



Neighborhood Meeting



June 10, 2016

Jeffrey Denzak, Partner
Swaback Partners, pllc
7550 E. McDonald Dr.
Scottsdale, AZ 85250

RE: Neighborhood Meeting for Proposed Territory Square

Expansion Dear Property Owner:

Swaback Partners, pllc on behalf of Florence Artisan Acres, LLC is proposing to develop a 40 acre property owned by Florence Artisan Acres, LLC, located on the southeast corner of Plant Road and Butte Avenue. The proposed development is envisioned to be developed as an extension of complementary uses and activities for the existing Windmill Winery in order to reinforce the brand identity of this very special and unique destination setting. Such uses proposed are a mixed-use environment that includes a diversity of uses from farm fields to retail and commercial development. This location near a future freeway provides an opportunity to integrate agrarian themes with more urban form. Some of the specific uses are residential, commercial, specialty retail, restaurant, mixed-use buildings, and a small Inn with associated casitas. A RV-Resort Vehicle use (limited/short term only related to events) is also being contemplated as an accessory use within the proposed development. To make the proposed development a reality it has to go through the following entitlements:

- PZ 16-49 GPA: Minor General Plan Amendment Application
- PZ 16-51-ORD: Text Amendment Application
- PZ 16-50 ZC: Zone Change Application

Swaback Partners is hosting a neighborhood meeting to provide more information about the project and to give members of the neighborhood an opportunity to ask questions and provide comments about the said applications and the proposed project. The notification list of affected property owners within 300' is derived from current records of the Pinal County Assessor's Office. As those records are not always current, please feel free to notify your neighbors of this meeting date so all may have the opportunity to participate. The Neighborhood Meeting information is as follows:

June 29, 2016

Time: 5-7pm

The Windmill Winery

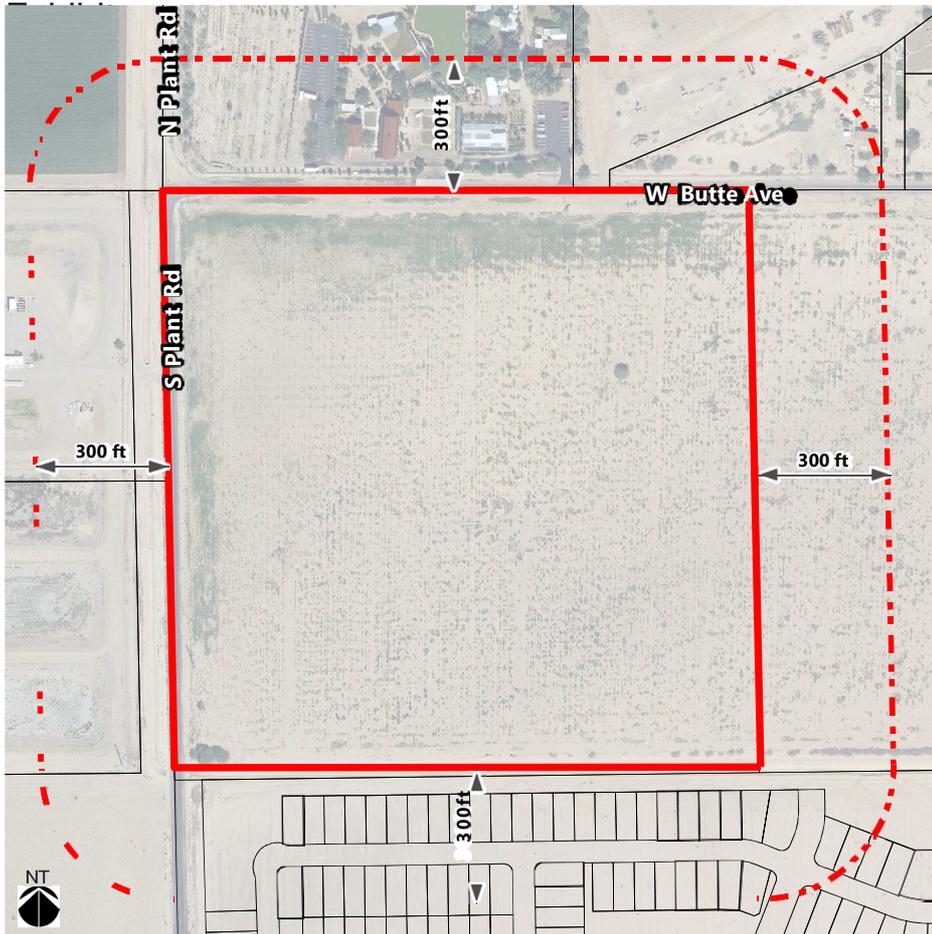
1140 W Butte Ave, Florence, AZ
85132

If you are unable to attend the meeting but would like to make a comment or ask questions, please contact Swaback Partners before June 22, 2016 care of:

Jeffrey Denzak, Partner
Email: jdenzak@swabackpartners.com
Phone: (480) 367-2100

Swaback Partners, pllc
7550 E. McDonald. Dr.
Scottsdale, AZ 85250

Project Location



Legend

-  Site Location
-  300ft Buffer
-  Parcel Lines
-  Town Limits

Context Map



Thank you in advance for your participation.
Sincerely,

Jeffrey Denzak, Partner
Swaback Partners, pllc

John Shoecraft, Managing Member
Harold Christ, Managing Member
Kevin Brooks, Managing Member
Florence Artisan Acres, LLC