

recommend approval, approval with conditions, or denial. The City Council may approve, approve with conditions, or deny the request.



City of Apache Junction

Development Services Department

Conceptual Subdivision Plat, Preliminary Plat, Preliminary Plat
Amendment Application



Exhibit A: Conceptual/Preliminary Plat/Preliminary Plat Amendment Application Form

Type of application:

- ☐ Conceptual Subdivision Plat
☐ Preliminary Plat
☐ Preliminary Plat Amendment

SITE INFORMATION

Project Name Goldfield and Southern

SITE ADDRESS/LOCATION 2610 S. Goldfield Road, 85119 ASSESSORS PARCEL NO. 103-23-002A

GROSS AREA: 35.47 ac NET AREA 25.61 EXISTING ZONING B1

LEGAL DESCRIPTION OF PROPERTY: (found on County Tax Bill Notices or Warranty Deed) NE NE of SEC 34-1N-8E LYING S OF SWLY R/W LINE OF US HWY 60-80-89 EXC E-50' THEREOF SEC 34-1N-8E 35.82 + OR -

BRIEF DESCRIPTION OF THE PROPOSED PROJECT:

This application is for a preliminary plat for a proposed 179 lot single family community with 13 tracts.

APPLICANT INFORMATION

Property Owner(s) Lennar

Address 890 W. Elliot Road, Suite 101, 85233

Phone Number 480-476-8449 Fax Number _____ Email todd.skoro@lennar.com

Applicant Contact Person/Project Manager Dennis Roberts, P.E.

Address 4700 E. Southern Avenue, 85206

Phone Number 602-615-4038 Fax Number _____ Email dennisroberts@atwell-group.com

For Dept. Use only

Case Number _____

PLN2018-00059
SD-2-18

PLN Number: _____	Date Submitted: _____
Approved By: _____	Date Approved: _____

Exhibit A: Conceptual and Preliminary Plat Application Form continued

Architect/Engineer Dennis Roberts, P.E. with Atwell, LLC

Address 4700 E. Southern Avenue, 85206

Phone Number 602-615-4038 Fax Number _____ Email dennisroberts@atwell-group.com

List all existing improvements/development on the property:

The site is essentially undeveloped native desert. There are several surface animal and utility vehicle trails and several small concrete slabs observed on the east side of the lot near Goldfield Road. Historical aerial imagery was inconclusive in determining when these slabs were poured or if previous structures existed here.

OWNERS SIGNATURE: David Bruce Miller DATE: 9-28-2018

Submittal Documents (must be originals)

	Applicant*	Staff*
1. Exhibit A: Application Form	<u>✓</u>	_____
2. Exhibit B: Owner Certification (notarized)	<u>✓</u>	_____
3. Exhibit C: Signed and notarized Proposition 207 Waiver	<u>✓</u>	_____
4. <u>Copies submittal</u>		
Conceptual Subdivision Plat: 18 printed copies/1 digital copy	_____	_____
Preliminary Plat: 20 printed copies/1 digital copy	<u>✓</u>	_____
Preliminary Plat Amendment: 20 printed copies/1 digital copy	_____	_____
❖ All printed copies shall be 24"x36"		
5. Fees	<u>✓</u>	_____
6. Project Narrative	<u>✓</u>	_____
7. Title Report (Preliminary Plat, or Preliminary Plat Amendment)	<u>✓</u>	_____
8. ALTA Survey (Preliminary Plat, or Preliminary Plat Amendment)	<u>✓</u>	_____
9. Preliminary Drainage Report (Preliminary Plat, or Preliminary Plat Amendment)	<u>✓</u>	_____
❖ Submit 3 copies of items 7 through 9		

* Please initial that the document(s)/form(s) are included with the application.

Exhibit B: Ownership Certification

I/We certify that:

I/We are the owner(s) of the property described in this application for a conceptual subdivision plat, preliminary plat, or preliminary plat amendment and have submitted copies of deeds or title reports as proof of ownership.

I/We have read the application instructions and have truthfully completed this application. I/We understand that the filing and investigation fee is non-refundable, and that the City has the option of either approval or denial of this request following conduct of a Public Hearing.

I/We, being the owner(s) of the property in this application, have appointed _____
Dennis Roberts as my/our representative agent. I/We have authorized him/her to do whatever is necessary to have this request considered favorably by the City of Apache Junction and agree that all correspondence in relation to this matter should be delivered to him/her.

PLEASE PRINT

Lennar

Property Owner Name

890 W. Elliot Road, Suite 101

Street Address

Gilbert, Arizona 85233

City, State, Zip

Signature

480-476-8449

Telephone

McMILLAN MANUFACTURED HOME DEV CO. LLC

Property Owner Name

10203 E. ILLINI #5

Street Address

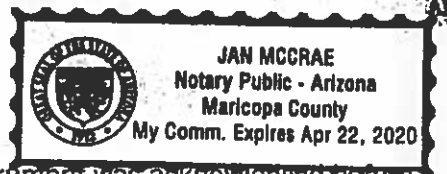
URSA AZ 85208

City, State, Zip

Signature

702-499-2490

Telephone



STATE OF ARIZONA)

) SS

COUNTY OF PINAL)

The foregoing instrument was acknowledged before me this 28th day of Sept, 2008.

Jan McCrae
Notary Public

My Commission Expires: 04 - 22 - 2020

Exhibit C: Proposition 207 Waiver

Proposition 207 Claim Waiver Attachment

If multiple owners need to sign the waiver,
make additional copies

When Recorded Return to:
City of Apache Junction
Development Services Department
300 E Superstition Blvd.
Apache Junction, AZ 85119

DIMINUTION IN VALUE AND JUST COMPENSATION CLAIM
WAIVER/INDEMNIFICATION/ACKNOWLEDGEMENT

I/We, _____, as owners of property identified as Pinal County Assessor
Parcel No. 103-23-002A, which is the subject of Apache Junction City Council, Planning
& Zoning/Board of Adjustment or other Case No. _____, hereby waive any and all potential
diminution in value and just compensation claims or lawsuits that could be pursued against the City of
Apache Junction ("City"), its elected officials, appointees and employees as a result of the Planning and
Zoning Commission/Board of Adjustment/Council's action in the above-referenced matter. This waiver is
authorized pursuant to A.R.S. § 12-1134(I). I/We also hereby warrant and represent I/We am/are owner(s)
of the above-referenced property and that no other person has any ownership in such property.

McMillan Manufactured Home Dev CO. LLC

Printed Name of Owner

Printed Name of Owner

David McMillan

Signature of Owner

Signature of Owner

9-28-2018

Date

Date

State of Arizona)

) ss

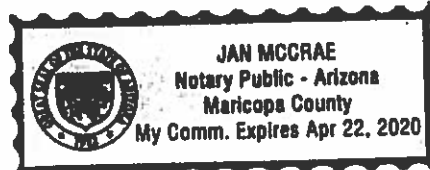
County of Maricopa

SUBSCRIBED AND SWORN TO before me this 28th day of Sept, 2018 by
David McMillan

My Commission Expires:

04-22-2020

Jan McCrae
Notary Public





City of Apache Junction
Development Services Department
Rezoning Application



Exhibit A: Rezoning Application

SITE INFORMATION

SITE ADDRESS/LOCATION SWC of Southern & Goldfield ASSESSORS PARCEL NO 103-23-002A

GROSS AREA: 35.47 Acres NET AREA 25.61 EXISTING ZONING B1

LEGAL DESCRIPTION OF PROPERTY: (found on County Tax Bill Notices or Warranty Deed) _____
See attached legal description

BRIEF DESCRIPTION OF THE PROJECT PROPOSED FOR REZONING:

Rezoning of the 35.47 acres of property at the southwest corner of Southern and Goldfield, to allow
for the development of 179 single-family detached homes.

APPLICANT INFORMATION

Property Owner(s) McMillan Manufacture Home Dev. Co.- Mr. David McMillan

Address 10203 East Illini, #5 Mesa, AZ 85008

Phone Number 702-499-2490 Fax Number _____ Email _____

Applicant Contact Person/Project Manager W. Ralph Pew, Pew & Lake, PLC

Address 1744 South Val Vista Drive, Suite 217 Mesa, AZ 85204

Phone Number 480-461-4670 Fax Number 480-461-4676 Email ralph.pew@pewandlake.com

Architect/Engineer Dennis Robert, PE- Atwell Engineering

Address 4700 East Southern Avenue, 85206

Phone Number 602-615-4038 Fax Number _____ Email dennisroberts@atwell-group.com

For Dept Use only	Case Number _____
PLN Number _____	Date Submitted: _____
Approved By: _____	Date Approved: _____

Exhibit A: Rezoning Application Continued

List all existing improvements/development on the property:

None. The site is vacant, undeveloped desert property.

* OWNERS SIGNATURE: David McMillan DATE: 11-7-2018

Submittal Documents (must be originals)

	Applicant*	Staff*
1. Exhibit A: Application Form	<u> </u>	<u> </u>
2. Exhibit B: Owner Certification (notarized)	<u> </u>	<u> </u>
3. Exhibit C: Site Plan Checklist Applicable site plans, elevations, etc. (15 copies of each)	<u> </u>	<u> </u>
4. Exhibit D: Mailing Label Certification (notarized) and Mailing labels (with Pinal County parcel map)	<u> </u>	<u> </u>
5. Exhibit E: Public Participation Plan w/sample letter	<u> </u>	<u> </u>
6. Exhibit F: Legal Advertising Fees signature	<u> </u>	<u> </u>
7. Exhibit G: Signed and notarized Proposition 207 Waiver	<u> </u>	<u> </u>
8. Narrative Of Proposed Request	<u> </u>	<u> </u>
9. Fees	<u> </u>	<u> </u>
10. Electronic PDF of all plans	<u> </u>	<u> </u>

Keep Exhibit E (1): Affidavit For Posting Rezoning Case. This form will be turned in when the sign is posted at the site after the Public Hearing date has been assigned.

* Please initial that the document(s)/form(s) are included with the application.