



CITY OF EL MIRAGE

RECEIVED CITY OF EL MIRAGE 2020 MAY 19 AM 10:40

DEVELOPMENT APPLICATION FORM

Official Use

Case No: P220-05-11 Date Received: 5.19.2020 Planning & Zoning Commission Meeting: \_\_\_\_\_ City Council Meeting: \_\_\_\_\_

PURPOSE

Development Applications are reviewed by the Technical Advisory Committee (TAC) with the intent to provide the applicant specific information in preparation to meeting the City's technical standards and requirements for the proposed development project. Information provided by TAC is based on applicant submittals and should be considered actual and detailed in nature.

ACTION REQUESTED (Check one)

- \_\_\_ Conditional Use Permit
\_\_\_ General Plan Amendment: \_\_\_ Major \_\_\_ Minor
\_\_\_ Planned Area Development (PAD)
\_\_\_ Planned Area Development Amendment
\_\_\_ Rezoning
\_\_\_ Site Plan Approval
\_\_\_ Site Plan Amendment
\_\_\_ Preliminary Plat
\_\_\_ Final Plat
X Other: ~~De~~Annexation into El Mirage

PROPERTY INFORMATION:

Name of Project: Copperwing Logistics Center Acreage: 6.369
Property Address/Location: West of the northwest corner of Dysart Road and Northern Parkway
Assessor's Parcel Number: 501-47-001F and portion of 501-47-001E (Legal Description Attached)

APPLICANT / OWNER INFORMATION:

Applicant: Stephen Anderson, Gammage & Burnham Owner: John F. Long Family Revocable Living Trust
Address: Two North Central Avenue, 15th Floor Address: U/A dated 2/26/08 Jacob F. Long, Trustee
City/ST/Zip: Phoenix, AZ 85004 City/ST/Zip: 1118 East Missouri Avenue, Suite A
Phone: (602) 256-4422 Phone: Tim Wright, Director of Real Estate (602) 272-0241 x 508
Email: sanderson@gblaw.com Email: tim@jflong.com
Signature: [Signature] Signature: Jacob F. Long
(Agreement to act as agent for owner) (Authorization for agent to act for owner)

- \_\_\_ Application Form
\_\_\_ Comprehensive Site Plan
\_\_\_ Deed and/or Title Report
\_\_\_ Drainage Report
\_\_\_ A.L.T.A. Survey
\_\_\_ Phase I Environment Site Assessment
\_\_\_ Preliminary Landscape Plans
\_\_\_ Filing Fee (see Fee Schedule starting on page 9)

# GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW

TWO NORTH CENTRAL AVENUE

15TH FLOOR

PHOENIX, ARIZONA 85004

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TELEPHONE (602) 256-0566  
FACSIMILE (602) 256-4475

WRITER'S DIRECT LINE  
(602) 256-4422

Stephen W. Anderson  
[sanderson@qblaw.com](mailto:sanderson@qblaw.com)

May 15, 2020

**Via E-Mail and US Mail**

[jmacias@elmirageaz.gov](mailto:jmacias@elmirageaz.gov)

Jose A. Macias  
Planner/GIS  
Community Development  
City of El Mirage  
10000 N El Mirage Road  
El Mirage, AZ 85335

Re: ~~D~~Annexation Request

Dear Jose:

Per Jorge Gastelum's e-mail of May 11, please find enclosed the following three items:

1. A legal description of the 6.369 acre property John F. Long Properties proposes to deannex from the City of Glendale into the City of El Mirage;
2. An application fee check in the amount of \$1,500 made payable to the City of El Mirage; and
3. An application form signed by the land owner and myself, the owner's authorized representative.

Per our prior e-mail exchanges, under the unique procedure of the deannexation statute, the next step for the City would be to draft an Ordinance for consideration by the El Mirage City Council. There is no public hearing requirement at the municipal level for deannexations. The public hearing obligation lies with the County Board of Supervisors, who cannot act until both the City of Glendale and the City of El Mirage have adopted Ordinances regarding the proposed deannexation. As you know, the City of Glendale is presently scheduled to consider this matter at their hearing on Tuesday evening, May 12, 2020.

We look forward to a City Council hearing to consider an Ordinance that will bring us that much closer to joining this property to the City of El Mirage as part of the much larger Copperwing Logistics Center.

Sincerely,

GAMMAGE & BURNHAM, P.L.C.

By



Stephen W. Anderson

Enclosures

cc (*via e-mail and w/encls.*):

Jacob Long

Tim Wright

**CITY OF GLENDALE DEANNEXATION PARCEL  
AND CITY OF EL MIRAGE ANNEXATION PARCEL  
LEGAL DESCRIPTION**

A portion of that property as shown in that certain document entitled "Special Warranty Deed" recorded as document number 2019-0047564 records of Maricopa County, Arizona being situated within a portion of the Southeast Quarter of Section 34, Township 3 North, Range 1 West of the Gila and Salt River Meridian, Maricopa County, Arizona, being more particularly described as follows:

**COMMENCING** at a found brass cap in hand hole accepted as the South Quarter corner of said Section 34 from which a found brass cap in hand hole accepted as the Southeast corner of said Section 34 thereof bears South 89°17'14" East, 2624.32 feet;

Thence South 89°17'14" East, 1310.70 feet along the south line of the Southeast Quarter of said Section;

Thence leaving said south line, North 00°42'46" East, 124.94 feet to the **POINT OF BEGINNING**, said point also being 10.00' north of and parallel with the northerly Right-of-Way line of Northern Parkway as shown on the Maricopa County Department of Transportation Record of Survey filed as Book 1114, page 23 records of Maricopa County, Arizona being on a non-tangent curve, concave northeasterly, having a radius of 2440.00 feet, the center of which bears North 04°20'23" East;

Thence along said parallel curve northwesterly, through a central angle of 28°46'23", an arc length of 1225.33 feet to a non-tangent line being the north line of said Special Warranty Deed;

Thence South 89°17'14" East, 1148.64 feet along said north line to the Northeast corner of said deed;

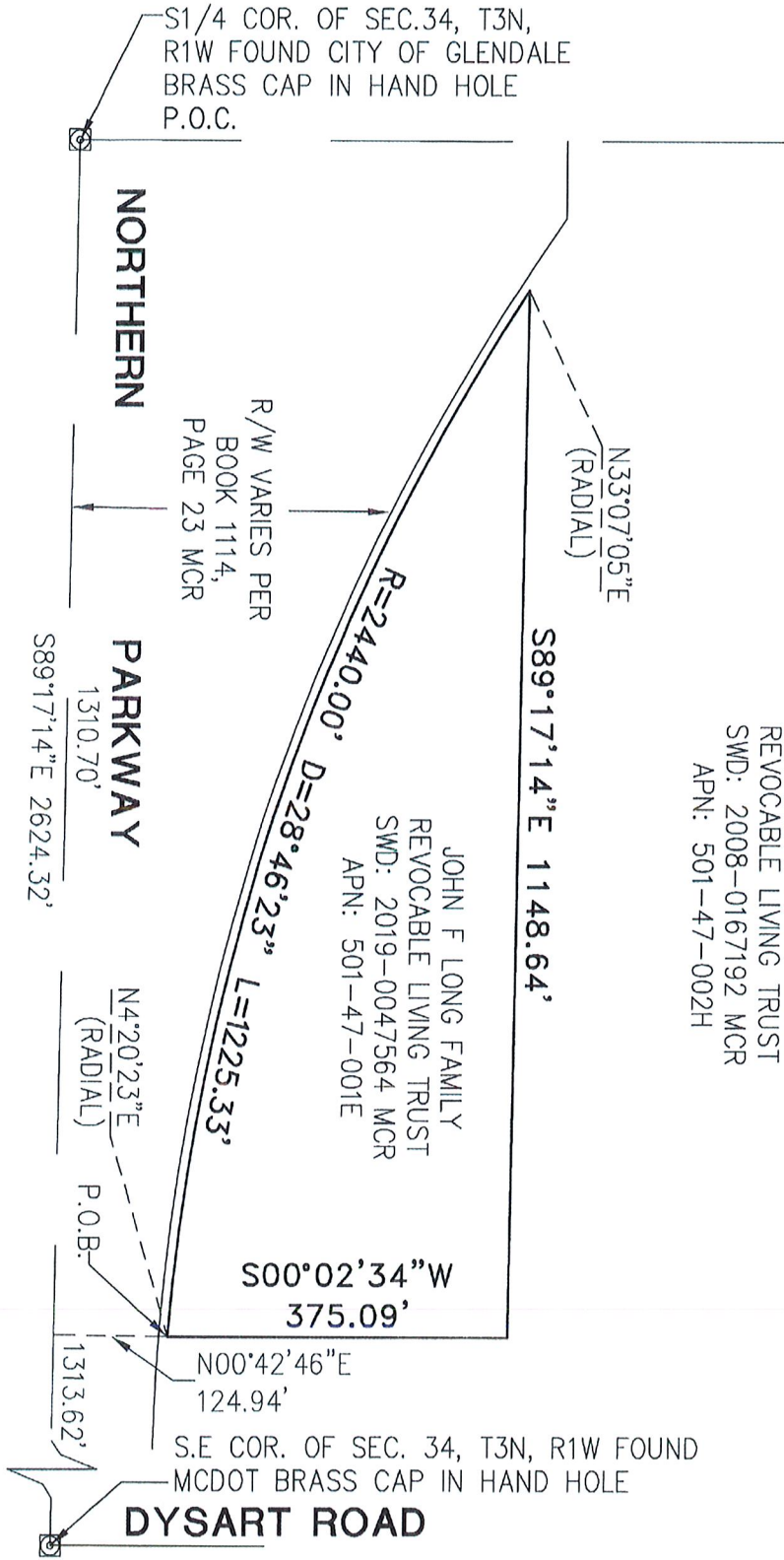
Thence leaving said north line, South 00°02'34" West, 375.09 feet along the east line to the **POINT OF BEGINNING**.

The above described parcel contains a computed area of 277450 sq. ft. (6.369 acres) more or less and being subject to any easements, restrictions, rights-of-way of record or otherwise.

The description shown hereon is not to be used to violate any subdivision regulation of the state, county and/or municipality or any land division restrictions.

Prepared by: HILGARTWILSON, LLC  
2141 E. Highland Avenue, Suite 250  
Phoenix, AZ 85016  
Project No. 1680  
Date: March 2020





JOHN F LONG FAMILY  
 REVOCABLE LIVING TRUST  
 SMD: 2008-0167192 MCR  
 APN: 501-47-002H

JOHN F LONG FAMILY  
 REVOCABLE LIVING TRUST  
 SMD: 2019-0047564 MCR  
 APN: 501-47-001E



P.O.C. - POINT OF COMMENCING  
 P.O.B. - POINT OF BEGINNING

PROJ.NO.:	1680
DATE:	MARCH 2020
SCALE:	NTS
DRAWN BY:	DSP
CHECKED BY:	KJP

CITY OF GLENDALE DEANNEXATION PARCEL  
 AND CITY OF EL MIRAGE ANNEXATION PARCEL  
 GLENDALE, ARIZONA

**EXHIBIT**

**HILGARTWILSON**  
 2141 E. HIGHLAND AVE., STE. 250  
 PHOENIX, AZ 85016  
 P: 602.490.0535 / F: 602.368.2436