



TOWN OF
QUEEN CREEK
ARIZONA

December 29, 2025

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

RE: San Tan Blvd & Ellsworth Annexation (P24-0102) – Approval Letter

Dear Mr. Lake,

On November 19, 2025, the Town Council approved the “San Tan Blvd & Ellsworth Annexation” (Case P24-0102). On December 19, 2025, the 30-day waiting period was met with the annexation effective on December 22, 2025 at 8:00am, thus completing the annexation into the incorporated limits of the Town of Queen Creek. Please see the attached recorded Ordinance 879-25 which includes the legal description, location map and the Certification of Map, and the Certification of Petitions.

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

Sincerely,

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

Sarah Clark, AICP
Principal Planner

When recorded return to:

Town of Queen Creek
Town Clerk's Office
22358 S. Ellsworth Rd
Queen Creek, AZ 85142

ANNEXP240102-8-1-1--
morenoa

ORDINANCE 879-25

AN ORDINANCE OF THE MAYOR AND COMMON COUNCIL OF THE TOWN OF QUEEN CREEK EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF QUEEN CREEK, MARICOPA COUNTY, STATE OF ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS HERETO, BY ANNEXING THERETO CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING TOWN LIMITS (SAN TAN BLVD & ELLSWORTH ANNEXATION, P24-0102)

TOWN OF QUEEN CREEK

County of Maricopa, State of Arizona

I, Maria E. Gonzalez, the duly qualified and acting Town Clerk of the Town of Queen Creek, Maricopa County, Arizona, hereby certify that the attached copy of Ordinance 879-25 adopted November 19, 2025 is a true, correct and compared copy of the original record on file in the office of the Town Clerk of the Town of Queen Creek, Arizona.

IN TESTIMONY, WHEREOF, I have hereunto set my hand and official seal of this, the Town of Queen Creek, Maricopa County, Arizona, this 20th day of November 2025.





Maria E. Gonzalez, MMC
Town Clerk

ORDINANCE NO. 879-25

AN ORDINANCE OF THE COMMON COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA, EXTENDING AND INCREASING THE CORPORATE LIMITS OF THE TOWN OF QUEEN CREEK, MARICOPA COUNTY, STATE OF ARIZONA, PURSUANT TO THE PROVISIONS OF TITLE 9, CHAPTER 4, ARTICLE 7, ARIZONA REVISED STATUTES AND AMENDMENTS HERETO, BY ANNEXING THERETO CERTAIN TERRITORY CONTIGUOUS TO THE EXISTING TOWN LIMITS. (SAN TAN BLVD & ELLSWORTH ANNEXATION, P24-0102)

WHEREAS, Arizona Revised Statutes § 9-802 provides a procedure whereby a municipality may enact the provisions of a code or public record by reference, without setting forth such provisions, providing that the adopting ordinance is published in full, but exhibits to the ordinance need not be published in full so long as certain requirements are fulfilled; and

WHEREAS, A.R.S. § 9-802 provides a procedure whereby a municipality may enact the provisions of a code or public record by reference, without setting forth such provisions, providing that the adopting ordinance is published in full, but exhibits to the ordinance need not be published in full so long as certain requirements are fulfilled; and

WHEREAS, a petition in writing ("Petition"), accompanied by a map of certain real property contiguous to the boundaries of the Town of Queen Creek, has been filed and presented to the Mayor and Common Council of the Town of Queen Creek, Arizona, requesting that said property be annexed into the Town of Queen Creek, thereby extending and increasing the corporate limits of the Town to include such Property; and

WHEREAS, the Petition was signed by the owners of more than one-half in value of the real and personal property and more than one-half of the persons owning such real and personal property as would be subject to taxation by the Town of Queen Creek in the event of annexation of such property into the Town; and

WHEREAS, the Mayor and Common Council of the Town of Queen Creek, Arizona, are desirous of complying with said Petition and extending and increasing the corporate limits of the Town to include said territory; and

WHEREAS, the said Petition sets forth a true and correct description of all the exterior boundaries of the entire area proposed to be annexed to the Town of Queen Creek, including all county rights of way and roadways that are within or contiguous to the exterior boundaries of the area of the proposed annexation, and had attached thereto at all times accurate maps of the territory desired to be annexed; and

WHEREAS, no alterations increasing or reducing the territory sought to be annexed have been made after the said petition had been signed by any owner of real and personal property in such territory; and

WHEREAS, the provisions of Section 9-471, Arizona Revised Statutes, and amendments thereto, including all requirements, notices, and waiting periods, have been fully observed and complied with; and

WHEREAS, proper and sufficient certification and proof of the foregoing facts are now on file in the office of the Town Clerk of the Town of Queen Creek, Arizona, together with a true and correct copy of the original Petition referred to herein, which Petition is on file in the Office of the Maricopa County Recorder.

BE IT ORDAINED BY THE COMMON COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA, AS FOLLOWS:

Section 1: That Exhibits A and B hereto and the Staff Report to the Queen Creek Town Council dated November 19, 2025 are declared to be public records and are incorporated herein by this reference.

Section 2: That the territory depicted in Exhibit A and described in Exhibit B and attached hereto and incorporated herein by this reference (the "Property") is hereby annexed to the Town of Queen Creek, Arizona, and that the present corporate limits are hereby extended and increased to include the Property.

Section 3: That a copy of this ordinance, together with an accurate map of the territory hereby annexed into the Town of Queen Creek, Arizona, certified by the Mayor of said Town, be forthwith filed and recorded in the Office of the Maricopa County Recorder and that a copy of this ordinance be provided to the Clerk of the Board of Supervisors of Maricopa County, Arizona.

Section 4: That the Town Council has determined that the Town zoning categories that permits densities and uses no greater than those permitted by the County immediately before annexation is as follows:

Maricopa County Zoning District	Equivalent Queen Creek Zoning District
RU-43	R1-43

Section 5: That the Official Zoning Map of the Town of Queen Creek is hereby amended to show that the Properties that are zoned in the County as shown in the table above are hereby zoned to the equivalent Town of Queen Creek Zoning District.

Section 6: That the Town Council approves and affirms that it is the policy of the Town to provide the newly annexed territory with infrastructure and services (to the extent not already provided) commensurate with other areas of the Town within 10 years after the annexation becomes final as further described in the Staff Report to the Queen Creek Town Council dated November 19, 2025 which is incorporated herein and adopted by the Town Council.

Section 7: That the Town Council has determined that the effective date of this ordinance is December 22, 2025 at 8:00 A.M.

Section 5: If any section, subsection, clause, phrase or portion of this Ordinance is for any reason held invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

Section 8: At least one paper copy and one electronic copy of this Ordinance and Exhibit(s) are to be filed with and will be located at the office of the Town Clerk.

PASSED AND ADOPTED by the Common Council of the Town of Queen Creek, Arizona, this 19th day of November, 2025.

FOR THE TOWN OF QUEEN CREEK:

ATTESTED TO:



Leah Martineau, Vice Mayor



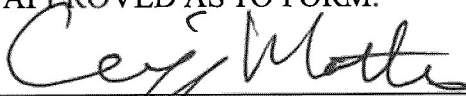
Maria Gonzalez, Town Clerk

REVIEWED BY:

APPROVED AS TO FORM:



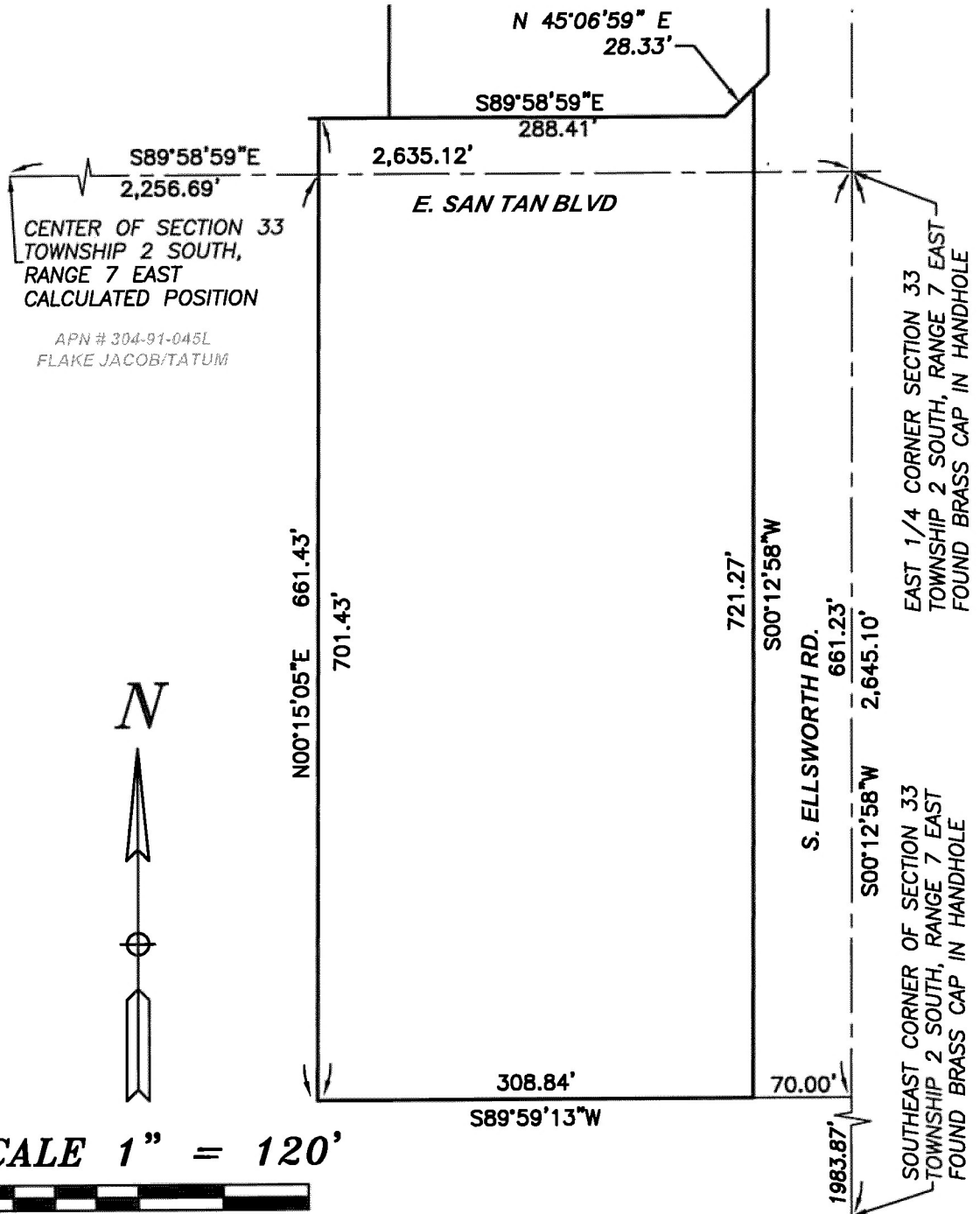
Bruce Gardner, Town Manager



Clifford Matice, Town Attorney

EXHIBITS ON FILE AND LOCATED AT THE TOWN CLERK'S OFFICE

EXHIBIT A

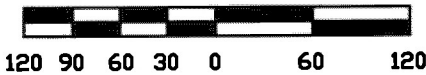


CENTER OF SECTION 33
TOWNSHIP 2 SOUTH,
RANGE 7 EAST
CALCULATED POSITION

APN # 304-91-045L
FLAKE JACOB/TATUM



SCALE 1" = 120'



**ALLEN
CONSULTING
ENGINEERS, INC.**

4111 E. VALLEY AUTO DRIVE, SUITE 103
MESA, ARIZONA 85206
PHONE (480) 844-1666

**APN #304-91-045J & APN #304-91-045K
ANNEXATION AREA EXHIBIT**

JOB NUMBER	97839	DRAWING	EXHIBIT
		DATE	05-22-2025

EXHIBIT B

LEGAL DESCRIPTION
SAN TAN & ELLSWORTH PROPERTY
GROSS AREA

A PARCEL OF LAND BEING LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 33, TOWNSHIP 2 SOUTH, RANGE 7 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A BRASS CAP IN A HAND HOLE WHICH MARKS THE EAST QUARTER CORNER OF SAID SECTION 33, FROM WHICH A 1"X1" IRON BAR MARKING THE CENTER QUARTER CORNER OF SAID SECTION 33 BEARS SOUTH 89 DEGREES 58 MINUTES 59 SECONDS EAST (BASIS OF BEARINGS), A DISTANCE OF 2635.12 FEET;

THENCE SOUTH 00 DEGREES 12 MINUTES 58 SECONDS WEST, ALONG THE EAST LINE OF SAID SECTION 33, 661.23 FEET;

THENCE SOUTH 89 DEGREES 59 MINUTES 13 SECONDS WEST, 70.00 FEET TO THE POINT OF BEGINNING;

THENCE CONTINUING SOUTH 89 DEGREES 59 MINUTES 13 SECONDS WEST 308.84 FEET TO A ½" REBAR LS#41076;

THENCE NORTH 00 DEGREES 15 MINUTES 05 SECONDS EAST 701.43 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY LINE SAN TAN BOULEVARD;

THENCE SOUTH 89 DEGREES 58 MINUTES 59 SECONDS EAST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID SAN TAN BOULEVARD, 288.41 FEET;

THENCE NORTH 45 DEGREES 06 MINUTES 59 SECONDS EAST, 28.33 FEET;

THENCE SOUTH 00 DEGREES 12 MINUTES 58 SECONDS WEST PARALLEL WITH AND 70.00 FEET WEST OF THE EAST LINE OF SAID SECTION 33, 721.27 FEET TO THE POINT OF BEGINNING.

NET AREA IS 216,649 S.F. AND/OR 4.973 ACRES MORE OR LESS



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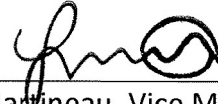
TOWN OF QUEEN CREEK ANNEXATION NO. P24-0102

ORDINANCE NO. 879-25

CERTIFICATION OF MAP

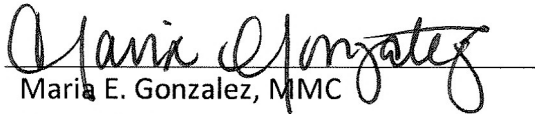
MAP AREA TO BE ANNEXED

I, Leah Martineau, Vice Mayor of the Town of Queen Creek, do hereby certify that the foregoing map is a true and correct map of the territory annexed under and by virtue of the petition of the real and personal property owners in the said territory and by 879-25 annexing the territory to be included within the corporate limits of the Town of Queen Creek, Arizona.



Leah Martineau, Vice Mayor

ATTEST:



Maria E. Gonzalez, MMC
Town Clerk

Unofficial 20. Document

P2
So

When recorded return to:

Town of Queen Creek
Town Clerk's Office
22358 S Ellsworth Road
Queen Creek, AZ 85142

ANNEXATION PETITION
OF
THE TOWN OF QUEEN CREEK

San Tan & Ellsworth Property Gross Area (P24-0102)

ANNEXATION PETITION ANNEXATION NO. P24-0102

TO THE HONORABLE MAYOR AND COUNCIL OF THE TOWN OF QUEEN CREEK, ARIZONA:

We, the undersigned, the owners of one-half or more in value of the real and personal property and more than one-half of the persons owning real and personal property that would be subject to taxation by the Town of Queen Creek in the event of annexation within the territory being contiguous to the corporate limits of the Town of Queen Creek, with the exterior boundaries of the territory proposed to be annexed shown on the map attached hereto, marked Exhibit "A" and made a part hereof, request the Town of Queen Creek to annex the following described territory, provided that the requirements of Section 9-471, Arizona Revised Statutes, and amendments thereto are fully observed.

The descriptions of the territory proposed to be annexed, not already within the present limits of the Town of Queen Creek and located in Maricopa County, Arizona, are attached hereto, marked "Exhibit "B" and made a part hereof.


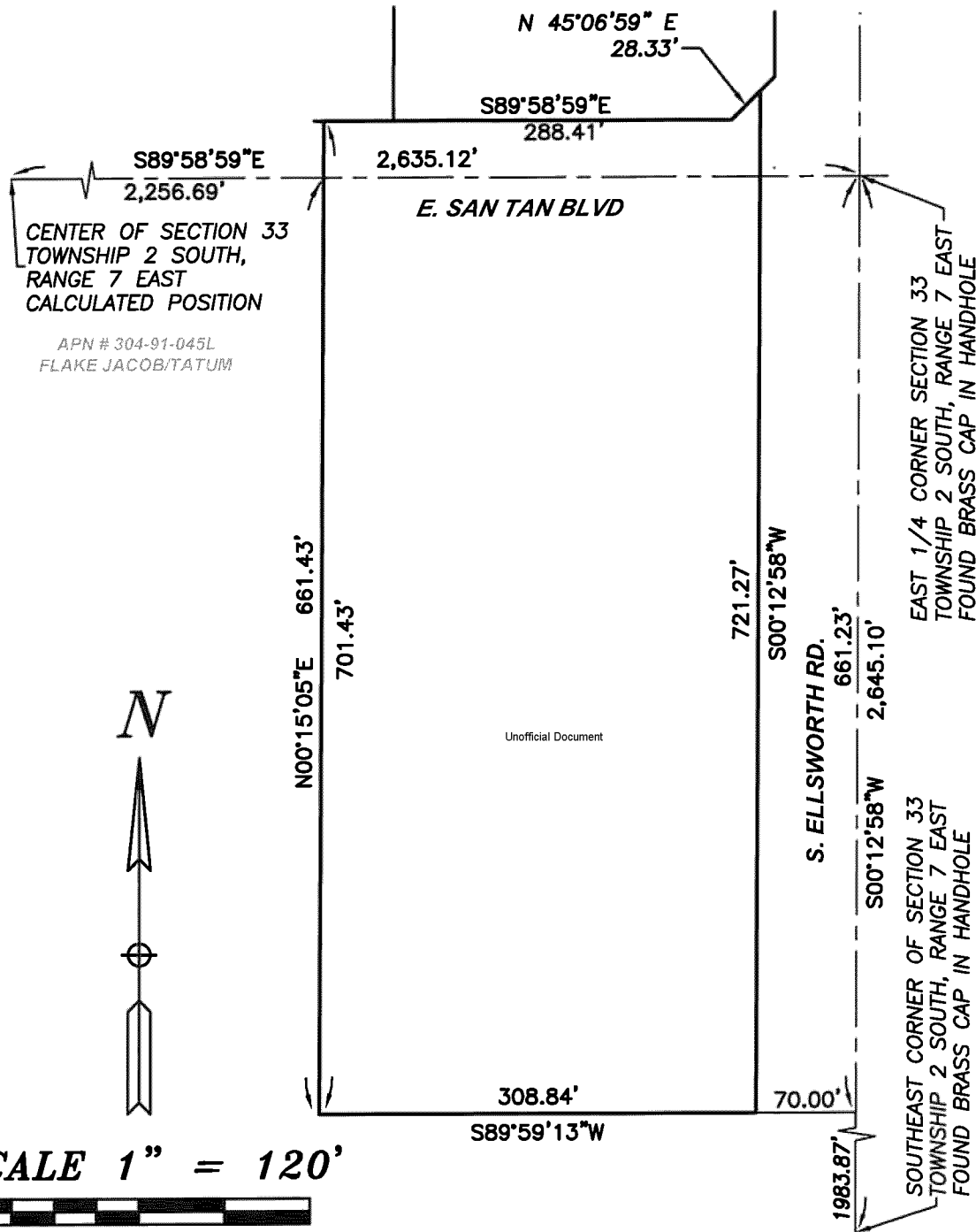
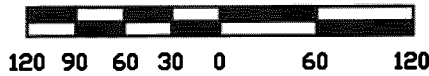
DATE	SIGNATURE	MAILING ADDRESS	ASSESSOR'S PARCEL NUMBER
11/1/25	 Matthew Brown	4365. E. Pecos Rd. #109 Gilbert, AZ. 85296	
		Unofficial Document	

EXHIBIT A



SCALE 1" = 120'



120 90 60 30 0 60 120



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