



Planning & Development Department

May 23, 2018

VIA E-Mail

Mr. Scott Johnson
Hangar Haciendas HOA
3143 W. Avion Way
Laveen, AZ 85339

Re: **Z2018017** - Approval of Modification of Conditions to SUP (Z98-72) to indefinitely extend the SUP and modify the area covered by the SUP to cover only the runway and avigation tracts (Tracts B, C, D, and E)

Dear Mr. Johnson,

On May 23, 2018, the Maricopa County Board of Supervisors **approved** the Modification of Conditions to SUP (Z98-72) to indefinitely extend the SUP and modify the area covered by the SUP to cover only the runway and avigation tracts (Tracts B, C, D, and E). Generally located approx. 430' north of the intersection of 27th Ave. and Ceton Dr. Hangar Haciendas Subdivision. Approval is subject to conditions 'a' through 'f':

- a. Development and use of the site shall comply with the Site Plan entitled "Hangar Haciendas Special Use Permit Exhibit", consisting of one sheet, dated March 2018, and stamped received March 13, 2018, except as modified by the following stipulations.
- b. Development and use of the site shall comply with the narrative report entitled "Hangar Haciendas SUP", consisting of 10 pages, updated March 12, 2018, and stamped received March 13, 2018, except as modified by the following stipulations.
- c. The Special Use Permit shall be permitted indefinitely from the date of approval by the Board of Supervisors. If there is a termination of the current use all site improvements shall be removed within 90 days of such termination. A re-plat may also be deemed necessary by the Planning and Development Department.
- d. For changes to this Special Use Permit shall be processed as a revised application in the same manner as the original application, with final determination made by the Board of Supervisors following recommendation by staff and the Planning and Zoning Commission. The Planning and Development Department, Project Management Division may administratively approve minor changes.
- e. Noncompliance with any Maricopa County Regulation shall be grounds for initiating a revocation of this Special Use Permit as set forth in the Maricopa County Zoning Ordinance.



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- f. The granting of this change in use of the property has been at the request of the applicant, with the consent of the landowner. The granting of this approval allows the property to enjoy uses in excess of those permitted by the zoning existing on the date of application, subject to conditions. In the event of the failure to comply with any condition, and at the time of expiration of the Special Use Permit, the property shall revert to the zoning that existed on the date of application. It is, therefore, stipulated and agreed that either revocation due to the failure to comply with any conditions, or the expiration of the Special Use Permit, does not reduce any rights that existed on the date of application to use, divide, sell or possess the property and that there would be no diminution in value of the property from the value it held on the date of application due to such revocation or expiration of the Special Use Permit. The Special Use Permit enhances the value of the property above its value as of the date the Special Use Permit is granted and reverting to the prior zoning results in the same value of the property as if the Special Use Permit had never been granted.

Sincerely,

A handwritten signature in black ink, appearing to read "Jaclyn Sarnowski".

Jaclyn Sarnowski
Planner

Cc: File (Z2018017)

Enclosures: Approved Narrative
Approved Site Plan