miles of the subject property

☒ Hold the meeting between 5:00 pm – 9:00 pm

☒ Include with the application the following:

- ☐ Copy of Notice of Neighborhood/Community Meeting
- ☐ List of property owners notified - *(Use page 5 of this application)*
- ☐ Minutes of the meeting
- ☐ Attendance sign-in sheet with names & addresses

### **C. Submit a completed “Agency Authorization” form *(if applicable)*.**

### **D. Submit a written Narrative concerning the proposed development *(if not submitting in conjunction with a PAD Application)* to include:**

☒ 1. Title Page

☒ 2. Purpose of Request

☒ 3. Description of Proposal

- a. Nature of the Project including Proposed Land Use
- b. Conformance to adopted Comprehensive Plan
- c. Answers to the questions from the **Supporting Information** sheet
- d. Location & Accessibility
- e. Utilities & Services
- f. Neighborhood Meeting Information
- g. Existing Zoning Stipulation
- h. Appendix, as applicable



E. **Submit a Site Plan** (*if not submitting in conjunction with a PAD Application*). The submittal shall be professionally prepared (*by a surveyor, architect, or other design professional*) and drawn at a sufficient scale as to not exceed a print size larger than 11" X 17". The lettering shall be of sufficient size to be legible when reduced to an 8½" X 11" print and include:

- ☒ 1. Legal Description of total site.
- ☒ 2. Name(s) of Landowner(s), Developer, Applicant and Person or Firm preparing plan.
- ☒ 3. North Arrow, Scales (*written and graphic*), Preparation Date and Subsequent Revision Dates.
- ☒ 4. Location of all Existing & Proposed Structures & Buildings
- ☒ 5. Location of all Existing & Proposed Utilities with Location & Width of Associated Easements.
- ☒ 6. All Existing & Proposed Public and/or Private Streets with Location & Width of Associated Easements & Right-of-Ways.
- ☒ 7. All Points of Ingress & Egress.
- ☒ 8. Location & Types of Existing & Proposed Landscaping.
- ☒ 9. Indicate Location, Type, Height, & Materials for Proposed Walls, Fences & Signs.
- ☒ 10. Show whether the property is adjacent to a projected regionally significant route (RSR) as identified on the Corridor Preservation Map (Figure 9) in the Regionally Significant Routes for Safety and Mobility (RSRSM), Final Report. If adjacent to a projected RSR, show how applicant will comply with the RSRSM Final Report and the RSRSM Access Management Manual.

F. **Submit** the following information regarding **Water Supply**:

- ☐ 1. Identify the water service provider
- ☐ 2. Provide an estimated range of water demand and include an explanation of the method used to obtain the estimate
- ☐ 3. Provide information about water supply and source, including renewable and non-groundwater supplies
- ☐ 4. If a portion of the water supply for the proposed project is groundwater, the application shall be accompanied by the following information that is publicly available from the Arizona Department of Water Resources (ADWR) and/or Arizona Geological Survey, or otherwise available to the land owner:
  - o Depth to bedrock & Depth to groundwater
  - o Known fissures or land subsidence in the area
  - o Known wells in the area, available information on status and water levels
  - o Summary of data-gathering efforts and sources of information

G. Provide a copy of the **Title Report**



H. **Submit** a copy of a certified **A.L.T.A.** survey, including a legal description of proposed zoning districts.

I. **Development Agreements (DA):**

☐ Provide a copy of the approved DA, if applicable.

J. **Submit** a **Drainage report** and a **TIA report**. (*Public Works fees for these reviews will be due at the time of submittal and each subsequent review until deemed acceptable*).

K. **Aware** that earth fissure maps are available online from the Arizona State Geologic Survey.

L. **Submit a list of all property owners within 600' (feet)** of the subject property boundary showing name, mailing address and tax parcel numbers. This list must be obtained within 30 days prior to application submission. A map showing the 600' boundary and parcels must be included as well (A *Tax Assessor Parcel Map is Acceptable*). - (*This list is a separate list from the "Neighborhood/Community Meeting list of 1,200' however use Page 5 of this application as well*).

M. **Complete and Submit** the "Comprehensive Plan Compliance Checklist" a copy of the Checklist can be found here:

<http://www.pinalcountyyaz.gov/CommunityDevelopment/Planning/Documents/Planning%20Applications/CompPlan%20Checklist.pdf>

N. **Submit** the Non-Refundable fees for a zone change outlined on page one of the Zone Change Application.

O. **Submit** all documentation outlined in the Zone Change application in a multi-PDF format per item of the application with all supporting documentation via the online portal site at:

<https://citizenaccess.pinalcountyyaz.gov/CitizenAccess/>. \*

- a. An ESRI shapefile for land use (conceptual) which shows all proposed zoning lines and zoning classifications for the project in NAD\_1983\_stateplan\_arizona\_central\_fips\_0202\_intlfeet projection

*\* Your application must be submitted digitally via the online portal site. Please call or email the Planning Division for more information.*

P. **Aware to Install Broadcast Notification Sign(s) on the site in conformance with the information shown in this application.** (*See page 10 & 11 of this application for illustrative details*). **Aware** that newspaper advertising fees and postage must be paid **by the applicant**. (*in addition to application fees*)

Q. Signature at the end of the "**Checklist**" stating you have reviewed and addressed all areas within it.

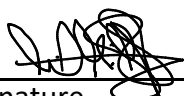
I certify that I have submitted all the required information listed above, and I understand that this application for a Zone Change cannot be processed until all required information is submitted.

GEISSEL GONZALEZ

10625 N Faldale Rd

Name of Applicant

Address

  
Signature

09-23-2024

Date



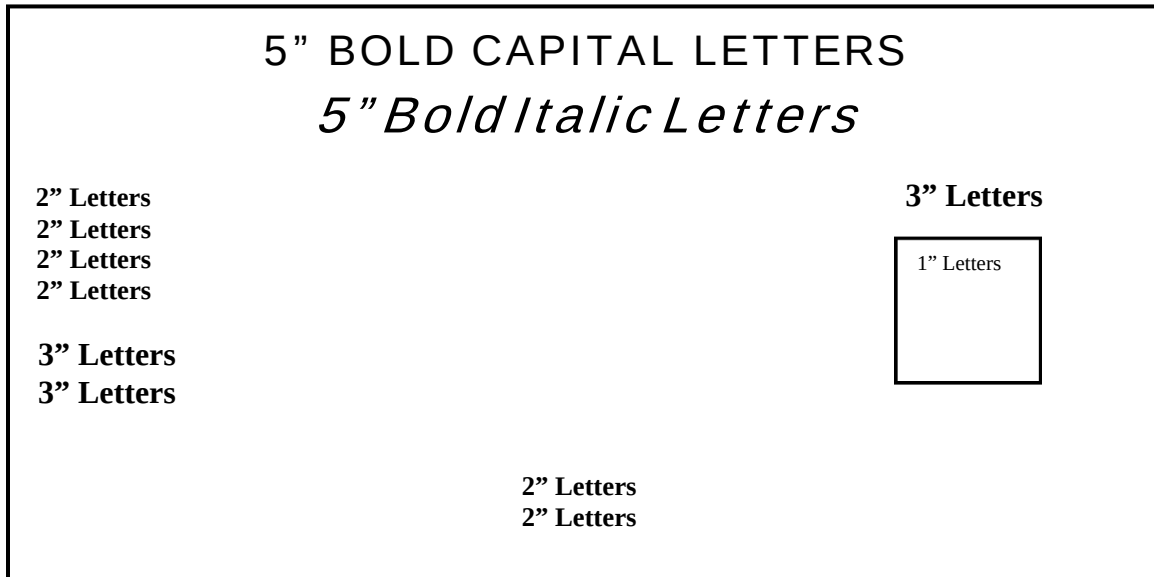
## Pinal County Broadcast Notification Signs:

Zoning, Planned Area Developments, Special Use Permits and Industrial Use Permits

### Site Posting Requirements

1. Broadcast signs shall be installed and removed by the applicant
2. Broadcast signs shall be installed 28 days before the Planning Commission hearing
3. Broadcast signs shall remain in place until the Board of Supervisors has made a decision on the case
4. Broadcast signs shall be removed no later than 30 days after the Board of Supervisors has made a decision on the case
5. Broadcast signs shall be placed adjacent to each road that borders the property, or as determined by the Planning Manager
6. Broadcast signs can contain more than one case
7. Regular signs, if needed, will be posted by County Staff
8. Text on the sign shall meet the specifications shown on page 2 of this document
9. Broadcast sign specifications:
  - a. 4 Feet Tall by 8 Feet Wide
  - b. Top of the sign shall be 6 feet above the ground
  - c. Laminated plywood or MDO board
  - d. Attached to 2 – 4” by 4” wooden poles
  - e. All surfaces, including edges shall be painted **Yellow**
  - f. **Black** letters shall be used and shall be sized per the specifications shown below
10. Pinal County staff will place information about Planning Commission and Board of Supervisor hearings on the Broadcast sign in the designated area

### **Letter Sizes: All Letters Upper and Lower Case Unless Specified**





**Zoning and Planned Area Development Cases:  
(4 Feet Tall by 8 Feet Wide)**

|                                                                                                                                                              |                                                                                                                                                                                                                                                 |                                                 |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| <b>PINAL COUNTY</b><br><b><i>Public Hearings</i></b>                                                                                                         |                                                                                                                                                                                                                                                 |                                                 |
| <b>Case Number:</b><br><b>Existing Zoning:</b><br><b>Proposed Zoning:</b><br><b>Acreage:</b><br><br><b>Applicant Name: Applicant</b><br><b>Phone Number:</b> | <b>Public Hearing Information</b> <table border="1"><tr><td>Hearing<br/>Info<br/>Posted by<br/>Pinal<br/>County</td></tr></table><br><br><b>Case Information Available at Pinal County Planning and Development Services (520)<br/>866-6442</b> | Hearing<br>Info<br>Posted by<br>Pinal<br>County |
| Hearing<br>Info<br>Posted by<br>Pinal<br>County                                                                                                              |                                                                                                                                                                                                                                                 |                                                 |

**Special Use Permit and Industrial Use Permit Cases  
(4 Feet Tall by 8 Feet Wide)**

|                                                                                                                                                         |                                                                                                                                                                                                                                                 |                                                 |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-------------------------------------------------|
| <b>PINAL COUNTY</b><br><b><i>Public Hearings</i></b>                                                                                                    |                                                                                                                                                                                                                                                 |                                                 |
| <b>Case Number:</b><br><b>Existing Zoning: Proposed</b><br><b>SUP/IUP Use: Acreage:</b><br><br><b>Applicant Name: Applicant</b><br><b>Phone Number:</b> | <b>Public Hearing Information</b> <table border="1"><tr><td>Hearing<br/>Info<br/>Posted by<br/>Pinal<br/>County</td></tr></table><br><br><b>Case Information Available at Pinal County Planning and Development Services (520)<br/>866-6442</b> | Hearing<br>Info<br>Posted by<br>Pinal<br>County |
| Hearing<br>Info<br>Posted by<br>Pinal<br>County                                                                                                         |                                                                                                                                                                                                                                                 |                                                 |



## AFFIDAVIT OF POSTING OF BROADCAST SIGN (and Notice of Hearing)\*

I, \_\_\_\_\_, Applicant for case \_\_\_\_\_ (Case number), personally caused \_\_\_\_\_ sign(s) to be posted in a visible place on or near the proposed project site on \_\_\_\_\_ (Date), at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed \_\_\_\_\_ (Type of application), in unincorporated Pinal County

The notice(s) was posted as indicated on the attached map and photograph.



Applicant

STATE OF ARIZONA )  
                                  ) ss:  
COUNTY OF PINAL )

Subscribed and sworn to me by \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_  
Notary Public  
My Commission Expires:



**\* as directed by your staff Coordinator**

## AFFIDAVIT OF Mailing of Notice of Hearing\*

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

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

Applicant 

STATE OF ARIZONA     )  
                             ) ss:  
COUNTY OF PINAL     )

Subscribed and sworn to me by \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Notary Public  
My Commission Expires:



- \* as directed by your staff Coordinator
- \* please attach the mailer and the list addresses



## **PROJECT NARRATIVE AND ZONING CHANGE JUSTIFICATION**

**Filed by:**  
**Geissel Gonzalez**  
10625 N Faldale Rd  
Casa Grande, AZ 85122

**For the following Project:**  
**Gonzalez Residence**  
Located in: 10625 N Faldale Rd  
Casa Grande, AZ 85122



### **Purpose of Request:**

To rezone APN: 509-28-022A from a General Rural Zoning to a RU-20.

### **Description of Proposal:**

#### *Nature of The Project Including Proposed Land Use:*

APN 509-28-022A currently falls under General Rural Zoning, which prohibits lot splitting and restricts layout flexibility in its current area. The property owner aims to divide the lot in half, dedicating the eastern portion as its own entity. This adjustment would facilitate access from Tank Rd, enhancing both the land's value and fostering development along Tank Rd. The modification in zoning from a General Rural Zoning to a RU-20 Single Residence Zoning District would accomplish this task.

#### *Conformance to Adopted Comprehensive Plan:*

The project's essence lies in maintaining the existing Land Use and adhering to the Adopted Comprehensive Plan. The current Land Use Category for the site is Moderate Low Density Residential which advocates between 1-3.5 dwelling units per acre. The dwelling units per acre for RU-20 is a minimum of roughly 2 dwelling units per acre, which conforms to the Adopted Comprehensive Plan.

#### *Answers to the Questions from the Supporting Information Sheet:*

Note any services that are not available to the site. Discuss any improvements of services that would be paid for by the public:

All existing services are currently available on site. There are no services that would need to be paid for by the public.

What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan:

There will be no traffic increase. Current and future trips account solely from existing members of the property.

How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan:

The parking spaces will remain the same.

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?

No.

What type of landscaping are you proposing to screen this use from your neighbors?

Existing fencing and landscape to remain. New fencing to match existing chain link fence after lot split.

What type of signage are you proposing for the activity? Where will the signs be located?

None.

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:

The proposed land use does not involve any manufacturing or production process.

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 proposed land use will primarily remain the same. The site is surrounded by single family residences and the proposed land use is solely single family zoning.



There has been discussion about possible conditions that may be placed on the approval with the Planning department and that if such condition is violated that there is a public process by which the zoning may be reverted.

*Location and Accessibility:*

The site is located APN 509-28-022A adjacent to Faldale Rd and North of Hopi Drive. The site has access via Faldale Rd. The site has access to Tank Rd on the eastern portion of the site. After the lot split, a new gate will be installed on the eastern fence.

*Utilities and Services:*

The current utilities available on the site is Arizona Water Company for water, Arizona Public Service for electrical, and currently has on-site septic tank.

*Neighborhood Meeting Information:*

A neighborhood meeting was conducted on Friday August 16, 2024 at 6:30 PM at the project site location. A notification had been given to all property owners within 1,200 feet, 2-weeks prior to the meeting date. The purpose of the meeting was to discuss zoning project plans, introduction of owner and neighbors, and discussion of zoning impacts and discuss comments from neighbors. The owners were on site for an hour and a half and there were no participants in the meeting.

*Existing Zoning Stipulation:*

Existing Zoning Stipulations and guidelines for General Rural Zoning can be found in the Pinal County Development Services Code and Floodplain Management that was enacted on September 4, 2024.

*Conclusion:*

Transitioning from the current zoning is imperative to facilitate necessary updates and improvements of the site while upholding the Adopted Comprehensive Plan. Existing utilities are all on site and would remain the same for any future development. The proposed zoning change poses no inconvenience to any member of the public. We are open to dialogue with the Pinal County Board to elucidate the current situation further.

Respectfully,

GEISSEL GONZALEZ

BY: \_\_\_\_\_

Date: \_\_\_\_\_



## Appendix A: Comprehensive Plan Compliance Checklist

### **Purpose:**

Provide guidance to ensure conformity of development proposals with the Pinal County Comprehensive Plan.

### **Intent:**

1. Explain how to determine if development proposals are compatible with the Comprehensive Plan.
2. Explain why unique conditions exist to deviate from the Plan.

The Pinal County Comprehensive Plan graphics, Land Use, Circulation (two graphics), and Economic Development, are not intended to be zoning maps that outlines specific locations and parcel-by-parcel determination for land uses and facilities. The Comprehensive Plan's intent is to provide policy direction and a framework for how the Pinal County "development form" or layout should occur over time. It is not the intent to predetermine specifically where land uses must occur. Guidelines within the Land Use element provide direction on development and how it relates to transportation corridors, surrounding land uses, public facilities, and natural environment.

### **Determination:**

Comprehensive Plan Compliance is determined by the development's conformity with the Comprehensive Plan's land use designations (Land Use graphic and Land Use element text) and activity centers (Land Use and Economic Development graphics and Economic Development element text) as well as the goals, objectives, policies and guidelines outlined in the Pinal County Comprehensive Plan. Planning guidelines for each of the land use designations and Activity Centers are also included in the Land Use element. It is important to note that all components and concepts may not apply to every potential proposal.

### **Organization:**

The Compliance Checklist focuses on two major components:

1. Consistency with Pinal County's Vision Components
2. Consistency with the Plan's Key Concepts illustrated on Land Use, Circulation, and Economic Development graphics.

### **How Is the Checklist Used?**

Various concepts are discussed and a "YES" checkbox is provided to indicate if the proposal complies with the key concepts of the Plan.

- If a project complies, it receives a ✓ in the appropriate box.
- If it does not comply, the checkbox will remain blank, and additional information would need to be provided to explain the unique circumstance, if applicable.



- If a project has no relation to a particular check list item, a “non applicable” response is acceptable with a brief explanation.

### **Who Should Use the Checklist?**

Developers, staff, and decision-makers should use the Comprehensive Plan Compliance Checklist.

- ✓ Developers should use this checklist as a guide to the Plan’s policies in the early stages of a development proposal and when submitting an application for review.
- ✓ Staff should use it to review development proposals and to make recommendations to decision-makers. The checklist can assist in developing the staff report.
- ✓ Decision-makers can use the checklist to better understand how well a proposal does or does not comply with the Pinal County Comprehensive Plan.



# PART ONE

## Consistency with Pinal County's Vision Components

The Pinal County Comprehensive Plan is a vision-based plan that provides the framework that all decisions related to growth and development are measured against. The following is intended to describe how the proposal meets the various vision components.

**Pinal County Vision** The County recognizes the importance of the region's strategic location between the Phoenix and Tucson Metropolitan Areas and its relationship to the overall well-being of the state of Arizona. What happens in Pinal County does not stay in Pinal County; the decisions made here will impact the entire state on many levels: business development, mobility, land management, air quality, water, and overall quality of life. People choose Pinal County for the diverse opportunities it offers; this diversity is what makes Pinal County unique but also represents a challenge as Pinal County continues to grow and change.

Pinal County is a place where history, culture and heritage are the foundation for its future. Pinal County will be seen as a leader in environmental stewardship and conservation practices by ensuring that the natural environment is preserved, yet still available to be discovered. Pinal County provides quality educational and training opportunities placing residents in cutting edge, environmentally-compatible jobs within the County. While communities within Pinal County retain and celebrate their unique qualities, governments and agencies share a collaborative spirit to ensure successes across Pinal County and remain responsive and accountable to their constituents.

**Sense of Community**—Pinal County is a collection of unique communities, each of which has something special to offer residents and visitors. Balancing emerging urban centers and Pinal County's rural character is important to residents; ensuring that the threads of Pinal County's history, heritage, and culture are woven into its future is what makes Pinal County unique from other regions. Ensuring places exist for people to gather and for communities to showcase the diversity of places, people, lifestyles, cultures, and opportunities will help to define Pinal County's identity.

The proposal:

☒ Is consistent with the **Sense of Community** vision component

Please explain:

The proposed rezoning will retain the sense of community by being in compliance with the identity of the community.

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**Mobility and Connectivity**—Ensuring Pinal County has adequate transportation corridors and a variety of multimodal transportation options addressing all populations is essential for moving goods and people throughout the County and State with minimal affect on Pinal County’s native wildlife. Offering multiple mobility and communication options, to effectively connect communities and activity centers throughout the County, will reduce congestion and improve air quality while enhancing the area’s quality of life.

The proposal:

☒ Is consistent with the **Mobility and Connectivity** vision component

Please explain:

The proposed rezoning will keep the existing transportation and not impact any traffic nor add any unnecessary burden to the community.

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**Economic Sustainability**—Expanding opportunities for residents to live, work, learn, and play in close proximity promotes long-term economic viability. Pinal County desires activity centers that serve the current and future residents’ needs offering services, businesses and employment opportunities, including high-tech and environmentally-friendly employers who champion Pinal County’s conservation philosophy. The creation of the full range of quality jobs that allow residents to start their career, raise a family, and move up instead of out of Pinal County for career advancement is essential. (This may not apply to all projects)

The proposal:

☒ Is consistent with the **Economic Sustainability** vision component

Please explain:

By increasing housing via this zoning change, it will allow for a greater supply in the real estate market allowing to lower the cost of home ownership for those in the area.

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**Open Spaces and Places**—Residents value the large connected open spaces and unique places of Pinal County, not only as part of their quality of life, but as an important resource to sustain the region’s immense wildlife habitat and their corridors. From the majestic mountains rising from the desert floor in the west to the high desert and rugged mountain terrain to the east, enjoyment of and respect for the natural surroundings is a big part of why people choose Pinal County to live and visit.

The proposal:

☒ Is consistent with the **Open Spaces and Places** vision component

Please explain:

The proposed rezoning will keep the same open space and lifestyle that is currently provided in the area.

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**Environmental Stewardship**—People value the views of the mountains and open vistas during the day and the stars at night. These values have translated to a strong conservation ethic that stresses the importance of maintaining the quality of Pinal County’s natural resources for future generations. Pinal County is the leader in environmental stewardship, and rewards and encourages sustainable practices such as innovative land use planning, sustainable agriculture, water conservation, green building development, and the use of renewable and alternative energy sources.

The proposal:

☒ Is consistent with the **Environmental Stewardship** vision component

Please explain:

The proposed rezoning will allow for innovative land use in such a peculiar lot size, allowing it to be split to have frontage on two separate roads.

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**Healthy, Happy Residents**—Access to quality healthcare and healthy lifestyle choices is a priority. Pinal County is a healthy, safe place where residents can walk or ride to activity centers and where interaction in Pinal County’s clean, natural environment is encouraged. Ensuring residents are healthy, safe and happy in their community is a priority for Pinal County.

The proposal:

☒ Is consistent with the **Healthy, Happy Residents** vision component

Please explain:

The proposed rezoning will keep the same ambiance and rhythm currently in the community.

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**Quality Educational Opportunities**—Quality, community-based Pre k-12 programs that provide youth with a competitive edge along with a wide variety of post-secondary educational opportunities and technical or specialized workforce training are necessities. Pinal County residents seek out life-long opportunities that help to expand their minds and diversify their experiences. (This may not apply to all projects)

The proposal:

☒ Is consistent with the **Quality Educational Opportunities** vision component

Please explain:

The proposed rezoning has no affect on educational opportunities.

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## PART TWO

Consistency with the Plan's Key Concepts illustrated on Land Use, Economic, and Circulation graphics

### Consistency with the Land Use Designation shown on the graphics

The project land uses:

- ☒ Are shown as indicated on the Land Use and Economic Development graphic
- ☐ Are not shown as indicated on the Land Use and Economic Development graphic

The proposed rezoning has no affect on educational opportunities.

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### Consistency with the Mixed Use Activity Center Concept

The project land uses:

- ☐ Meet the Mixed Use Activity Center requirements
- ☒ Are not shown within a Mixed Use Activity Center

If shown within a Mixed Use Activity Center, explain how it meets the planning guidelines outlined in the Land Use element.

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The land use proposal includes a Mixed Use project, not shown in a Mixed Use Activity Center; explain how it meets the planning guidelines and intent of the Plan.

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**Consistency with the Planning Guidelines described in the Land Use element**

The project land uses:

- ☒ Are consistent with the applicable Planning Guidelines described in the Land Use element

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**Quality Employment Opportunities County-wide**

The Comprehensive Plan stresses the importance of increasing the number of opportunities to locate quality jobs County-wide in order to increase the jobs-to-population ratio.

The proposal:

- ☒ Is consistent with the Economic Development element
- ☐ Includes additional information about how the development addresses the Economic Development Vision embodied in the Comprehensive Plan.

Please explain:

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### **Viable Agriculture, Equestrian and Rural Lifestyle**

Historically, agriculture has played an important role in Pinal County's economy and lifestyle. Encouraging the continuation of viable agriculture and protecting it is an important component of the Plan. Additionally, supporting an equestrian and rural lifestyle has a place in Pinal County as it continues to urbanize.

The proposal:

- ☒ Clusters development to protect open space and agriculture
- ☐ Includes additional information about how the development addresses Viable Agriculture, Equestrian, and Rural Lifestyle.

Please explain:

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### **System of Connected Trails and Preservation of Open Space**

Pinal County is committed to the preservation of large swaths of open space and the development of a connected system of trails. This applies to all projects/proposals/actions.

The proposal:

- ☒ Is consistent with *Pinal County Trails and Open Space Master Plan* and Comprehensive Plan Open Space and Places Chapter
- ☐ Includes additional information about how the development addresses the open space Vision and goals

Please explain:

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## Natural and Cultural Resource Conservation

The Comprehensive Plan strives to protect natural/cultural resources, wildlife corridors and environmentally-sensitive areas such as mountains and foothills, major washes, and vistas. These areas are predominantly undeveloped and contain sensitive resources or natural hazard areas.

The proposal:

- ☒ Address environmentally sensitive areas it may impact.
- ☐ Includes additional information about how the development addresses the natural and cultural resource conservation.

Please explain:

The proposed development will keep the existing terrain and development similar to its surroundings.

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## Water Resources, Public Facilities/Services, and Infrastructure Support

All developments must bring adequate water resources and the necessary infrastructure to support the intensity of development in order to minimize the impact on the County's ability to provide public services. All development and growth, public and private, must acknowledge its impacts and pay its own way.

The proposal:

- ☒ Ensures that adequate public facilities are in place or planned for within a reasonable time of the start of the new development

Please explain:

Existing public resources and facilities will remain and the development will have no impact on them.

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## NEIGHBORHOOD MEETING FOR ZONING CHANGE

**Filed by:**

**Geissel Gonzalez**

10625 N Faldale Rd  
Casa Grande, AZ 85122

**For the following Project:**

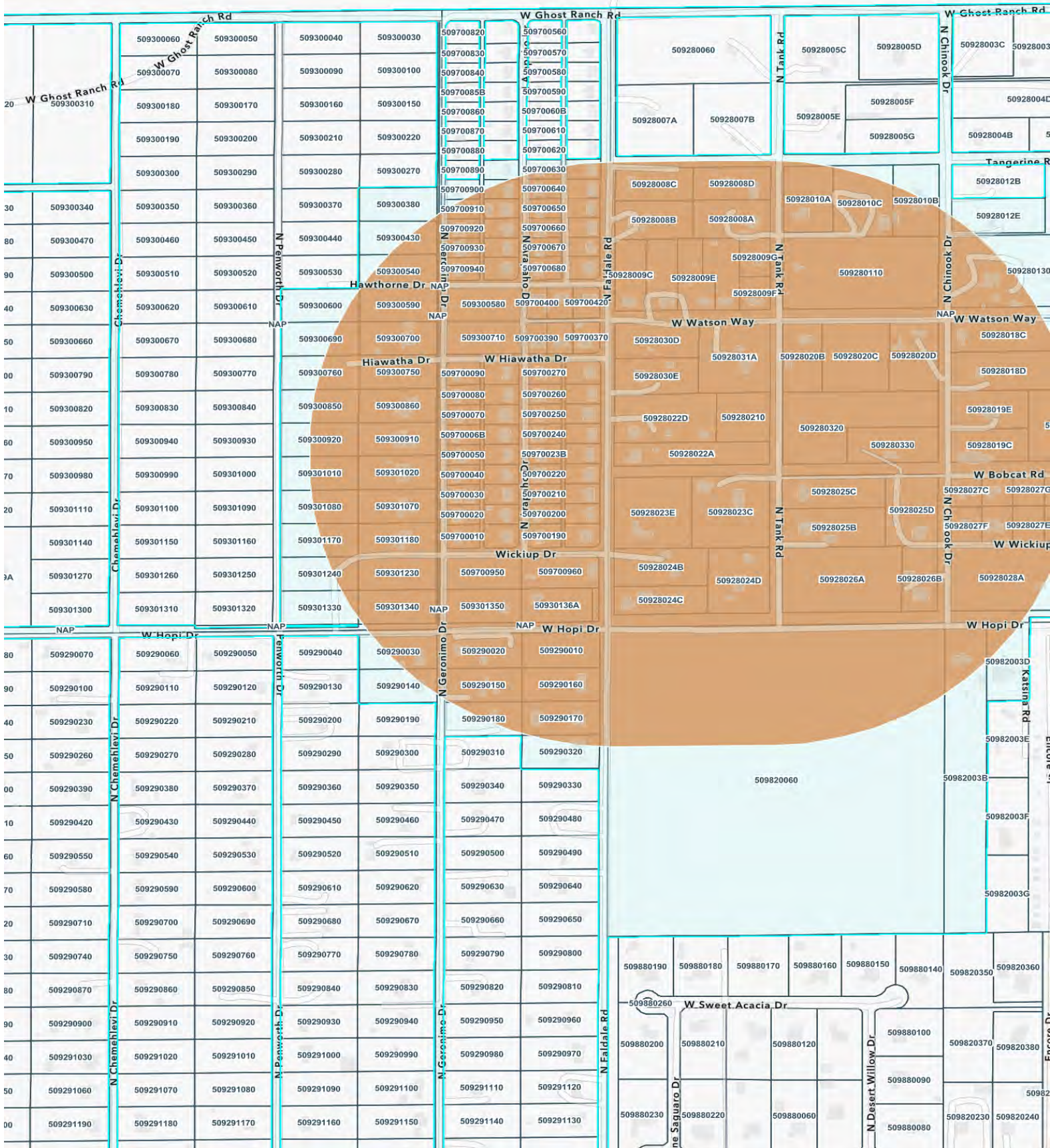
**Gonzalez Residence**

Located in: 10625 N Faldale Rd  
Casa Grande, AZ 85122

### *Neighborhood Meeting Information:*

A neighborhood meeting was conducted on Friday August 16, 2024 at 6:30 PM at the project site location. A notification had been given to all property owners within 1,200 feet, 2-weeks prior to the meeting date. The purpose of the meeting was to discuss zoning project plans, introduction of owner and neighbors, and discussion of zoning impacts and discuss comments from neighbors. The owners were on site for an hour and a half and there were no participants in the meeting. Attached is the powerpoint presentation and all neighbors within 1200' buffer.





NAP  
, -  
509290150  
PLEWNIAK LANE  
10335 N GERONIMO DR  
CASA GRANDE , AZ 85122-8512

NAP  
, -  
509290160  
IRWIN KELLY S & JOSEPHINE M  
10332 N FALDALE RD  
CASA GRANDE , AZ 85122-8512

NAP  
, -  
509290030  
ADAMS STEPHANIE L  
10378 N GERONIMO DR  
CASA GRANDE , AZ 85122-2817

NAP  
, -  
509290020  
GONZALEZ MIGUEL ANGEL & JOLENE  
16816 N 33RD AVE  
PHOENIX , AZ 85053-3302

NAP  
, -  
509290010  
JUAREZ ERIKA & ESTEBAN F II  
10370 N FALDALE RD  
CASA GRANDE , AZ 85122-2810

NAP  
, -  
509820060  
CENTRAL AZ LAND DEVELOPMENT LLC  
PO BOX 10730  
CASA GRANDE , AZ 85130-0010

509290320  
MCCARTY ERIC M  
10254 N FALDALE RD  
CASA GRANDE , AZ 85122-2810  
50982003B  
BASTIN THOMAS CHARLES & BRENDA KAY  
19635 W HOPI DR  
CASA GRANDE , AZ 85122-2806

509290180  
PLEWNIAK LANE JAY  
10335 N GERONIMO DR  
CASA GRANDE , AZ 85122-2817  
50982003D  
PEREZ LOURDES Z  
19585 W HOPI DR  
CASA GRANDE , AZ 85122-2801

509290170  
NEFF ROBERT E & SHERRY A  
10290 N FALDALE RD  
CASA GRANDE , AZ 85122-2810  
509301330  
175 BURRIS/VV LLC  
5040 E SHEA BLVD STE 254  
SCOTTSDALE , AZ 85254-4468

509290140  
UNDERWOOD HARRY MARCUS  
PO BOX 10533  
CASA GRANDE , AZ 85130-0007  
509301340  
PINAL COUNTY  
PO BOX 827  
FLORENCE , AZ 85132-8513



509301350  
INDIAN HILLS COMMUNITY CHURCH  
20110 W HOPI DR  
CASA GRANDE , AZ 85122-2803

50930136A  
INDIAN HILLS COMMUNITY CHURCH  
20110 W HOPI DR  
CASA GRANDE , AZ 85122-2803

50930136B  
PINAL COUNTY FLOOD CONTROL DISTRICT  
PO BOX 827  
FLORENCE , AZ 85132-8513

50928024C  
GORDON LEE R & TENA A TRS  
10441 N FALDALE RD  
CASA GRANDE , AZ 85122--814

509301240  
175 BURRIS/VV LLC  
5040 E SHEA BLVD STE 254  
SCOTTSDALE , AZ 85254-4468

509301230  
PINAL COUNTY FLOOD CONTROL DISTRICT  
PO BOX 827  
FLORENCE , AZ 85132-2301

509700950  
PINAL COUNTY FLOOD CONTROL DISTRICT  
PO BOX 827  
FLORENCE , AZ 85132-2301

509700960  
PINAL COUNTY FLOOD CONTROL DISTRICT  
PO BOX 827  
FLORENCE , AZ 85132-2301

50928024B  
BRISENO RAFAEL M  
5866 N FUCHSIA ST  
CASA GRANDE , AZ 85122-2896

50928024D  
FELIX RUBEN & ROSALVA  
15998 W ADAMS ST  
GOODYEAR , AZ 85338-8687

50928026A  
WILSON RICK  
PO BOX 987  
SAPULPA , OK 74067-7098

50928026B  
GRAVES JAMIE  
19690 W HOPI DR  
CASA GRANDE , AZ 85122-2806

50928028A  
MENDOZA MARIA DEL ROSARIO TRS  
3631 W CHICAGO ST  
CHANDLER , AZ 85226-6382

50928028B  
SIMPSON WALTER  
19470 W HOPI DR  
CASA GRANDE , AZ 85122-2806

509700010  
ATLAS RESIDENTIAL LLC  
6250 E CHENEY DR  
PARADISE VALLEY , AZ 85253-3351

509700180  
HERNANDEZ DANIEL  
1179 E AVENIDA FRESCA  
CASA GRANDE , AZ 85122-8512

509700190  
BROWN MICHAEL A  
10533 N ARAPAHO DR  
CASA GRANDE , AZ 85122-2820

509301170  
175 BURRIS/VV LLC  
5040 E SHEA BLVD STE 254  
SCOTTSDALE , AZ 85254-4468

509700360  
SPIESKAHN CODY N  
10532 N FALDALE RD  
CASA GRANDE , AZ 85122-2815

509301180  
NELSON CHRISTIAN A JR & LESA D  
PO BOX 11647  
CASA GRANDE , AZ 85130-0046

50928025B  
TREJO ANDRES III  
19095 W HAVASUPAI DR  
CASA GRANDE , AZ 85122-2802

50928027F  
ORTIZ DANIELA  
6302 W CARSON RD  
LAVEEN , AZ 85339-9962

50928027D  
PIPER JEFFREY G & TERESA M  
19580 W WICKIUP DR  
CASA GRANDE , AZ 85122-8512

50928027E  
DAHL MICHAEL P & DAVID M  
19546 W WICKIUP DR  
CASA GRANDE , AZ 85122-2786

50928027J  
PHIPPS TANNER & MADDISON  
19500 W WICKIUP DR  
CASA GRANDE , AZ 85122-2786

509700020  
DUSTRUD JILL TIFFANI  
1725 E OQUITOA DR  
CASA GRANDE , AZ 85122-2638

509700170  
LYNN JAMES  
10560 N ARAPAHO DR  
CASA GRANDE , AZ 85122-8512

509700200  
GALVEZ DORA  
10561 N ARAPAHO DR  
CASA GRANDE , AZ 85122-2820

509700350  
RODRIGUEZ MAYRA  
10560 N FALDALE RD  
CASA GRANDE , AZ 85122--815

509301080  
175 BURRIS/VV LLC  
5040 E SHEA BLVD STE 254  
SCOTTSDALE , AZ 85254-4468

509301070  
STEWART BRUCE  
PO BOX 697  
COCHRANE , AB -

509700030  
DUSTRUD DAMON J  
10587 N GERONIMO DR  
CASA GRANDE , AZ 85122-2818

509700160  
KNIGHT PATRICIA LYNN  
10586 N ARAPAHO DR  
CASA GRANDE , AZ 85122-2820

509700210  
FORD EDWARD C  
10587 N ARAPAHO DR  
CASA GRANDE , AZ 85122-2820

509700340  
BAHLS ROGER A & BRENDA E  
10586 N FALDALE RD  
CASA GRANDE , AZ 85122-8512

50928023E  
SMITH DAVID M  
10525 N FALDALE RD  
CASA GRANDE , AZ 85122-8512

50928023C  
DAVENPORT JODI RENEE & CAMPBELL WESLEY JORDAN JR  
10574 N TANK RD  
CASA GRANDE , AZ 85122-2780

50928025C  
LEOTA CHRISTINE  
MAIL RETURN  
, -

50928025D  
TARANGO EDUARDO & LILIANA  
1609 N 65TH DR  
PHOENIX , AZ 85035-5471

50928027C  
OBREGON SHAWNA  
10585 N CHINOOK DR  
CASA GRANDE , AZ 85122-8512



50928027A  
GREGORY COLTON  
19581 W BOBCAT RD  
CASA GRANDE , AZ 85122-2824

50928027G  
AMEZQUITA MARCO ANTONIO  
5622 W MONTEROSA ST  
PHOENIX , AZ 85031-1223

50928027H  
BISHOP JEFF E & LINDA M  
19501 W BOBCAT RD  
CASA GRANDE , AZ 85122-8512

509700040  
COUNTY LANE LLC  
10645 N TATUM BLVD STE 200-408  
PHOENIX , AZ 85028-8306

509700150  
HIGUERA ALEJANDRO  
10614 N ARAPAHO DR  
CASA GRANDE , AZ 85122-2820

509700220  
FIKE ROBERT ELLIOTT  
10615 N ARAPAHO DR  
CASA GRANDE , AZ 85122-2820

509700330  
CHATTERS AARON & CINDI  
5738 N WILSHIRE DR  
WILLIAMS , AZ 86046-6891

509301010  
175 BURRIS/VV LLC  
5040 E SHEA BLVD STE 254  
SCOTTSDALE , AZ 85254-4468

509301020  
REICH DOUGLAS S & TRACY P  
10604 N GERONIMO DR  
CASA GRANDE , AZ 85122-8512

509700050  
RAMIREZ ADOLFINA R  
10856 N GERONIMO DR  
CASA GRANDE , AZ 85122-2817

509700140  
MUNIZ JOSEFA  
10638 N ARAPAHO DR  
CASA GRANDE , AZ 85122-8512

50970023B  
SOTELO ROJELIO J  
10639 N ARAPAHO DR  
CASA GRANDE , AZ 85122-2820

509700320  
JIMENZ ANTHONY ANGELO & JIMENEZ VICTORIA  
10638 N FALDALE RD  
CASA GRANDE , AZ 85122-2815

50928022A  
GONZALEZ GEISSEL G  
10625 N FALDALE RD  
CASA GRANDE , AZ 85122-2815

50928019C  
PORTER PAMELA L  
19620 W BOBCAT RD  
CASA GRANDE , AZ 85122-2824

509280330  
SANCHEZ ANTONIO & MADRIL APRIL  
10644 N CHINOOK DR  
CASA GRANDE , AZ 85122-8512

50970006B  
SNODGRASS DEE-MARCIA  
10667 N GERONIMO DR  
CASA GRANDE , AZ 85122-2819

509700130  
HERNANDEZ JOSE JAVIER  
10666 N ARAPAHO DR  
CASA GRANDE , AZ 85122-2820

509700240  
SMITH SHERRY L  
10667 N ARAPAHO DR  
CASA GRANDE , AZ 85122-2820

509700310  
MIRELES CINDY L & FERGUSON MELINDA A  
10664 N FALDALE RD  
CASA GRANDE , AZ 85122-8512

509300920  
175 BURRIS/VV LLC  
5040 E SHEA BLVD STE 254  
SCOTTSDALE , AZ 85254-4468

509300910  
HECKER STEPHAN & AMY BETH  
10650 N GERONIMO DR  
CASA GRANDE , AZ 85122-2819

509700070  
SCHOESSLER ALLEN DANIEL & KRISTINA LYNN  
10693 N GERONIMO DR  
CASA GRANDE , AZ 85122-2819

509700120  
RUGG ROGER  
10692 N ARAPAHO DR  
CASA GRANDE , AZ 85122-8512

509700250  
COLEY RONALD  
10693 N ARAPAHO DR  
CASA GRANDE , AZ 85122-2820

509700300  
MARINOFF KRIST G  
PO BOX 1398  
SAFFORD , AZ 85548-8139

50928022D  
MUTLOS OKSANA A  
10665 N FALDALE RD  
CASA GRANDE , AZ 85122-8512

509280210  
ROSEMEAD PROPERTIES INC  
PO BOX 29006  
PHOENIX , AZ 85038-8503

509280320  
DAWSON ARTERIA SR & BETTY J & PAMELA ANN TRS  
2142 E ALTA VISTA RD  
PHOENIX , AZ 85040-8504

50928019E  
JOHNSON LILY  
10675 N CHINOOK DR  
CASA GRANDE , AZ 85122-2811

509300850  
175 BURRIS/VV LLC  
5040 E SHEA BLVD STE 254  
SCOTTSDALE , AZ 85254-4468

509300860  
MICKLE RANDOLPH J & VICTORIA A  
10694 N GERONIMO DR  
CASA GRANDE , AZ 85122-2819

50928019H  
BRINING JASON G  
19500 W BOBCAT RD  
CASA GRANDE , AZ 85122-2824

509700080  
ZUNIGA-MUNOZ MAYRA  
1433 E AVENIDA FRESCA  
CASA GRANDE , AZ 85122-2102

509700110  
RS RENTAL III-A LLC  
32 MERCER ST FL 4TH  
NEW YORK , NY 10013-3251

509700260  
OLVERA DESTINY  
10717 N ARAPAHO DR  
CASA GRANDE , AZ 85122-2820

509700290  
KINZER DANIEL P  
1948 N HUBBARD LN  
CASA GRANDE , AZ 85122-2671

509700090  
FARLEY TRAVIS  
10745 N GERONIMO DR  
CASA GRANDE , AZ 85122-2816

509700100  
FRIGERIO NATHAN  
10744 N ARAPAHO DR  
CASA GRANDE , AZ 85122-8512

509700270  
GUTIERREZ ROY  
10745 N ARAPAHO DR  
CASA GRANDE , AZ 85122-2820



509700280  
VILLA FRANCES  
10744 N FALDALE RD  
CASA GRANDE , AZ 85122-2815

509300760  
175 BURRIS/VV LLC  
5040 E SHEA BLVD STE 254  
SCOTTSDALE , AZ 85254-4468

509300750  
KELLY LOGEN B & KRISTEN R  
10732 N GERONIMO DR  
CASA GRANDE , AZ 85122-2816

50928018D  
WEBB GREGORY G  
10745 N CHINOOK DR  
CASA GRANDE , AZ 85122-8512

509300690  
175 BURRIS/VV LLC  
5040 E SHEA BLVD STE 254  
SCOTTSDALE , AZ 85254-4468

509700390  
WELLS MARTHA REV LIV TRUST  
20130 W HIAWATHA DR  
CASA GRANDE , AZ 85122-2803

509700380  
SUTTON TONY LEE  
20100 W HIAWATHA DR  
CASA GRANDE , AZ 85122--803

509700370  
PUTT WADE PATRICK  
18960 W MESCALERO DR  
CASA GRANDE , AZ 85122-2796

509300700  
KNIGHT TUCKER W & DANIELLE  
10782 N GERONIMO DR  
CASA GRANDE , AZ 85122--816

50928031A  
BOWEN RICHARD J & SHERRY L  
10706 N TANK RD  
CASA GRANDE , AZ 85122-8512

509300710  
TLI LLC  
4825 S HIGHWAY 95 # 2-501  
FORT MOHAVE , AZ 86426-6831

50928020B  
OTT MICHAEL P  
PO BOX 12142  
CASA GRANDE , AZ 85130-0056

50928020C  
BIRDSONG DOUGLASS DEAN  
2829 N PAISLEY LN  
CASA GRANDE , AZ 85122-2582

50928020D  
TORRES DAVID CERNA & GARCIA KRISTIE  
19665 W WATSON WAY  
CASA GRANDE , AZ 85122-2811

50928018C  
NGUYEN THANG VAN  
200 E 2ND ST  
CASA GRANDE , AZ 85122-8512

50928018B  
DOCKSTADER GEORGE STEVEN  
10760 N OTTAWA DR  
CASA GRANDE , AZ 85122-2936

509300600  
175 BURRIS/VV LLC  
5040 E SHEA BLVD STE 254  
SCOTTSDALE , AZ 85254-4468

509300590  
CURIEL RODRIGO G & RAMIREZ ADOLFINA R  
10856 N GERONIMO DR  
CASA GRANDE , AZ 85122-2817

509300580  
SUOR JAMES  
MAIL RETURN  
, -

509700400  
CHAVARRIA DINORA  
209 E ELM ST  
ELOY , AZ 85131-1249

509700410  
PUENTE BRENDA S  
20101 W HAWTHORN DR  
CASA GRANDE , AZ 85122-2800

509700420  
GEWARGIS MARYAM  
20071 W HAWTHORN DR  
CASA GRANDE , AZ 85122-8512

50928009F  
GONZALES SANTOS  
19860 W WATSON WAY  
CASA GRANDE , AZ 85122-8512

509700940  
BOOTH ZACHARY A & TAMMY A  
10881 N GERONIMO DR  
CASA GRANDE , AZ 85122-2817

509700690  
MI CASA PROPERTY LLC  
1330 OAK VIEW AVE  
SAN MARINO , CA 91108-8111

509700680  
HUALAPAI PEAK LLC  
1515 N GILBERT RD STE 107-228  
GILBERT , AZ 85234-4231

509700430  
BERGERON GENA  
10947 E QUARRY CIR  
MESA , AZ 85212-2257

509300540  
ROX INVESTMENTS LLC  
PO BOX 11190  
CASA GRANDE , AZ 85130-0014

50928009C  
JORDAN STREET HOMES LLC  
2261 MARKET ST # 5114  
SAN FRANCISCO , CA 94114-4161

50928009D  
VILLAR JESUS E  
19976 W WATSON WAY  
CASA GRANDE , AZ 85122-8512

50928009E  
BRIDGEFORTH KEITH E & DANIELLA E  
19934 W WATSON WAY  
CASA GRANDE , AZ 85122-2785

509700930  
JOHNSON YVONNE ESTHER  
10905 N GERONIMO DR  
CASA GRANDE , AZ 85122-8512

50928009B  
SOTELO MANUEL J  
19896 W WATSON WAY  
CASA GRANDE , AZ 85122-8512

509700700  
GARLAND-HARTFIELD SARAH  
10904 N ARAPAHO DR  
CASA GRANDE , AZ 85122-2821

50928009G  
HERNANDEZ OSCAR ARTURO VALENZUELA  
MAIL RETURN  
, -

509700670  
BOWERS WILLIAM J  
10905 N ARAPAHO DR  
CASA GRANDE , AZ 85122--821

509700440  
ANTHEM BUCKEYES LLC  
1515 N GILBERT RD STE 107-228  
GILBERT , AZ 85234-4231

509280110  
STANTON DOUGLAS  
10881 N TANK RD  
CASA GRANDE , AZ 85122-8512

509280130  
DECKER DONOVAN JR & VICKI JOANN  
10845 N CHINOOK DR  
CASA GRANDE , AZ 85122-2812

509300430  
ROX INVESTMENTS LLC  
PO BOX 11190  
CASA GRANDE , AZ 85130-0014



509700920  
GUZMAN ISSA M  
10933 N GERONIMO DR  
CASA GRANDE , AZ 85122-2817

509700710  
LEZA STEVEN & DORINE S  
10932 N ARAPAHO DR  
CASA GRANDE , AZ 85122-8512

509700660  
TOLLE PATRICK & VIOLET  
10933 N ARAPAHO DR  
CASA GRANDE , AZ 85122-2821

509700450  
NUNEZ KEVIN KELLY  
10932 N FALDALE RD  
CASA GRANDE , AZ 85122-2815

50928008B  
RAY SANDRA  
10935 N FALDALE RD  
CASA GRANDE , AZ 85122-8512

509700910  
RODRIGUEZ YOLANDA  
3048 S HILLRIDGE  
MESA , AZ 85212-2160

50928008A  
STRAPS JUSTIN  
10936 N TANK RD  
CASA GRANDE , AZ 85122-2780

509700720  
TOLLE MICHAEL  
10956 N ARAPAHO DR  
CASA GRANDE , AZ 85122-2821

509700650  
ERICKSON LORI M  
10957 N ARAPAHO DR  
CASA GRANDE , AZ 85122-8512

509700460  
MCCLINTOCK KATHLEEN E  
PO BOX 12804  
CASA GRANDE , AZ 85130-0068

50928012E  
BARGE DANIEL A  
10946 N CHINOOK DR  
CASA GRANDE , AZ 85122-2810

509300380  
ROX INVESTMENTS LLC  
PO BOX 11190  
CASA GRANDE , AZ 85130-0014

509700900  
LEE MITCHELL K  
10981 N GERONIMO DR  
CASA GRANDE , AZ 85122-8512

509700730  
ORTEGA MICHAEL RIOS & KARLA MARIA  
10980 N ARAPAHO DR  
CASA GRANDE , AZ 85122-2821

509700640  
MORENO SAM & SHERRY  
707 E MANOR DR  
CASA GRANDE , AZ 85122-2280

509700470  
PALMER DOROTHY JEAN  
10980 N FALDALE RD  
CASA GRANDE , AZ 85122-8512

50928008C  
PAULSEN ROBERT A  
9544 MEDINA DR  
SANTEE , CA 92071-1233

50928008D  
CUEVAS CHRISTIAN ALEX  
10980 N TANK RD  
CASA GRANDE , AZ 85122-2780

50928010A  
RAMIREZ ANTONIO T & RUIZ A REYNA ROSILLO  
10947 N TANK RD  
CASA GRANDE , AZ 85122-2780

50928010C  
GICANTE MICHAEL K  
10945 N TANK RD  
CASA GRANDE , AZ 85122-2780

50928010B  
BARGE DANIEL ALFRED  
10946 N CHINOOK DR  
CASA GRANDE , AZ 85122-8512

50928012D  
ESPINOZA ANDRES M & MARIA DE JESUS  
10959 N CHINOOK DR  
CASA GRANDE , AZ 85122-8512

509700740  
BEKIS MELVA  
11008 N ARAPAHO DR  
CASA GRANDE , AZ 85122-2820

509700630  
ROCK DAVID M  
450 W SUNWEST DR LOT 73  
CASA GRANDE , AZ 85122-2237

509700480  
HANSON VIRGINIA M  
11008 N FALDALE RD  
CASA GRANDE , AZ 85122-8512

NAP  
, -

50928030D  
MANES BREEANA  
12359 W ORANGE DR  
LITCHFIELD PARK , AZ 85340-0415

50928030E  
SOTELO RONDA D  
10731 N FALDALE RD  
CASA GRANDE , AZ 85122-2815



## **Introduction**

### **A. Opening Remarks**

- Greeting attendees (planning commission, county representatives, and the public).
- Brief explanation of the purpose of the meeting: Rezoning proposal from General Rural (GR) to RU-20.

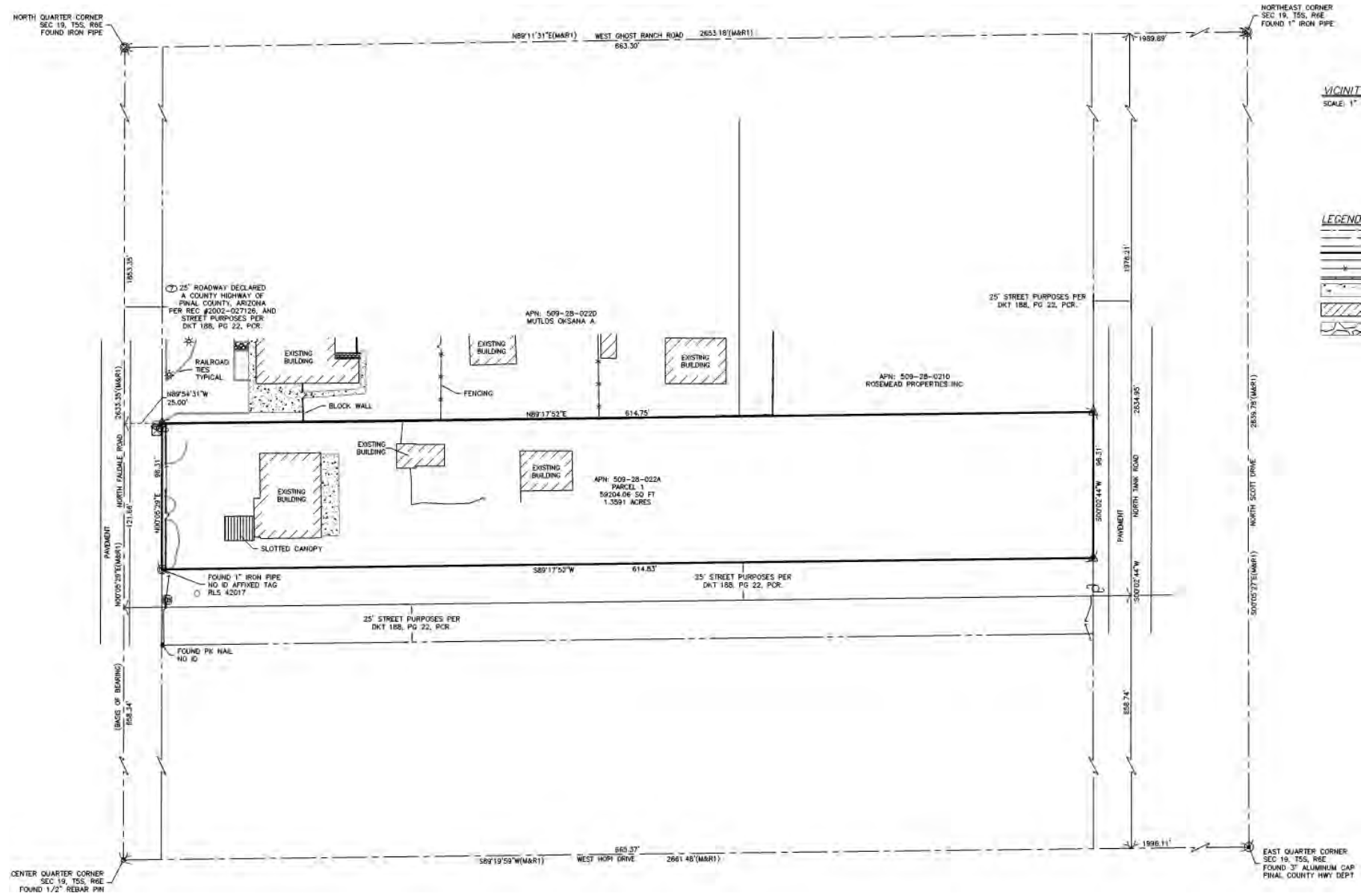
### **B. Overview of Rezoning Proposal**

- Applicant's name and contact information.
- The subject property's location and description (address, legal description, parcel number, etc.).
- Current zoning classification (General Rural).
- Requested zoning classification (RU-20).

### **C. Meeting Procedure Overview**

- How public input will be taken (comment cards, verbal statements, etc.).
- Expected length of the meeting and agenda.





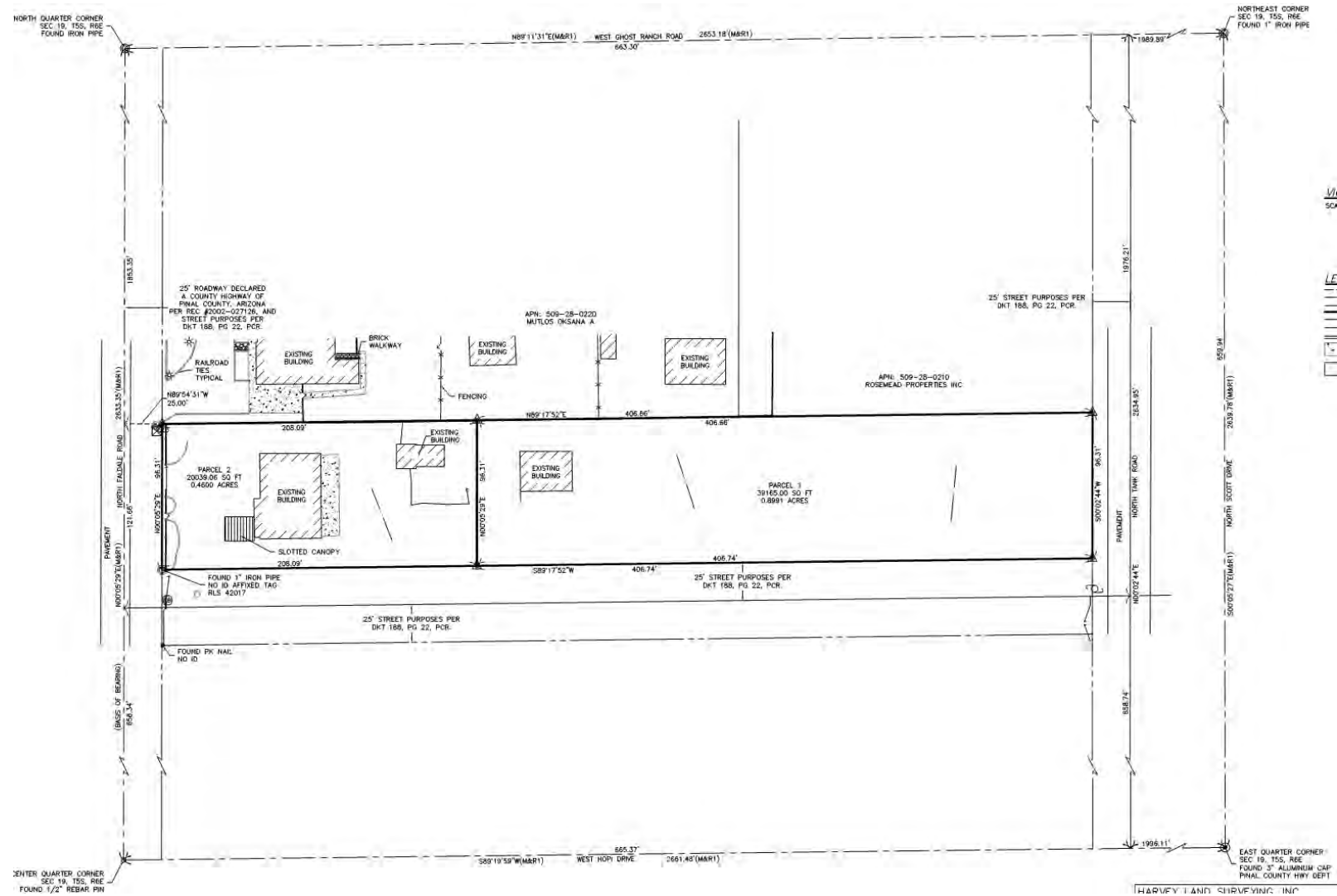


### **Reasons for Requesting Rezoning**

- Split existing 1.36 acres to 2 separate lots.
- Meets Comprehensive Plan Designation for the subject property (Moderate Low Density)
- How the rezoning will help achieve the applicant's development goals.



## PROPOSED LOT SPLIT AFTER REZONING





# QUESTIONS?

NO ATENDEES CAME



## **Introduction**

### **A. Opening Remarks**

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### **B. Overview of Rezoning Proposal**

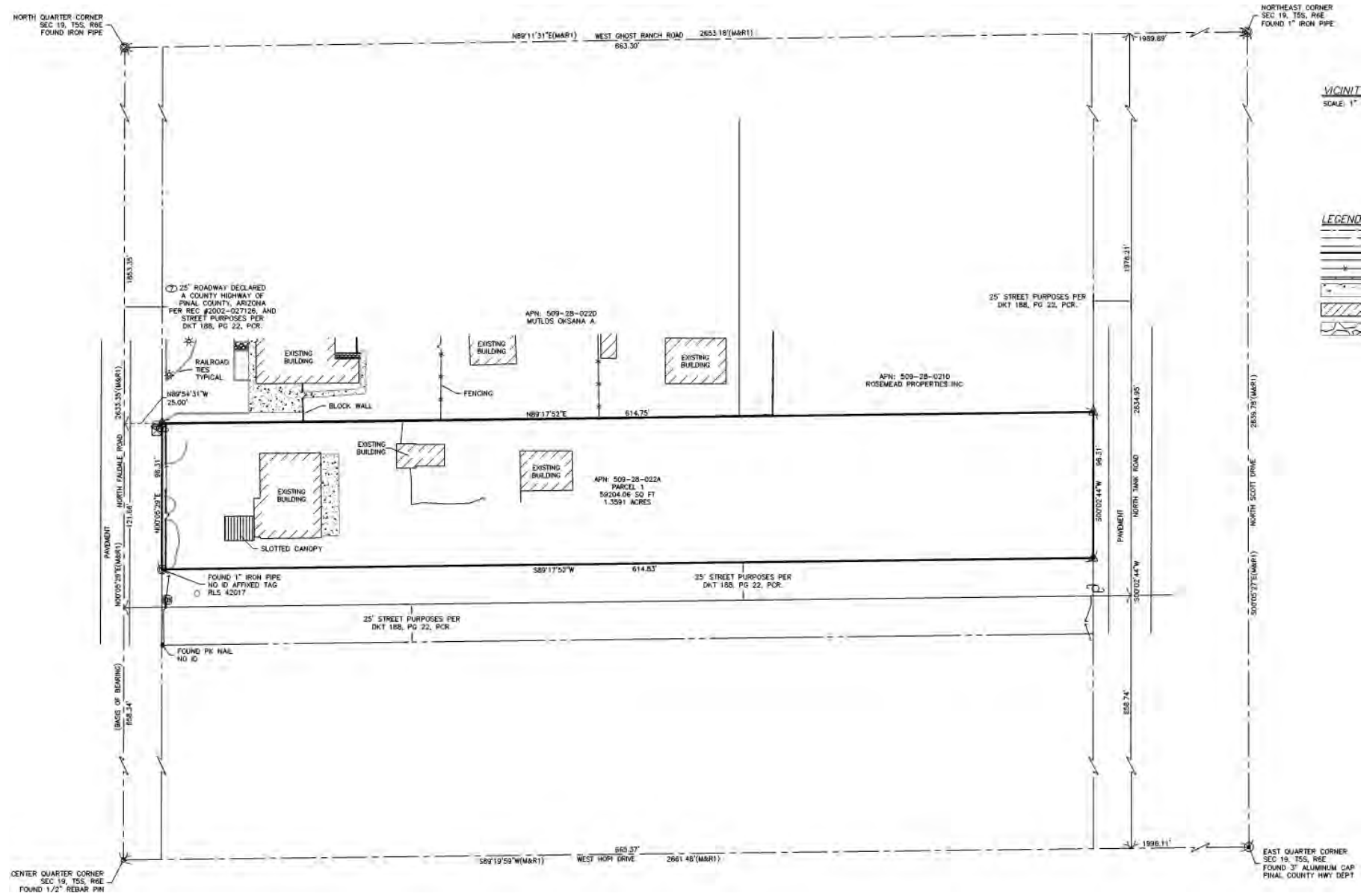
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# QUESTIONS?

NO ATENDEES CAME

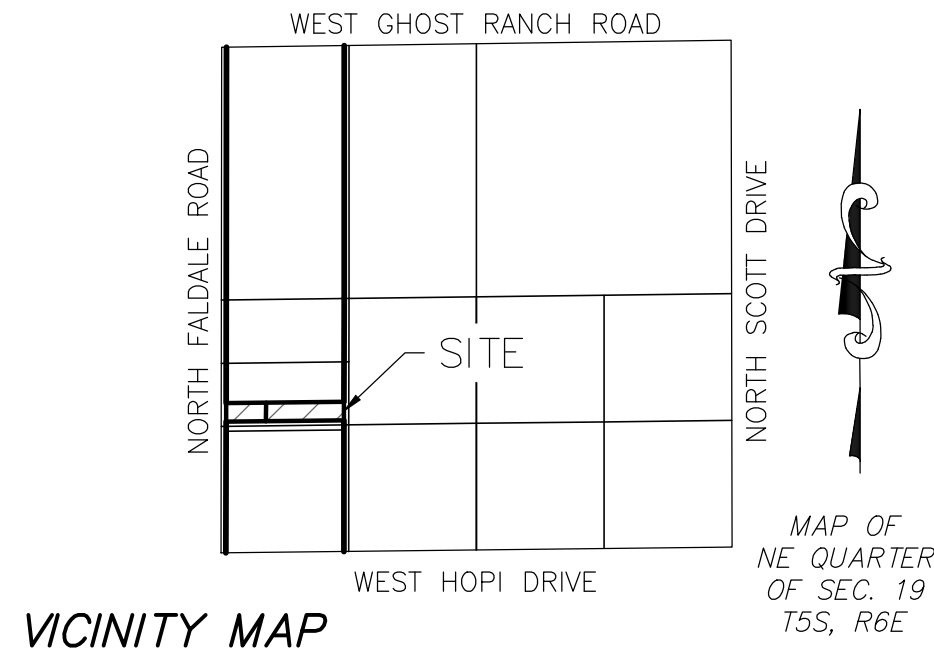
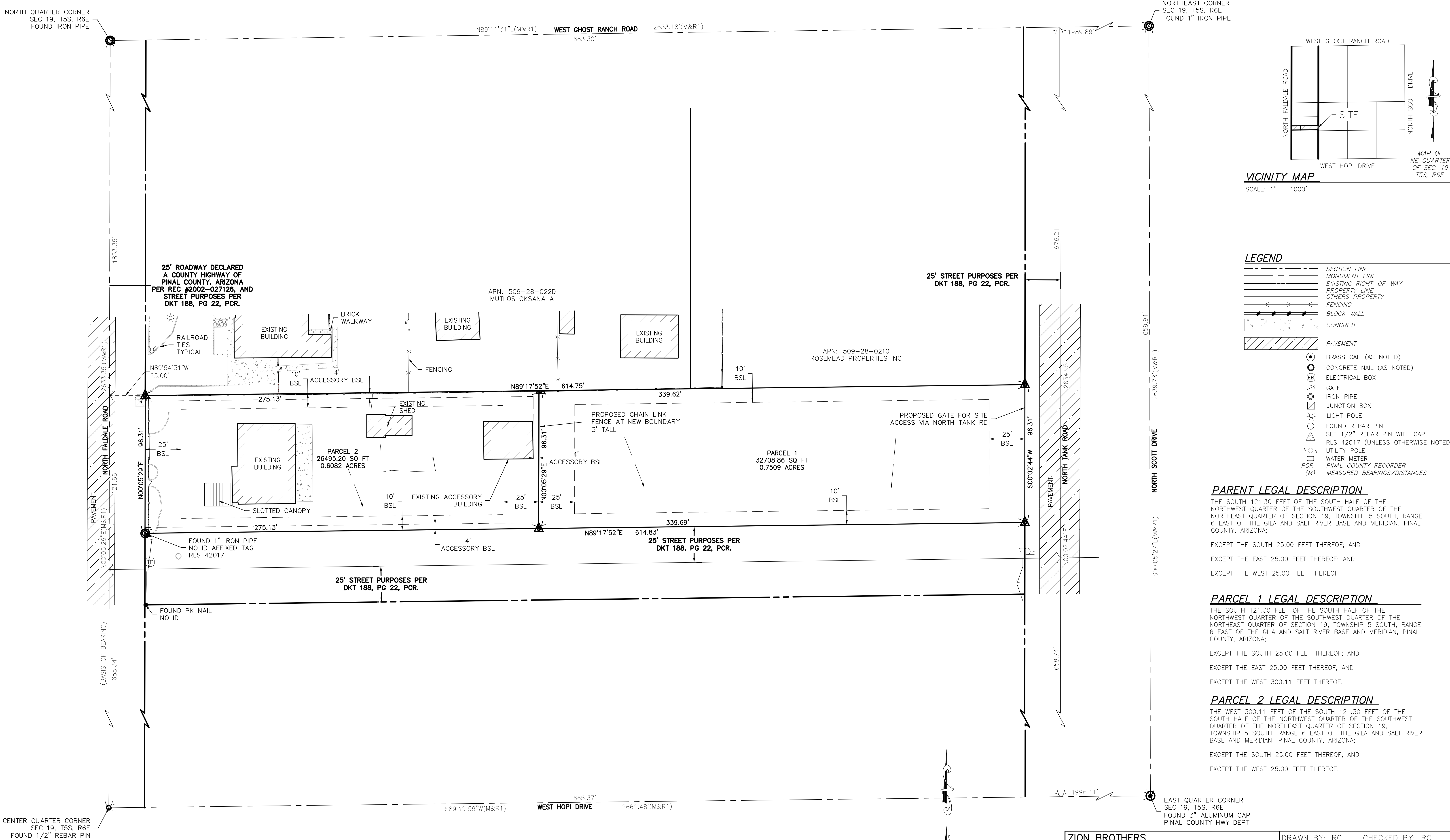




# SITE PLAN

APN: 509-28-022A

A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 6  
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA



| LEGEND |                                    |
|--------|------------------------------------|
|        | SECTION LINE                       |
|        | MONUMENT LINE                      |
|        | EXISTING RIGHT-OF-WAY              |
|        | PROPERTY LINE                      |
|        | OTHERS PROPERTY                    |
|        | FENCING                            |
|        | BLOCK WALL                         |
|        | CONCRETE                           |
|        | PAVEMENT                           |
|        | BRASS CAP (AS NOTED)               |
|        | CONCRETE NAIL (AS NOTED)           |
|        | ELECTRICAL BOX                     |
|        | GATE                               |
|        | IRON PIPE                          |
|        | JUNCTION BOX                       |
|        | LIGHT POLE                         |
|        | FOUND REBAR PIN                    |
|        | SET 1/2" REBAR PIN WITH CAP        |
|        | RLS 42017 (UNLESS OTHERWISE NOTED) |
|        | UTILITY POLE                       |
|        | WATER METER                        |
|        | PINAL COUNTY RECORDER              |
|        | MEASURED BEARINGS/DISTANCES        |

## PARENT LEGAL DESCRIPTION

THE SOUTH 121.30 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE SOUTH 25.00 FEET THEREOF; AND

EXCEPT THE EAST 25.00 FEET THEREOF; AND

EXCEPT THE WEST 25.00 FEET THEREOF.

## PARCEL 1 LEGAL DESCRIPTION

THE SOUTH 121.30 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE SOUTH 25.00 FEET THEREOF; AND

EXCEPT THE EAST 25.00 FEET THEREOF; AND

EXCEPT THE WEST 300.11 FEET THEREOF.

## PARCEL 2 LEGAL DESCRIPTION

THE WEST 300.11 FEET OF THE SOUTH 121.30 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCEPT THE SOUTH 25.00 FEET THEREOF; AND

EXCEPT THE WEST 25.00 FEET THEREOF.

## ASSOCIATED PERSONNEL

LAND OWNER: GEISSEL GONZALEZ  
DEVELOPER: GEISSEL GONZALEZ  
SURVEYOR: HARVEY SURVEYING  
ENGINEER: ZION BROTHERS CONSTRUCTION  
RENZO CURAY, PE

## SITE DATA TABLE

PARCEL 1: FUTURE SFR  
PARCEL 2: EXIST SFR, SHED, AND ACCESSORY BUILDING TO REMAIN  
EXISTING ZONING: GENERAL RURAL  
PROPOSED ZONING: R-20

ZION BROTHERS  
2728 E EARLL DR  
PHOENIX, AZ 85016  
PHONE: (602) 574-8190  
E-MAIL: RENZO@ZIONBROTHERS.COM

|                     |                |
|---------------------|----------------|
| DRAWN BY: RC        | CHECKED BY: RC |
| SCALE: 1" = 30'     |                |
| DATE: MARCH 24 2025 |                |
| JOB NUMBER          | SHEET          |
| 2024-005            | 1 OF 1         |

SITE PLAN

# ALTA COMMITMENT FOR TITLE INSURANCE

issued by:



Commitment Number:

**ST76240561**

## NOTICE

**IMPORTANT - READ CAREFULLY:** THIS COMMITMENT IS AN OFFER TO ISSUE ONE OR MORE TITLE INSURANCE POLICIES. ALL CLAIMS OR REMEDIES SOUGHT AGAINST THE COMPANY INVOLVING THE CONTENT OF THIS COMMITMENT OR THE POLICY MUST BE BASED SOLELY IN CONTRACT.

THIS COMMITMENT IS NOT AN ABSTRACT OF TITLE, REPORT OF THE CONDITION OF TITLE, LEGAL OPINION, OPINION OF TITLE, OR OTHER REPRESENTATION OF THE STATUS OF TITLE. THE PROCEDURES USED BY THE COMPANY TO DETERMINE INSURABILITY OF THE TITLE, INCLUDING ANY SEARCH AND EXAMINATION, ARE PROPRIETARY TO THE COMPANY, WERE PERFORMED SOLELY FOR THE BENEFIT OF THE COMPANY, AND CREATE NO EXTRACTIONAL LIABILITY TO ANY PERSON, INCLUDING A PROPOSED INSURED.

THE COMPANY'S OBLIGATION UNDER THIS COMMITMENT IS TO ISSUE A POLICY TO A PROPOSED INSURED IDENTIFIED IN SCHEDULE A IN ACCORDANCE WITH THE TERMS AND PROVISIONS OF THIS COMMITMENT. THE COMPANY HAS NO LIABILITY OR OBLIGATION INVOLVING THE CONTENT OF THIS COMMITMENT TO ANY OTHER PERSON.

## COMMITMENT TO ISSUE POLICY

Subject to the Notice; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and the Commitment Conditions, CHICAGO TITLE INSURANCE COMPANY, a Florida corporation (the "Company"), commits to issue the Policy according to the terms and provisions of this Commitment. This Commitment is effective as of the Commitment Date shown in Schedule A for each Policy described in Schedule A, only when the Company has entered in Schedule A both the specified dollar amount as the Proposed Amount of Insurance and the name of the Proposed Insured.

If all of the Schedule B, Part I-Requirements have not been met within one hundred eighty (180) days after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

## Chicago Title Insurance Company

By:

A handwritten signature in black ink, appearing to read "Michael J. Nolan".

Michael J. Nolan, President

Attest:

A handwritten signature in black ink, appearing to read "Marjorie Nemzura".

Marjorie Nemzura, Secretary

Countersigned By:

A handwritten signature in black ink, appearing to read "Grady Young".

Grady Young  
Authorized Officer or Agent

*This page is only a part of a 2021 ALTA® Commitment for Title Insurance issued by Chicago Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I-Requirements; Schedule B, Part II-Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.*

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**Transaction Identification Data, for which the Company assumes no liability as set forth in Commitment Condition 5.e.:**

| ISSUING OFFICE:                                                                                                      | FOR SETTLEMENT INQUIRIES, CONTACT:                                                                                                                                                                        |
|----------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Title Officer: Jessica Davis<br>Security Title Agency, Inc<br>1175 E Cottonwood Ln, Suite 3<br>Casa Grande, AZ 85122 | Escrow Officer: Terry Hughes<br>TERRY.HUGHES@SECURITYTITLE.COM<br>Security Title Agency, Inc<br>1175 E Cottonwood Ln, Suite 3<br>Casa Grande, AZ 85122<br>Main Phone: 520-494-8201 Main Fax: 520-494-8203 |

**Order Number: ST76240561**

**Loan Number:**

**Property Address: 10625 N Faldales Rd, Casa Grande, AZ 85122-8153**

### SCHEDULE A

1. Commitment Date: June 21, 2024 at 07:30 AM
2. Policy to be issued:
  - (a) ALTA Standard Owner's Policy 2021
 

Proposed Insured: Purchaser with contractual rights under a purchase agreement with the vested owner identified at Item 4 below

Proposed Amount of Insurance: \$5,000.00

The estate or interest to be insured: A Fee
  - (b) ALTA Extended Loan Policy
 

Proposed Insured: Lender with contractual obligations under a loan agreement with either the vested owner identified at Item 4 below or the Proposed Insured owner identified at this Item 2

Proposed Amount of Insurance: \$5,000.00

The estate or interest to be insured: A Fee
3. The estate or interest in the Land at the Commitment Date is:
 

A Fee
4. The Title is, at the Commitment Date, vested in:

Geissel G. Gonzalez, an unmarried man
5. The Land is described as follows:
 

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

### END OF SCHEDULE A

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# EXHIBIT "A"

## Legal Description

**For APN/Parcel ID(s): 509-28-022A**

---

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF PINAL, STATE OF ARIZONA AND IS DESCRIBED AS FOLLOWS:

The South 121.30 feet of the South half of the Northwest quarter of the Southwest quarter of the Northeast quarter of Section 19, Township 5 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

EXCEPT the South 25.00 feet thereof; and

EXCEPT the East 25.00 feet thereof; and

EXCEPT the West 25.00 feet thereof.

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**SCHEDULE B, PART I - Requirements**

All of the following Requirements must be met:

1. The Proposed Insured must notify the Company in writing of the name of any party not referred to in this Commitment who will obtain an interest in the Land or who will make a loan on the Land. The Company may then make additional Requirements or Exceptions.
2. Pay the agreed amount for the estate or interest to be insured.
3. Pay the premiums, fees, and charges for the Policy to the Company.
4. Documents satisfactory to the Company that convey the Title or create the Mortgage to be insured, or both, must be properly authorized, executed, delivered, and recorded in the Public Records.
5. Notice: Please be aware that due to the conflict between federal and state laws concerning the cultivation, distribution, manufacture or sale of marijuana, the Company is not able to close or insure any transaction involving Land that is associated with these activities.
6. Compliance with Company policies relating to absentee owners, if applicable.
7. Furnish proof that any outstanding municipal and/or county tax assessments which are due have been paid current.
8. The name(s) of the proposed insured(s) was not furnished with the application for title insurance. Please provide the name(s) of the buyer(s) as soon as possible.

The Company reserves the right to add additional items or make further requirements after review of the requested information.

9. The Proposed Policy Amount(s) must be increased to the full value of the estate or interest being insured, and any additional premium must be paid at that time. An Owner's policy should reflect the purchase price or full value of the Land. A Loan Policy should reflect the loan amount or value of the property as collateral. Proposed Policy Amount(s) will be revised and premiums charged consistent therewith when the final amounts are approved.
10. For each policy to be issued as identified in Schedule A, Item 2; the Company shall not be liable under this commitment until it receives a designation for a Proposed Insured, acceptable to the Company. As provided in Commitment Condition 4, the Company may amend this commitment to add, among other things, additional exceptions or requirements after the designation of the Proposed Insured.
11. Furnish for recordation a termination statement terminating the financing statement described below

Debtor: Geissel Gonzalez  
Secured Party: sectrum Credit Union  
Recording Date: December 2, 2020  
Recording No.: 2020-125423

12. Please be advised that our search did not disclose any open Deeds of Trust of record. If you should have knowledge of any outstanding obligation, please contact the Title Department immediately for further review prior to closing.

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**SCHEDULE B, PART I - Requirements**  
(continued)

Upon confirmation by the owner of no open Deeds of Trust or Mortgages encumbering the Land described herein, furnish the Company an owner's Affidavit of no open Deed of Trust(s).

13. Furnish for recordation a deed as set forth below:

Type of deed: Warranty Deed  
Grantor(s): Geissel G. Gonzalez, an unmarried man  
Grantee(s): Purchaser with contractual rights under a purchase agreement

Note: ARS 11:1133 may require the completion and filing of an Affidavit of Value.

14. Furnish for recordation a deed of trust, securing an indebtedness,

Executed by: Purchaser with contractual rights under a purchase agreement  
Beneficiary: Lender with contractual obligations under a loan agreement  
Amount: \$5,000.00

The Land described in this commitment DOES NOT qualify for the issuance of the 1987 ALTA Residential Title Insurance Policy or the ALTA Homeowner's 1-4 Family Residence (1-1-08) Policy. The ALTA Owner's Policy (06-17-06) Standard Coverage will be issued insuring the buyer named in Schedule A hereof.

**Tax Note:**

Year: 2023  
Tax Parcel No.: 509-28-022A  
Total Tax: \$1,338.16  
1st Installment: \$Paid  
2nd Installment: \$Paid

The Company is not aware of any matters which would cause it to decline to attach the ALTA Endorsement Form 22 indicating that there is located on said land Single Family Residence known as 10625 North Faldale Road, Casa Grande, AZ 85122-8153.

Note: The only conveyance(s) affecting said Land, which recorded within 24 months of the date of this report, or the last conveyance affecting said Land, are as follows:

Grantor: Federal National Mortgage Association  
Grantee: Geissel G. Gonzalez, an unmarried man  
Recording Date: September 21, 2012  
Recording No: 2012-082103

Note: Any documents being executed in conjunction with this transaction must be signed in the presence of an authorized Company employee, an authorized employee of a Company agent, an authorized employee of the insured lender, or by using Bancserv or other Company-approved third-party service. If the above requirement cannot be met, please call the Company at the number provided in this report.

**END OF SCHEDULE B, PART I**

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**SCHEDULE B, PART II - Exceptions**

Some historical land records contain Discriminatory Covenants that are illegal and unenforceable by law. This Commitment and the Policy treat any Discriminatory Covenant in a document referenced in Schedule B as if each Discriminatory Covenant is redacted, repudiated, removed, and not republished or recirculated. Only the remaining provisions of the document will be excepted from coverage.

The Policy will not insure against loss or damage resulting from the terms and conditions of any lease or easement identified in Schedule A, and will include the following Exceptions unless cleared to the satisfaction of the Company:

- A. Any defect, lien, encumbrance, adverse claim, or other matter that appears for the first time in the Public Records or is created, attaches, or is disclosed between the Commitment Date and the date on which all of the Schedule B, Part I-Requirements are met.
1. Property taxes, which are a lien not yet due and payable, including any assessments collected with taxes to be levied for the year 2024.
  2. Reservations, exceptions and provisions contained in the patent and in the acts authorizing the issuance thereof.
  3. Any rights, liens, claims or equities, if any, in favor of Central Arizona Water Conservation District.
  4. Any rights, liens, claims or equities, if any, in favor of Pinal County Flood Control District.
  5. Liabilities and obligations imposed upon said Land by its inclusion within any district formed pursuant to Title 48, Arizona Revised Statutes.
  6. Water rights, claims or title to water, whether or not disclosed by the Public Records.
  7. Covenants, conditions, restrictions and easements but omitting any covenants or restrictions, if any, including but not limited to those based upon age, race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, gender, gender identity, gender expression, medical condition or genetic information, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth in the document.

Recording No: [Docket 181, Page 184](#)

8. A resolution in favor of Pinal County

For: Resolution No. 51502-NFR  
Recording Date: May 22, 2002  
[Recording No:](#) [2002-027126](#)

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**SCHEDULE B, PART II - Exceptions**  
(continued)

9. Any right, title, or interest in, including the right of entry for the maintenance, repair, and removal of, the leased solar energy system and appurtenances located on the Land insured herein by the solar leasing company and its agents and assigns pursuant to an unrecorded agreement disclosed by the document.

Entitled: UCC Financing Statement  
Recording Date: December 2, 2000  
[Recording No.:](#) [2000-125423](#)

10. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$115,000.00  
Dated: March 4, 2007  
Trustor/Grantor: Samoul Ibriham and Evlin Ibriham, husband and wife  
Trustee: Chicago Title  
Beneficiary: American Home Mortgage Corp.  
Recording Date: April 12, 2007  
[Recording No.:](#) [2007-044471](#)

Note: The above exception is shown for disclosure purposes only. It will be deleted and will not be shown as an exception upon issuance of the final title policy.

**END OF SCHEDULE B, PART II**

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**COMMITMENT CONDITIONS****1. DEFINITIONS**

- a. "Discriminatory Covenant": Any covenant, condition, restriction, or limitation that is unenforceable under applicable law because it illegally discriminates against a class of individuals based on personal characteristics such as race, color, religion, sex, sexual orientation, gender identity, familial status, disability, national origin, or other legally protected class.
- b. "Knowledge" or "Known": Actual knowledge or actual notice, but not constructive notice imparted by the Public Records.
- c. "Land": The land described in Item 5 of Schedule A and improvements located on that land that by State law constitute real property. The term "Land" does not include any property beyond that described in Schedule A, nor any right, title, interest, estate, or easement in any abutting street, road, avenue, alley, lane, right-of-way, body of water, or waterway, but does not modify or limit the extent that a right of access to and from the Land is to be insured by the Policy.
- d. "Mortgage": A mortgage, deed of trust, trust deed, security deed, or other real property security instrument, including one evidenced by electronic means authorized by law.
- e. "Policy": Each contract of title insurance, in a form adopted by the American Land Title Association, issued or to be issued by the Company pursuant to this Commitment.
- f. "Proposed Amount of Insurance": Each dollar amount specified in Schedule A as the Proposed Amount of Insurance of each Policy to be issued pursuant to this Commitment.
- g. "Proposed Insured": Each person identified in Schedule A as the Proposed Insured of each Policy to be issued pursuant to this Commitment.
- h. "Public Records": The recording or filing system established under State statutes in effect at the Commitment Date under which a document must be recorded or filed to impart constructive notice of matters relating to the Title to a purchaser for value without Knowledge. The term "Public Records" does not include any other recording or filing system, including any pertaining to environmental remediation or protection, planning, permitting, zoning, licensing, building, health, public safety, or national security matters.
- i. "State": The state or commonwealth of the United States within whose exterior boundaries the Land is located. The term "State" also includes the District of Columbia, the Commonwealth of Puerto Rico, the U.S. Virgin Islands, and Guam.
- j. "Title": The estate or interest in the Land identified in Item 3 of Schedule A.

2. If all of the Schedule B, Part I-Requirements have not been met within the time period specified in the Commitment to Issue Policy, this Commitment terminates and the Company's liability and obligation end.

3. The Company's liability and obligation is limited by and this Commitment is not valid without:

- a. the Notice;
- b. the Commitment to Issue Policy;
- c. the Commitment Conditions;
- d. Schedule A;
- e. Schedule B, Part I-Requirements;
- f. Schedule B, Part II-Exceptions; and
- g. a counter-signature by the Company or its issuing agent that may be in electronic form.

**4. COMPANY'S RIGHT TO AMEND**

The Company may amend this Commitment at any time. If the Company amends this Commitment to add a defect, lien, encumbrance, adverse claim, or other matter recorded in the Public Records prior to the Commitment Date, any liability of the Company is limited by Commitment Condition 5. The Company is not liable for any other amendment to this Commitment.

**5. LIMITATIONS OF LIABILITY**

- a. The Company's liability under Commitment Condition 4 is limited to the Proposed Insured's actual expense incurred in the interval between the Company's delivery to the Proposed Insured of the Commitment and the delivery of the amended Commitment, resulting from the Proposed Insured's good faith reliance to:
  - i. comply with the Schedule B, Part I-Requirements;
  - ii. eliminate, with the Company's written consent, any Schedule B, Part II-Exceptions; or
  - iii. acquire the Title or create the Mortgage covered by this Commitment.
- b. The Company is not liable under Commitment Condition 5.a. if the Proposed Insured requested the amendment or had Knowledge of the matter and did not notify the Company about it in writing.
- c. The Company is only liable under Commitment Condition 4 if the Proposed Insured would not have incurred the expense had the Commitment included the added matter when the Commitment was first delivered to the Proposed Insured.
- d. The Company's liability does not exceed the lesser of the Proposed Insured's actual expense incurred in good faith and described in Commitment Condition 5.a. or the Proposed Amount of Insurance.
- e. The Company is not liable for the content of the Transaction Identification Data, if any.

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(continued)

f. The Company is not obligated to issue the Policy referred to in this Commitment unless all of the Schedule B, Part I-Requirements have been met to the satisfaction of the Company.

g. The Company's liability is further limited by the terms and provisions of the Policy to be issued to the Proposed Insured.

**6. LIABILITY OF THE COMPANY MUST BE BASED ON THIS COMMITMENT; CHOICE OF LAW AND CHOICE OF FORUM**

- a. Only a Proposed Insured identified in Schedule A, and no other person, may make a claim under this Commitment.
- b. Any claim must be based in contract under the State law of the State where the Land is located and is restricted to the terms and provisions of this Commitment. Any litigation or other proceeding brought by the Proposed Insured against the Company must be filed only in a State or federal court having jurisdiction.
- c. This Commitment, as last revised, is the exclusive and entire agreement between the parties with respect to the subject matter of this Commitment and supersedes all prior commitment negotiations, representations, and proposals of any kind, whether written or oral, express or implied, relating to the subject matter of this Commitment.
- d. The deletion or modification of any Schedule B, Part II-Exception does not constitute an agreement or obligation to provide coverage beyond the terms and provisions of this Commitment or the Policy.
- e. Any amendment or endorsement to this Commitment must be in writing and authenticated by a person authorized by the Company.
- f. When the Policy is issued, all liability and obligation under this Commitment will end and the Company's only liability will be under the Policy.

**7. IF THIS COMMITMENT IS ISSUED BY AN ISSUING AGENT**

The issuing agent is the Company's agent only for the limited purpose of issuing title insurance commitments and policies. The issuing agent is not the Company's agent for closing, settlement, escrow, or any other purpose.

**8. PRO-FORMA POLICY**

The Company may provide, at the request of a Proposed Insured, a pro-forma policy illustrating the coverage that the Company may provide. A pro-forma policy neither reflects the status of Title at the time that the pro-forma policy is delivered to a Proposed Insured, nor is it a commitment to insure.

**9. CLAIMS PROCEDURES**

This Commitment incorporates by reference all Conditions for making a claim in the Policy to be issued to the Proposed Insured. Commitment Condition 9 does not modify the limitations of liability in Commitment Conditions 5 and 6.

**10. CLASS ACTION**

ALL CLAIMS AND DISPUTES ARISING OUT OF OR RELATING TO THIS COMMITMENT, INCLUDING ANY SERVICE OR OTHER MATTER IN CONNECTION WITH ISSUING THIS COMMITMENT, ANY BREACH OF A COMMITMENT PROVISION, OR ANY OTHER CLAIM OR DISPUTE ARISING OUT OF OR RELATING TO THE TRANSACTION GIVING RISE TO THIS COMMITMENT, MUST BE BROUGHT IN AN INDIVIDUAL CAPACITY. NO PARTY MAY SERVE AS PLAINTIFF, CLASS MEMBER, OR PARTICIPANT IN ANY CLASS OR REPRESENTATIVE PROCEEDING. ANY POLICY ISSUED PURSUANT TO THIS COMMITMENT WILL CONTAIN A CLASS ACTION CONDITION.

**11. ARBITRATION**

The Policy contains an arbitration clause. All arbitrable matters when the Proposed Amount of Insurance is Two Million And No/100 Dollars (\$2,000,000.00) or less may be arbitrated at the election of either the Company or the Proposed Insured as the exclusive remedy of the parties. A Proposed Insured may review a copy of the arbitration rules at <http://www.alta.org/arbitration>.

**END OF CONDITIONS**

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Inquire before you wire!

## WIRE FRAUD ALERT

This Notice is not intended to provide legal or professional advice.  
If you have any questions, please consult with a lawyer.

All parties to a real estate transaction are targets for wire fraud and many have lost hundreds of thousands of dollars because they simply relied on the wire instructions received via email, without further verification. **If funds are to be wired in conjunction with this real estate transaction, we strongly recommend verbal verification of wire instructions through a known, trusted phone number prior to sending funds.**

In addition, the following non-exclusive self-protection strategies are recommended to minimize exposure to possible wire fraud.

- **NEVER RELY** on emails purporting to change wire instructions. Parties to a transaction rarely change wire instructions in the course of a transaction.
- **ALWAYS VERIFY** wire instructions, specifically the ABA routing number and account number, by calling the party who sent the instructions to you. DO NOT use the phone number provided in the email containing the instructions, use phone numbers you have called before or can otherwise verify. **Obtain the number of relevant parties to the transaction as soon as an escrow account is opened.** DO NOT send an email to verify as the email address may be incorrect or the email may be intercepted by the fraudster.
- **USE COMPLEX EMAIL PASSWORDS** that employ a combination of mixed case, numbers, and symbols. Make your passwords greater than eight (8) characters. Also, change your password often and do NOT reuse the same password for other online accounts.
- **USE MULTI-FACTOR AUTHENTICATION** for email accounts. Your email provider or IT staff may have specific instructions on how to implement this feature.

For more information on wire-fraud scams or to report an incident, please refer to the following links:

**Federal Bureau of Investigation:**  
<http://www.fbi.gov>

**Internet Crime Complaint Center:**  
<http://www.ic3.gov>

## **FIDELITY NATIONAL FINANCIAL PRIVACY NOTICE**

Effective December 1, 2023

Fidelity National Financial, Inc. and its majority-owned subsidiary companies (collectively, "FNF," "our," or "we") respect and are committed to protecting your privacy. This Privacy Notice explains how we collect, use, and protect personal information, when and to whom we disclose such information, and the choices you have about the use and disclosure of that information.

A limited number of FNF subsidiaries have their own privacy notices. If a subsidiary has its own privacy notice, the privacy notice will be available on the subsidiary's website and this Privacy Notice does not apply.

### **Collection of Personal Information**

FNF may collect the following categories of Personal Information:

- contact information (e.g., name, address, phone number, email address);
- demographic information (e.g., date of birth, gender, marital status);
- identity information (e.g. Social Security Number, driver's license, passport, or other government ID number);
- financial account information (e.g. loan or bank account information); and
- other personal information necessary to provide products or services to you.

We may collect Personal Information about you from:

- information we receive from you or your agent;
- information about your transactions with FNF, our affiliates, or others; and
- information we receive from consumer reporting agencies and/or governmental entities, either directly from these entities or through others.

### **Collection of Browsing Information**

FNF automatically collects the following types of Browsing Information when you access an FNF website, online service, or application (each an "FNF Website") from your Internet browser, computer, and/or device:

- Internet Protocol (IP) address and operating system;
- browser version, language, and type;
- domain name system requests; and
- browsing history on the FNF Website, such as date and time of your visit to the FNF Website and visits to the pages within the FNF Website.

Like most websites, our servers automatically log each visitor to the FNF Website and may collect the Browsing Information described above. We use Browsing Information for system administration, troubleshooting, fraud investigation, and to improve our websites. Browsing Information generally does not reveal anything personal about you, though if you have created a user account for an FNF Website and are logged into that account, the FNF Website may be able to link certain browsing activity to your user account.

### **Other Online Specifics**

**Cookies.** When you visit an FNF Website, a "cookie" may be sent to your computer. A cookie is a small piece of data that is sent to your Internet browser from a web server and stored on your computer's hard drive. Information gathered using cookies helps us improve your user experience. For example, a cookie can help the website load properly or can customize the display page based on your browser type and user preferences. You can choose whether or not to accept cookies by changing your Internet browser settings. Be aware that doing so may impair or limit some functionality of the FNF Website.

**Web Beacons.** We use web beacons to determine when and how many times a page has been viewed. This information is used to improve our websites.

**Do Not Track.** Currently our FNF Websites do not respond to "Do Not Track" features enabled through your browser.

**Links to Other Sites.** FNF Websites may contain links to unaffiliated third-party websites. FNF is not responsible for the privacy practices or content of those websites. We recommend that you read the privacy policy of every website you visit.



### **Use of Personal Information**

FNF uses Personal Information for these main purposes:

- To provide products and services to you or in connection with a transaction involving you.
- To improve our products and services.
- To communicate with you about our, our affiliates', and others' products and services, jointly or independently.
- To provide reviews and testimonials about our services, with your consent.

### **When Information Is Disclosed**

We may disclose your Personal Information and Browsing Information in the following circumstances:

- to enable us to detect or prevent criminal activity, fraud, material misrepresentation, or nondisclosure;
- to affiliated or nonaffiliated service providers who provide or perform services or functions on our behalf and who agree to use the information only to provide such services or functions;
- to affiliated or nonaffiliated third parties with whom we perform joint marketing, pursuant to an agreement with them to jointly market financial products or services to you;
- to law enforcement or authorities in connection with an investigation, or in response to a subpoena or court order; or
- in the good-faith belief that such disclosure is necessary to comply with legal process or applicable laws, or to protect the rights, property, or safety of FNF, its customers, or the public.

The law does not require your prior authorization and does not allow you to restrict the disclosures described above. Additionally, we may disclose your information to third parties for whom you have given us authorization or consent to make such disclosure. We do not otherwise share your Personal Information or Browsing Information with nonaffiliated third parties, except as required or permitted by law.

We reserve the right to transfer your Personal Information, Browsing Information, and any other information, in connection with the sale or other disposition of all or part of the FNF business and/or assets, or in the event of bankruptcy, reorganization, insolvency, receivership, or an assignment for the benefit of creditors. By submitting Personal Information and/or Browsing Information to FNF, you expressly agree and consent to the use and/or transfer of the foregoing information in connection with any of the above described proceedings.

### **Security of Your Information**

We maintain physical, electronic, and procedural safeguards to protect your Personal Information.

### **Choices With Your Information**

Whether you submit Personal Information or Browsing Information to FNF is entirely up to you. If you decide not to submit Personal Information or Browsing Information, FNF may not be able to provide certain services or products to you.

**For California Residents:** We will not share your Personal Information or Browsing Information with nonaffiliated third parties, except as permitted by California law. For additional information about your California privacy rights, please visit the "California Privacy" link on our website (<https://fnf.com/pages/californiaprivacy.aspx>) or call (888) 413-1748.

**For Connecticut Residents:** For additional information about your Connecticut consumer privacy rights, or to make a consumer privacy request, or to appeal a previous privacy request, please email [privacy@fnf.com](mailto:privacy@fnf.com) or call (888) 714-2710.

**For Colorado Residents:** For additional information about your Colorado consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email [privacy@fnf.com](mailto:privacy@fnf.com) or call (888) 714-2710.

**For Nevada Residents:** We are providing this notice pursuant to state law. You may be placed on our internal Do Not Call List by calling FNF Privacy at (888) 714-2710 or by contacting us via the information set forth at the end of this Privacy Notice. For further information concerning Nevada's telephone solicitation law, you may contact: Bureau of Consumer Protection, Office of the Nevada Attorney General, 555 E. Washington St., Suite 3900, Las Vegas, NV 89101; Phone number: (702) 486-3132; email: [aginqueries@ag.state.nv.us](mailto:aginqueries@ag.state.nv.us).

For Oregon Residents: We will not share your Personal Information or Browsing Information with nonaffiliated third parties for marketing purposes, except after you have been informed by us of such sharing and had an opportunity to indicate that you do not want a disclosure made for marketing purposes.

For Utah Residents: For additional information about your Utah consumer privacy rights, or to make a consumer privacy request, please call (888) 714-2710.

For Vermont Residents: We will not disclose information about your creditworthiness to our affiliates and will not disclose your personal information, financial information, credit report, or health information to nonaffiliated third parties to market to you, other than as permitted by Vermont law, unless you authorize us to make those disclosures.

For Virginia Residents: For additional information about your Virginia consumer privacy rights, or to make a consumer privacy request, or appeal a previous privacy request, please email [privacy@fnf.com](mailto:privacy@fnf.com) or call (888) 714-2710.

### **Information From Children**

The FNF Websites are not intended or designed to attract persons under the age of eighteen (18). We do not collect Personal Information from any person that we know to be under the age of thirteen (13) without permission from a parent or guardian.

### **International Users**

FNF's headquarters is located within the United States. If you reside outside the United States and choose to provide Personal Information or Browsing Information to us, please note that we may transfer that information outside of your country of residence. By providing FNF with your Personal Information and/or Browsing Information, you consent to our collection, transfer, and use of such information in accordance with this Privacy Notice.

### **FNF Website Services for Mortgage Loans**

Certain FNF companies provide services to mortgage loan servicers, including hosting websites that collect customer information on behalf of mortgage loan servicers (the "Service Websites"). The Service Websites may contain links to both this Privacy Notice and the mortgage loan servicer or lender's privacy notice. The sections of this Privacy Notice titled When Information is Disclosed, Choices with Your Information, and Accessing and Correcting Information do not apply to the Service Websites. The mortgage loan servicer or lender's privacy notice governs use, disclosure, and access to your Personal Information. FNF does not share Personal Information collected through the Service Websites, except as required or authorized by contract with the mortgage loan servicer or lender, or as required by law or in the good-faith belief that such disclosure is necessary: to comply with a legal process or applicable law, to enforce this Privacy Notice, or to protect the rights, property, or safety of FNF or the public.

### **Your Consent To This Privacy Notice; Notice Changes**

By submitting Personal Information and/or Browsing Information to FNF, you consent to the collection and use of the information in accordance with this Privacy Notice. We may change this Privacy Notice at any time. The Privacy Notice's effective date will show the last date changes were made. If you provide information to us following any change of the Privacy Notice, that signifies your assent to and acceptance of the changes to the Privacy Notice.

### **Accessing and Correcting Information; Contact Us**

If you have questions or would like to correct your Personal Information, visit FNF's [Privacy Inquiry Website](#) or contact us by phone at (888) 714-2710, by email at [privacy@fnf.com](mailto:privacy@fnf.com), or by mail to:

Fidelity National Financial, Inc.  
601 Riverside Avenue,  
Jacksonville, Florida 32204  
Attn: Chief Privacy Officer

# ATTACHMENT ONE

## ALTA OWNER'S POLICY OF TITLE INSURANCE (07-01-2021)

### EXCLUSIONS FROM COVERAGE

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
    - i. the occupancy, use, or enjoyment of the Land;
    - ii. the character, dimensions, or location of any improvement on the Land;
    - iii. the subdivision of land; or
    - iv. environmental remediation or protection.
  - b. any governmental forfeiture, police, regulatory, or national security power.
  - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
  3. Any defect, lien, encumbrance, adverse claim, or other matter:
    - a. created, suffered, assumed, or agreed to by the Insured Claimant;
    - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
    - c. resulting in no loss or damage to the Insured Claimant;
    - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 9 or 10); or
    - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser had been given for the Title at the Date of Policy.
  4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction vesting the Title as shown in Schedule A is a:
    - a. fraudulent conveyance or fraudulent transfer;
    - b. voidable transfer under the Uniform Voidable Transactions Act; or
    - c. preferential transfer:
      - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      - ii. for any other reason not stated in Covered Risk 9.b.
  5. Any claim of a PACA-PSA Trust. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 8.
  6. Any lien on the Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 6 does not modify or limit the coverage provided under Covered Risk 2.b.
  7. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

### EXCEPTIONS FROM COVERAGE

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;
- (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims;
- (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof;
- (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.



## **ATTACHMENT ONE (CONTINUED)**

### **ALTA OWNER'S POLICY (06-17-2006)**

#### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 9 and 10); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;
- (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims;
- (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof;
- (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

# **ATTACHMENT ONE (CONTINUED)**

## **ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (07-01-2021)**

### **EXCLUSIONS FROM COVERAGE**

The following matters are excluded from the coverage of this policy, and We will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
    - i. the occupancy, use, or enjoyment of the Land;
    - ii. the character, dimensions, or location of any improvement on the Land;
    - iii. the subdivision of land; or
    - iv. environmental remediation or protection.
  - b. any governmental forfeiture, police, regulatory, or national security power.
  - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23, or 27.
2. Any power to take the Land by condemnation. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 17.
  3. Any defect, lien, encumbrance, adverse claim, or other matter:
    - a. created, suffered, assumed, or agreed to by You;
    - b. not Known to Us, not recorded in the Public Records at the Date of Policy, but Known to You and not disclosed in writing to Us by You prior to the date You became an Insured under this policy;
    - c. resulting in no loss or damage to You;
    - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 5, 8.f., 25, 26, 27, 28, or 32); or
    - e. resulting in loss or damage that would not have been sustained if You paid consideration sufficient to qualify You as a bona fide purchaser of the Title at the Date of Policy.
  4. Lack of a right:
    - a. to any land outside the area specifically described and referred to in Item 3 of Schedule A; and
    - b. in any street, road, avenue, alley, lane, right-of-way, body of water, or waterway that abut the Land.

Exclusion 4 does not modify or limit the coverage provided under Covered Risk 11 or 21.
  5. The failure of Your existing structures, or any portion of Your existing structures, to have been constructed before, on, or after the Date of Policy in accordance with applicable building codes. Exclusion 5 does not modify or limit the coverage provided under Covered Risk 14 or 15.
  6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transfer of the Title to You is a:
    - a. fraudulent conveyance or fraudulent transfer;
    - b. voidable transfer under the Uniform Voidable Transactions Act; or
    - c. preferential transfer:
      - i. to the extent the instrument of transfer vesting the Title as shown in Schedule A is not a transfer made as a contemporaneous exchange for new value; or
      - ii. for any other reason not stated in Covered Risk 30.
  7. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake, or subsidence.
  8. Negligence by a person or an entity exercising a right to extract or develop oil, gas, minerals, groundwater, or any other subsurface substance.
  9. Any lien on Your Title for real estate taxes or assessments, imposed or collected by a governmental authority that becomes due and payable after the Date of Policy. Exclusion 9 does not modify or limit the coverage provided under Covered Risk 8.a or 27.
  10. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

**ATTACHMENT ONE  
(CONTINUED)**

**ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (07-01-2021)  
(continued)**

**LIMITATIONS ON COVERED RISKS**

Your insurance for the following Covered Risks is limited on the Owner's Coverage Statement as follows:

For Covered Risk 16, 18, 19 and 21, Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

The deductible amounts and maximum dollar limits shown on Schedule A are as follows:

|                  | <u>Your Deductible Amount</u>                                                      | <u>Our Maximum Dollar Limit of Liability</u> |
|------------------|------------------------------------------------------------------------------------|----------------------------------------------|
| Covered Risk 16: | 1.00% of Amount of Insurance shown in Schedule A or \$2,500.00 (whichever is less) | \$10,000.00                                  |
| Covered Risk 18: | 1.00% of Amount of Insurance shown in Schedule A or \$5,000.00 (whichever is less) | \$25,000.00                                  |
| Covered Risk 19: | 1.00% of Amount of Insurance shown in Schedule A or \$5,000.00 (whichever is less) | \$25,000.00                                  |
| Covered Risk 21: | 1.00% of Amount of Insurance shown in Schedule A or \$2,500.00 (whichever is less) | \$5,000.00                                   |

**COVERED RISKS 16, 18, 19 AND 21**

16. Because of a violation existing at the Date of Policy of a State or Municipal subdivision law or State or Municipal subdivision regulation affecting the Land:
- You are unable to obtain a building permit from a Municipal authority;
  - You are ordered by a State or Municipal authority to remove or remedy the violation; or
  - someone else refuses to perform a contract to purchase the Land, lease the Land, or make a mortgage loan on the Land, based on that violation.
- The Amount of Insurance for Covered Risk 16 is subject to Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
18. You are ordered by a State or Municipal authority to remove or remedy any portion of Your existing structures - other than boundary walls or fences - because any portion of Your existing structures was built without obtaining a building permit from the proper Municipal authority. The Amount of Insurance for Covered Risk 18 is subject to Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
19. You are ordered by a State or Municipal authority to remove or remedy any portion of Your existing structures, because they violate an existing State or Municipal zoning law or State or Municipal zoning regulation. The Amount of Insurance for Covered Risk 19 is subject to Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
21. You are forced to remove any portion of Your existing structures because they encroach onto Your neighbor's land. If the encroaching structures are boundary walls or fences, the Amount of Insurance for Covered Risk 21 is subject to Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.



# ATTACHMENT ONE (CONTINUED)

## ALTA HOMEOWNER'S POLICY OF TITLE INSURANCE (12-02-2013)

### EXCLUSIONS

In addition to the Exceptions in Schedule B, You are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of those portions of any law or government regulation concerning:
  - a. building;
  - b. zoning;
  - c. land use;
  - d. improvements on the Land;
  - e. land division; and
  - f. environmental protection.This Exclusion does not limit the coverage described in Covered Risk 8.a., 14, 15, 16, 18, 19, 20, 23 or 27.
2. The failure of Your existing structures, or any part of them, to be constructed in accordance with applicable building codes. This Exclusion does not limit the coverage described in Covered Risk 14 or 15.
3. The right to take the Land by condemning it. This Exclusion does not limit the coverage described in Covered Risk 17.
4. Risks:
  - a. that are created, allowed, or agreed to by You, whether or not they are recorded in the Public Records;
  - b. that are Known to You at the Policy Date, but not to Us, unless they are recorded in the Public Records at the Policy Date;
  - c. that result in no loss to You; or
  - d. that first occur after the Policy Date - this does not limit the coverage described in Covered Risk 7, 8.e., 25, 26, 27 or 28.
5. Failure to pay value for Your Title.
6. Lack of a right:
  - a. to any land outside the area specifically described and referred to in paragraph 3 of Schedule A; and
  - b. in streets, alleys, or waterways that touch the Land.This Exclusion does not limit the coverage described in Covered Risk 11 or 21.
7. The transfer of the Title to You is invalid as a preferential transfer or as a fraudulent transfer or conveyance under federal bankruptcy, state insolvency, or similar creditors' rights laws.
8. Contamination, explosion, fire, flooding, vibration, fracturing, earthquake or subsidence.
9. Negligence by a person or an Entity exercising a right to extract or develop minerals, water, or any other substances.

### LIMITATIONS ON COVERED RISKS

|                  | <u>Your Deductible Amount</u>                                                   | <u>Our Maximum Dollar Limit of Liability</u> |
|------------------|---------------------------------------------------------------------------------|----------------------------------------------|
| Covered Risk 16: | 1.00% of Policy Amount Shown in Schedule A<br>or \$2,500.00 (whichever is less) | \$10,000.00                                  |
| Covered Risk 18: | 1.00% of Policy Amount Shown in Schedule A<br>or \$5,000.00 (whichever is less) | \$25,000.00                                  |
| Covered Risk 19: | 1.00% of Policy Amount Shown in Schedule A<br>or \$5,000.00 (whichever is less) | \$25,000.00                                  |
| Covered Risk 21: | 1.00% of Policy Amount Shown in Schedule A<br>or \$2,500.00 (whichever is less) | \$5,000.00                                   |

### COVERED RISKS 16, 18, 19 AND 21

16. Because of an existing violation of a subdivision law or regulation affecting the Land:
  - a. You are unable to obtain a building permit;
  - b. You are ordered by a State or Municipal authority to remove or remedy the violation; or
  - c. someone else has a legal right to, and does, refuse to perform a contract to purchase the Land, lease it or make a Mortgage loan on it.The amount of Your insurance for this Covered Risk is subject to Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
18. You are forced to remove or remedy Your existing structures, or any part of them - other than boundary walls or fences - because any portion was built without obtaining a building permit from the proper government office. The amount of Your insurance for this Covered Risk is subject to Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
19. You are forced to remove or remedy Your existing structures, or any part of them, because they violate an existing zoning law or zoning regulation. If You are required to remedy any portion of Your existing structures, the amount of Your insurance for this Covered Risk is subject to Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.
21. You are forced to remove Your existing structures because they encroach onto Your neighbor's land. If the encroaching structures are boundary walls or fences, the amount of Your insurance for this Covered Risk is subject to Your Deductible Amount and Our Maximum Dollar Limit of Liability shown in Schedule A.

# **ATTACHMENT ONE (CONTINUED)**

## **Former ALTA RESIDENTIAL TITLE INSURANCE POLICY (06-01-1987)**

### **EXCLUSIONS**

In addition to the Exceptions in Schedule B, you are not insured against loss, costs, attorneys' fees, and expenses resulting from:

1. Governmental police power, and the existence or violation of any law or government regulation. This includes building and zoning ordinances and also laws and regulations concerning:
  - land use
  - improvements on the land
  - land division
  - environmental protection

This exclusion does not apply to violations or the enforcement of these matters which appear in the public records at Policy Date.  
This exclusion does not limit the zoning coverage described in Item 12 and 13 of Covered Title Risks.
2. The right to take the land by condemning it, unless:
  - a notice of exercising the right appears in the public records on the Policy Date
  - the taking happened prior to the Policy Date and is binding on you if you bought the land without knowing of the taking
3. Title Risks:
  - that are created, allowed, or agreed to by you
  - that are known to you, but not to us, on the Policy Date - unless they appeared in the public records
  - that result in no loss to you
  - that first affect your title after the Policy Date - this does not limit the labor and material lien coverage in Item 8 of Covered Title Risks
4. Failure to pay value for your title.
5. Lack of a right:
  - to any land outside the area specifically described and referred to in Item 3 of Schedule A, or
  - in streets, alleys, or waterways that touch your land

This exclusion does not limit the access coverage in Item 5 of Covered Title Risks.

**ATTACHMENT ONE  
(CONTINUED)**

**ALTA U.S. POLICY (12-03-2012)**

**EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy and the Company will not pay loss or damage, costs, attorneys' fees or expenses which arise by reason of:

1. (a) Any law, ordinance or governmental regulation (including but not limited to building and zoning laws, ordinances, or regulations) restricting, regulating, prohibiting or relating to (i) the occupancy, use, or enjoyment of the land; (ii) the character, dimensions or location of any improvement now or hereafter erected on the land; (iii) a separation in ownership or a change in the dimensions or area of the land or any parcel of which the land is or was a part; or (iv) environmental protection, or the effect of any violation of these laws, ordinances or governmental regulations, except to the extent that a notice of the enforcement thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
- (b) Any governmental police power not excluded by (a) above, except to the extent that a notice of the exercise thereof or a notice of a defect, lien or encumbrance resulting from a violation or alleged violation affecting the land has been recorded in the public records at Date of Policy.
2. Rights of eminent domain unless notice of the exercise thereof has been recorded in the public records at Date of Policy, but not excluding from coverage any taking which has occurred prior to Date of Policy which would be binding on the rights of a purchaser for value without knowledge.
3. Defects, liens, encumbrances, adverse claims or other matters:
  - (a) created, suffered, assumed or agreed to by the insured claimant;
  - (b) not known to the Company, not recorded in the public records at Date of Policy, but known to the insured claimant and not disclosed in writing to the Company by the insured claimant prior to the date the insured claimant became an insured under the policy;
  - (c) resulting in no loss or damage to the insured claimant; or
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under insuring provision 6).
4. This policy does not insure against the invalidity or insufficiency of any condemnation proceeding instituted by the United States of America, except to the extent set forth in insuring provision 5.
5. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the title as shown in Schedule A is:
  - (a) a fraudulent conveyance or fraudulent transfer; or
  - (b) a preferential transfer for any reason not stated in insuring provision 6.



## **ATTACHMENT ONE (CONTINUED)**

### **ALTA LOAN POLICY OF TITLE INSURANCE (07-01-2021)**

#### **EXCLUSIONS FROM COVERAGE**

The following matters are excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. a. any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) that restricts, regulates, prohibits, or relates to:
    - i. the occupancy, use, or enjoyment of the Land;
    - ii. the character, dimensions, or location of any improvement on the Land;
    - iii. the subdivision of land; or
    - iv. environmental remediation or protection.
  - b. any governmental forfeiture, police, regulatory, or national security power.
  - c. the effect of a violation or enforcement of any matter excluded under Exclusion 1.a. or 1.b.
- Exclusion 1 does not modify or limit the coverage provided under Covered Risk 5 or 6.
2. Any power of eminent domain. Exclusion 2 does not modify or limit the coverage provided under Covered Risk 7.
  3. Any defect, lien, encumbrance, adverse claim, or other matter:
    - a. created, suffered, assumed, or agreed to by the Insured Claimant;
    - b. not Known to the Company, not recorded in the Public Records at the Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
    - c. resulting in no loss or damage to the Insured Claimant;
    - d. attaching or created subsequent to the Date of Policy (Exclusion 3.d. does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
    - e. resulting in loss or damage that would not have been sustained if consideration sufficient to qualify the Insured named in Schedule A as a bona fide purchaser or encumbrancer had been given for the Insured Mortgage at the Date of Policy.
  4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business law.
  5. Invalidity or unenforceability of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury law or Consumer Protection Law.
  6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights law, that the transaction creating the lien of the Insured Mortgage is a:
    - a. fraudulent conveyance or fraudulent transfer;
    - b. voidable transfer under the Uniform Voidable Transactions Act; or
    - c. preferential transfer:
      - i. to the extent the Insured Mortgage is not a transfer made as a contemporaneous exchange for new value; or
      - ii. for any other reason not stated in Covered Risk 13.b.
  7. Any claim of a PACA-PSA Trust. Exclusion 7 does not modify or limit the coverage provided under Covered Risk 8.
  8. Any lien on the Title for real estate taxes or assessments, imposed by a governmental authority and created or attaching between the Date of Policy and the date of recording of the Insured Mortgage in the Public Records. Exclusion 8 does not modify or limit the coverage provided under Covered Risk 2.b. or 11.b.
  9. Any discrepancy in the quantity of the area, square footage, or acreage of the Land or of any improvement to the Land.

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### **EXCEPTIONS FROM COVERAGE**

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;
- (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims;
- (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof;
- (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.

## **ATTACHMENT ONE (CONTINUED)**

### **ALTA LOAN POLICY (06-17-2006)**

#### **EXCLUSIONS FROM COVERAGE**

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
  - (i) the occupancy, use, or enjoyment of the Land;
  - (ii) the character, dimensions, or location of any improvement erected on the Land;
  - (iii) the subdivision of land; or
  - (iv) environmental protection;or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
- (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
  - (a) created, suffered, assumed, or agreed to by the Insured Claimant;
  - (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
  - (c) resulting in no loss or damage to the Insured Claimant;
  - (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
  - (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
  - (a) a fraudulent conveyance or fraudulent transfer, or
  - (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

The above policy form may be issued to afford either Standard Coverage or Extended Coverage. In addition to the above Exclusions from Coverage, the Exceptions from Coverage in a Standard Coverage policy will also include the following Exceptions from Coverage:

#### **EXCEPTIONS FROM COVERAGE**

This policy does not insure against loss or damage (and the Company will not pay costs, attorneys' fees or expenses) that arise by reason of:

1. (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records;
- (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records.
2. Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land.
3. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
4. Any encroachment, encumbrance, violation, variation or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records.
5. (a) Unpatented mining claims;
- (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof;
- (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Records.
6. Any lien or right to a lien for services, labor or material not shown by the Public Records.



RECORDING REQUESTED BY  
Guaranty Title Agency  
AND WHEN RECORDED MAIL TO:

GEISSEL G. GONZALEZ  
10625 N. Faldale Rd.  
Casa Grande, AZ 85122

DATE/TIME: 09/21/2012 1640

FEE: \$11.00

PAGES: 4

FEE NUMBER: 2012-082103



ESCROW NO.: 46502890 - 046-4MS  
LPS NO.: 120244222  
APN: 509-28-022-A

SPACE ABOVE THIS LINE FOR RECORDER'S USE

### Special Warranty Deed

For the consideration of Ten Dollars, and other valuable considerations, I or we,

**Federal National Mortgage Association**

Do/does hereby convey to

**Geissel G. Gonzalez**, an unmarried man

The following real property situated in **Pinal** County, Arizona:

**See Exhibit A attached hereto and made a part hereof.**

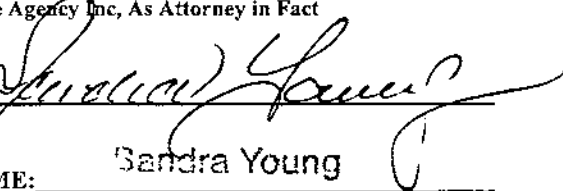
SUBJECT TO: Current taxes and other assessments, reservations in patents and all easements, rights of way, encumbrances, liens, covenants, conditions, restrictions, obligations, and liabilities as may appear of record.

And the Grantor hereby binds itself and its successors to warrant and defend the title, against all acts of the Grantor herein, and no other, subject to the matters set forth.

Dated this August 31, 2012

**Federal National Mortgage Association**

By LPS Default Title and Closing, a Division of LSI  
Title Agency Inc, As Attorney in Fact

BY: 

NAME:

Sandra Young

TITLE:

Attorney



## NOTARY ACKNOWLEDGEMENT

STATE OF  
County of

} ss:

This instrument was acknowledged before me this 1st day of September by attachedFederal National Mortgage Association  
By LPS Default Title and Closing, a Division of LSI  
Title Agency Inc, As Attorney in Fact

(Notary Seal)

NOTARY PUBLIC

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

| Description of document this notarial certificate is being attached to: |  |
|-------------------------------------------------------------------------|--|
| Type/Title                                                              |  |
| Date of Doc                                                             |  |
| Number of Pages                                                         |  |
| Add'l Signers (other than those named in the notarial certificate.)     |  |

LEGAL DESCRIPTION  
EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CASA GRANDE,  
COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH 121.30 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE  
SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5  
SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL  
COUNTY,  
ARIZONA;

EXCEPT THE SOUTH 25.00 FEET THEREOF; AND  
EXCEPT THE EAST 25.00 FEET THEREOF; AND  
EXCEPT THE WEST 25.00 FEET THEREOF.

## ACKNOWLEDGMENT

State of California

County of ORANGE

On 9/10/12 before me, GEMA OROZCO, NOTARY PUBLIC  
(insert name and title of the officer)

personally appeared SANDRA YOUNG

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

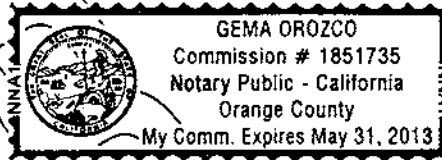
I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature

*Gema Orozco*

(Seal)





**AFFIDAVIT OF PROPERTY VALUE****1. ASSESSOR'S PARCEL IDENTIFICATION NUMBER(S)**

|                 |              |        |       |  |
|-----------------|--------------|--------|-------|--|
| Primary Parcel: | 509-28-022-A |        |       |  |
| BOOK            | MAP          | PARCEL | SPLIT |  |

Does this sale include any parcels that are being split / divided?

Check one: Yes ☐ No ☒

How many parcels, other than the Primary Parcel, are included in this sale?

Please list the additional parcels below (attach list if necessary):

|     |     |
|-----|-----|
| (1) | (2) |
| (3) | (4) |

**2. SELLER'S NAME AND ADDRESS:**

Federal National Mortgage Association

14221 N. Dallas Parkway, Suite #1000

Dallas, AZ 75254

**3. (a) BUYER'S NAME AND ADDRESS:**

Geissel G. Gonzalez

2025 N. 39th Ave

Phoenix, AZ 85009

(b) Are the Buyer and Seller related? Yes ☐ No ☒

If Yes, state relationship:

**4. ADDRESS OF PROPERTY:**

10625 N. Faldale Rd

Casa Grande, AZ 85122

**5. MAIL TAX BILL TO:**

Geissel G. Gonzalez

10625 N. Faldale Rd

Casa Grande, AZ 85122

**6. PROPERTY TYPE (for Primary Parcel): NOTE: Check Only One Box**

- |                                                               |                                                                       |
|---------------------------------------------------------------|-----------------------------------------------------------------------|
| a. <input type="checkbox"/> Vacant Land                       | f. <input type="checkbox"/> Commercial or Industrial Use              |
| b. <input checked="" type="checkbox"/> Single Family Resident | g. <input type="checkbox"/> Agricultural                              |
| c. <input type="checkbox"/> Condo or Townhouse                | h. <input type="checkbox"/> Mobile or Manufactured Home               |
|                                                               | <input type="checkbox"/> Affixed <input type="checkbox"/> Not Affixed |
| d. <input type="checkbox"/> 2-4 Plex                          | i. <input type="checkbox"/> Other Use; Specify:                       |
| e. <input type="checkbox"/> Apartment Building                |                                                                       |

**7. RESIDENTIAL BUYER'S USE:** If you checked b, c, d or h in Item 6 above, please check one of the following:☒ To be used as a primary residence. ☐ Owner occupied, not a primary residence.☐ To be rented to someone other than a "family member."

See reverse side for definition of a "primary residence" or "family member."

**8. If you checked e or f in Item 6 above, indicate the number of units:**

For Apartments, Motels / Hotels, Mobile Home / RV Parks, etc.

**9. TYPE OF DEED OR INSTRUMENT (Check Only One Box):**

- |                                                              |                                                   |
|--------------------------------------------------------------|---------------------------------------------------|
| a. <input type="checkbox"/> Warranty Deed                    | d. <input type="checkbox"/> Contract or Agreement |
| b. <input checked="" type="checkbox"/> Special Warranty Deed | e. <input type="checkbox"/> Quit Claim Deed       |
| c. <input type="checkbox"/> Joint Tenancy Deed               | f. <input type="checkbox"/> Other:                |

**FOR RECORDER'S USE ONLY**

PINAL COUNTY

DATE/TIME: 09/21/2012 1640

FEE NUMBER: 2012-082103

**10. SALE PRICE:** \$ 41,900.00**11. DATE OF SALE (Numeric Digits):** 09 / 12  
Month / Year**12. DOWN PAYMENT** \$ 8,400.00**13. METHOD OF FINANCING:**

- |                                                            |                                                                                         |
|------------------------------------------------------------|-----------------------------------------------------------------------------------------|
| a. <input type="checkbox"/> Cash (100% of Sale Price)      | e. <input type="checkbox"/> New loan(s) from financial institution:                     |
| b. <input type="checkbox"/> Barter or trade                | (1) <input type="checkbox"/> Conventional                                               |
| c. <input type="checkbox"/> Assumption of existing loan(s) | (2) <input type="checkbox"/> VA                                                         |
| d. <input type="checkbox"/> Seller Loan (Carryback)        | (3) <input type="checkbox"/> FHA                                                        |
|                                                            | f. <input checked="" type="checkbox"/> Other financing; Specify: Private Money Mortgage |

**14. PERSONAL PROPERTY (see reverse side for definition):**

- (a) Did the Sale Price in Item 10 include Personal Property that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒
- (b) If Yes, provide the dollar amount of the Personal Property:

\$ 00 AND

briefly describe the Personal Property:

**15. PARTIAL INTEREST:** If only a partial ownership interest is being sold, briefly describe the partial interest:**16. SOLAR / ENERGY EFFICIENT COMPONENTS:**

- (a) Did the Sale price in Item 10 include solar energy devices, energy efficient building components, renewable energy equipment or combined heat and power systems that impacted the Sale Price by 5 percent or more? Yes ☐ No ☒
- If Yes, briefly describe the solar / energy efficient components:

**17. PARTY COMPLETING AFFIDAVIT (Name, Address, Phone Number):**

Guaranty Title Agency

7740 N. 16th Street, Suite 150, Phoenix, AZ 85020

Phone: (602) 569-7800

**18. LEGAL DESCRIPTION (attach copy if necessary):**

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

THE UNDERSIGNED BEING DULY SWORN, ON OATH, SAYS THAT THE FOREGOING INFORMATION IS A TRUE AND CORRECT STATEMENT OF THE FACTS PERTAINING TO THE TRANSFER OF THE ABOVE DESCRIBED PROPERTY.

Signature of Seller / Agent as Attorney in Fact of Buyer / Agent

Signature of Seller / Agent

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 20th day of September 2012

Notary Public

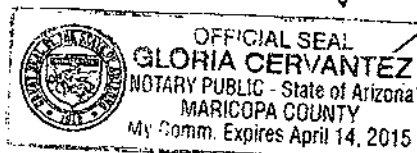
Notary Expiration Date

State of Arizona County of Maricopa

Subscribed and sworn to before me on this 21st day of September 2012

Notary Public

Notary Expiration Date 04-14-2015



## NOTARY ACKNOWLEDGEMENT

STATE OF  
County of

} ss:

This instrument was acknowledged before me this \_\_\_\_\_ by \_\_\_\_\_

(Notary Seal)

NOTARY PUBLIC

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

STATE OF Arizona  
County of Maricopa

} ss:

This instrument was acknowledged before me this September 19, 2012 by \_\_\_\_\_Geissel G. GonzalezOFFICIAL SEAL  
GLORIA CERVANTEZ  
NOTARY PUBLIC - State of Arizona  
MARICOPA COUNTY  
My Comm. Expires April 14, 2015

(Notary Seal)

NOTARY PUBLIC

My Commission Expires: 04-14-2015

Description of document this notarial certificate is being attached to:

|                                                                     |                |
|---------------------------------------------------------------------|----------------|
| Type/Title                                                          | <u>APV</u>     |
| Date of Doc                                                         | <u>9-19-12</u> |
| Number of Pages                                                     |                |
| Add'l Signers (other than those named in the notarial certificate.) |                |

LEGAL DESCRIPTION  
EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE CITY OF CASA GRANDE,  
COUNTY OF PINAL, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS:

THE SOUTH 121.30 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE  
SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5  
SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL  
COUNTY,  
ARIZONA;

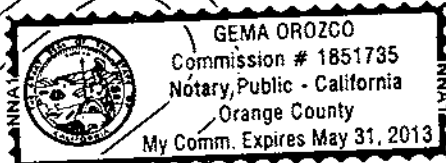
EXCEPT THE SOUTH 25.00 FEET THEREOF; AND  
EXCEPT THE EAST 25.00 FEET THEREOF; AND  
EXCEPT THE WEST 25.00 FEET THEREOF.



State of California  
County of ORANGE

Subscribed and sworn to (or affirmed) before me on this 10th  
day of SEPTEMBER, 2012, by SANDRA YOUNG

proved to me on the basis of satisfactory evidence to be the  
person(s) who appeared before me.

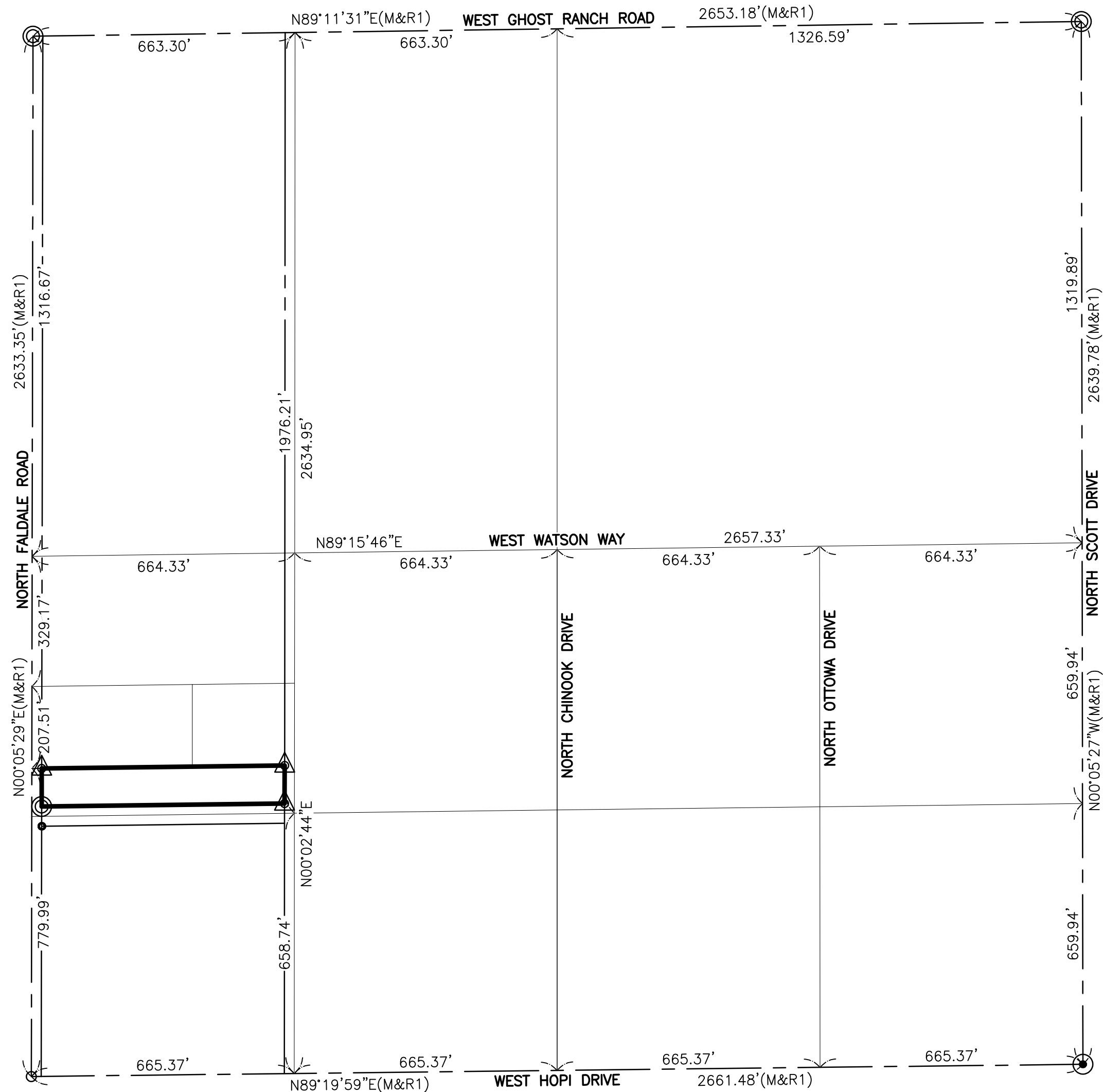


(Seal)

Signature

*Gema Orozco*

AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY  
A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 6  
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA



LEGEND

- SECTION LINE  
--- MONUMENT LINE  
--- EXISTING RIGHT-OF-WAY  
--- PROPERTY LINE  
--- OTHERS PROPERTY
- BRASS CAP (AS NOTED)  
○ CONCRETE NAIL (AS NOTED)  
○ IRON PIPE  
○ FOUND REBAR PIN  
△ SET 1/2" REBAR PIN WITH CAP  
RLS 42017 (UNLESS OTHERWISE NOTED)  
PCR. PINAL COUNTY RECORDER  
(M) MEASURED BEARINGS/DISTANCES

SCHEDULE B NOTES

THIS SURVEY IS BASED UPON THE "COMMITMENT FOR TITLE INSURANCE"  
PREPARED BY SECURITY TITLE AGENCY, INC,  
ORDER NO. ST76240561 AND  
EFFECTIVE JUNE 21, 2024 AT 7:30 AM.

A. ANY DEFECT, LIEN, ENCUMBRANCE, ADVERSE CLAIM, OR OTHER MATTER THAT APPEARS FOR THE FIRST TIME IN THE PUBLIC RECORDS OR IS CREATED, ATTACHES, OR IS DISCLOSED BETWEEN THE COMMITMENT DATE AND THE DATE ON WHICH ALL OF THE SCHEDULE B, PART I-REQUIREMENTS ARE MET. (NOT PLOTTABLE)

1. PROPERTY TAXES, WHICH ARE A LIEN NOT YET DUE AND PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE YEAR 2024. (NOT PLOTTABLE)

2. RESERVATIONS, EXCEPTIONS AND PROVISIONS CONTAINED IN THE PATENT AND IN THE ACTS AUTHORIZING THE ISSUANCE THEREOF. (NOT PLOTTABLE)

3. ANY RIGHTS, LIENS, CLAIMS OR EQUITIES, IF ANY, IN FAVOR OF CENTRAL ARIZONA WATER CONSERVATION DISTRICT. (NOT PLOTTABLE)

4. ANY RIGHTS, LIENS, CLAIMS OR EQUITIES, IF ANY, IN FAVOR OF PINAL COUNTY FLOOD CONTROL DISTRICT. (NOT PLOTTABLE)

5. LIABILITIES AND OBLIGATIONS IMPOSED UPON SAID LAND BY ITS INCLUSION WITHIN ANY DISTRICT FORMED PURSUANT TO TITLE 48, ARIZONA REVISED STATUTES. (NOT PLOTTABLE)

6. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT DISCLOSED BY THE PUBLIC RECORDS. (NOT PLOTTABLE)

7. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON AGE, RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT.

RECORDING NO: DOCKET 181, PAGE 184 (NOT PLOTTABLE)

⑧ A RESOLUTION IN FAVOR OF PINAL COUNTY

FOR: RESOLUTION NO. 51502-NFR  
RECORDING DATE: MAY 22, 2002  
RECORDING NO: 2002-027126  
(AS PLOTTED)

9. ANY RIGHT, TITLE, OR INTEREST IN, INCLUDING THE RIGHT OF ENTRY FOR THE MAINTENANCE, REPAIR, AND REMOVAL OF, THE LEASED SOLAR ENERGY SYSTEM AND APPURTENANCES LOCATED ON THE LAND INSURED HEREIN BY THE SOLAR LEASING COMPANY AND ITS AGENTS AND ASSIGNS PURSUANT TO AN UNRECORDED AGREEMENT DISCLOSED BY THE DOCUMENT.

ENTITLED: UCC FINANCING STATEMENT  
RECORDING DATE: DECEMBER 2, 2000  
RECORDING NO.: 2000-125423  
(NOT PLOTTABLE)

10. A DEED OF TRUST TO SECURE AN INDEBTEDNESS IN THE AMOUNT SHOWN BELOW,

AMOUNT: \$115,000.00  
DATED: MARCH 4, 2007  
TRUSTOR/GRANTOR: SAMOUL IBRIHAM AND EVLIN IBRIHAM,  
HUSBAND AND WIFE  
TRUSTEE: CHICAGO TITLE  
BENEFICIARY: AMERICAN HOME MORTGAGE CORP.  
RECORDING DATE: APRIL 12, 2007  
RECORDING NO.: 2007-044471

NOTE: THE ABOVE EXCEPTION IS SHOWN FOR DISCLOSURE PURPOSES ONLY. IT WILL BE DELETED AND WILL NOT BE SHOWN AS AN EXCEPTION UPON ISSUANCE OF THE FINAL TITLE POLICY(NOT PLOTTABLE)

TABLE A NOTES

1. MONUMENTS WERE PLACED OR LOCATED AT ALL MAJOR CORNERS OF THE BOUNDARY OF THE PROPERTY.

2. THE ADDRESS(ES) OF THE SURVEYED PROPERTY IS:  
10625 N FALDALE RD  
CASA GRANDE, AZ 85122

3. PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE "X" UNSHADED DESIGNATION BY THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT ON FLOOD INSURANCE RATE MAP NO. 04021C1175E WITH A DATE IDENTIFICATION OF DECEMBER 4, 2007, COMMUNITY 040077 (PINAL COUNTY).

ZONE "X" UNSHADED IS LABELED AS: AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.

4. THE AREA OF THE SUBJECT PROPERTY IS:

APN: 509-28-022A  
PARCEL 1  
59204.06 SQ FT  
1.3591 ACRES

7. (a) EXTERIOR DIMENSIONS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN.

7 (b)1 EXTERIOR FOOTPRINTS OF ALL BUILDINGS AT GROUND LEVEL ARE SHOWN.

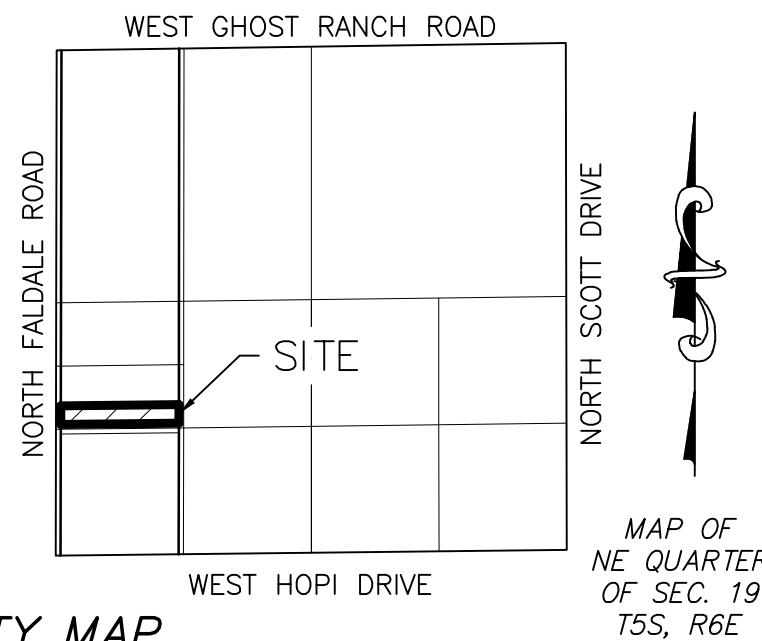
8. SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK ARE SHOWN.

11-NOTE TO THE CLIENT, INSURER, AND LENDER - WITH REGARD TO TABLE A, ITEM 11, INFORMATION FROM THE SOURCES CHECKED ABOVE WILL BE COMBINED WITH OBSERVED EVIDENCE OF UTILITIES PURSUANT TO SECTION 5.E.IV. TO DEVELOP A VIEW OF THE UNDERGROUND UTILITIES. HOWEVER, LACKING EXCAVATION, THE EXACT LOCATION OF UNDERGROUND FEATURES CANNOT BE ACCURATELY, COMPLETELY, AND RELIABLY DEPICTED. IN ADDITION, IN SOME JURISDICTIONS, 811 OR OTHER SIMILAR UTILITY LOCATE REQUESTS FROM SURVEYORS MAY BE IGNORED OR RESULT IN AN INCOMPLETE RESPONSE, IN WHICH CASE THE SURVEYOR SHALL NOTE ON THE PLAT OR MAP HOW THIS AFFECTED THE SURVEYOR'S ASSESSMENT OF THE LOCATION OF THE UTILITIES. WHERE ADDITIONAL OR MORE DETAILED INFORMATION IS REQUIRED, THE CLIENT IS ADVISED THAT EXCAVATION MAY BE NECESSARY.

13. NAMES OF ADJOINING OWNERS ACCORDING TO CURRENT TAX RECORDS ARE SHOWN.

16-NO OBSERVABLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WITHIN RECENT MONTHS.

18. PLOTTABLE OFFSITE (I.E., APPURTENANT) EASEMENTS AND/OR SERVITUDES PROVIDED TO THE SURVEYOR ARE SHOWN ON THE SURVEY.



VICINITY MAP

SCALE: 1" = 1000'

LEGAL DESCRIPTION

THE SOUTH 121.30 FEET OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA;

EXCPT THE SOUTH 25.00 FEET THEREOF; AND

EXCEPT THE EAST 25.00 FEET THEREOF; AND

EXCEPT THE WEST 25.00 FEET THEREOF.

PROPERTY INFORMATION

APN: 509-28-022A

ADDRESS: 10625 N FALDALE RD  
CASA GRANDE, AZ 85122

OWNER OF RECORD

GONZALEZ GEISSEL G

10625 N FALDALE RD  
CASA GRANDE, AZ 85122

NOTE: OWNER INFORMATION WAS OBTAINED FROM COUNTY ASSESSOR AT THE TIME OF THE SURVEY AND MAY NOT REPRESENT CURRENT OWNERSHIP

REFERENCE DOCUMENTS

(R1) - RECORD OF SURVEY, ACCORDING TO FEE #2020-042786, PCR.

BASIS OF BEARING

THE WEST LINE OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA BEARING N00°05'29"E. (ASSUMED BEARING)

SURVEYOR NOTES

1-FIELDWORK WAS COMPLETED IN THE MONTH OF AUGUST, 2024.

2-ALL BEARINGS AND DISTANCES ARE MEASURED UNLESS OTHERWISE NOTED.

3-THIS SURVEYOR HAS MADE NO INDEPENDENT SEARCH FOR TAXES, ASSESSMENTS, RESERVATIONS IN PATENT, EASEMENTS, RIGHTS OF WAY, ENCUMBRANCES, LIENS, COVENANTS, CONDITIONS OF RESTRICTIONS OR ANY OTHER RECORD INFORMATION THAT MAY BE DISCLOSED BY A CURRENT TITLE REPORT OR OTHER RESEARCH.

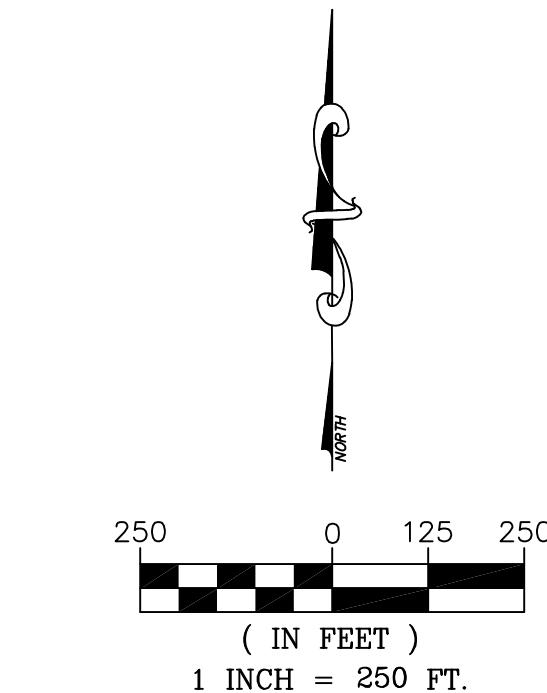
SURVEYOR CERTIFICATE

TO GEISSEL G. GONZALEZ, AN UNMARRIED MAN, AND SECURITY TITLE AGENCY, INC:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7A, 7B, 8, 11, 13, 16, AND 18 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON AUGUST 21, 2024.

DATE OF PLAT OR MAP: SEPTEMBER 18, 2024

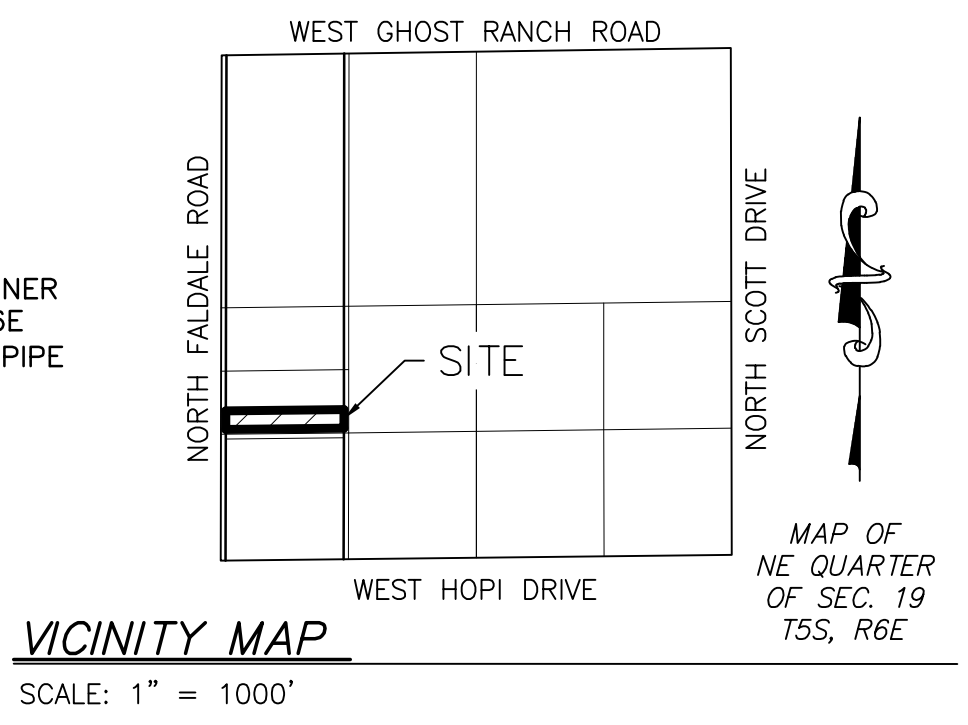
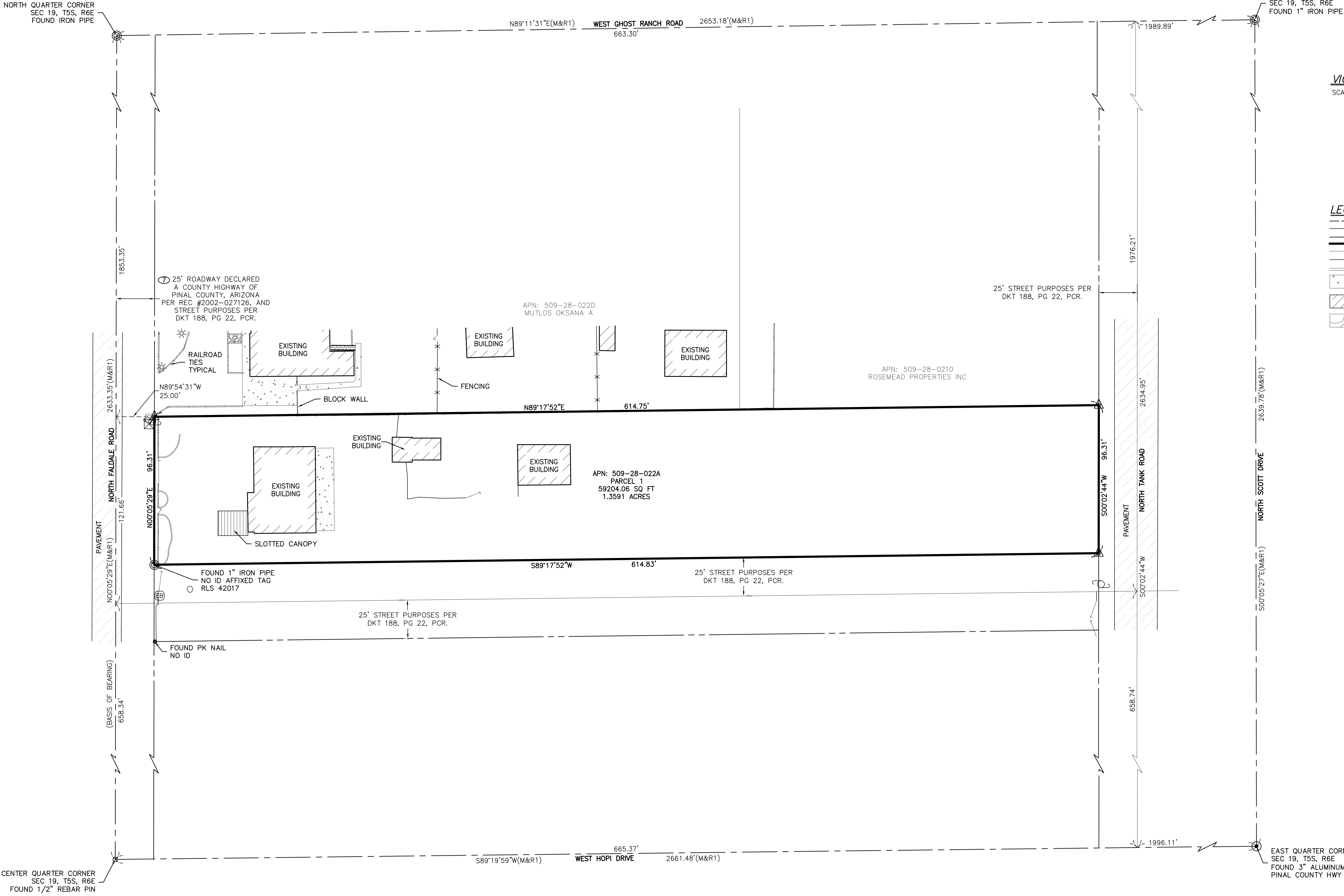
COLIN D. HARVEY  
ARIZONA R.L.S. 42017



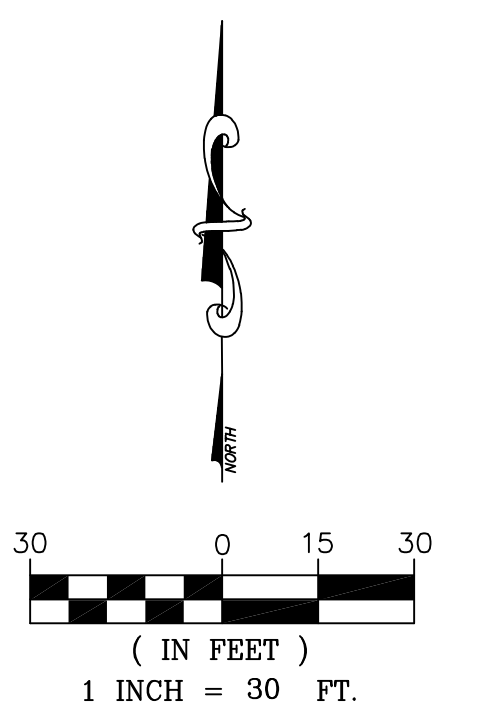
|                                                                                                                                           |                          |                 |
|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------|
| HARVEY LAND SURVEYING, INC.<br>P.O. BOX 10772<br>CASA GRANDE, AZ 85130<br>PHONE: (520) 876-4786<br>E-MAIL: COLEHARVEY@HARVEYSURVEYING.COM | DRAWN BY: MQ             | CHECKED BY: CDH |
|                                                                                                                                           | DATE: SEPTEMBER 18, 2024 |                 |
| AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY                                                                                                    | JOB NUMBER               | SHEET           |
|                                                                                                                                           | 2024-91                  | 1 OF 2          |



AN A.L.T.A./N.S.P.S. LAND TITLE SURVEY  
A PORTION OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 5 SOUTH, RANGE 6  
EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, PINAL COUNTY, ARIZONA



- LEGEND**
- SECTION LINE
  - MONUMENT LINE
  - EXISTING RIGHT-OF-WAY
  - PROPERTY LINE
  - OTHERS' PROPERTY
  - FENCING
  - BLOCK WALL
  - CONCRETE
  - PAVEMENT
  - FLAGSTONE WALK
  - BRASS CAP (AS NOTED)
  - CONCRETE NAIL (AS NOTED)
  - ELECTRICAL BOX
  - GATE
  - IRON PIPE
  - JUNCTION BOX
  - LIGHT POLE
  - FOUND REBAR PIN
  - SET 1/2" REBAR PIN WITH CAP
  - RLS 42017 (UNLESS OTHERWISE NOTED)
  - UTILITY POLE
  - WATER METER
  - PINAL COUNTY RECORDER
  - MEASURED BEARINGS/DISTANCES



|                                                                                                                                           |                          |                 |
|-------------------------------------------------------------------------------------------------------------------------------------------|--------------------------|-----------------|
| HARVEY LAND SURVEYING, INC.<br>P.O. BOX 10772<br>CASA GRANDE, AZ 85130<br>PHONE: (520) 876-4786<br>E-MAIL: COLEHARVEY@HARVEYSURVEYING.COM | DRAWN BY: MQ             | CHECKED BY: CDH |
|                                                                                                                                           | SCALE: 1" = 30'          |                 |
|                                                                                                                                           | DATE: SEPTEMBER 18, 2024 |                 |
|                                                                                                                                           | JOB NUMBER               | SHEET           |
|                                                                                                                                           | 2024-91                  | 2 OF 2          |

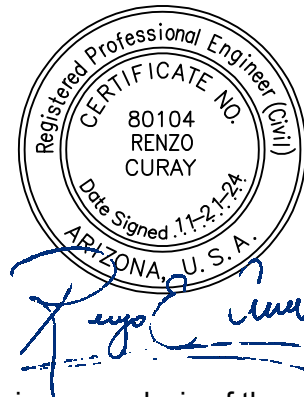




To: Pinal County Zoning and Planning

Date: November 11, 2024

RE: Drainage Memo – 10625 N Faldale Rd.



### Introduction

The purpose of this final drainage memo is to present drainage analysis of the property located at 10625 N Faldale Rd. Casa Grande AZ 85122 (APN:50928022A) as shown in Figure 1.



Figure 1 - VICINITY MAP

The site is located on NE Quarter of Section 19, Township 5 South, Range 6 East of Gila-Salt River Principal Meridian. It is bounded by Faldale Rd to the West, single family residences to the North and South and Tank Rd to the East.

The current owner of the property is Geissel G Gonzalez with the aforementioned property address.

The purpose of the proposed project is to rezone the existing site to decrease the lot size minimum for the property. As currently situated, the size of the existing parcel is 1.36 acres and is currently used as a single family residence. With the proposed lot split, the site would remain as single family residence use. As noted in the Figure 1, the site is near the intersection of Hopi Dr and Faldaie Rd.

The site was surveyed by Harvey Land Surveying on September 18, 2024. According to the survey, the site has 50' R/W to the South that is currently overgrown with vegetation, 50' R/W to the West (Faldaie Rd) that is actively used, 50' R/W to the East (Tank Rd) that is actively used, and is bounded by the single family residences of APN 509-28-022D and 509-28-0210 to the North.

### **Background**

In accordance with the FEMA FIRM Community Panel #04021V1175E; this property lies in a zone X, area of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; areas protected by levees from 1% annual chance flood. The map is dated December 04, 2007.

### **Existing and Proposed Hydrology and Hydraulics**

There are no major washes that are impacted by the site. Existing drainage patterns flow from northwest to southeast from historical aerial observations.

There are no washes near this project with flow large enough to require an erosion setback.

#### ***Off-site***

The site is currently on the upstream portion of a watershed that continues to the Southeast. There is no off-site flows that impact the site directly.

#### ***On-site***

The on-site terrain slopes from Northwest to Southeast at a rate of roughly 1%. The terrain is generally flat.

### **Methodology**

For the purposes of this project, there are no off-site patterns through the site to perpetuate and the 100-yr WSE from off site drainage is a level pond 0.1' from above the crown of Faldaie Rd or known as the Highest Adjacent Natural Grade (HANG). Therefore  $Q_{100}=0$  and  $BFE = HANG+1$ .

### **Conclusion**

This report concludes that the site division will be in compliance with the Pinal Drainage Ordinance and Manual. Due to the site's location in the upstream location of the watershed basin, the only requirement will be the addition of retention areas for site that follow the rational method based on the location and dimensions of any future development.

**NOTICE OF PUBLIC HEARING** BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE **15th** DAY OF **MAY, 2025**, IN THE PINAL COUNTY EMERGENCY OPERATIONS CENTER, 301 E. 11TH STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A **REZONE** IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA

**PZ-015-24 - PUBLIC HEARING/ACTION:** Geissel Gonzalez, owner, Renzo Curay De La Rosa, Zion Brother's LLC, applicant, requesting approval of a **rezone** from **General Rural (GR)** to **Single Residence Zoning District (RU-20)** on approximately 1.36± acres, situated in a portion of Section 19, Township 05 South, Range 06 East, Gila & Salt River Base & Meridian, tax parcel 509-28-022A, located in the incorporated portion of Casa Grande west of Highway 387, North of W Hopi Dr and east of N Faldaile Rd

At least 24 hours prior to the public hearing, documents pertaining to these requests are available for public inspection at the Pinal County Planning and Development Department, Pinal County Complex, 85 N. Florence Street, Florence, Arizona, Monday through Thursday between the hours of 7:30 a.m. and 5:30 p.m. and on the internet at:

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

ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT. PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL.

DATED this **15th** day of **April 2025**, Pinal County Development Services Department

A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY PLANNING & DEVELOPMENT DEPARTMENT, P.O. BOX 749, FLORENCE AZ 85132 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 your wish to appear and be heard at the hearing

Contacts for this matter: Kendall Riley, Planner  
E-mail Address: Kendall.riley@pinal.gov  
Phone #: (520) 866-6514 Fax: (520) 866-6530

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

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PUBLISHED ONCE:

Pinal Central Dispatch



## AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, ss:

Edmar Corachia, 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:

Apr. 24, 2025

NOTICE ID: JwNj1LryUm6PV1jTO7XD

NOTICE NAME: PZ-015-24

*Edmar Corachia*

(Signed) \_\_\_\_\_

### VERIFICATION

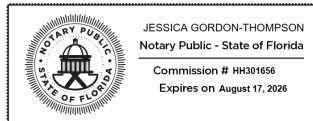
State of Florida  
County of Orange

Subscribed in my presence and sworn to before me on this: 04/25/2025



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 15th DAY OF MAY, 2025, IN THE PINAL COUNTY EMERGENCY OPERATIONS CENTER, 301 E. 11TH STREET, FLORENCE, ARIZONA, TO CONSIDER THE APPLICATION FOR A REZONE IN AN UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA PZ-015-24 - PUBLIC HEARING/ ACTION: Geissel Gonzalez, owner, Renzo Curay De La Rosa, Zion Brother's LLC, applicant, requesting approval of a rezone from General Rural (GR) to Single Residence Zoning District (RU-20) on approximately 1.36± acres, situated in a portion of Section 19, Township 05 South, Range 06 East, Gila & Salt River Base & Meridian, tax parcel 509-28-022A, located in the incorporated portion of Casa Grande west of Highway 387, North of W Hopi Dr and east of N Faldale Rd. At least 24 hours prior to the public hearing, documents pertaining to these requests are available for public inspection at the Pinal County Planning and Development Department, Pinal County Complex, 85 N. Florence Street, Florence, Arizona, Monday through Thursday between the hours of 7:30 a.m. and 5:30 p.m. and on the internet at: <https://www.pinal.gov/236/Notice-of-Hearings>. ALL PERSONS INTERESTED IN THESE MATTERS MAY APPEAR AT THE PUBLIC HEARING AT THE DATE, TIME AND PLACE DESIGNATED ABOVE AND STATE THEIR APPROVAL OR OBJECTION TO THE PROPOSED AMENDMENT. PROTESTS TO THE REZONING AND/OR PAD OVERLAY ZONE BY 20% OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN 300 FEET OF THE PROPERTY PROPOSED FOR REZONING WILL REQUIRE AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD OF SUPERVISORS FOR APPROVAL. DATED this 15th day of April 2025, Pinal County Development Services Department. A WRITTEN STATEMENT OF APPROVAL OR PROTEST MAY BE FILED WITH THE PINAL COUNTY PLANNING & DEVELOPMENT DEPARTMENT, P.O. BOX 749, FLORENCE AZ 85132. 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 your wish to appear and be heard at the hearing

Contacts for this matter: Kendall Riley, Planner  
E-mail Address: [Kendall.riley@pinal.gov](mailto:Kendall.riley@pinal.gov)  
Phone #: (520) 866-6514 Fax:





# **PINAL COUNTY**

## ***Public Hearings***

**Case Number: PZ - 015 - 24**

**Existing Zoning: General Rural (GR)**

**Proposed Zoning: Single Residence Zoning District (RU-20)**

**Acreage: 1.36 acres**

**Applicant Name: Renzo Curay De La Rosa**

**Applicant Phone Number: 602-574-8190**

**Case Information Available at Pinal County Planning and Development Services  
(520) 866-6442**

Public Hearing  
Information

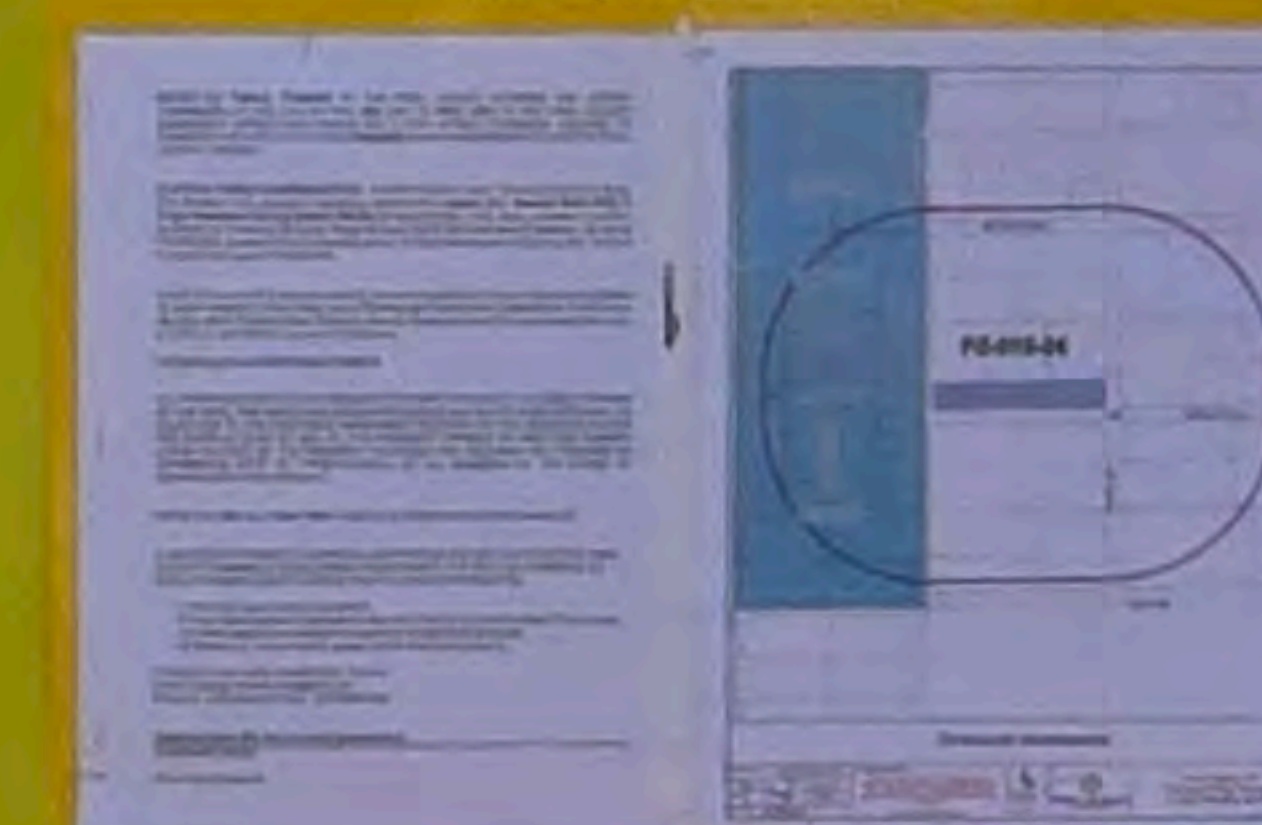
### **NOTICE**

PLANNING & ZONING  
PINAL COUNTY  
PUBLIC HEARING

Any person who is interested may file written comments, in favor or in opposition, with Community Development Department in Pinal County or appear in person at the hearing.

Date Posted: APRIL 21, 2025

POST COPY OF ACTUAL NOTICE BELOW:

















**PINAL COUNTY**  
***Public Hearings***

Case Number: PZ - 015 - 24  
Existing Zoning: General Rural (GR)  
Proposed Zoning: Single Residence Zoning District (RU-20)  
Acreage: 1.36 acres

Applicant Name: Renzo Curay De La Rosa  
Applicant Phone Number: 602-574-8190

Case Information Available at Pinaleño Planning and Development Services  
(520) 866-6442

Public Hearing Information

**NOTICE**  
PLANNING & ZONING  
PINAL COUNTY  
PUBLIC HEARING

Any person who is interested may file written comments, in hand or by electronic mail, concerning the proposed development to the Planning and Zoning Commission.

Draft Project: **APR 21 2015**

For more information on public hearing process:



Case Information Available at Pinal County Planning and Development Services  
(520) 866-6442

Date Posted: 7/1/2012 1:52 PM  
 POST COPY OR ACTUAL NOTICE BELOW

