



## PINAL COUNTY

WIDE OPEN OPPORTUNITY

MEETING DATE: July 17, 2025

TO: PINAL COUNTY PLANNING AND ZONING COMMISSION

CASE NO.: **PZ-014-25 (Tate Property Rezoning)**

CASE COORDINATOR: Justin Mullis, PLANNER

SUPERVISOR DISTRICT #3, STEPHEN MILLER

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

**PZ-014-25 – PUBLIC HEARING/ACTION:** Rick Miller, applicant, representing Tim & Shirley Tate, owner, Rick Miller, applicant, is requesting a rezoning of 24.23± acres from General Rural Zoning District (GR) to Light Industrial and Warehouse Zoning District (I-2), Tax Parcels: 511-28-0050 and 511-28-004A – legals on file – situated in a portion of Section 9, Township 7 South, Range 6 East, and generally located southeast of S Trekkell Rd and W Cornman Rd in unincorporated Pinal County, AZ.

**To Approve:** *I move that the Planning and Zoning Commission forward a recommendation of conditional approval of Case PZ-014-25 to the Board of Supervisors with the following 6 stipulations:*

1. Approval of this zone change (PZ-014-25) 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. Trekkell Road has been identified as “Routes of Regional Significance”. Applicant will be required to comply with the “Regionally Significant Routes for Safety and Mobility (RSRSM), Final Report, December 2008”, the 2020 RSRSM map update, and the current “Access Management Manual” which may specify limited or reduced access on these roads or as approved by the County Engineer
3. Half-street right-of-way dedication will be required for Trekkell Road (Western boundary). The required minimum half-street right-of-way is seventy-five feet (75ft) for Trekkell Road along the western boundary. Any additional right-of-way needed for any required infrastructure improvements (as identified in the approved Traffic Impact Analysis) shall be the responsibility of the applicant. All roadway and infrastructure improvements (public or private) shall be in accordance with the current Pinal County Subdivision Standards or as approved by the County Engineer;
4. All right-of-way dedication shall be free and unencumbered; any roadway sections, alignments, access locations, and access movements shown in the rezoning application are conceptual only and have not been approved by the Pinal County Engineer.

5. Any future developments must adhere to the allowed uses for I-2 zoning under Chapter 2.335.020. of the Pinal County Development Services Code.
6. Any future development on the subject parcels will be required to go through the Site Plan Review process.

**To Deny:** *I move that the Planning and Zoning Commission forward a recommendation of denial of Case PZ-014-25 to the Board of Supervisors.*

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## **BACKGROUND AND FINDINGS:**

### **HISTORY:**

The property is currently zoned General Rural (GR) and the two parcels have no prior rezoning cases. The property has remained vacant and undeveloped throughout its history. The surrounding area has seen significant increase in intensity of uses with a tax parcel to its east 511-28-001G having been rezoned from GR to CI-1 in 2011 in case PZ-001-11. Additionally, tax parcels to its south, 511-28-007D, 511-28-007C, and 511-28-008, were rezoned from General Rural (GR), Manufactured Home (MH) and General Business (CB-2) to Industrial Zoning (I-2) in 2025.

### **ANALYSIS:**

#### ***Comprehensive Plan***

The subject site is designated Employment. This designation is characterized as mixed uses, existing near adequate transportation corridors where traffic demands can be met. In Chapter 10: Implementation of the Comprehensive Plan, all amendments are tasked with conveying an overall improvement to Pinal County. Policy 5.3.2.2 of the comprehensive plan encourages cooperation with private development to secure critical infrastructure in order to establish economically competitive sites. Policy 3.7.1.1 states, “Collaborate with municipalities and private landowners on a West Pinal Growth Area plan that knits together all of the public and private efforts and infrastructure development.” The property is .3 miles from the US Highway I-8, which contributes to the value of this project for industrial development and encourages compliance with the Employment designation.

#### ***Surrounding Land Uses and Zoning***

The subject site is a vacant property within the City of Casa Grande planning area under the Commerce and Business Land Use type. Through development of this site as an I-2 zoning district, this project proposes development congruent with surrounding land uses and consistent with nearby zoning. This proposal is also directly north of parcels rezoned in 2025 from General Rural (GR), Manufactured Home (MH) and General Business (CB-2) to Industrial Zoning (I-2) for the development of an industrial complex.

While no end user has been indicated for this parcel, the development of additional industrial sites within a localized district presents an opportunity to attract new industrial users to the area. This site specifically benefits from access to the Highway I-8 connection and proximity to larger industrial projects in the local vicinity.

**Surrounding Land Uses and Zoning Designations:**

North: GR General Rural, CB-2 General Business

South: CI-1 Light Industry and Warehouse, I-2 Light Industrial and Warehouse

East: CB-2 General Business

West: GR General Rural

***Development Plan and Site Plan***

At present, there are no plans to develop the property. The applicant has stated that the site will be maintained and remain vacant for the foreseeable future.

***Rezone and Proposed Uses***

The subject acreage is zoned GR (General Rural). The rezone request seeks the I-2 Light Industrial Zoning District. Permitted uses in the I-2 zone include light manufacturing opportunities, heavy truck storage, warehouse and restaurant type uses.

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

***Public Participation***

Neighborhood Meeting:	June 10, 2025
Neighborhood and Agency Mail out:	June 30, 2025
Newspaper Advertising:	July 1, 2025
Site Posting: Applicant:	June 26, 2025
Site Posting: County:	June 30, 2025

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

**NOTICE OF PUBLIC HEARING** BY THE PINAL COUNTY PLANNING AND ZONING COMMISSION AT 9:00 A.M. ON THE 17<sup>th</sup> DAY OF **JULY 2025**, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER 301 E 11<sup>th</sup> St., FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR **A REZONING REQUEST (PZ)** IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

**PZ-014-25 – PUBLIC HEARING/ACTION:** Tim & Shirley Tate, owner, Rick Miller, applicant, requesting a rezoning of 24.23± acres from General Rural Zoning District (GR) to Light Industrial and Warehouse Zoning District (I-2), Tax Parcels: 511-28-0050 and 511-28-004A – legals on file – situated in a portion of Section 9, Township 7 South, Range 6 East, generally located southeast of S Trekkell Rd and W Cornman Rd in Pinal County, AZ.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE, AND SHOW CAUSE, IF ANY, WHY THIS PETITION SHOULD NOT BE GRANTED. DOCUMENTS PERTAINING TO THIS CASE CAN BE REQUESTED AND ARE AVAILABLE FOR REVIEW FROM PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT PLEASE CALL (520) 866-6442 FOR MORE INFORMATION

DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT: <https://www.pinal.gov/236/Notice-of-Hearings>

DATED THIS 23<sup>rd</sup> DAY OF **JUNE 2025**, by Pinal County Community Development Department

TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT **MUST** CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
- 2) Your name, address, telephone number and property tax parcel number (**Print or type**)
- 3) A brief statement of reasons for supporting or opposing the request
- 4) Whether or not you wish to appear and be heard at the hearing

ANY WRITTEN STATEMENTS ARE ACCEPTED ON AN ONGOING BASIS, BUT WRITTEN STATEMENTS DESIRED TO BE A PART OF THE CASE PACKET FORWARDED TO THE COMMISSION IS REQUESTED TO BE PROVIDED TO STAFF.

IF TWENTY PERCENT OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN THE ZONING AREA FILE PROTESTS, AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL MEMBERS OF THE BOARD WILL BE REQUIRED TO APPROVE THE REZONING.

PINAL COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
PO BOX 749  
FLORENCE, AZ 85132

Contact for this matter: Glenn Bak, Senior Planner  
E-mail address: [glenn.bak@pinal.gov](mailto:glenn.bak@pinal.gov)  
Phone # (520) 866-6444

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

PUBLISHED ONCE:  
Pinal Central Dispatch  
Arizona Republic



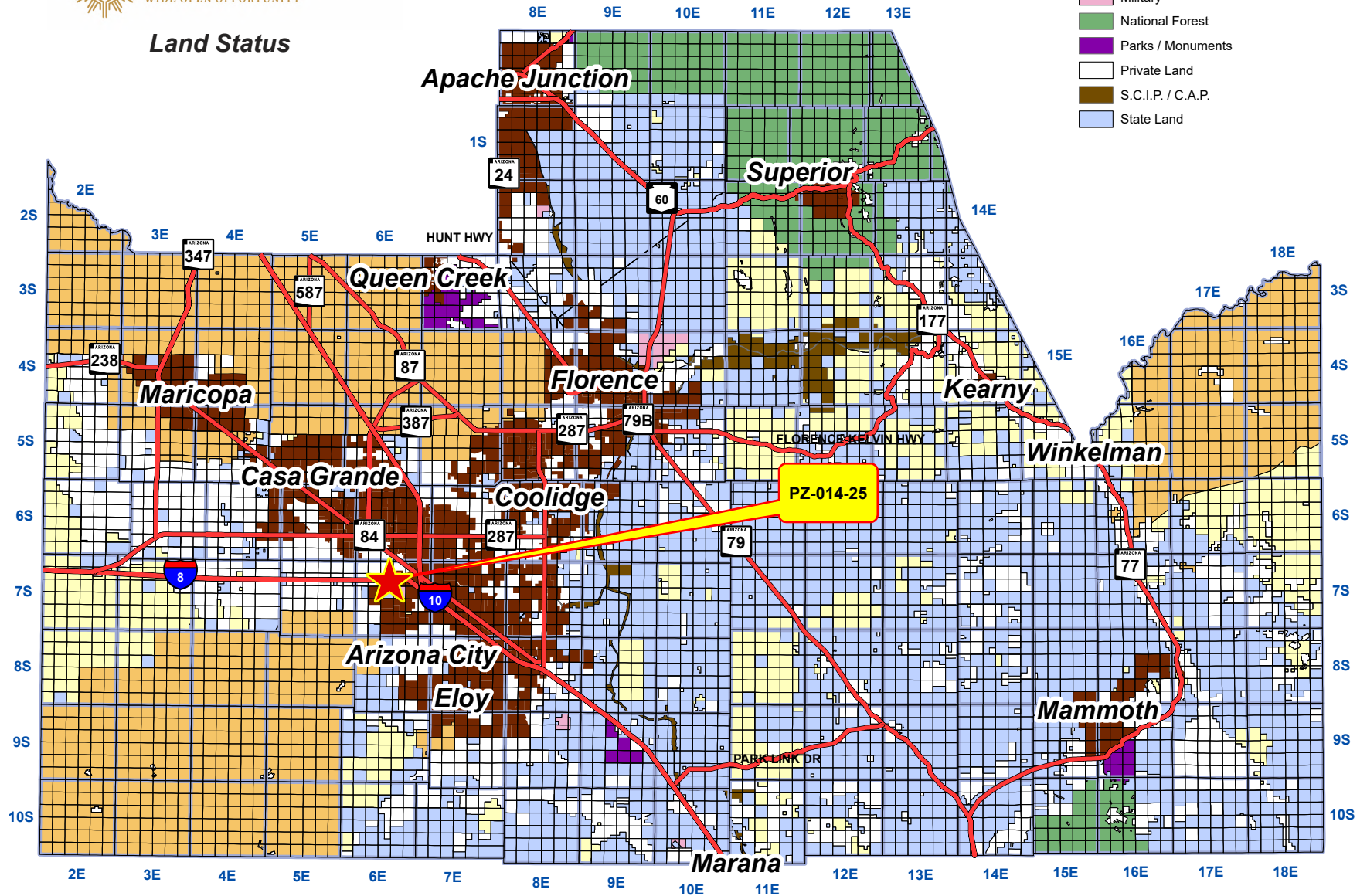


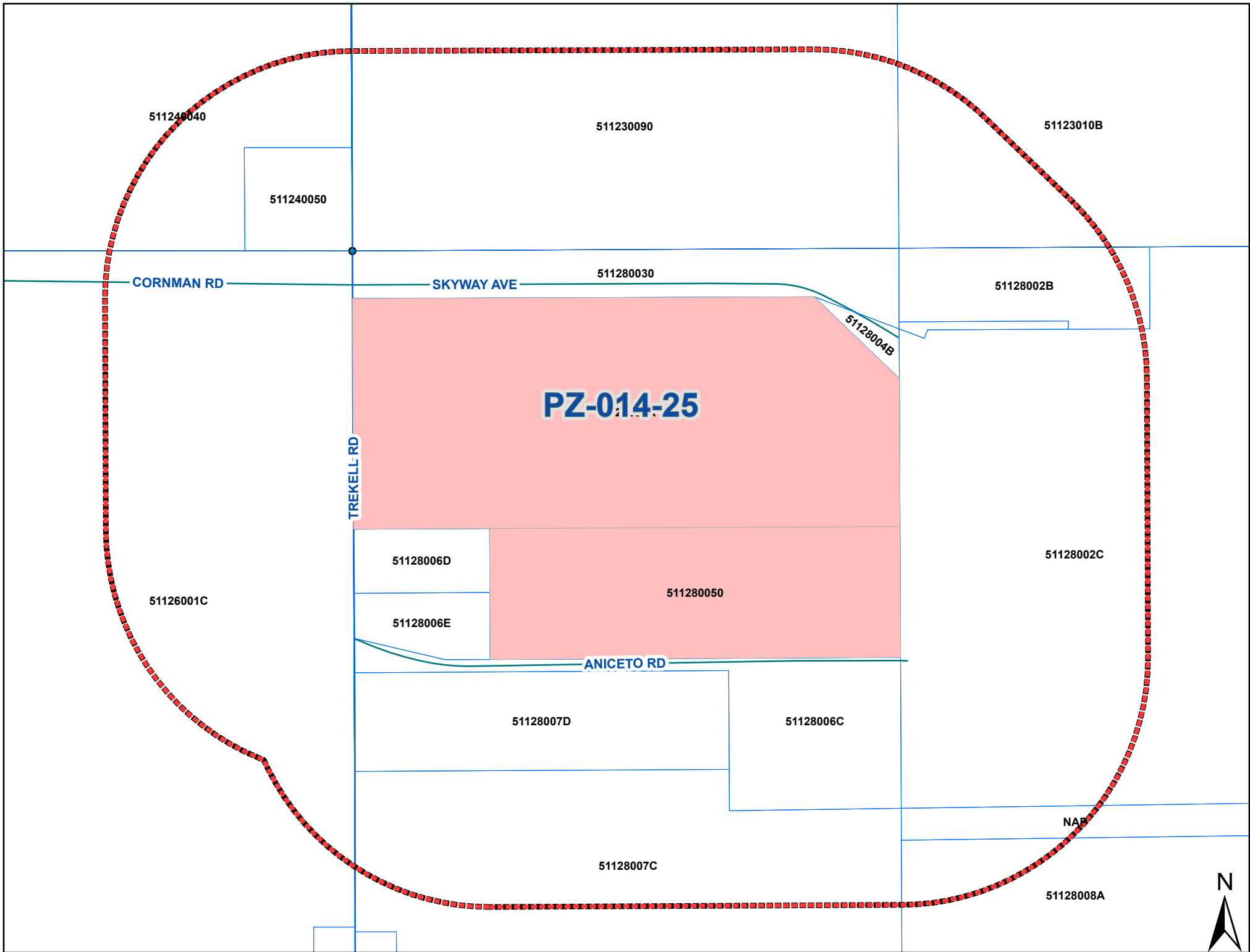
**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

## Land Status

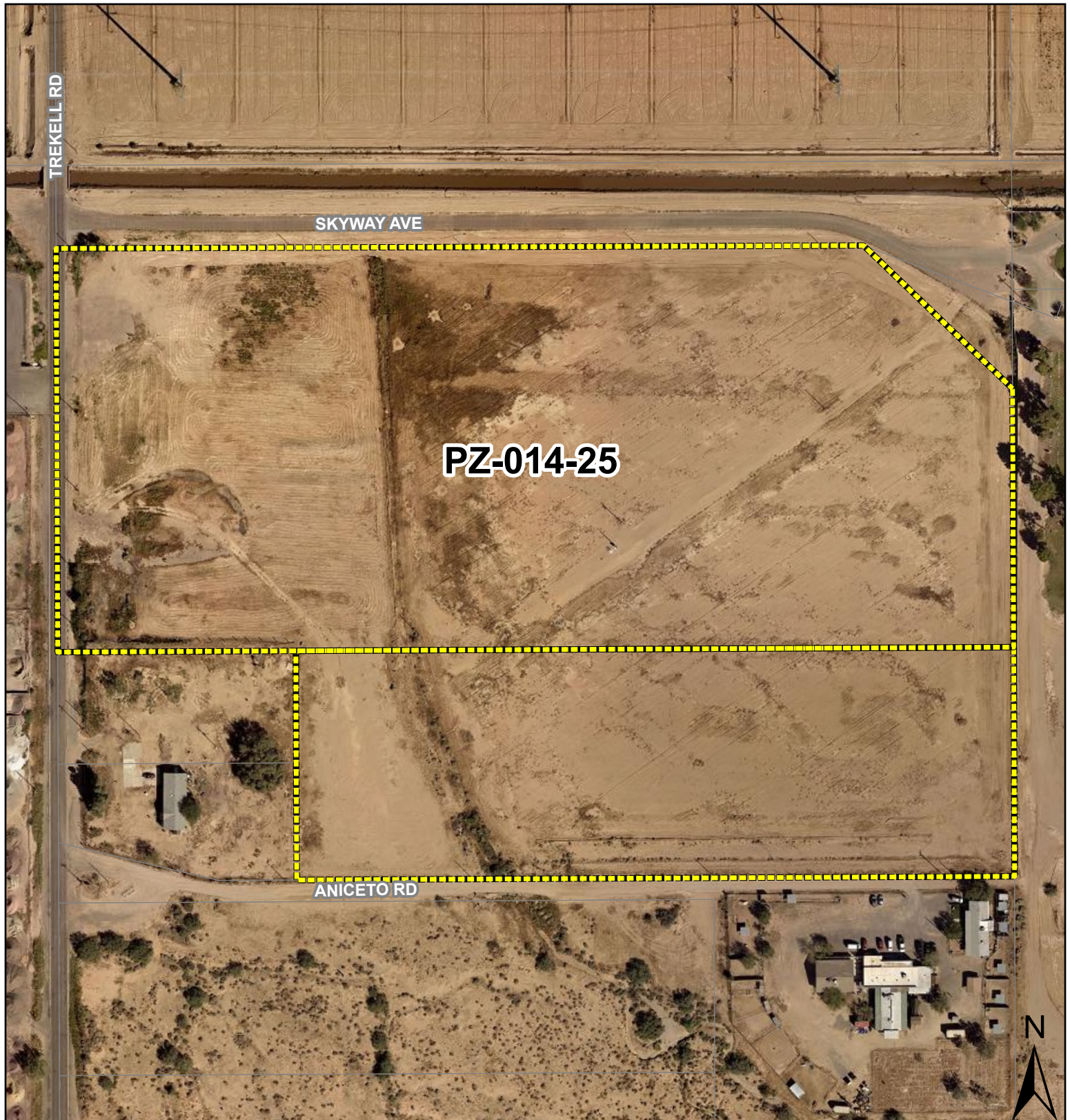
## Legend

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



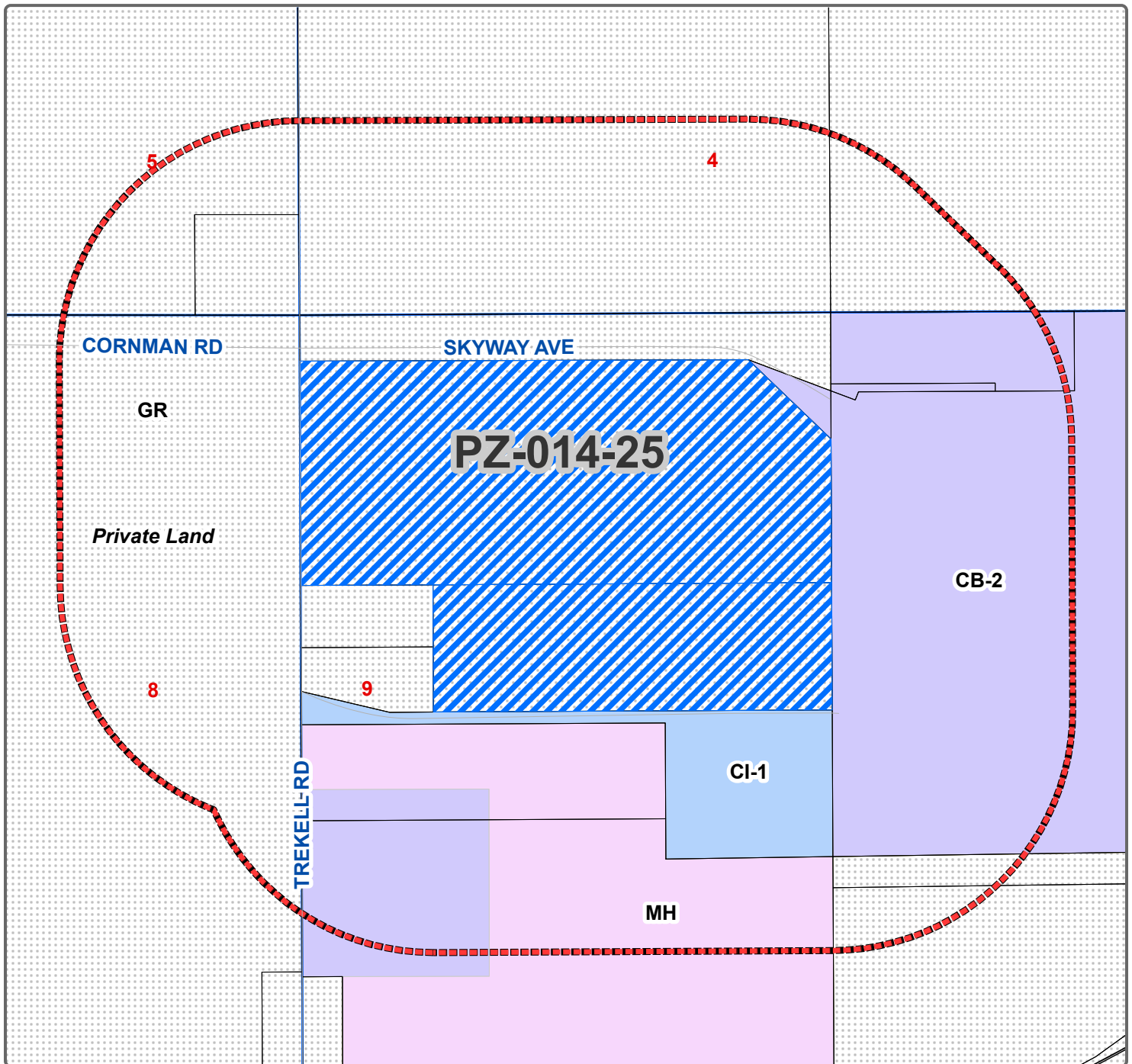






## *Community Development*





## Community Development

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Current Zoning: GR

Requested Zoning: Rezone

Current Land Use: EMPLOYMENT



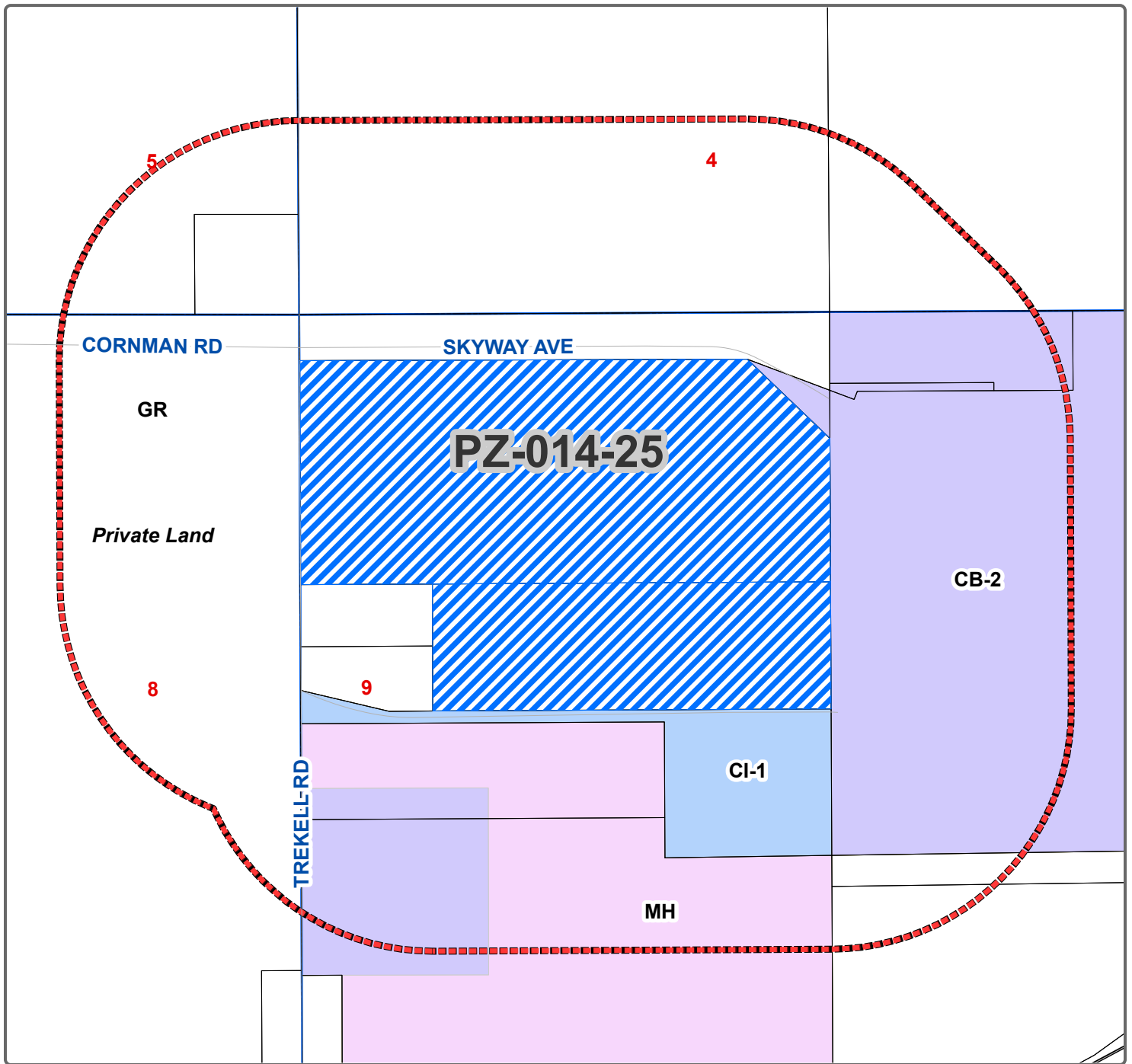
**Legal Description:**  
Situating in a portion of Section 9, Township 7 South, Range 6 East, generally located southeast of S Trekkell Rd and W Cornman Rd in Pinal County, AZ.



Owner/Applicant: <b>TIM &amp; SHIRLEY TATE</b>		
Drawn By: GIS / IT / RWH	Date: 06/23/2025	
Section 09	Township 07S	Range 06E
Case Number: <b>PZ-014-25</b>		

Sheet No.  
**1 of 1**

SEC 09, TWN 07S, RNG 06E



## Community Development

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Current Zoning: GR

Requested Zoning: Rezone

Current Land Use: EMPLOYMENT



### Legal Description:

Situated in a portion of Section 9, Township 7 South, Range 6 East, generally located southeast of S Trekkell Rd and W Cornman Rd in Pinal County, AZ.

SEC 09, TWN 07S, RNG 06E



### Owner/Applicant:

TIM & SHIRLEY TATE

Drawn By: GIS / IT / RWH

Date: 06/23/2025

Sheet No.  
1 of 1

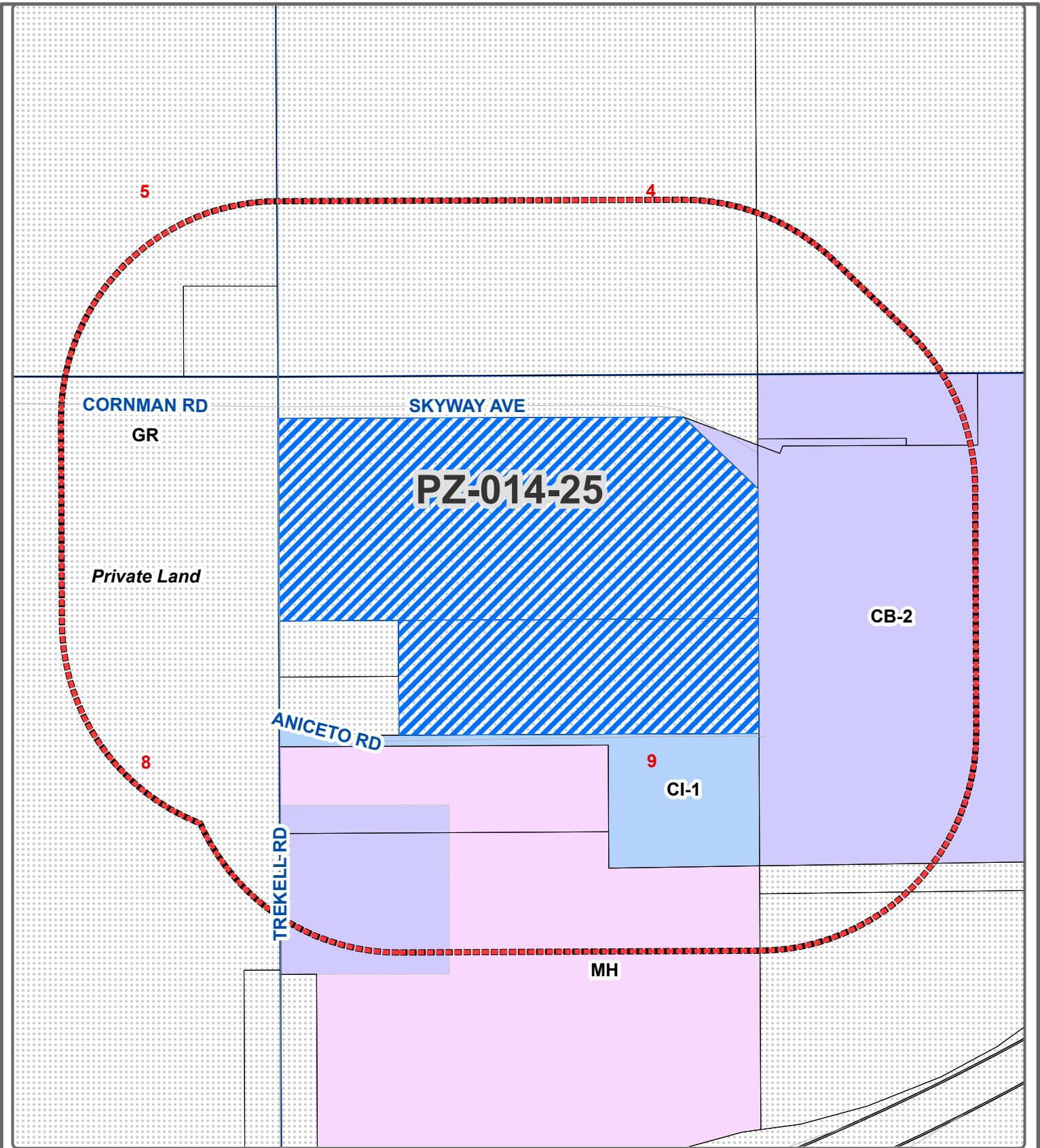
Section 09

Township 07S



Range 06E

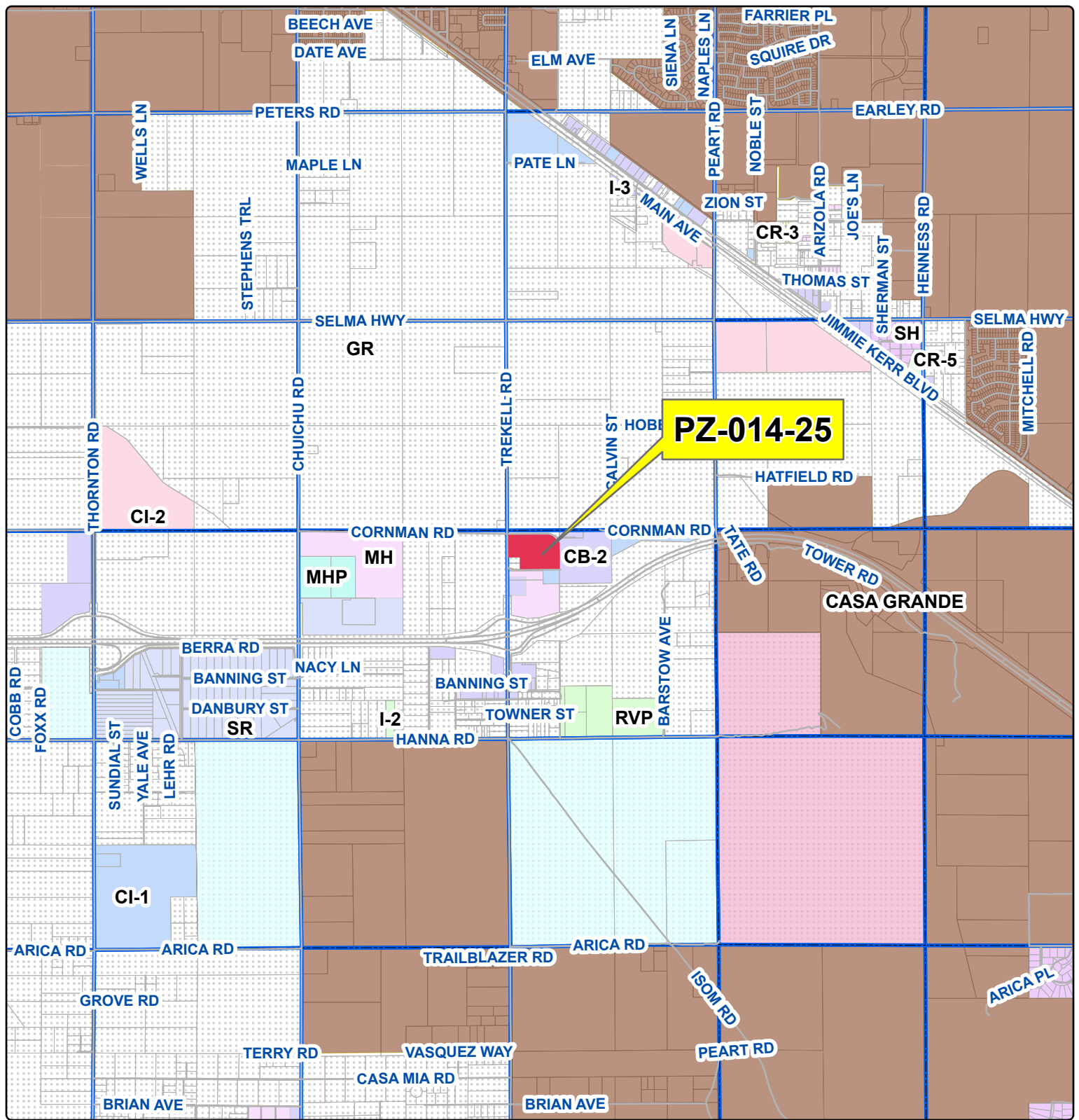
Case Number:

PZ-014-25



## Community Development

Owner/Applicant: Tim & Shirley Tate			<b>Legal Description:</b>  Situating in a portion of Section 9, Township 7 South, Range 6 East, generally located southeast of S Trekkell Rd and W Cornman Rd in Pinal County, AZ.	  Sheet No. 1 of 1	  <b>PINAL COUNTY</b> WIDE OPEN OPPORTUNITY	Current Zoning: GR Request Zoning: Rezone Current Land Use: EMPLOYMENT
Drawn By: GIS/IT - RWH	Date: 06/23/2025					
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SEC 09, TWN 07S, RNG 06E						



# Community Development

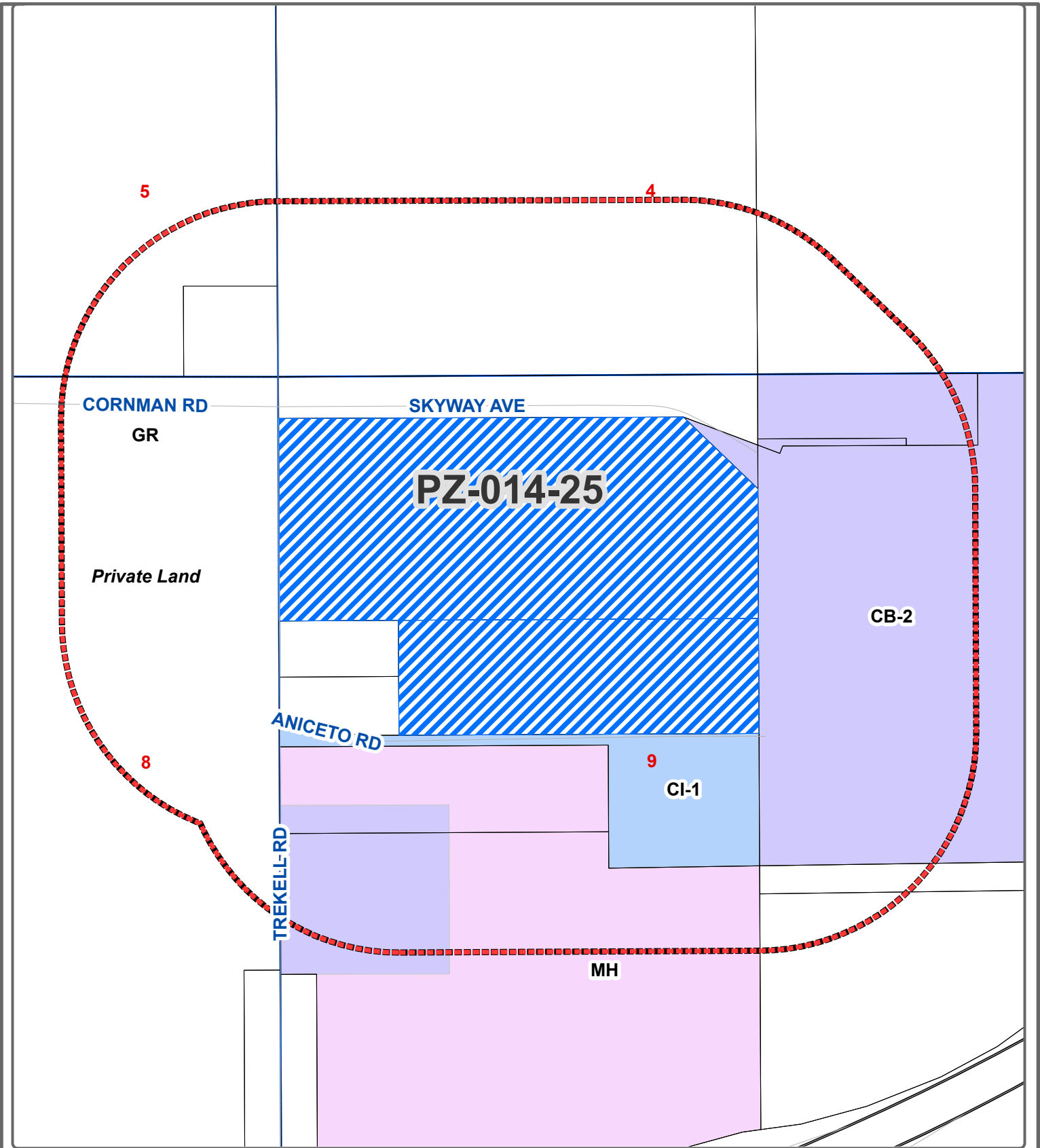
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SEC 09, TWN 07S, RNG 06E



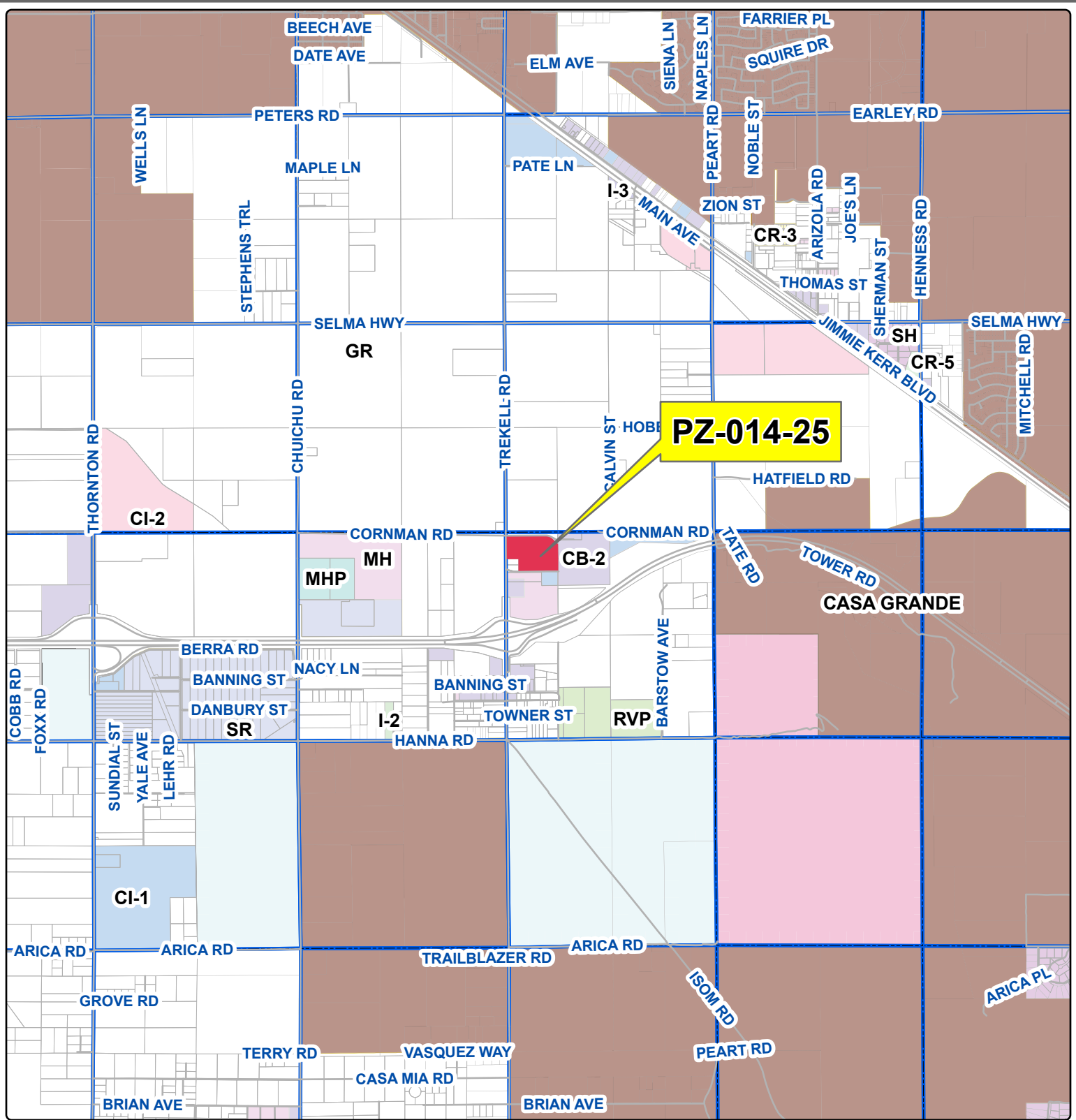
Owner/Applicant: <b>TIM &amp; SHIRLEY TATE</b>			
Drawn By:	GIS / IT / RWH		Date: 06/23/2025
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Drawn By: GIS/IT - RWH	Date: 06/23/2025								
Section 09	Township 07S	Range 06E							
Case Number: <b>PZ-014-25</b>									
SEC 09, TWN 07S, RNG 06E									





# Community Development

Legal Description:

Situated in a portion of Section 9, Township 7 South, Range 6  
 East, generally located southeast of S Trekkell Rd and W  
 Cornman Rd in Pinal County, AZ.

SEC 09, TWN 07S, RNG 06E



Owner/Applicant: <b>TIM &amp; SHIRLEY TATE</b>		
Drawn By: GIS / IT / RWH	Date: 06/23/2025	
Section 09	Township 07S	Range 06E
Case Number: <b>PZ-014-25</b>		



**PINAL COUNTY**  
WIDE OPEN OPPORTUNITY

APPLICATION FOR CHANGE OF ZONING REGULATIONS IN AN UNINCORPORATED AREA OF  
PINAL COUNTY, ARIZONA  
(All Applications Must Be Typed or Written in Ink)

**Formal Zoning Change & Property Information:**

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

1. Pinal County Staff Coordinator: KENDALL RILEY
2. Date of Pre-application Review: 03/11/2025 Pre-Application Review No.: Z-PA- 011 - 25
3. Current Zoning (Please provide Acreage Breakdown): GENERAL RURAL
4. Requested Zoning (Please provide Acreage Breakdown): I-2
5. Parcel Number(s): 511-28-005 (7.5ac) 511-28-004 (16.73ac)
6. Parcel Size(s): 7.5 Acres & 16.73 ac = 24.23 acres
7. The existing use of the property is as follows: VACANT
8. The exact use proposed under this request: NOT NONE AT THIS TIME
9. What is the Comprehensive Plan Designation for the subject property: EMPLOYMENT
10. Is the property located within three (3) miles of an incorporated community? ☒ YES ☐ NO
11. Is an annexation into a municipality currently in progress? ☐ YES ☒ NO
12. Is there a zoning violation on the property for which the owner has been cited? ☐ YES ☒ NO

If yes, zoning violation # \_\_\_\_\_

13. Discuss any recent changes in the area that would support your application i.e.: zone change(s), subdivision approval, Planned Area Development (PAD), utility or street improvements, adopted comprehensive/area plan(s) or similar changes. ZONING REQUESTED IS CONSISTENT WITH ADOPTED COUNTY COMPREHENSIVE PLAN. SIMILAR ZONE CHANGE REQUEST BEING CONSIDERED FOR THE PROPERTY TO THE SOUTH P#027-24
14. Explain why the proposed development is needed and necessary at this time. PROPERTY OWNER IS REQUESTING THE REZONING AT THIS TIME TO ALLOW A HIGHER AND BETTER USE OF THE PROPERTY UNDER THE I-2 ZONING DISTRICT

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: SEWER SERVICE NOT AVAILABLE TO SITE. NO SERVICES PAID BY THE PUBLIC ARE ANTICIPATED OTHER THAN LAW ENFORCEMENT RESPONSE IF NEEDED.
2. What is the amount of traffic to be generated (# of trips/day, deliveries/week)? Show ingress/egress on the site plan: SITE IS PRESENTLY VACANT - NO TRAFFIC GENERATED BY THIS VACANT SITE. INGRESS EGRESS OFF OF TREKELL OR W. SKYWAY AVE.
3. How many parking spaces are to be provided (employees and customers)? Indicate these parking spaces on the site plan: NO DEVELOPMENT OF THE SITE CURRENTLY CONTEMPLATED.
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?  
SPECIFIC NO LAND USE PROPOSED AT THIS TIME. MITIGATION OF ADVERSE IMPACTS TO BE CONSIDERED WHEN A SITE PLAN FOR DEVELOPMENT IS SUBMITTED AT A FUTURE DATE.
5. What type of landscaping are you proposing to screen this use from your neighbors?  
LANDSCAPE BUFFER ZONE TO BE ESTABLISHED ADJACENT TO RESIDENTIAL USES AND STREET FRONTAGES WHERE APPROPRIATE
6. What type of signage are you proposing for the activity? Where will the signs be located?  
NO SIGNAGE ANTICIPATED FOR THIS VACANT PROPERTY
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 PROPOSED DEVELOPMENT PLAN AT THIS TIME. THIS ISSUE WILL BE ADDRESSED WHEN SITE IS DEVELOPED.
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: REZONING OF THIS PROPERTY WILL NOT CHANGE ANYTHING AT THIS TIME. PROPERTY IS VACANT AND WILL REMAIN VACANT UNTIL SUCH TIME IT IS DEVELOPED WITH A USE THAT IS PERMITTED IN THE I-2 ZONING DISTRICT.
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.: 511-28-006E  
Name: HENRY AND AMY EPPS  
Address: 5155 S. TREKELL RD.  
City/ST/Zip: CASA GRANDE, AZ 85122

Parcel No.: 511-23-0090  
Name: TREKELL EIGHTY LLC  
Address: 5650 LINDA LANE  
City/ST/Zip: CHANDLER, AZ 85226

Parcel No.: 511-28-006C  
Name: VALLEY HUMANE SOCIETY  
Address: P.O. BOX 10480  
City/ST/Zip: CASA GRANDE, AZ 85130

Parcel No.: 511-28-0030  
Name: CITY OF CASA GRANDE C/O BARRY RAMOS  
Address: 510 E. FLORENCE, BLVD  
City/ST/Zip: CASA GRANDE, AZ 85122

Parcel No.: 511-28-007D 511-28-007C  
Name: TREKELL & JB OWNERS LLC  
Address: 3844 3rd AVE, S.  
City/ST/Zip: MINNEAPOLIS, MN 55409

Parcel No.: 511-28-004B, 511-28-002B  
Name: SCI ARIZONA FUNERAL SERVICES, LLC  
Address: 1929 ALLEN PARKWAY  
City/ST/Zip: HOUSTON, TX 77019

Parcel No.: 511-24-0050 511-24-004C  
Name: TREKELL 160 LLC  
Address: 5650 LINDA AVE.  
City/ST/Zip: CHANDLER, AZ 85226

Parcel No.: 511-23-010B  
Name: LAWRENCE LINEAGE LLC  
Address: 5650 W. LINDA LANE  
City/ST/Zip: CHANDLER, AZ 85226

Parcel No.: 511-26-001C  
Name: TIM & SHIRLEY TATE  
Address: P.O. BOX  
City/ST/Zip: \_\_\_\_\_

Parcel No.: 511-28-002C  
Name: JW FUNERAL SERVICES, LLC  
Address: 525 N. PEART RD  
City/ST/Zip: CASA GRANDE, AZ 85122

I hereby verify that the name list above was obtained on the 5<sup>th</sup> day of APRIL, 2025, at the office of PINAL COUNTY ASSESSOR and is accurate and complete to the best of my knowledge.  
(Source of Information)

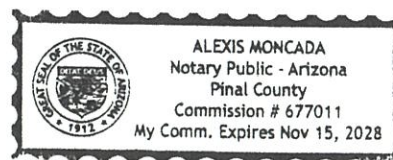
On this 16<sup>th</sup> day of April, 2025, before me personally appeared RICHARD C. MILLER  
(Name of signor)

Signature Richard C. Miller Date 4/16/25

State of Arizona )ss.

County of Pinal

My Commission Expires NOV 15, 2028



(SEAL)

Signature of Notary Public [Signature]



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

RICK MILLER 1559 E. BRENDA DR. CASA GRANDE AZ  
Name of Applicant Address 85122


 rickmiller.plan@gmail.com 520 635 3073  
Signature of Applicant E-Mail Address Phone Number

RICK MILLER 1559 E. BRENDA DR. CASA GRANDE, AZ 85122  
Name of Agent/Representative Address

 rickmiller.plan@gmail.com 520-635-3073  
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.

TIM AND SHIRLEY TATE P.O. Box 11228 CASA GRANDE AZ  
Name of Landowner Address 85130

 teepee-tate@msn.com 520-510-9475  
Signature of Landowner E-Mail Address Phone Number

If landowner is not the applicant, then applicant must submit a signed notarized consent form from the landowner with this application. Please use attached Consent to Permit form, if applicable.

AGENCY AUTHORIZATION

(To be completed by all landowners who do not represent themselves. Instructions for completing required information are in bold and brackets below lines. If applicant is a company, corporation, partnership, joint venture, trustee, etc., please use the corporate signature block and have the notary fill in the notarization section for corporations not individuals and cannot be submitted digitally)

TO: Pinal County Community Development  
P.O. Box 2973  
Florence, AZ 85232

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

Hereinafter referred to as "Owner," is/are the owner(s) of 24.23 acres located at Southeast corner of Trekell Rd. and Skyway Ave., and further identified  
[Insert Address of Property]

As assessor parcel number(s) 511-28-005; 511-28-004A and legally described as follows:  
[Insert Parcel Number]

Insert Legal Description Here OR Attach as Exhibit A

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

Owner hereby appoints LAND II PLAN, LLC  
[Insert Agent's Name. If the Agent Is a Company, Insert Company Name Only]

Hereinafter referred to as "Agent," to act on Owner's behalf in relation to the Property in obtaining approval from Pinal County for a minor land division and to file applications and make the necessary submittals for such approvals.

[Individual PROPERTY OWNER signature block and acknowledgment.  
DO NOT SIGN HERE IF SIGNING AS AN OFFICER OF A CORPORATION SIGN NEXT PAGE]

[Signature]

[Signature]

[Address]

[Address]

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

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

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

) ss.

(SEAL)

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

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

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

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

Printed Name of Notary

Signature of Notary

CORPORATE PROPERTY OWNER SIGNATURE BLOCK AND ACKNOWLEDGMENT

✓ TIM AND SHIRLEY TATE FAMILY TRUST

[Insert Company's or Trust's Name]

By: Timothy Ray Tate and Shirley Ann Tate  
[Signature of Authorized Officer, or Trustee]

Its: \_\_\_\_\_

[Insert Title]

Dated: 04/08/2025

STATE OF Arizona )

COUNTY OF PINAL ) ss.

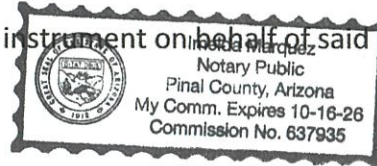
The foregoing instrument was acknowledged before me, this 8 day of April, 2025 by

Timothy Ray Tate and Shirley Ann Tate  
[Insert Signor's Name] [Insert Title]

Tim and Shirley Tate, Family Trust an,  
[Name of Company or Trust] [Insert State of Incorporation, if applicable]

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

My Commission Expires: 10/16/2026



Imelda Amador Marquez  
Printed Name of Notary

Imelda Amador Marquez  
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:
  - Depth to bedrock & Depth to groundwater
  - Known fissures or land subsidence in the area
  - Known wells in the area, available information on status and water levels
  - 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.pinalcountyz.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.pinalcountyz.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.

Richard C. Miller  
Name of Applicant

1559 E. Brenda Dr Casa Grande  
Address AZ ~~8512~~  
85122

Richard C. Miller  
Signature

4/7/25  
Date



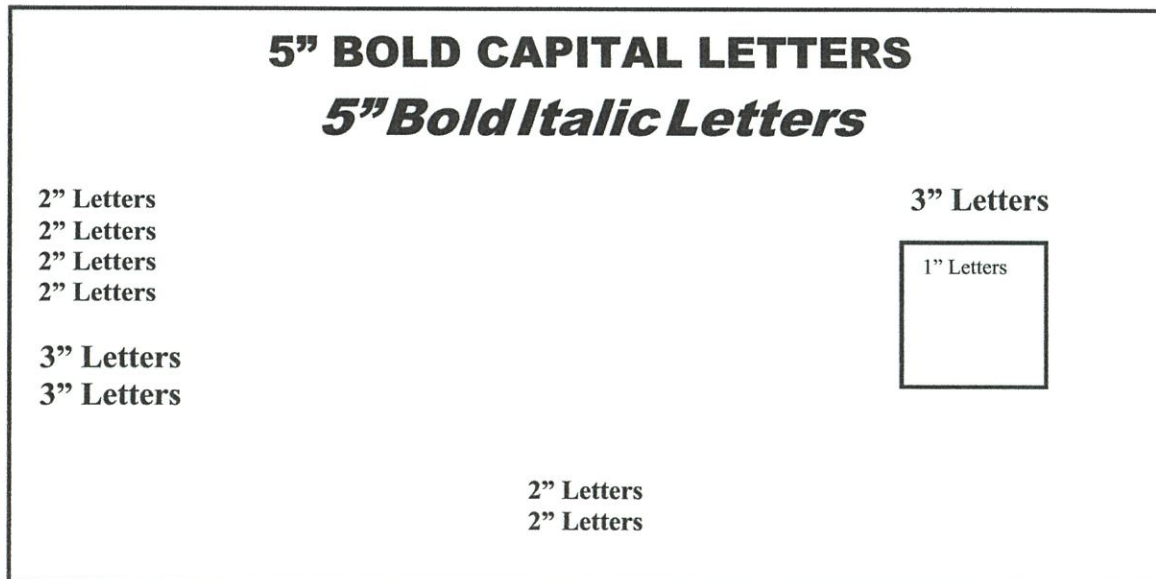
**Pinal County Broadcast Notification Signs:**

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

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

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

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

I, Richard C. Miller, 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 Rezoning (Type of application), in unincorporated Pinal County

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

Richard C. Miller  
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, Richard C. Miller Applicant for case \_\_\_\_\_ (Case number), personally caused 9 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.

Richard C. Miller  
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



NAP

, -

51127001N  
COOPER VASQUEZ & RUETER LLP  
221 N FLORENCE ST  
CASA GRANDE , AZ 85122-2442

51127001R  
MCLEOD DAVID K  
W5584 US HIGHWAY 2  
HERMANSVILLE , MI 49847-7950

51127001X  
COOPER VASQUEZ & RUETER LLP  
221 N FLORENCE ST  
CASA GRANDE , AZ 85122-2442

51126002M  
WADE ROSS  
PO BOX 10766  
CASA GRANDE , AZ 85130-0010

51126002K  
KAKAR JOSEPH  
16932 PRESKETT LN  
CASA GRANDE , AZ 85193-8519

51129024A  
HOBACK INVESTMENTS LLC  
1001 INDUSTRIAL PKWY  
MCDONOUGH , GA 30253-3733

51126009E  
SAAR CGRANDE LLC  
4443 E GRAND CANYON DR  
CHANDLER , AZ 85249-9050

51126009G  
HOLLEY BRANDON A  
16536 W ASHMOORE ST  
CASA GRANDE , AZ 85193-3980

51126009H  
LOPEZ ALFRED DAVID  
1662 E INTREPID AVE  
MESA , AZ 85204-4684

51126001B  
MCMILLAN ALEX & CHRISTINA  
4711 E FALCON DR STE 231  
MESA , AZ 85215-5250

51126001A  
MCMILLAN ALEX & CHRISTINA  
4711 E FALCON DR STE 231  
MESA , AZ 85215-5250

51126002J  
SUNRISE TRUCKING INC  
8956 S EISENHOWER  
TUCSON , AZ 85706-8570

51126010A  
ASSECCION LLC  
MAIL RETURN  
, -

511290020  
CHEETHAM JONATHAN & JULIE  
15797 W BOXELDER DR  
CASA GRANDE , AZ 85193-3774

511260240  
RAMSDALE GREGORY P & TERRY L  
10030 S 43RD PL  
PHOENIX , AZ 85044-4103

511260230  
RAMSDALE GREGORY P & TERRY L  
10030 S 43RD PL  
PHOENIX , AZ 85044-4103



51128008A ✖  
TREKELL & I8 OWNERS LLC  
3844 3RD AVE S  
MINNEAPOLIS , MN 55409-9130



511260220  
RAMSDALE GREGORY P & TERRY L  
10030 S 43RD PL  
PHOENIX , AZ 85044-4103



51128007C ✖  
TREKELL & I8 OWNERS LLC  
3844 3RD AVE S  
MINNEAPOLIS , MN 55409-9130





51128007D ✕  
TREKELL & I8 OWNERS LLC ✓  
3844 3RD AVE S  
MINNEAPOLIS , MN 55409-9130

51128006C ✕  
VALLEY HUMANE SOCIETY ✓  
PO BOX 10480  
CASA GRANDE , AZ 85130-0006

51128006E ✕  
EPPS AYMEE & HENRY ✓  
5155 S TREKELL RD  
CASA GRANDE , AZ 85193-3977

51128006D ✕  
EPPS AYMEE & HENRY ✓  
5155 S TREKELL RD  
CASA GRANDE , AZ 85193-3977

511280050 ✕  
TATE TIM & SHIRLEY ✓  
PO BOX 11228  
CASA GRANDE , AZ 85130-0014

51126002D  
PRESCOTT LAND LLC  
7000 N 16TH ST STE 120-398  
PHOENIX , AZ 85020-0551

51128002D ✕ ✓  
SCI ARIZONA FUNERAL SERVICES LLC  
1929 ALLEN PKWY  
HOUSTON , TX 77019-9250

51128004A ✕ ✓  
TATE TIM & SHIRLEY  
PO BOX 11228  
CASA GRANDE , AZ 85130-0014

51128004B ✕ ✓  
SCI ARIZONA FUNERAL SERVICES LLC  
1929 ALLEN PKWY  
HOUSTON , TX 77019-9250

51126001C ✕ ✓  
TATE TIMOTHY RAY & SHIRLEY ANN  
PO BOX 11228  
CASA GRANDE , AZ 85130-0014

511260250  
PHOENIX INDUSTRIAL LAND LLC  
7000 N 16TH ST STE 120-398  
PHOENIX , AZ 85020-0551

511260110  
PERALTA LAND COMPANY LLC  
2929 N 44TH ST STE 120  
PHOENIX , AZ 85018-8723

511280030 ✕ ✓  
CITY OF CASA GRANDE  
510 E FLORENCE BLVD  
CASA GRANDE , AZ 85122-2410

51128002B ✕ ✓  
SCI ARIZONA FUNERAL SERVICES LLC  
1929 ALLEN PKWY  
HOUSTON , TX 77019-9250

51128002C ✕ ✓  
JW FUNERAL SERVICES LLC  
525 N PEART RD  
CASA GRANDE , AZ 85122-2534

511240050 ✕ ✓  
TREKELL 160 LLC  
5650 W LINDA LN  
CHANDLER , AZ 85226-8522

511230090 ✕ ✓  
TREKELL EIGHTY LLC  
5650 W LINDA LN  
CHANDLER , AZ 85226-8522

511240040 ✕ ✓  
TREKELL 160 LLC  
5650 W LINDA LN  
CHANDLER , AZ 85226-8522

51123010B ✕ ✓  
LAWRENCE LINEAGE LLC  
5650 W LINDA LN  
CHANDLER , AZ 85226-6188

## **DRAINAGE REPORT**

This site is undeveloped with no current plans for development. There are no impervious surfaces on the property and the drainage currently follows historic patterns at a pre-developed rate. A full drainage report will be completed as part of a site plan application. This property is in Flood Zone X according to FEMA Map Panel 0421C1555. This is an area of minimal to moderate flood risk representing an area outside the 500-year flood having 0.2% annual flood chance.

The applicant is requesting a deferral of any drainage report for this zoning application until it is determined how the property will be developed.

## **TRAFFIC IMPACT ANALYSIS**

This undeveloped site generates no traffic, so there is no impact. A traffic impact analysis will be completed when it is known how the site will develop. It is suggested to defer the traffic impact analysis for an undeveloped property until the specific use within the I-2 zone is identified, as conducting the study prematurely may be unnecessary and expensive. This property has frontage on Trekell Rd. which is a road of regional significance according to the County Plan and the owner will dedicate additional right-of-way when a development plan for the site is requested. Requiring right-of-way isn't a requirement of the County rezoning process. The County may stipulate the requirement for dedication of right-of-way when the property owner comes in for formal site plan approval at a future date.

At some point it is anticipated that a full-access driveway will be requested onto Trekell Rd. and one or more access drives will be requested on City of Casa Grande owned and improved drive that provides access to the Cemetery to the East of the site. Access locations will be determined once a user and site plan are identified for the property.

## Legal Descriptions

### Rezoning Parcel No. 1

That part of the Northwest quarter of the Northwest quarter of Section 9, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the Northwest corner of said Section 9, measure North 89°52' East, along the Section line, a distance of 1324.76 feet to a point;

thence South 00° 12' East, along the east line of the West half of said Northwest quarter, a distance of 989.61 feet to a point;

thence South 89° 47' 17" West, a distance of 994.21 feet to point;

thence North 00° 9' 45" West, a distance of 329.98 feet to a point;

thence South 89° 47' 33" West, a distance of 331.29 feet to a point;

thence North 00° 9' West, a distance of 661.46 feet to the point of beginning;

EXCEPT that portion of said Section 9, described as follows:

COMMENCING at the Northwest corner, measure South 00° 9' East, a distance of 50.00 feet to the TRUE POINT OF BEGINNING;

thence North 89° 52' East, a distance of 1324.82 feet to a point;

thence South 00° 12' East a distance of 144.20 feet to a point;

thence North 69° 08' 43" West, a distance of 144.20 feet to a point;

thence North 69° 08' 43" West, a distance of 290.93 feet to a point;

thence South 89° 52' West, a distance of 1053.30 feet to a point;

thence North 00° 9' West, a distance of 40.00 feet to the TRUE POINT OF BEGINNING;

also EXCEPT that portion of said Section 9 as follows:

COMMENCING at the Northwest corner, measure South 00° 09' East, a distance of 90.00 feet to the TRUE POINT OF BEGINNING;

thence North 89° 52' East, a distance of 1053.30 feet to a point;



thence South 69° 08' 43" East, a distance of 70.22 feet to a point;  
thence South 89° 52' West, a distance of 1118.92 feet to a point;  
thence North 00° 09' West, a distance of 25.00 feet to the TRUE POINT OF BEGINNING.

APN: 511-28-004A

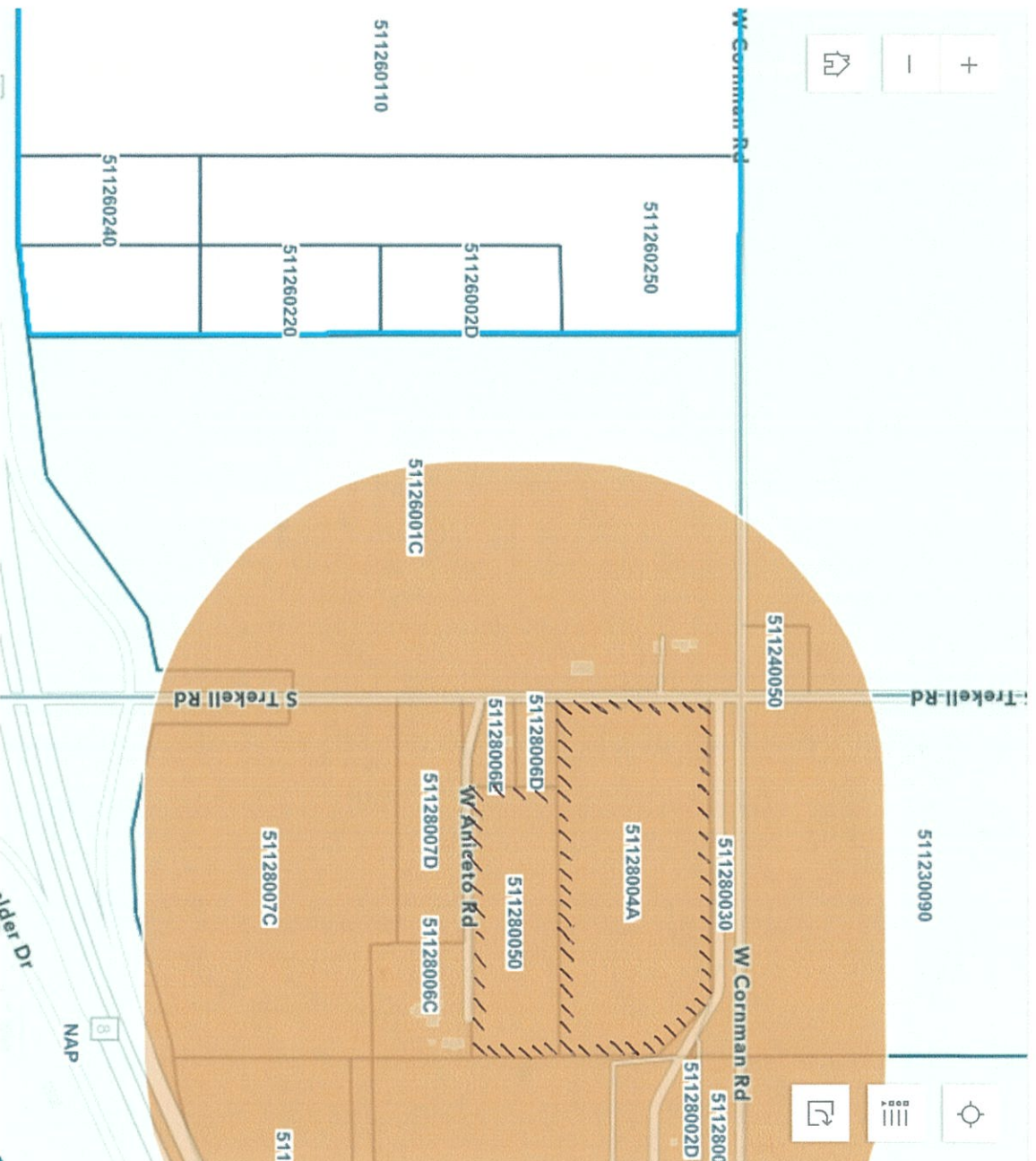
Rezoning Parcel No. 2

The North half of the Southeast quarter of the Northwest quarter of the Northwest quarter, and the Northeast quarter of Southwest quarter of the Northwest quarter of the Northwest quarter of Section 9, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

APN: 511-28-0050



# Pinal County Mailing Notification ⓘ



features from another layer to  
select overlapping features.

## Input layer

TaxParcels

511280050

## Search distance ⓘ

1200

Feet

## Use layer features ⓘ

20 selected features

## List name

511280050 1200 Feet

Done

Cancel

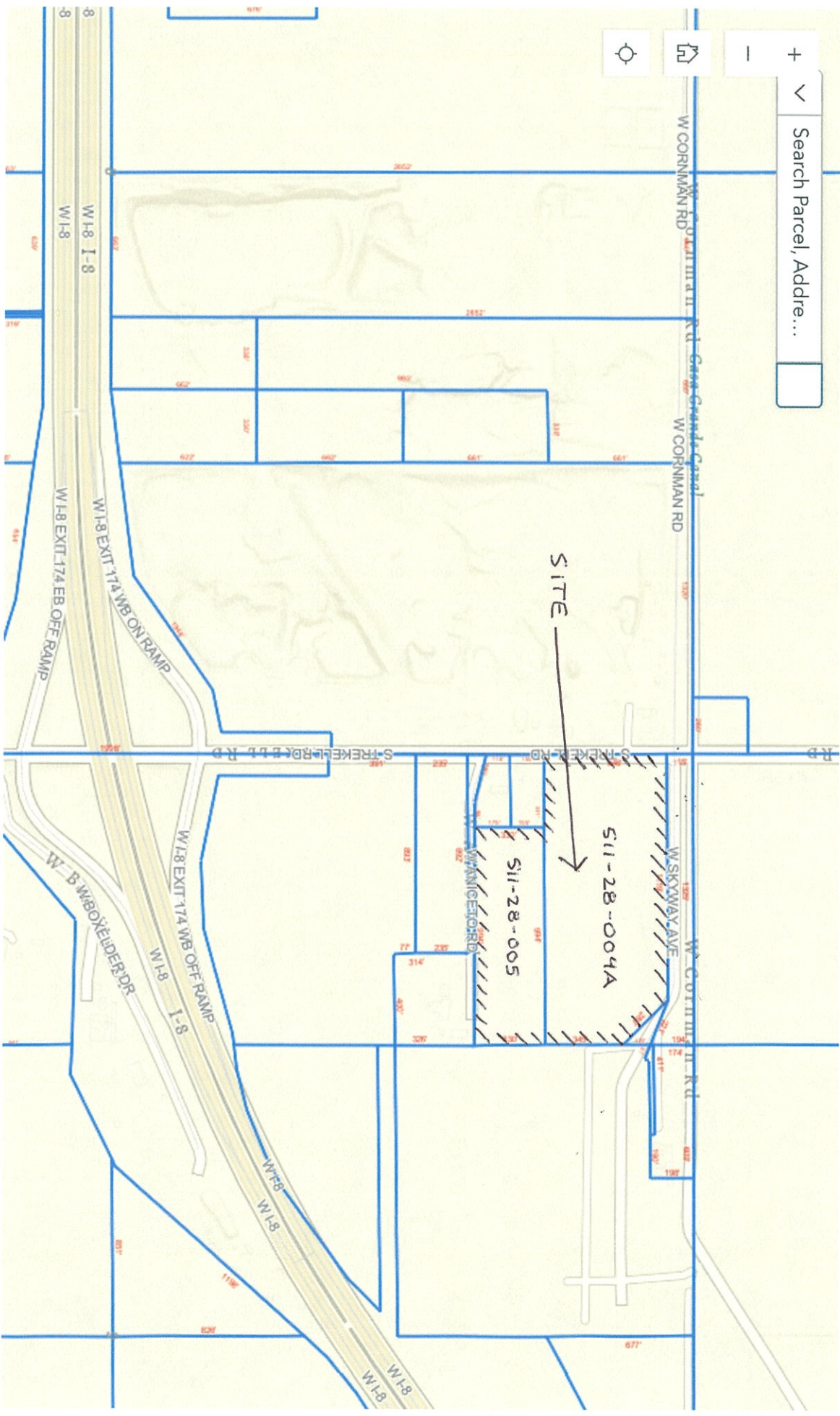


## Site - Rezone GR to I-2

Write a description for your map.



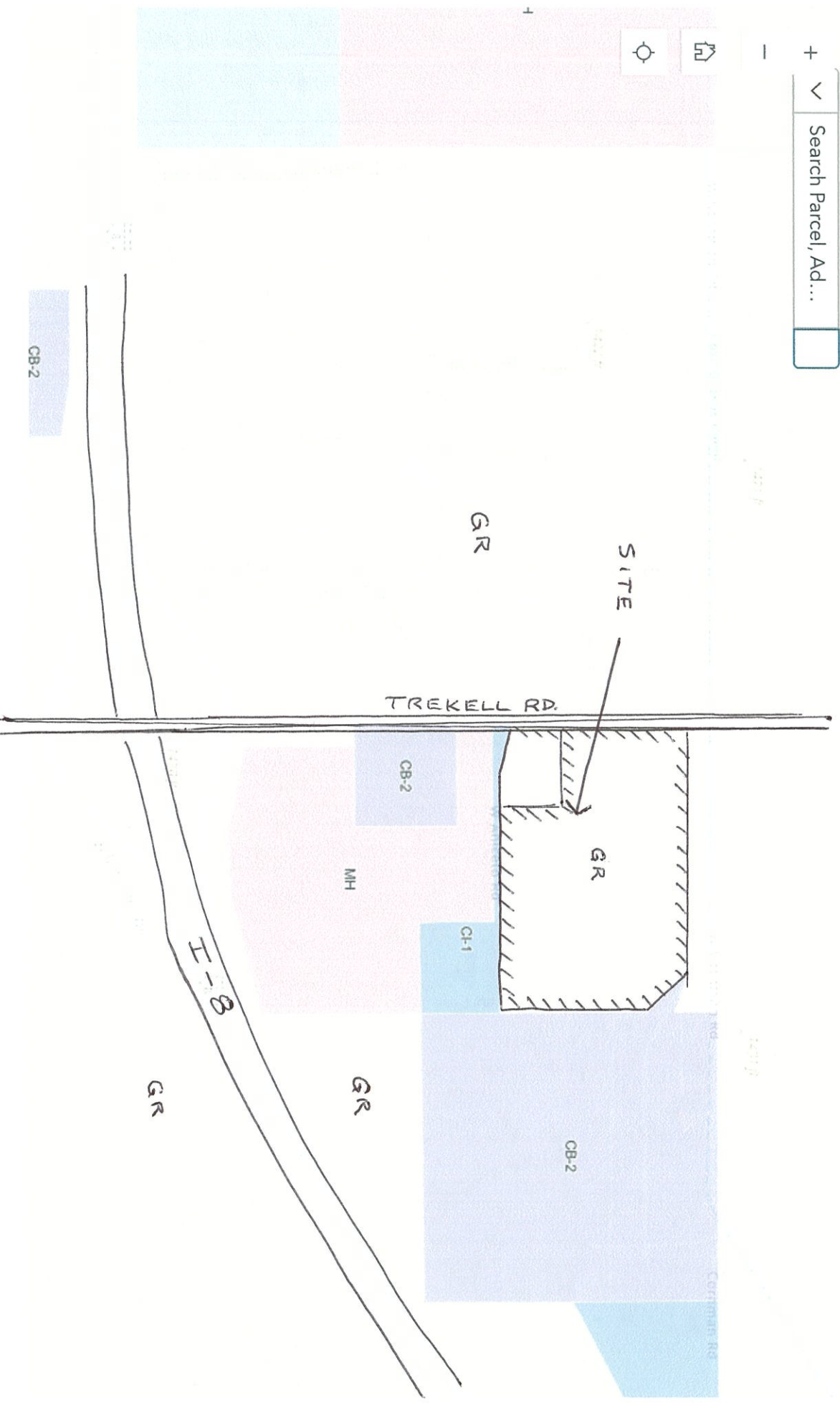




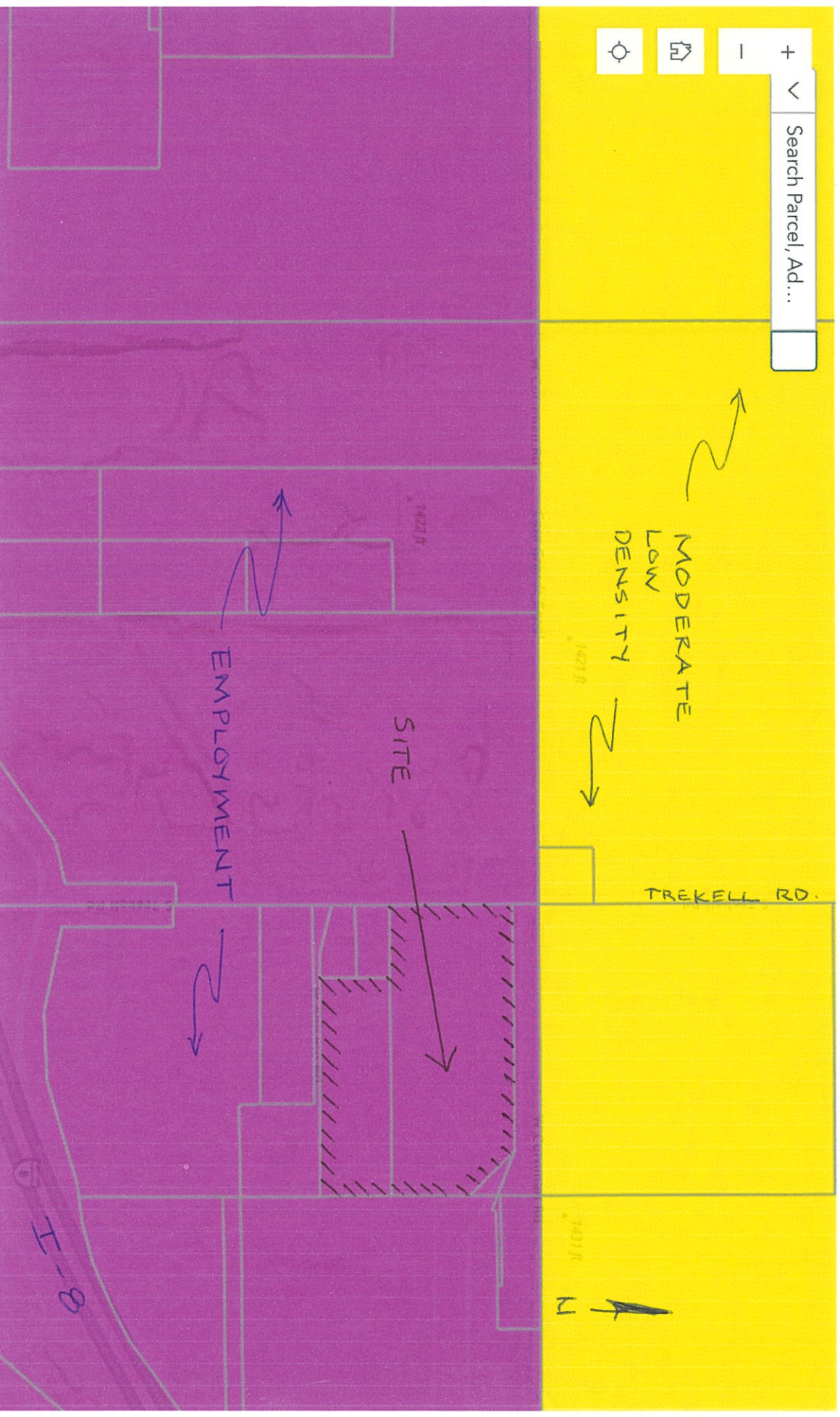
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▼

Search Parcel, Ad...





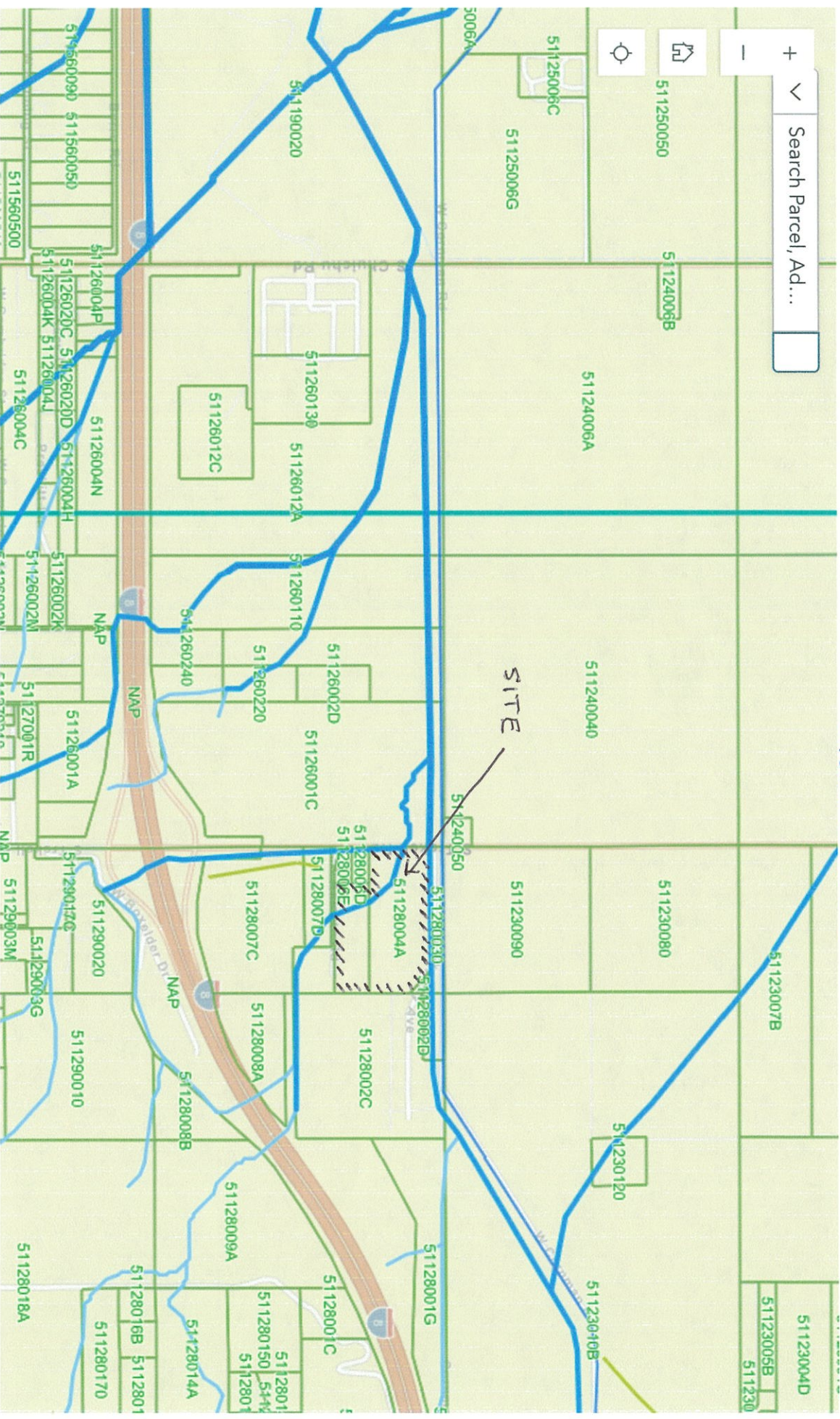






## Flood Control

FLOOD ZONE X  
Firm Panel  
04021C155 SE







SITE PHOTO LOOKING WEST



SITE PHOTO LOOKING SOUTHWEST ALONG GAS LINE  
EASEMENT





SITE PHOTO LOOKING NORTHWEST. PAVED DRIVEWAY IS ON CITY OF CASA GRANDE PROPERTY THAT ACCESSES CEMETERY TO THE EAST OF THE PROPERTY.



Pinal County  
Development Services Department – Community Development  
Planning Division  
85 N Florence Street  
Florence, AZ 85132

March 19, 2025

**RE: Support for Approval of Rezoning Application**

Dear Pinal County Supervisors & Planning and Zoning Commissioners:

On behalf of Trekell & I8 Owners LLC, the owners of assessor's parcel numbers 511-28-007D, 511-28-007C, and 511-28-008A, properties located south and east of the proposed rezoning encompassing parcel numbers 511-28-0050 and 511-28-004A, I write in support of the rezoning and believe the proposed uses will be an appropriate addition to the area.

The proposed rezoning of parcels 511-28-0050 and 511-28-004A aligns with the goals of the I-8 and Trekell PAD to take advantage of the booming industrial sector in the Casa Grande Valley and the State of Arizona by creating ready-to-develop land with entitlements that support innovative light industrial warehousing, logistics, and manufacturing, such as semiconductor and microchip manufacturing and space for smaller companies that support larger industry.

As evidenced by the Comprehensive Plan land use designation of 'Employment' on the properties, this area is intended for commercial and industrial investment that fosters job creation and strengthens the local economy. Development of this land will also improve a key entry into the City of Casa Grande along a regionally significant route, helping create an image of activity that entices other users to locate in this area of Pinal County.

We strongly encourage the approval of this request, as it represents a positive step toward sustainable growth and economic prosperity.

Sincerely,

Larry Boatman  
Trekell & I8 Owners LLC

## AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Burlington, ss:

Rachel Cozart, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of 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:**

Jul. 1, 2025

**NOTICE ID:** SUcGNFNd7laWrpzb43pM

**NOTICE NAME:** PZ-014-25 Public Hearing Notice Tate rezoning

*Rachel Cozart*

(Signed) \_\_\_\_\_

**VERIFICATION**

State of New Jersey  
County of Burlington

LIZA ORTIZ  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
My Commission Expires November 27, 2028

Subscribed in my presence and sworn to before me on this: 07/03/2025

*Liza Ortiz*

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 17th DAY OF JULY 2025, AT THE PINAL COUNTY EMERGENCY OPERATIONS CENTER 301 E 11th St., FLORENCE, ARIZONA, TO CONSIDER AN APPLICATION FOR A REZONING REQUEST (PZ) IN THE UNINCORPORATED AREA OF PINAL COUNTY, ARIZONA.

PZ-014-25 – PUBLIC HEARING/ ACTION: Tim & Shirley Tate, owner, Rick Miller, applicant, requesting a rezoning of 24.23± acres from General Rural Zoning District (GR) to Light Industrial and Warehouse Zoning District (I-2). Tax Parcels: 511-28-0050 and 511-28-004A – legals on file – situated in a portion of Section 9, Township 7 South, Range 6 East, generally located southeast of S Trekell Rd and W Comman Rd in Pinal County, AZ.

ALL PERSONS INTERESTED IN THIS MATTER MAY APPEAR AT THE HEARING AT THE TIME AND PLACE DESIGNATED ABOVE, AND SHOW CAUSE, IF ANY, WHY THIS PETITION SHOULD NOT BE GRANTED. DOCUMENTS PERTAINING TO THIS CASE CAN BE REQUESTED AND ARE AVAILABLE FOR REVIEW FROM PINAL COUNTY PLANNING AND DEVELOPMENT SERVICES DEPARTMENT PLEASE CALL (520) 866-6442 FOR MORE INFORMATION. DOCUMENTS PERTAINING TO THIS CASE CAN BE FOUND ON THE NOTICE OF HEARING PAGE FOR THE P&Z COMMISSION AT: <https://www.pinal.gov/236/Notice-of-Hearings>

DATED THIS 23rd DAY OF JUNE 2025, by Pinal County Community Development Department TO QUALIFY FOR FURTHER NOTIFICATION IN THIS LAND USE MATTER YOU MUST FILE WITH THE PLANNING DEPARTMENT A WRITTEN STATEMENT OF SUPPORT OR OPPOSITION TO THE SUBJECT APPLICATION. YOUR STATEMENT MUST CONTAIN THE FOLLOWING INFORMATION:

- 1) Planning Case Number (see above)
  - 2) Your name, address, telephone number and property tax parcel number (Print or type).
  - 3) A brief statement of reasons for supporting or opposing the request
  - 4) Whether or not you wish to appear and be heard at the hearing
- ANY WRITTEN STATEMENTS ARE ACCEPTED ON AN ONGOING BASIS, BUT WRITTEN STATEMENTS DESIRED TO BE A PART OF THE CASE PACKET FORWARDED TO THE COMMISSION IS REQUESTED TO BE PROVIDED TO STAFF. IF TWENTY PERCENT OF THE PROPERTY OWNERS BY AREA AND NUMBER WITHIN THE ZONING AREA FILE PROTESTS, AN AFFIRMATIVE VOTE OF THREE-FOURTHS OF ALL

MEMBERS OF THE BOARD WILL  
BE REQUIRED TO APPROVE  
THE REZONING.  
PINAL COUNTY COMMUNITY  
DEVELOPMENT DEPARTMENT  
PO BOX 749  
FLORENCE, AZ 85132  
Contact for this matter: Glenn Bak,  
Senior Planner  
E-mail address: glenn.bak@pinal.  
gov  
Phone # (520) 866-6444  
Published 7/01/25



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

1. Rick Miller, Applicant for case PZ-014-25 (Case number), personally caused 2 sign(s) to be posted in a visible place on or near the proposed project site on 6/26/25 (Date), at least <sup>21</sup>~~20~~ days before the Planning and Zoning Commission Public Hearing, regarding the proposed REZONING (Type of application), in unincorporated Pinal County

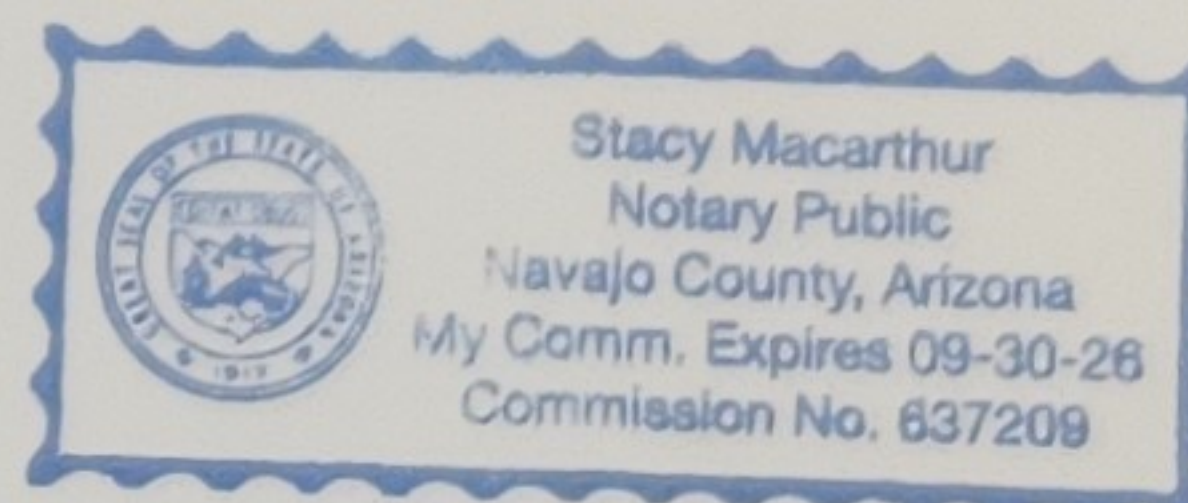
The notice(s) was posted as indicated on the attached map and photograph.

Bob Miller  
Applicant

STATE OF ARIZONA )  
 ) ss:  
COUNTY OF PINAL )

Subscribed and sworn to me by Rick Miller this 27 day of June, 2025

Stacy MacArthur  
Notary Public  
My Commission Expires: 9/30/26



\* as directed by your staff Coordinator



## AFFIDAVIT OF Mailing of Notice of Hearing\*

I, Rick Miller, Applicant for case PZ-014-025 (Case number), personally caused 10 mailer(s) to be mailed by first class post regarding the public hearing associated with case PZ-014-025 on 6-30-25 (Date), on a form prescribed by the planning division at least 28 days before the Planning and Zoning Commission Public Hearing, regarding the proposed REZONING (Type of application), in unincorporated Pinal County.

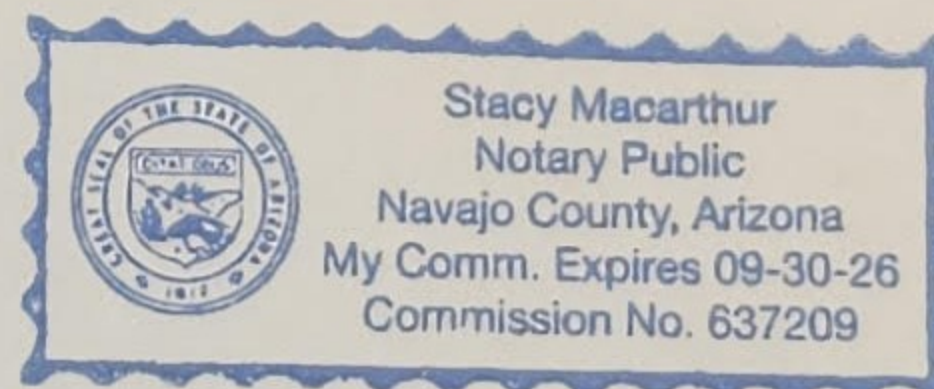
The notice(s) and mailing lists were mailed as attached.

Rick Miller  
Applicant

STATE OF ARIZONA )  
                                  ) ss:  
COUNTY OF PINAL )

Subscribed and sworn to me by Rick Miller this 27 day of June, 2025.

Stacy Macarthur  
Notary Public  
My Commission Expires: 9/30/26



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



# Narrative:

## Proposed Rezoning Request: From GR - General Rural to I-2 - Light Industrial Warehouse Zoning District

Northeast of the Intersection of I-8 and Trekell Road, Pinal County, Arizona

### Introduction

We respectfully submit this narrative to request the rezoning of a parcel of land located northeast of the intersection of I-8 and Trekell Road in Pinal County, Arizona, AKA Pinal County Parcel Number 511-28-005 and 511-28-004A. The current zoning classification is GR - General Rural. We propose to rezone this area to I-2 Light Industrial /Warehouse Zoning District to foster enhanced economic development opportunities within the region.

### Background

The parcel in question lies at a strategic location with proximity to major transport routes, including Interstate 8. The current General Rural zoning has limited the potential for industrial and commercial use of the land. With the rapid development in the neighboring areas and increasing demand for industrial spaces, it is imperative to reconsider the zoning classification to align with the economic growth and development plans of Pinal County.

### Justification for Rezoning

#### Economic Growth

Rezoning to I-2 Light Industrial/Warehouse Zoning District will create significant economic benefits. This change will allow various businesses and industries, generating employment opportunities and stimulating local economic activities.



## Optimal Land Use

The location's accessibility makes it suitable for industrial purposes. The rezoning will ensure optimal use of the land, aligning it with the county's broader economic development strategy. The I-2 zoning will facilitate the establishment of businesses that require large storage spaces and light manufacturing capabilities, which are currently restricted under GR zoning.

## Infrastructural Development

The proposed rezoning will likely lead to infrastructural developments, including better road networks, utilities, and other services essential for industrial operations. This will not only benefit the businesses but also improve the living conditions for residents in and around the area.

## Community Benefits

Enhanced economic activities and job creation will lead to improved quality of life for the residents of Pinal County. The proposed rezoning will also increase the tax base, enabling the county to invest in further community services and infrastructure.

## Conclusion

We believe that the proposed rezoning from GR - General Rural to I-2 Light Industrial Warehouse Zoning District is a strategic move that will unlock the economic potential of the area northeast of the intersection of I-8 and Trekell Road. This change will facilitate attraction of businesses, create jobs, and foster infrastructural development, aligning with Pinal County's vision for sustainable growth and development.

We request your favorable consideration of this rezoning proposal for the betterment of the community and the economic landscape of Pinal County.

## **Overview of the Existing Site Conditions**

- **Zoning/Land Use**

The existing site is a vacant property consisting of two parcels that are zoned General Rural. The Property to the North of the site is vacant and zoned General Rural. A paved drive, adjoining the North property line, is under City of Casa Grande ownership which provides the only access to the JW Funeral Services cemetery located to the East of the site. The cemetery is zoned CB-2. There's an irrigation ditch and a 230 KV electric transmission line easement also to the North that extends in an East-West alignment. The property to the West is zoned General Rural and is owned by the applicant who has operated a sand and gravel operation for many years. A single-family home is located to the West, having frontage onto Trekell Road, and is zoned General Rural. Property to the South of the property is the subject of a recent rezoning request from General Rural, Manufactured home and General Business to Industrial I-2 with a PAD Overlay District (Case Number PZ-027-24 & PZ-PD-017-24). The Valley Humane Society has an animal shelter to the South of the property. The Shelter is zoned I-1 with plans to expand on five acres set aside by the Trekell & I-8 Owners, LLC as discussed in the I-8 & Trekell Industrial Park plan recently approved by the Pinal County Planning and Zoning Commission.

- **Acreage**

The two parcels comprise 24.23 acres

- **Development Proposal**

There are no plans to develop the property at this time. The site will be maintained free of weeds and will remain vacant for the foreseeable future. The rezoning of the property will provide greater potential for future development consistent with the Pinal County Comprehensive Plan and its vision for economic development in the Casa Grande area.

## **Existing Public Services**

- **Public Safety – Law Enforcement**  
The Pinal County Sheriff's Office is the agency assigned to service the property when developed. There are no current fiscal impacts to the Pinal County Sheriff from this vacant property. There have been no calls for service to this site and this will most likely be the case moving forward until the site develops. The closest Sheriff's station serving this area is located approximately 4 miles to the north of the site near the corner of Trekell Road and Cottonwood Lane.
- **Public Safety – Fire Response**  
Fire service is provided through a subscription service through Regional Fire & Rescue which is a private fire department located South of Central Arizona College on the Overfield and McCartney Road intersection.
- **Solid Waste Management –**  
Solid waste management will be provided through a contract for services in this area. The City of Casa Grande operates a landfill approximately one mile East of the site off of Thornton Rd. just North of Interstate 10.

## **Drainage –**

- The site drains from Southeast to Northwest. Historic flows entering the site from the south were calculated in a preliminary hydrological report by the WLB Group for the proposed I-8 Trekell Industrial Park. Pinal County Public Works has agreed to defer preliminary hydrologic analysis of this site until such time that a site plan for development of the property is submitted. Rezoning of this vacant site will have no impact on the historic or predeveloped runoff.

## **Access –**

- The proximity of the site to Trekell Rd. and Interstate 8 intersection makes the site optimal for future industrial development. The site has frontage on Trekell Road and a paved access drive owned by the City of Casa Grande. Future access to the site will be from one, or both, of



these points of ingress. Trekell is identified as a route of regional significance on the Pinal County transportation plan. The owner will dedicate the required additional right-of-way through the site plan review process and prior to issuance of building permits at some future date. Pinal County Public Works has agreed to defer a preliminary traffic impact assessment until such time it is known what use within the I-2 zoning district is proposed for the site.

### **Conformance with Comprehensive Plan**

The proposed rezoning of the site from General Rural to I-2 is consistent with the Comprehensive Plan components.

- **Is consistent with the sense of Community vision component.**  
Casa Grande is a growing urban center in Pinal County. Recent industrial expansion has created a higher demand for housing and business services to support the growing population. Providing lands for future industrial expansion at locations designated for employment in the Pinal County Comprehensive plan will foster greater economic growth and job opportunities for local communities in the urban areas of the County.
- **Is consistent with Mobility and connectivity vision component.**  
The proximity to the Trekell Road Interstate 8 interchange is ideal for moving goods and services throughout the Southwest Region and local community of Casa Grande. Roadway infrastructure is currently in place and planned for future expansion as the urban area continues to grow.
- **Is consistent with the Economic Sustainability vision component.**  
This goes without saying. The proposed rezoning from the General Rural zoning district to the I-2 zoning district is a precursor to the development of potential uses that will sustain economic growth for the region.
- **Is consistent with the Open Space and places vision component.**  
The site was previously used as a staging yard for equipment used to install the 500 kv electrical transmission lines. There are no viable

opportunities for Open Space and Places in the vicinity of future industrial development of this and adjacent sites.

- **Is consistent with the Environmental Stewardship vision component.**

As stated above, the site was cleared and used for equipment staging. There are no sensitive animal or bird habitats identified on this property. A follow-up environmental assessment will be completed, if required, prior to development of the site.

- **Is consistent with the Healthy, Happy, Residents vision component.**

Jobs are a significant contributor to the health and happiness of residents. This rezoning request will establish a necessary foundation for job creation in this urbanizing area of Pinal County.

- **Is consistent with the Quality Educational Opportunities vision component.**

There are no schools or educational facilities planned for the area and such facilities would be inappropriately located in the vicinity of active sand and gravel operations and the heavy trucks that will be associated with this and other industrial projects. Future industrial uses of the property may align with programs offered at area colleges and technical schools to train workers.

- **Consistency with Land Use Designations shown on Land Use Plan**

The I-2 Zoning requested is consistent with the Employment Land Use classification of the County Land Use Plan.

- **Consistency with the mixed use Activity Center concept.**

The site is not being planned as a mixed use activity center.

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

Future development of the property will comply with the development guidelines of the County Land Use element.

- **Consistency with the Economic Development element**

The rezoning and future development of the site for employment activity is consistent with the Economic development element of the County Plan.

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

The property itself is not contiguous to an agricultural or rural lifestyle. The 500 KV transmission line easement to the North of the site may present opportunities for equestrian, bicycle or hiking trail. Those considerations would have to be worked out between Pinal County and the owner of the transmission line corridor.

- **System of connected trails and preservation of open space**

There is a potential for the County to work with the electric company to establish a connected trail system along the powerline easement to the north of the site.

- **Natural and cultural resource conservation**

There are no known natural or cultural resources on the site. Future site grading or excavation for development will monitor for any uncovered natural or cultural resources.

- **Water resources, public facilities/services, and infrastructure**

The Arizona Water Company will provide domestic water service to the site upon development. The site is located within the Arizona water Company's Casa Grande Certificate of Convenience and Necessity. Future developers of the site will coordinate with the Arizona water Company on the construction and provision of water supply to the site.

- The City of Casa Grande is expected to annex this area once a majority of property owners, representing over 50% of the property value, petition for it. Infrastructure to service this region will be installed as the area develops including the necessary roadway improvements and public utility services required to support future uses.





## Neighborhood Meeting Report

PZ-014-25

- Neighborhood meeting notice
- List of property owners notified
- Minutes of meeting
- Attendance sign-in sheet with names and addresses
- Letters of Support Received

- **Minutes of meeting-**

The neighborhood meeting commenced at 5pm on June, 9, 2025 at the TeePee Sand and Gravel Office located at 4970 S. Trekell Road, Casa Grande, Arizona 85122.

Initial attendees included: Rick Miller, LAND II PLAN, LLC (applicant's consultant), Mr. Tim and Mrs. Shirley Tate (applicant property owners).

Mr. Tim Tate received a text message that an adjoining neighbor would attend the meeting but was running a little behind schedule and would arrive soon.

At approximately 5:40 pm Mr. Henry Epps and Mrs. Aymee Epps, residing in a double-wide manufactured home located at 5155 South Trekell arrived at the meeting location.

Mr. Epps had previously provided a support letter for the proposed rezoning dated May 27, 2025 to Shirley Tate at her request. Mrs. Epps had not signed the letter and wanted to attend the meeting to hear about the proposed rezoning before she would commit to supporting the request.

Miller explained Pinal County's public participation process for rezoning property. The meeting was to help residents understand the requests before the public hearings with the Planning and Zoning Commission and the Board of Supervisors.

Miller further explained that Cities and Counties are granted Zoning Powers under the Arizona Revised Statute and are required to adopt General or Comprehensive Plans that provide a future vision for Land use in their respective jurisdictions throughout the State. It was explained the Pinal County Comprehensive Land Use Plan identifies Mr. and Mrs. Tate's property as Employment envisioning the type of uses that would be permitted in the Tate's requested zoning district. He explained that the requested rezoning was for I-2 Light Industrial/Warehouse Zone.

Mrs. Epps stated that she was concerned that the request would increase traffic that would affect their family home and would not like to see a Quik-Trip or similar use developed on the property. Mr. Miller explained that the County Planning and Zoning Commission recently considered and approved a rezoning of property immediately to the South and asked if she attended those meetings to express similar concerns. She stated that she did not attend those meetings. Mr. Miller stated that the County would be holding public hearings to consider the Tate's rezoning request and that they would see a sign posted on the property and receive a mailed notice of the hearing dates that their rezoning would be considered.

Mr. Miller again reiterated that the applicants were requesting a zoning that is consistent with the County Comprehensive Plan designation for the area and that prior to any development of the property the County would require a site plan that would address landscaping buffers, setbacks, lighting controls, traffic circulation and other conditions that would lesson any negative impacts on their residential property.

Overall the conversation with the Epps was very positive and before leaving they were asked if they would like to retract the prior support letter from Mr. Henry Epps to Mrs. Shirley Tate. They did not retract the letter and they were happy to learn more about the process and the request.

Mr. Miller and the Tate's waited around to nearly 8pm and no one else arrived to the meeting so we left.

Meeting concluded at 7:53 pm.



- **List of property owners notified within 1,200 feet**

Trekell & I-8 Owners, LLC – 3844 3<sup>rd</sup> Ave S., Minneapolis, Mn. 55409-9130

Valley Humane Society – PO Box 10480, Casa Grande, Az 85130-0006

Aymee and Henry Epps – 5155 S. Trekell Rd. Casa Grande, Az. 85193-3977

Tim and Shirley Tate – P.O. Box 11228, Casa Grande, Az. 85130-0014

SCI Arizona Funeral Services LLC – 1929 Allen Parkway, Houston, Tx. 77019-9250

City Casa Grande, c.o. City Mgr. 510 E. Florence Boulevard, Casa Grande, 85122-2410

JW Funeral Services – 525 N. Peart Rd., Casa Grande, Az. 85122-2534

Trekell 160, LLC – 5650 W. Linda Ln., Chandler, Az. 85226-8522

Trekell Eighty LLC – 5650 W. Linda Ln, Chandler, Az. 85226-8522

Lawrence Lineage LLC – 5650 W. Linda Ln, Chandler, Az. 85226-6188

- **Neighborhood Meeting Attendance Sign in Sheet**

(SEE ATTACHED)

- **Letters of Support**

(SEE ATTACHED)

**END OF REPORT**



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

Issuing Agent: First American Title Insurance Company  
Issuing Office: 6390 E Tanque Verde Road, Tucson, AZ 85715  
Commitment Number: 700012500  
Issuing Office File Number: 700012500  
Property Address: Approx. 24.23 Ac S. Trekkell Rd., Casa Grande, AZ 85193  
Revision Number:

Title officer: David Riley @ (520) 202-6651.

**ESCROW/CLOSING INQUIRIES** should be directed to your Escrow Officer: **Latisha Sopha at (520) 426-4600**

**SCHEDULE A**

1. Commitment Date: May 06, 2025 at 8:00 a.m.
2. Policy to be issued:
  - a. ALTA® Standard Owner's Policy  
Proposed Insured: To Be Determined  
Proposed Amount of Insurance: \$1,000.00  
The estate or interest to be insured: See Item 3 below
3. The estate or interest in the Land at the Commitment Date is:  
  
Fee Simple
4. The Title is, at the Commitment Date, vested in:  
  
Timothy Ray Tate and Shirley Ann Tate, Co-Trustees of The Tim and Shirley Tate Family Trust Dated August 29, 2023
5. The Land is described as follows:  
  
See Exhibit A attached hereto and made a part hereof

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Commitment No.: 700012500

### 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. Compliance with A.R.S. 11-480 relative to all documents to be recorded in connection herewith. See note at end of this section for details  
  
NOTE: In connection with Arizona Revised Statutes 11-480, as of January 1, 1991, the County Recorder may not accept documents for recording that do not comply with the following:
  - a. Print must be ten-point type or larger.
  - b. A margin of two inches at the top of the first page for recording and return address information and margins of one-half inch along other borders of every page.
  - c. Each instrument shall be no larger than 8-1/2 inches in width and 14 inches in length.
6. All of 2024 taxes are paid in full.

NOTE: Taxes are assessed in the total amount of \$744.78 for the year 2024 under Assessor's Parcel No. 511-28-004A 1.

(Affects Parcel 1)

NOTE: Taxes are assessed in the total amount of \$390.98 for the year 2024 under Assessor's Parcel No. 511-28-0050 2.

(Affects Parcel 2)

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7. We find no outstanding voluntary liens of record affecting subject property. Disclosure should be made concerning the existence of any unrecorded lien or other indebtedness which could give rise to any possible security interest in the subject property.
8. Furnish certified copy of Trust Agreement dated August 29, 2023 known as The Tim and Shirley Tate Family Trust, together with any modification or amendments thereto.
9. Furnish the names of parties to be insured herein and disposition of any matters disclosed thereby.
10. Approval by all parties to this transaction of the description used herein.
11. Record Warranty Deed from Timothy Ray Tate and Shirley Ann Tate, Co-Trustees of The Tim and Shirley Tate Family Trust Dated August 29, 2023 to Buyer(s).

NOTE: Said Deed must disclose and identify the names and addresses of the beneficiaries and the Trust Agreement in which the above Trustee is acting pursuant to ARS 33-404.

NOTE: If this will be other than a Cash Transaction, notify the title department prior to close and additional requirements will be made.

12. Such further requirements as may be necessary after completion of the above.
13. Return to title department for final recheck before recording.

**NOTE:** According to the Public Records, the following matters constitute the chain of title for the 24 month period preceding the Commitment Date hereof  
OR  
the last recorded instrument vesting title to the Land:

A document recorded September 01, 2023 as [2023-065463](#) of Official Records.

From: Timothy Ray Tate a/k/a Timothy R. Tate a/k/a Tim Tate and Shirley Ann Tate a/k/a Shirley Tate, husband and wife

To: Timothy Ray Tate and Shirley Ann Tate, Co-Trustees of The Tim and Shirley Tate Family Trust  
Dated August 29, 2023

(Affects Parcels 1 and 2)

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NOTE to proposed insured lender only: No Private transfer fee covenant, as defined in Federal Housing Finance Agency Final Rule 12 CFR Part 1228, that was created and first appears in the Public Records on or after February 8, 2011, encumbers the Title except as follows: None

The map attached, if any, may or may not be a survey of the Land thereon. The Company expressly disclaims any liability for loss or damage which may result from reliance on this map except to the extent coverage for such loss or damage is expressly provided by the terms and provisions of the title insurance policy.

DISCLOSURE NOTE: In the event any Affidavit required pursuant to A.R.S. § 33-422 has been, or will be, recorded pertaining to the Land, such Affidavit is not reflected in this Commitment nor will it be shown in any policy to be used in connection with this Commitment.

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Commitment No.: 700012500

### 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. THIS COMMITMENT DOES NOT REPUBLISH ANY COVENANT, CONDITION, RESTRICTION, OR LIMITATION CONTAINED IN ANY DOCUMENT REFERRED TO IN THIS COMMITMENT TO THE EXTENT THAT THE SPECIFIC COVENANT, CONDITION, RESTRICTION, OR LIMITATION VIOLATES STATE OR FEDERAL LAW BASED ON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, GENDER IDENTITY, HANDICAP, FAMILIAL STATUS, OR NATIONAL ORIGIN.**

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:

1. 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.
2. (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.
3. 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.
4. Easements, liens or encumbrances, or claims thereof, not shown by the Public Records.
5. Discrepancies, conflicts in boundary lines, shortage in area, encroachments, or any other facts which a correct survey would disclose, and which are not shown by the Public Records.
6. (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.

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7. Any lien or right to a lien for services, labor or material not shown by the Public Records.

**Exceptions above will be eliminated from any A.L.T.A. Extended Coverage Policy, A.L.T.A. Homeowner's Policy, A.L.T.A. Expanded Coverage Residential Loan Policy and any short form versions thereof. However, the same or similar exception may be made in Schedule B of those policies in conformity with Schedule B, Part Two of this Commitment.**

8. Taxes for the full year of 2025.  
(The first half is due October 1, 2025 and is delinquent November 1, 2025. The second half is due March 1, 2026 and is delinquent May 1, 2026.)
9. Any charge upon said land by reason of its inclusion in Central Arizona Water Conservation District.
10. Any charge upon said land by reason of its inclusion in Central Arizona Groundwater Replenishment District.
11. Certification by the Board of Supervisors of Pinal County, Arizona, recorded as [Docket 375, Page 572](#), purporting to establish a county roadway.  
  
(Affects Parcel 1)
12. An easement for pipe line and incidental purposes in the document recorded in [Book 56, Page 389](#) of Deeds.  
  
(Affects Parcels 1 and 2)
13. An easement for pipe line and incidental purposes in the document recorded in [Book 59, Page 505](#) of Deeds.  
  
(Affects Parcels 1 and 2)
14. An easement for pipe line and incidental purposes in the document recorded as [Docket 366, Page 526](#).  
  
(Affects Parcel 2)
15. An easement for communication and other facilities and incidental purposes in the document recorded as [Docket 1295, Page 223](#).

(Affects Parcel 1)

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16. An easement for right of way and incidental purposes in the document recorded as [Docket 1724, Page 485](#).  
  
(Affects Parcel 1)
17. An easement for right of way and incidental purposes in the document recorded as [Docket 1724, Page 487](#).  
  
(Affects Parcel 1)
18. All matters as set forth in Results of Survey, recorded April 15, 2009 as [2009-037900](#) of Official Records.  
  
(Affects Parcels 1 and 2)
19. All matters as set forth in Record of Survey, recorded October 03, 2017 as [2017-071868](#) of Official Records.  
  
(Affects Parcel 2)
20. Water rights, claims or title to water, whether or not shown by the public records.

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## EXHIBIT A

The Land referred to herein below is situated in the County of Pinal, State of Arizona, and is described as follows:

### Parcel 1:

A parcel of land lying in and being a part of the Northwest Quarter of the Northwest Quarter of Section 9, Township 7 South, Range 6 East, Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the Northwest corner of said Section 9, said point being a found Brass Cap in hand hole, from whence the West Quarter Corner, of said Section 9, a found Brass Cap, bears South 00°08'18" East, a distance of 2644.49 feet;

Thence South 00°08'18" East, a distance of 115.00 feet, a found pk nail LS 37512, the true Point of Beginning;

Thence North 89°47'46" East, a distance of 1118.92 feet, a set ½" iron Pin LS 17278;

Thence South 46°08'17" East, a distance of 286.42 feet, a found 5/8" iron pin LS 37512;

Thence South 00°10'56" East, a distance of 345.48 feet, a calculated point;

Thence South 89°44'02" West, a distance of 1325.22 feet, a set pk nail LS 17278;

Thence North 00°08'18" West, a distance of 546.12 feet, to the true Point of Beginning.

### Parcel 2:

A parcel of land lying in and being a part of the Northwest Quarter of the Northwest Quarter of Section 9, Township 7 South, Range 6 East, Gila and Salt River Meridian, Pinal County, Arizona, more particularly described as follows:

Commencing at the Northwest corner of said Section 9, said point being a found Brass Cap in hand hole, from whence the West Quarter Corner, of said Section 9, a found Brass Cap, bears South 00°08'18" East, a distance of 2644.49 feet;

Thence South 00°08'18" East, a distance of 661.12 feet;

Thence North 89°44'02" East, a distance of 331.30 feet, a set ½" iron pin LS 17278, the true Point of Beginning;

Thence continuing North 89°44'02" East, a distance of 993.92 feet, a calculated point;

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Thence South 00°10'56" East, a distance of 329.84 feet, a set ½" iron pin LS 17278;

Thence South 89°42'10" West, a distance of 994.10 feet, a found 1" open pipe LS 3042;

Thence North 00°09'02" West, a distance of 330.38 feet, to the true Point of Beginning.

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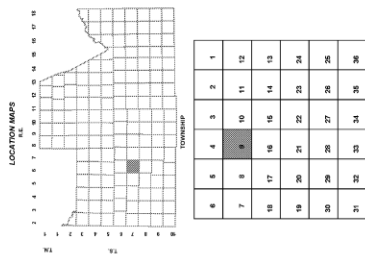
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Revised: 04/07/2011

By: AHB



PINAL COUNTY  
wide open opportunity

Pinal County Assessor

THIS MAP DOES NOT REPRESENT A SURVEY. NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THE DATA DELINEATED HEREIN. EITHER EXPRESSED OR IMPLIED BY FINAL COUNTY OR ITS EMPLOYEES. THIS MAP IS COMPILED FROM OFFICIAL RECORDS, INCLUDING PLATS, SURVEYS, RECORDED DEEDS AND CONTRACTS, AND ONLY CONTAINS INFORMATION REQUIRED FOR THE FINAL COUNTY ASSESSOR'S OFFICE PURPOSES.



**ALTA COMMITMENT FOR TITLE INSURANCE**  
**issued by**  
**FIRST AMERICAN TITLE INSURANCE COMPANY**

**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 EXTRACONTRACTUAL 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, First American Title Insurance Company, a Nebraska 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 six months after the Commitment Date, this Commitment terminates and the Company's liability and obligation end.

**FIRST AMERICAN TITLE INSURANCE COMPANY**

  
Sally F. Tyler, President

  
Lisa W. Cornehl, Secretary

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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;

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- e. Schedule B, Part I—Requirements; and
- 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.
- 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

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- 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 \$2,000,000 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>.

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OFFICIAL RECORDS OF  
PINAL COUNTY RECORDER  
Dana Lewis

DATE/TIME: 09/01/2023 1546

FEE: \$30.00

PAGES: 4

FEE NUMBER: 2023-065463

WHEN RECORDED RETURN TO:  
FITZGIBBONS LAW OFFICES

## SPECIAL WARRANTY DEED

EXEMPT FROM AFFIDAVIT PURSUANT TO A.R.S. §11-1134 B-8

**GRANTORS:** TIMOTHY RAY TATE a/k/a TIMOTHY R. TATE a/k/a TIM TATE  
and SHIRLEY ANN TATE a/k/a SHIRLEY TATE, husband and  
wife

**GRANTEES:** TIMOTHY RAY TATE and SHIRLEY ANN TATE, Co-Trustees of  
THE (TIM AND) SHIRLEY TATE FAMILY TRUST Dated  
August 29, 2023.


### LEGAL DESCRIPTION OF SUBJECT REAL PROPERTY:

See Exhibit "A" attached hereto and incorporated herein.

For valuable consideration, Grantors hereby convey to Grantees all right, title and interest of Grantors in Subject Real Property together with all rights and privileges appurtenant or to become appurtenant to Subject Real Property, and warrants the title as against all acts of the Grantors herein and no other, subject to the matter above set forth, and subject to assessments, reservations in patents, easements, rights-of-way, covenants, conditions, restrictions, obligations and liabilities and all other matters affecting title as may appear of record.

Dated this 1<sup>st</sup> day of September, 2023.

  
TIMOTHY RAY TATE  
Grantor

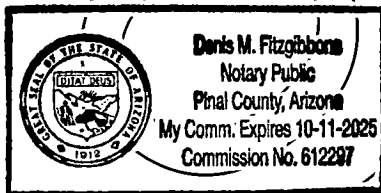
  
SHIRLEY ANN TATE  
Grantor

STATE OF ARIZONA )  
 ) ss.  
County of Pinal )

ACKNOWLEDGED before me this 1<sup>st</sup> day of September, 2023 by  
TIMOTHY RAY TATE and SHIRLEY ANN TATE.

  
Notary Public

Notary Seal and Expiration Date:



Pursuant to the provisions of A.R.S. §33-404, the primary beneficiaries of said trust are  
TIMOTHY RAY TATE and SHIRLEY ANN TATE, P.O. Box 11228, Casa Grande,  
Arizona 85130.

**EXHIBIT "A"**

Parcel No. 1:

The North 120 feet of the East 100 feet of the South 182.83 feet of Lot 8, of MOELLER-SELLER'S UNIT NO. 1, according to the Plat of record in the office of the County Recorder of Pinal County, Arizona, in Book 3 of Maps, Page 4.

APN: 505-30-066B

Parcel No. 2:

That part of the Northwest quarter of the Northwest quarter of Section 9, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona, described as follows:

BEGINNING at the Northwest corner of said Section 9, measure North  $89^{\circ} 52'$  East, along the Section line, a distance of 1324.76 feet to a point;

thence South  $00^{\circ} 12'$  East, along the East line of the West half of said Northwest quarter, a distance of 989.61 feet to a point;

thence South  $89^{\circ} 47' 17''$  West, a distance of 994.21 feet to a point;

thence North  $00^{\circ} 09' 45''$  West, a distance of 329.98 feet to a point;

thence South  $89^{\circ} 47' 33''$  West, a distance of 331.29 feet to a point;

thence North  $00^{\circ} 09'$  West, a distance of 661.46 feet to the point of beginning;

EXCEPT that portion of said Section 9, described as follows:

COMMENCING at the Northwest corner, measure South  $00^{\circ} 09'$  East, a distance of 50.00 feet to the TRUE POINT OF BEGINNING;

thence North  $89^{\circ} 52'$  East, a distance of 1324.82 feet to a point;

thence South  $00^{\circ} 12'$  East, a distance of 144.20 feet to a point;

thence North  $69^{\circ} 08' 43''$  West, a distance of 144.20 feet to a point;

thence North  $69^{\circ} 08' 43''$  West, a distance of 290.93 feet to a point;

thence South  $89^{\circ} 52'$  West, a distance of 1053.30 feet to a point;

thence North  $00^{\circ} 09'$  West, a distance of 40.00 feet to the TRUE POINT OF BEGINNING.

also EXCEPT that portion of said Section 9, described as follows:



COMMENCING at the Northwest corner, measure South  $00^{\circ} 09'$  East, a distance of 90.00 feet to the TRUE POINT OF BEGINNING;

thence North  $89^{\circ} 52'$  East, a distance of 1053.30 feet to a point;

thence South  $69^{\circ} 08' 43''$  East, a distance of 70.22 feet to a point;

thence South  $89^{\circ} 52'$  West, a distance of 1118.92 feet to a point;

thence North  $00^{\circ} 09'$  West, a distance of 25.00 feet to the TRUE POINT OF BEGINNING.

APN: 511-28-004A

Parcel No. 3:

The North half of the Southeast quarter of the Northwest quarter of the Northwest quarter, and the Northeast quarter of the Southwest quarter of the Northwest quarter of the Northwest quarter of Section 9, Township 7 South, Range 6 East of the Gila and Salt River Base and Meridian, Pinal County, Arizona.

APN: 511-28-0050



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

Case Number: PZ-214-25      Public Hearing Information  
Existing Zoning: General Rural Living District (GR)  
Proposed Zoning: Light Industrial & Warehouse  
Zoning Districts (L-1)  
Acreage: 34.23 +/- Acres  
Applicant Name: Rick Miller  
Applicant Phone Number: 520-435-3073  
Case Information available at Pinal County Planning and Development Services  
2021-04-05/06



# **PINAL COUNTY**

## ***Public Hearings***

Case Number: PZ-014-25

Public Hearing Information

Existing Zoning: General Rural Zoning District (GR)

Proposed Zoning: Light Industrial & Warehouse  
Zoning District (I-2)

Acreage: 24.23 +/- Acres

Applicant Name: Rick Miller

Applicant Phone Number: 520-635-3073

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



# **COUNTY** **c Hearings**

**Public Hearing Information**

**Planning District (GR)  
Industrial & Warehouse  
District (I-2)**

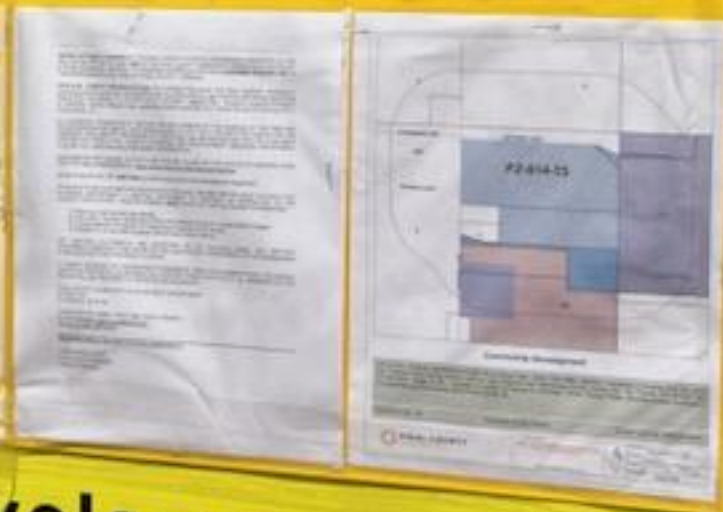
## **NOTICE**

**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: \_\_\_\_\_

POST COPY OF ACTUAL NOTICE BELOW.



**20-635-3073**

**Pinal County Planning and Development Services**  
**(520) 866-6442**



# **PINAL COUNTY**

## ***Public Hearings***

**Case: PZ-014-25**

**Request: General Rural Zoning District (GR)**

**Request: Light Industrial & Warehouse  
Zoning District (I-2)**

**Size: 1.5 Acres**

**Owner: Rick Miller**

**Phone Number: 520-635-3073**

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

**Public Hearing Information**

### **NOTICE**

**PLANNING & ZONING  
PINAL COUNTY  
PUBLIC HEARING**

The purpose of this hearing is to provide an opportunity for the public to be heard on or before the Planning and Zoning Commission on the proposed zoning change or other action to be taken at this public hearing.

Case Number:

Location of the property:



*May 27, 2025*

Pinal County Supervisors and Planning and Zoning Commissioners:

I Nap Lawrence as the property owner surrounding the Tate property, parcel numbers 511-28-0050 and 511-28-004A on South Trekell Rd., am fully in favor of this rezoning request coming before you. I strongly encourage the approval of this as it fits the general plan for this area.

Thank You for your time.

Nap Lawrence

A handwritten signature in black ink, appearing to read "Nap Lawrence", with a large, stylized flourish extending to the right.

May 27, 2025

Pinal County Supervisors and Planning and Zoning Commissioners:

I Henry Epps as the property owner abutting the Tate property parcel numbers 511-28-0050 and 511-28-004A on South Trekell Rd., am fully in favor of this rezoning request coming before you. I strongly encourage the approval of this as it fits the general plan for this area.

Thank You for your time.

A handwritten signature in blue ink, appearing to be "Henry Epps", written in a cursive style.



Pinal County  
Development Services Department – Community Development  
Planning Division  
85 N Florence Street  
Florence, AZ 85132

March 19, 2025

**RE: Support for Approval of Rezoning Application**

Dear Pinal County Supervisors & Planning and Zoning Commissioners:

On behalf of Trekell & I8 Owners LLC, the owners of assessor's parcel numbers 511-28-007D, 511-28-007C, and 511-28-008A, properties located south and east of the proposed rezoning encompassing parcel numbers 511-28-0050 and 511-28-004A, I write in support of the rezoning and believe the proposed uses will be an appropriate addition to the area.

The proposed rezoning of parcels 511-28-0050 and 511-28-004A aligns with the goals of the I-8 and Trekell PAD to take advantage of the booming industrial sector in the Casa Grande Valley and the State of Arizona by creating ready-to-develop land with entitlements that support innovative light industrial warehousing, logistics, and manufacturing, such as semiconductor and microchip manufacturing and space for smaller companies that support larger industry.

As evidenced by the Comprehensive Plan land use designation of 'Employment' on the properties, this area is intended for commercial and industrial investment that fosters job creation and strengthens the local economy. Development of this land will also improve a key entry into the City of Casa Grande along a regionally significant route, helping create an image of activity that entices other users to locate in this area of Pinal County.

We strongly encourage the approval of this request, as it represents a positive step toward sustainable growth and economic prosperity.

Sincerely,

Larry Boatman  
Trekell & I8 Owners LLC