



City of Casa Grande

March 11, 2014

Jack Gilmore
2211 N 7th St.
Phoenix, AZ 85006

RE: DSA-13-00136: Zone Change to the Preliminary Development Plan/Planned Area Development for the Regional Gateway Commerce Center

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 two (2) copies of the approved Regional Gateway Commerce Center 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.

Sincerely,

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

C: File DSA-13-00136
Josea Cobb, Permit Technician
Yvette Granados, Permit Technician

ORDINANCE NO. 1178.364

AN ORDINANCE OF THE COUNCIL OF THE CITY OF CASA GRANDE, ARIZONA, AMENDING ZONING ORDINANCE #1178 AND ITS SUBSEQUENT AMENDMENTS BY CHANGING THE ZONING FROM URBAN RANCH (UR) (96 ACRES) AND GARDEN AND LIGHT INDUSTRIAL (I-1) (429 ACRES) TO PLANNED AREA DEVELOPMENT (PAD) ON PROPERTY LOCATED AT THE NORTHWEST CORNER OF I-10 AND I-8, CASA GRANDE, ARIZONA.

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

Section 1. Authorization for Rezoning

Ordinance No. 1178 and its subsequent amendments are amended by changing the zoning from Urban Ranch (UR) and Garden and Light Industrial (I-1) to Planned Area Development (PAD) on approximately 525 acres of property generally located at northwest corner of I-10 and I-8, Casa Grande, Arizona. The legal description of the property, commonly referred to a portion of Sections 2, 10, 11, 12, 13 and 14 of Township 7 South, Range 6 East, Gila and Salt River Base and Meridian, is set forth in Exhibit A, attached hereto and incorporated herein by this reference.

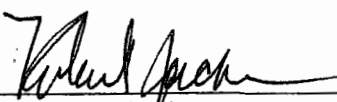
This zoning change is expressly subject to applicant/owner's full compliance with all applicable law and ordinances, as well as the following condition:

1. A Traffic Impact Analysis, complying with both the Small Area Transportation Study and ADOT applicable requirements shall be submitted with each Final Development Plan/Major Site Plan application. Said Traffic Impact Analysis shall be subject to review and approval by the City and ADOT (as applicable).

Section 2. Effective Date

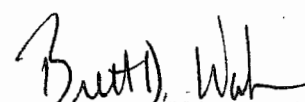
The effective date of this Ordinance shall be April 2, 2014.

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

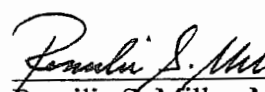


Robert M. Jackson
Mayor

ATTEST:

APPROVED AS TO FORM:


Brett Wallace
City Attorney



Remilie S. Miller, M
City Clerk



Legal Description

THE FOLLOWING DESCRIBED PROPERTY, PORTIONS OF SECTIONS 2, 10, 11, 12, 13 AND 14, ALL BEING A PART OF TOWNSHIP 7 SOUTH, RANGE 6 EAST, GILA AND SALT RIVER BASE AND MERIDIAN AS NOTED HEREIN, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 2, FROM WHICH THE SOUTH QUARTER CORNER OF SECTION 2 BEARS NORTH 89 DEGREES 54 MINUTES 56 SECONDS EAST, A DISTANCE OF 2647.85 FEET, AND IS THE BASIS OF BEARINGS FOR THIS LEGAL DESCRIPTION;

THENCE NORTH 00 DEGREES 30 MINUTES 37 SECONDS WEST, ALONG THE WESTERLY LINE OF SAID SOUTHWEST QUARTER, A DISTANCE OF 296.64 FEET TO THE CENTERLINE OF THE FLORENCE CANAL;

THENCE EASTERLY ALONG SAID CENTERLINE THROUGH THE FOLLOWING COURSES, NORTH 82 DEGREES 45 MINUTES 04 SECONDS EAST A DISTANCE OF 50.36 FEET TO A POINT OF CURVATURE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 4000.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3 DEGREES 29 MINUTES 53 SECONDS, AN ARC DISTANCE OF 244.20 FEET TO A POINT OF TANGENCY;

THENCE NORTH 86 DEGREES 14 MINUTES 57 SECONDS EAST A DISTANCE OF 169.87 FEET TO A POINT OF CURVATURE, CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 650.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 54 DEGREES 37 MINUTES 20 SECONDS, AN ARC DISTANCE OF 619.67 FEET TO A POINT OF TANGENCY;

THENCE NORTH 31 DEGREES 37 MINUTES 37 SECONDS EAST A DISTANCE OF 337.19 FEET TO A POINT OF CURVATURE CONCAVE SOUTHEASTERLY, HAVING A RADIUS OF 500.00 FEET;

THENCE NORTHEASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 19 DEGREES 49 MINUTES 02 SECONDS, AN ARC DISTANCE OF 172.94 FEET TO A POINT OF TANGENCY;

THENCE NORTH 51 DEGREES 26 MINUTES 39 SECONDS EAST A DISTANCE OF 480.02 FEET TO A POINT OF CURVATURE CONCAVE SOUTHERLY, HAVING A RADIUS OF 550.00 FEET;

THENCE EASTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 74 DEGREES 29 MINUTES 32 SECONDS, AN ARC DISTANCE OF 715.07 FEET;

THENCE SOUTH 54 DEGREES 03 MINUTES 49 SECONDS EAST A DISTANCE OF 417.59 FEET TO A POINT ON THE EASTERLY LINE OF THE SOUTHWEST QUARTER OF SECTION 2;

THENCE SOUTH 00 DEGREES 21 MINUTES 35 SECONDS EAST, ALONG SAID EASTERLY LINE AND LEAVING AFORESAID CENTERLINE OF THE FLORENCE CANAL, A DISTANCE OF 1126.62 FEET TO THE SOUTH QUARTER CORNER OF SECTION 2, ALSO BEING THE NORTH QUARTER CORNER OF SECTION 11;

THENCE NORTH 89 DEGREES 54 MINUTES 56 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID SECTION 11, A DISTANCE OF 1713.04 FEET TO A POINT ON THE SOUTHWESTERLY RIGHT-OF-WAY OF THE SOTHERN PACIFIC RAILROAD;

THENCE SOUTH 53 DEGREES 51 MINUTES 22 SECONDS EAST, ALONG SAID SOUTHWESTERLY LINE, A DISTANCE OF 1152.78 FEET TO A POINT ON THE EASTERLY LINE OF AFORESAID SECTION 11, ALSO BEING THE WESTERLY LINE OF SECTION 12;

THENCE SOUTH 00 DEGREES 19 MINUTES 38 SECONDS WEST, ALONG SAID WESTERLY LINE, A DISTANCE OF 645.63 FEET TO A POINT ON THE NORTHERLY LINE OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12;

THENCE NORTH 89 DEGREES 29 MINUTES 03 SECONDS EAST, ALONG SAID NORTHERLY LINE, A DISTANCE OF 692.01 FEET TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 10;

THENCE ALONG SAID RIGHT-OF-WAY THROUGH THE FOLLOWING COURSES, SOUTH 04 DEGREES 17 MINUTES 13 SECONDS EAST A DISTANCE OF 2726.21 FEET TO A POINT OF CURVATURE, CONCAVE EASTERLY, HAVING A RADIUS OF 5879.58 FEET;

THENCE SOUTHERLY ALONG SAID LINE THROUGH A CENTRAL ANGLE OF 8 DEGREES 49 MINUTES 52 SECONDS, AN ARC DISTANCE OF 906.24 FEET TO A POINT ON A NON-TANGENT LINE;

THENCE SOUTH 05 DEGREES 25 MINUTES 53 SECONDS EAST A DISTANCE OF 164.66 FEET TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 553.11 FEET, THE CENTER OF WHICH BEARS SOUTH 84 DEGREES 41 MINUTES 57 SECONDS WEST;

THENCE SOUTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 21 DEGREES 10 MINUTES 25 SECONDS, AN ARC DISTANCE OF 204.40 FEET TO A POINT ON THE SOUTHERLY LINE OF SECTION 12, BEING THE NORTHERLY LINE OF SECTION 13;

THENCE CONTINUING ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 94 DEGREES 15 MINUTES 43 SECONDS, AN ARC DISTANCE OF 909.96 FEET, TO THE BEGINNING OF A NON-TANGENT LINE, THE PREVIOUSLY DESCRIBED CURVE BEING A TRANSITION DEPARTING FROM THE WESTERLY RIGHT-OF-WAY OF INTERSTATE 10 TO THE NORTHERLY RIGHT-OF-WAY LINE OF INTERSTATE 8;

THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY THROUGH THE FOLLOWING COURSES, NORTH 61 DEGREES 39 MINUTES 05 SECONDS WEST A DISTANCE OF 380.35 FEET TO A POINT ON THE WESTERLY LINE OF SECTION 13, ALSO BEING THE EASTERLY LINE OF SECTION 14;

THENCE CONTINUING NORTH 61 DEGREES 39 MINUTES 05 SECONDS WEST A DISTANCE OF 379.65 FEET TO A POINT ON THE NORTHERLY LINE OF SECTION 14, BEING THE SOUTHERLY LINE OF SECTION 11;

THENCE NORTH 53 DEGREES 51 MINUTES 02 SECONDS WEST A DISTANCE OF 3634.89 FEET TO A POINT;

THENCE, LEAVING AFORESAID NORTHERLY RIGHT-OF-WAY, NORTH 00 DEGREES 14 MINUTES 28 SECONDS EAST A DISTANCE OF 1835.73 FEET TO A POINT ON THE NORTHERLY LINE OF THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 11;

THENCE SOUTH 89 DEGREES 59 MINUTES 42 SECONDS WEST, ALONG SAID LINE, A DISTANCE OF 1994.01 FEET TO THE WESTERLY LINE OF SECTION 11, BEING THE NORTHEAST CORNER OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 10;

THENCE SOUTH 89 DEGREES 48 MINUTES 27 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID SOUTH HALF, A DISTANCE OF 83.38 FEET TO A POINT;

THENCE NORTH 26 DEGREES 55 MINUTES 41 SECONDS EAST A DISTANCE OF 93.86 FEET TO A POINT OF NON-TANGENT CURVATURE, CONCAVE NORTHWESTERLY, THE CENTER OF WHICH BEARS NORTH 61 DEGREES 42 MINUTES 48 SECONDS WEST, HAVING A RADIUS OF 1525.59 FEET;

THENCE NORTHERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 3 DEGREES 22 MINUTES 35 SECONDS, AN ARC DISTANCE OF 89.90 FEET TO A POINT ON THE EASTERLY LINE OF THE NORTHEAST QUARTER OF SECTION 10;

THENCE NORTH 00 DEGREES 13 MINUTES 15 SECONDS WEST, ALONG SAID EASTERLY LINE, A DISTANCE OF 1156.28 FEET TO THE POINT OF BEGINNING.