



ZON24-03 White & Parker
Citizen Participation
Report

PLANNING AND ZONING DIVISION

39700 W. Civic Center Plaza
Maricopa, AZ 85138
Ph: 520.568.9098
Fx: 520.568.9120
www.maricopa-az.gov

The Purpose of the Citizen Participation Plan is to ensure that applicants pursue that early and effective citizen participation in conjunction with their land use applications, giving residents and property owners the opportunity to understand and try to mitigate any real or perceived impacts the proposed land use application may have on the community; ensure that the citizens and property owners of the City of Maricopa have an adequate opportunity to learn about applications that may affect them and to work with applicants to resolve concerns at an early stage of the process; and facilitate staff, and elected officials throughout the application review process.

This is a two-step process:

- The creation of the Citizen Participation Plan (CPP), by the applicant
- The further preparation of the Citizen Participation Report (CPR), by the applicant

Utilize this guide to follow the LEGAL requirements of Public Participation in the Planning Process.

Your **CPP** will include the following:

- ☐ Narrative of the proposed plan for notification
- ☐ Draft notification letters to be reviewed and approved by staff
 - The case Planner will assist with revisions until properly formatted
- ☐ 600-foot radius map of properties to be contacted
- ☐ List of property owners to be contacted the list should include, parcel #, name of owner, and tax billing address.
 - Additional notifications may be required (your case planner may provide a list of additional registered contacts for the mailing)
- ☐ Proposed newspaper notice
- ☐ Reduced copy of sign posting (actual size will be 24in x 36 in)
- ☐ Aerial of the existing site noting the locations for the sign postings
 - Allow the case Planner to finalize and approve locations before installation
- ☐ Submit your CP Plan digitally.

Be sure that your CPR Plan is approved by your project planner prior to its implementation. Please contact your project planner if you need further guidance.

Your **CPR** will include the following upon complete implementation of your CP Plan:

- ☐ Everything from the CP Plan with the following additions:
- ☐ Organize the Report to include a Table of Contents
- ☐ Picture(s) of the sign(s) posted
- ☐ Finalized list of property owners contacted with the corresponding parcel #, name of owner, and tax billing address
- ☐ Final draft of the sign language
- ☐ Final draft of notification letter
- ☐ Confirmation from the newspaper of the ad posting
- ☐ Typed Neighborhood Meeting Minutes, including:
 - Date, time, and location of meeting
 - Facilitator(s) and their title(s)/role(s)
 - Outline of presentation and summary of questions and answers
- ☐ Neighborhood Meeting Sign-In sheet, with names, address, and zip of attendees

Mailing Letter



PO Box 124
Cottonwood, Arizona 86321
Telephone: 928-639-0771
Fax: 928-639-380

CIVIL ENGINEERING ■ SURVEY ■ LAND PLANNING ■ CONSTRUCTION MANAGEMENT ■ HIGHWAY ■ TRAFFIC

RE: **ZON24-03, White & Parker** This site is generally located at **N. White & Parker Rd. and W. Santi Rd.** within the City of Maricopa incorporated limits.

Dear Neighbor,

An application has been filed with the City of Maricopa by **Pender Engineering** for a **change of Zoning** at the above-mentioned property. The meeting dates in regards to this request are as follows:

Neighborhood Meeting
5-12-25 @ 6:00 p.m.
Maricopa Library & Cultural Center
18160 N Maya Angelou Dr., Maricopa,
Arizona 85138, In the Maple Room

Planning and Zoning Commission:
6-9-25 @ 6:00 p.m.
City Hall – Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council:
7-15-25 @ 6:00 p.m.
City Hall – Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

According to the Pinal County Assessor records, you are a property owner within 600 feet of the property under consideration. In order to better inform you of the public meeting scheduled for this matter, this notice is being sent to you via **first class mail**.

If you wish to provide input on this matter, you may attend each meeting or submit written comment before or at the meeting. If you have any questions concerning this matter, please contact **LaRee Mason** at the City of Maricopa Planning Department at 520-568-9098. You can also email them at **LaRee.Mason@maricopa-az.gov** subject **ZON24-03, White & Parker**.

Please see additional pages for project narrative and other exhibits:

Criteria for Project Narrative should include description of the site location, parcel #, proposed hours of operation, intent for the application, etc.

Sincerely, **Pender Engineering**

****Esta información se puede proporcionar en español a pedido, por favor comuníquese con Rodolfo Lopez, 520-316-6986 para la información.****

Notification Area Map

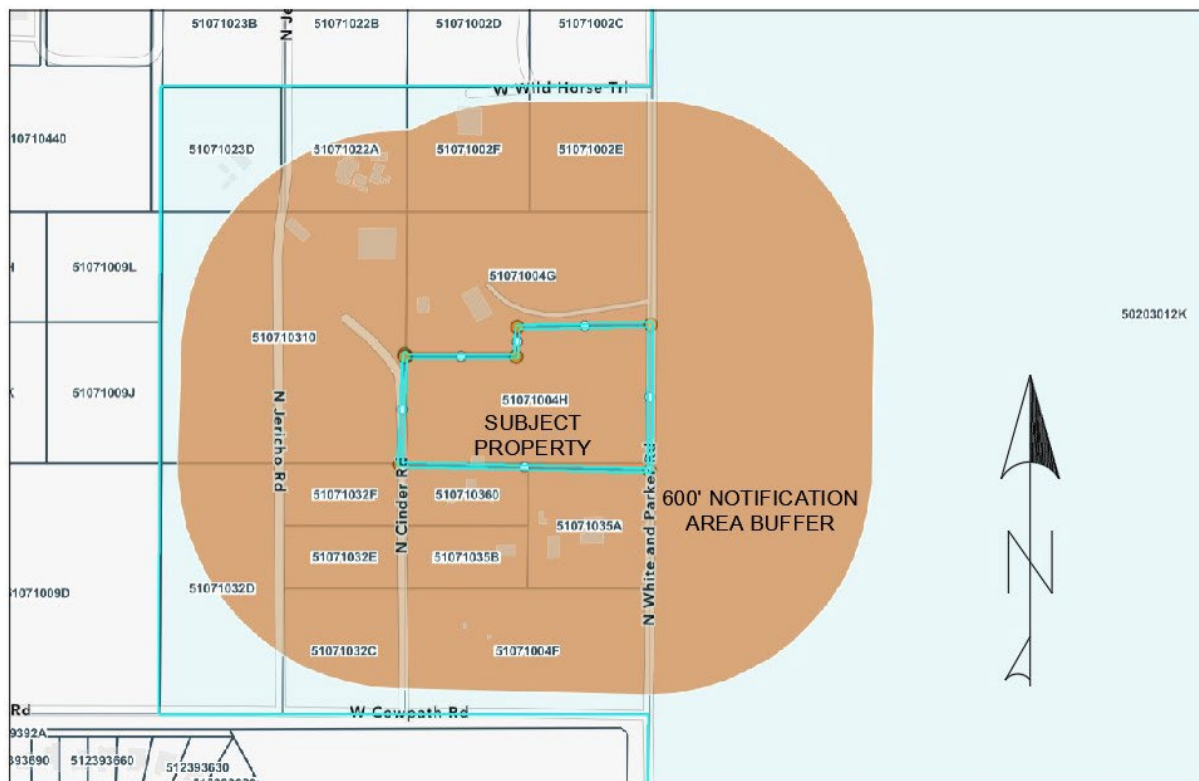
Project Name: White & Parker

Location: Northwest of the intersection of W. Santi Rd. and N. White & Parker Rd.

Request: We are requesting a change of Zoning to GC (General Commercial)

Current Zoning of Subject Property: GR (General Rural)

Property Owner Notification: 600 feet mailing list



Mailing list

PROPERTY OWNER NAME	PARCEL#	PHYSICAL ADDRESS	TAX BILLING ADDRESS
MARICOPA LUTHERAN CHURCH	51071004F	20987 N JOHN WAYNE PKWY STE B104-180, MARICOPA, AZ 85139-9292	20987 N JOHN WAYNE PKWY STE B104-180, MARICOPA, AZ 85139-9292
DEVINE KEVIN & SANTANGELO LORIANN	51071032C	44 MADSEN AVE, STATEN ISLAND, NY 10309-9260	44 MADSEN AVE, STATEN ISLAND, NY 10309-9260
VON FLECKINGER ROBERT F & PHYLLIS G TRS	51071035B	19008 N WHITE AND PARKER RD, MARICOPA, AZ 85138-8293	19008 N WHITE AND PARKER RD, MARICOPA, AZ 85138-8293
DEVINE KEVIN & SANTANGELO LORIANN	51071032E	44 MADSEN AVE, STATEN ISLAND, NY 10309-9260	44 MADSEN AVE, STATEN ISLAND, NY 10309-9260
VON GLECKINGER ROBERT F & PHYLLIS G TRS	51071035A	19008 N WHITE AND PARKER RD, MARICOPA, AZ 85138-8293	19008 N WHITE AND PARKER RD, MARICOPA, AZ 85138-8293
QUINTERO ROBERTO & FRANCISCAM	510710360	MAIL RETURN	MAIL RETURN
WEIGLE EDWARD R JR & MICHELLE	51071032F	21842 N BALBOA DR, MARICOPA, AZ 85138-8157	21842 N BALBOA DR, MARICOPA, AZ 85138-8157
ABC RENTALS LLC	51071032D	MAIL RETURN	MAIL RETURN
STUART J & L TRUST	51071004G	19156 N WHITE AND PARKER RD, MARICOPA, AZ 85138-8293	19156 N WHITE AND PARKER RD, MARICOPA, AZ 85138-8293
OLVEY JAMES M & CYNTHIA CO-TRS	510710310	PO BOX 1440, MARICOPA, AZ 85139-9136	PO BOX 1440, MARICOPA, AZ 85139-9136
MARICOPA 30 LLC	51071002E	MAIL RETURN	MAIL RETURN
TALLABAS JOHN A & PATRICIA F TRS	51071002F	40075 W WILD HORSE TRL, MARICOPA, AZ 85138-8293	40075 W WILD HORSE TRL, MARICOPA, AZ 85138-8293
JONES JUDITH	51071022A	7844 W ARTEMIS ADR, PEORIA, AZ 85383-3191	7844 W ARTEMIS ADR, PEORIA, AZ 85383-3191
MAINES BARRY L & PATRICIAS	51071023C	10751 W MEADE DR, SUN CITY, AZ 85351-1152	10751 W MEADE DR, SUN CITY, AZ 85351-1152
VALENZUELA RAUL JR	51071023D	19305 N CONTINENTAL BLVD, MARICOPA, AZ 85138-8513	19305 N CONTINENTAL BLVD, MARICOPA, AZ 85138-8513
NEELY FAMILY FARM LLC	50203012K	21895 N DESERT PARK CT, MARICOPA, AZ 85138-8158	21895 N DESERT PARK CT, MARICOPA, AZ 85138-8158

Newspaper Public Notice and Affidavit



AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Ankit Sachdeva, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Casa Grande Dispatch, a newspaper published at Casa Grande, Pinal County, Arizona, Tuesday, Thursday, and Saturday of each week; that a notice, a full, true and complete printed copy of which is hereunto attached, was printed in the regular edition of said newspaper, and not in a supplement thereto, for 1 issues. The publications thereof having been on the following dates:

PUBLICATION DATES:

Apr. 24, 2025

NOTICE ID: gusUu46uIDhBEAsDFJOs

NOTICE NAME: ZON24-03 White & Parker

Ankit Sachdeva

(Signed) _____



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 04/25/2025

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD
MEETING, PUBLIC HEARING
AND PUBLIC MEETING
Zoning Case ZON24-03, White & Parker
Neighborhood Meeting
5-12-25 @ 6:00 p.m.
Maricopa Library & Cultural Center
18160 N Maya Angelou Dr.
In the Maple Room
Maricopa, AZ 85138
Planning & Zoning Commission
Meeting
(PUBLIC HEARING)
6-9-25 @ 6:00 PM
City Hall – Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138
City Council Meeting
7-15-25 @ 6:00 PM
City Hall – Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138
NOTICE IS HEREBY GIVEN
THAT at the above listed meeting,
a PUBLIC HEARING will be held
at the above stated date, time, and
location.
ETP INVESTMENTS LLC,
represented by Tom Pender
or Jesse Dowling of Pender
Engineering, is proposing a Zone
Change at APN 51071004H
generally located to the northwest
of the intersection of W. Santi Rd.
and N. White and Parker Rd.
The Planning and Zoning Division
is processing this proposal in
accordance to the Zoning Code as
ZON24-03, White & Parker.
Anyone wishing to appear and
make comment is encouraged
to attend. Written comments are
welcome and if received prior to
the meeting, will be included in the
record. All comments or appeals
should be sent in a written form to
the Planning and Zoning Division,
Attn: LaRee Mason at 39700 W
Civic Center Plaza, Maricopa, AZ
85138 or email at LaRee.Mason@
Maricopa-az.gov. Please include
name, address, telephone number
and signature. For questions,
contact the Planning and Zoning
Division at (520) 568-9098.
(4-21-25)
Published 4/24/25

**Public Notice Sign
(Approved by staff)**

ZONING

City of Maricopa – Planning Division

Proposal:

Change of Zoning from GR (General Rural) to GC (General Commercial), consistent with the City of Maricopa General plan.

NEIGHBORHOOD MEETING

(5-12-25) (6:00 pm)

**Maricopa Library & Cultural Center
18160 N Maya Angelou Dr., Maple Room**

Maricopa, AZ (85138)

PLANNING AND ZONING COMMISSION

(PUBLIC HEARING)

6-9-25 6:00p.m.

**City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138**

**FOR QUESTIONS OR COMMENTS
REGARDING THIS CASE CONTACT**

CASE PLANNER: LaRee Mason

Assistant PLANNER

520-316-6928

LaRee.Mason@Maricopa-az.gov

CITY COUNCIL MEETING

7-15-25 6:00p.m.

**City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138**



**Sign Posting
Affidavit and Date Stamped Photo**

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the SWC White and Parker rd & Wild Horse trl, in the City of Maricopa, on 04/23/25.

See attached photo exhibit.

For applicant:

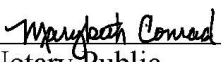
Pender Engineering

Dynamite Signs
Sign Company Name


Sign Company Representative

Subscribed and sworn to be on 04/23/25 by Meghan Liggett.

IN WITNESS WHEREOF, I Hereto set my hand and official seal.


Notary Public



My Commission expires: 10-25-28



ZONING

CITY OF MARICOPA- PLANNING DIVISION

Proposal: Change of Zoning from GR (General Rural) to GC (General Commercial), consistent with the City of Maricopa General plan.

NEIGHBORHOOD MEETING Date: May 12, 2025 Time: 6:00 P.M. Location: Maricopa Library and Cultural Center 18190 N Maya Avenue Dr., Maple Room Maricopa, AZ 85138	PLANNING AND ZONING COMMISSION (PUBLIC HEARING) Date: June 9, 2025 Time: 6:00 P.M. Location: City Hall Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138	CITY COUNCIL MEETING Date: July 15, 2025 Time: 6:00 P.M. Location: City Hall Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138
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FOR QUESTIONS OR COMMENTS REGARDING THIS CASE, CONTACT CASE PLANNER:
LaRee Mason 520-316-6928 Email: LaRee.Mason@Maricopa-az.gov

Posting Date: April 23, 2025



April 23, 2025 at 9:36 AM
+33.053199, -111.996490
19000-19132 N White And Parker Rd
Maricopa AZ 85138
United States

ZON24-03
White and Parker
Neighborhood Meeting Minutes

Meeting Date: 5-12-24

Meeting Time: 6:00 to 8:00 PM

Meeting Location: Maricopa Library and Cultural Center

18160 N Maya Angelou Dr, Maricopa, AZ 85138

Meeting Facilitators: Tom Pender, Owner/Engineer, Pender Engineering

Jesse Dowling, Design Manager, Pender Engineering

City of Maricopa staff present: Casey Norman, Planning Tech

Citizen attendants: Bob Von Fleckinger and his realtor Trent Rustan

Presentation Summary: A slide show illustrating the Existing Zoning, Proposed Zoning, Conceptual Layout, and general discussion.

Meeting Summary: The Meeting was attended by 1 adjacent property owner (Bob Von Fleckinger Parcel # 510-71-035A) and his realtor, Trent Rustan. Mr. Von Fleckinger supported the proposed zone change, his comment card did state that 'The road request is extreme and unwarranted.' This was specifically directed at the future Blazen Trail Right-of-Way and road construction along the south of the subject parcel and the north side of his parcel.

The meeting concluded with no additional attendees or concerns.

Sign in Sheet

[illegible]

Comment Card

White and Parker

Neighborhood Meeting Question/Contact Form

Property Owner Name: BOB VONFLECKINGER

Parcel #: 510-71-035A

Physical Address: 19008 N WHP (85138-8293)

Question/Comment: THE ROAD REQUEST IS

EXTREME AND UNWARRANTED
