



TOWN OF
QUEEN CREEK
ARIZONA

November 26, 2025

Sean Lake
Pew and Lake PLC
1744 S Val Vista Dr, Suite 217
Mesa, AZ 85204

RE: Approval Letter – San Tan Blvd and Ellsworth Rezone and Site Plan Cases P24-0101 and P24-0103

Dear Mr. Lake,

On November 19, 2025, the Queen Creek Town Council approved Ordinance 880-25 San Tan Blvd & Ellsworth Rezone (P24-0101) and Site Plan (P24-0103) with a vote of 5-0, subject to the conditions of approval detailed on the following page. Ordinance 880-25 is also attached for your reference.

If you have any questions regarding this approval letter, please contact me at sarah.clark@queencreekaz.gov or 480-358-3020.

Sincerely,

A handwritten signature in black ink that reads "Sarah Clark".

Sarah Clark, AICP
Principal Planner

CC: Technical Review Committee (via email)



Conditions of Approval:

1. This project shall be developed in accordance with the plans attached to this case and all the provisions of the Zoning Ordinance, General Plan, and Town Code applicable to this case.
2. Mechanical equipment, electrical meter and service components, and similar utility devices, whether ground level, wall mounted, or roof-mounted, shall be screened and painted to match the main color of the building or to blend in with adjacent landscaping.
3. All roof mounted equipment shall be fully screened by the roof parapet.
4. The developer shall construct a new 8-inch water line along Ellsworth Road, connecting to the existing waterline on San Tan Blvd and extending along Ellsworth Road to stub out at the southern boundary of the property.
5. All water, fire, and sewer infrastructure on site shall be private.
6. The applicant is required to and responsible for the construction, installation, and maintenance of landscaping within the existing median on Ellsworth Road across the entire project frontage.
7. The development shall address all outstanding comments from the Technical Review Committee review and submit complete sets of plans and reports addressing said comments with the building and construction plan submittal.
8. The applicant shall revise the lighting plan to incorporate wall-mounted gooseneck light fixtures in the building plans.
9. The approved site plan and associated documents with case P24-0103 is consistent with the Rural General Plan Land Use Category, and any changes to the site plan or uses shall meet the criteria for commercial uses in the Rural Category. Any significant change to the site or uses may require a PAD amendment as determined by the Planning Administrator.
10. For off-site public improvements, the Town requires cash, irrevocable letter of credit (IRLOC), or a bond to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. The assurance amount shall be determined by an engineer's estimate during the Construction Document review phase. Construction assurance shall be deposited with the Town prior to any permits being issued.
11. For onsite public improvements, the Town requires cash, irrevocable letter of credit (IRLOC), bond, or a signed C of O hold agreement to cover the costs for construction assurance. The IRLOC and bond are required to be approved by the Town Attorney. Construction assurance shall be deposited with the Town prior to final plat recordation.
12. The Town requires all poles less than 69kV to be relocated underground. SRP may require easements outside of Public Right-of-Way. The applicant shall contact SRP for specific requirements that they may have in addition to the Town requirements.



13. A Construction Assurance is required for all offsite public improvements. The Assurance shall be per Section 7.5 of the Town of Queen Creek Subdivision Ordinance. An Engineer's Cost Estimate for the offsite improvements shall be submitted for review and approval.
14. Arterial street lights are required along the San Tan Blvd frontage.
15. Full ½ street improvements shall be required to be designed and constructed for San Tan Blvd and Ellsworth Road for all portions of the Right-of-Way adjacent to the property frontage. Full ½ street improvements including all related sidewalk, curb and gutter, median, streetlights, landscaping, landscaped medians, applicable water and sewer lines, drainage facilities, fiber optic conduit and cabling, and power pole relocation shall be designed and constructed for all portions of the right-of-way adjacent to the property frontage. Road improvements shall include all appropriate roadway tapers as required by the Town's Traffic Division.
16. The drainage plan shall be in accordance with the current Maricopa County Drainage Manual. The approved Drainage Plan shall provide retention for storm waters in onsite retention areas.
17. The Site Plan approval shall be valid for a period of eighteen (18) months from the date of approval, at which time construction shall commence per Article 3.8 *Expiration of Development Approvals*. If construction has not commenced, the Site Plan approval shall expire.