



# City of Casa Grande

March 11, 2014

Jack Gilmore  
2211 N 7<sup>th</sup> St.  
Phoenix, AZ 85006

RE: **DSA-13-00123: Major Amendment to the Casa Grande Mountain Ranch PAD**

Dear Mr. Gilmore:

This letter is to inform you that the above referenced development application was approved by the Planning & Zoning Commission at their January 2, 2014 meeting. Council also approved the request at their February 18 2014 meeting.

I have attached three (3) copies of the approved **Casa Grande Mountain Ranch amended PAD** for your records and use.

Please be advised that prior to construction of this development you will need to submit the following application(s) to the Development Center for administrative review and approval:

- Site Development Permit (for all site improvements including; grading, site utilities, drainage facilities, parking, etc.).
- Building Permit (for all structures)
- Housing Product
- Public Improvement Permit (for street improvements, sidewalks and infrastructure to be dedicated to the City for ownership and maintenance).
- Map of Dedication (for dedication of right of way and/or easements to the City)
- Final Landscape Plan (with specific landscape materials and irrigation details).

I also want to make you aware that Impact Fees will be required to be paid prior to the issuance of a Building Permit.

If you have any questions, please feel free to contact me at (520)-421-8630 x 3030 or [ldemaree@casagrandeaz.gov](mailto:ldemaree@casagrandeaz.gov).

Sincerely,

A handwritten signature in cursive script that reads "L. DeMaree".

Leila DeMaree, Senior Planner and Housing Manager  
Planning & Development Department

C: File DSA-13-00123

Josea Cobb, Permit Technician  
Yvette Granados, Permit Technician

ORDINANCE NO. 1178.304.1

AN ORDINANCE OF THE COUNCIL OF THE CITY OF CASA GRANDE, ARIZONA, APPROVING A MAJOR AMENDMENT TO CASA GRANDE MOUNTAIN RANCH PLANNED AREA DEVELOPMENT (PAD) ADOPTED FOR PROPERTY LOCATED GENERALLY AT THE SOUTHWEST CORNER OF I-8 AND I-10, CASA GRANDE, ARIZONA.

BE IT ORDAINED by the Council of the City of Casa Grande, Arizona, as follows:

Section 1. Authorization for Major Amendment to PAD Zoning:

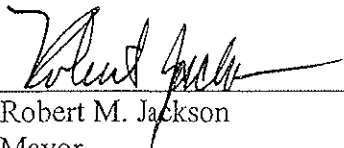
P.A.D. Zoning is amended by approving a major amendment to Casa Grande Mountain Ranch, Casa Grande Planned Area Development (PAD) on property generally located at the southwest corner of I-8 and I-10, Casa Grande, Arizona (also known as a portion of Pinal County Sections 10, 11, 14 and 23, Township 7 South, Range 6 East of the Gila & Salt River Meridian), Casa Grande, Arizona, as set forth in the application and PAD Addendum submitted and on file with the City's Planning Department. The legal description is as provided in Exhibit A (attached hereto and incorporated herein by this reference).

This major amendment is subject to applicant/owner's compliance with all applicable law and ordinances.

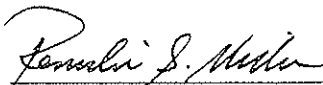
Section 2. Operative Date:

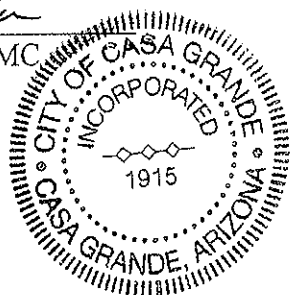
The effective date of this Ordinance shall be April 2, 2014.

PASSED AND ADOPTED by the Mayor and Council of the City of Casa Grande, Arizona, this 3<sup>rd</sup> day of March, 2014.

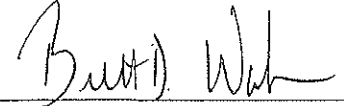
  
\_\_\_\_\_  
Robert M. Jackson  
Mayor

ATTEST:

  
\_\_\_\_\_  
Remilie S. Miller, MMC  
City Clerk



APPROVED AS TO FORM:

  
\_\_\_\_\_  
Brett Wallace  
City Attorney

