



CITIZEN PARTICIPATION  
GUIDE: LAND USE CHANGE  
**PLANNING AND ZONING DIVISION**

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

# PROJECT INFORMATION

## Project Name

Maricopa Museum

## Applicant Representative

City of Maricopa  
LaRee Mason  
520-316-6928  
LaRee.Mason@maricopa-az.gov



Scan QR Code for more information

## Project Description

The City of Maricopa has initiated a General Plan Amendment and Zoning Map Amendment on a ± 2.5-acre parcel. The proposal is described in more detail below:

Maricopa Museum – If approved, this request would allow for a city-owned and city-operated Museum, generally located approximately 0.18-miles north of W. Edison Rd. and N. Butterfield Parkway.

## Neighborhood & Public Hearing Dates

<u>Neighborhood Meeting</u>	<u>Planning Commission</u>	<u>City Council</u>
<b>February 19, 2025 @ 6:00pm</b> Maricopa Library and Cultural Center 44345 MLK Jr. Blvd.	<b>March 10, 2025 @ 6:00pm</b> Maricopa City Hall 39700 W. Civic Center Plaza Maricopa, AZ 85138	<b>April 15, 2025 @ 6:00pm</b> Maricopa City Hall 39700 W. Civic Center Plaza Maricopa, AZ 85138

## How to learn more and comment

Project application materials may be viewed in person at:

Development Services Department  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

Planning and Zoning Department

If you have an interest in this request, contact the following Planning and Zoning Department staff member:

**LaRee Mason**  
520-316-6928  
LaRee.Mason@maricopa-az.gov

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







NAP  
, -  
512042740  
KONOPKA KEITH T & GIANNINA  
1760 E HORSESHOE AVE  
GILBERT , AZ 85296-6200

NAP  
, -  
512042480  
YEREMIN DMITRYI  
20472 N JONES DR  
MARICOPA , AZ 85138-8240

512042470  
SERBA DESALEGN  
20458 N JONES DR  
MARICOPA , AZ 85138-8240  
512042750  
SOMERA CAIRA  
43961 W KRAMER LN  
MARICOPA , AZ 85138-8240

512042670  
NELEN CHARLIE & ALICIA  
43833 W KRAMER LN  
MARICOPA , AZ 85138-8240  
512042760  
CREWSE CHRISTINA D  
43977 W KRAMER LN  
MARICOPA , AZ 85138-8240

512042680  
AZP PROPERTIES LLC  
4340 JOHANNA RD  
APTOS , CA 95003-3273  
51204009J  
THE VILLAGES AT RANCHO EL DORADO HOA  
4645 E COTTON GIN LOOP  
PHOENIX , AZ 85040-0888

512042690  
TAPIA IVAN DE JESUS & TANYA VICTORIA  
43865 W KRAMER LN  
MARICOPA , AZ 85138-8240  
512042490  
SUNDEEN JEREMY  
20486 N JONES DR  
MARICOPA , AZ 85138-8240

512042700  
THOMAS KRYSTALINA MORENO & BAKER BLAKE LAMONT  
43881 W KRAMER LN  
MARICOPA , AZ 85138-8240  
512081650  
RIVERS MELISSA  
20495 N MARQUEZ DR  
MARICOPA , AZ 85138--845

512042710  
ODD PROPERTIES ARIZONA LLC  
3585 VALENCIA RD  
APTOS , CA 95003--961  
512042500  
KAM CASEY K  
20502 N JONES DR  
MARICOPA , AZ 85138-8240

512042720  
LABYE CHRISTOPHER & AMY  
43913 W KRAMER RD  
MARICOPA , AZ 85139-8513  
512081570  
HPA II BORROWER 2021-1 LLC  
120 S RIVERSIDE PLZ STE 2000  
CHICAGO , IL 60606-6699

512042730  
PIAZZA DONALD S & LYNETTE MARIE  
43929 W KRAMER LN  
MARICOPA , AZ 85138-8240  
512042860  
PASZTOR JOHN S & EVA  
RR2 SITE 7 BOX 47  
DIDSBURY , AB -

512042850  
CORBANI MICHELLE  
43798 W KRAMER LN  
MARICOPA , AZ 85138-8240

512042840  
RENT MARICOPA LLC  
44705 W CANYON CREEK DR  
MARICOPA , AZ 85139-9504

512042830  
TREJO JOSE CARLOS & ESTELA  
43834 W KRAMER LN  
MARICOPA , AZ 85138-8240

512042820  
SFR JV-2 PROPERTY LLC  
PO BOX 15087  
SANTA ANA , CA 92735-5008

512042810  
2024-1 IH BORROWER LP  
5420 LYNDON B JOHNSON FWY STE 600  
DALLAS , TX 75240-0623

512042800  
BAHESHONE WYMONA  
MAIL RETURN  
, -

512042790  
LANPHERE FAMILY REV TRUST  
8 PLUMERIA  
IRVINE , CA 92620-9262

512042780  
BREWSTER TERESA M  
43918 W KRAMER LN  
MARICOPA , AZ 85138-8240

512042770  
SUMMER SCOTT AND REBA  
43936 W KRAMER LN  
MARICOPA , AZ 85138-8240

512042510  
CARD LEE AARON  
20516 N JONES DR  
MARICOPA , AZ 85138-8240

512081280  
SOWERS TRACY  
20345 N 108TH LN  
SUN CITY , AZ 85373-3330

512042520  
MEIER JOHN A & ROSEMARY I  
20532 N JONES DR  
MARICOPA , AZ 85138-8240

512042190  
KAMIKAZI GRACIA  
20535 N SANTA CRUZ DR  
MARICOPA , AZ 85138-8849

512081270  
ALFRED JACQUELINE & ALONZO  
20537 N MARQUEZ DR  
MARICOPA , AZ 85138-8845

512042180  
DAVIS JANICE S TR  
20551 N SANTA CRUZ DR  
MARICOPA , AZ 85138-8849

512042870  
RODSETH KENT DUANE & BARBARA DODSON REV LIV TRUST  
2910 199TH AVENUE CT E  
LAKE TAPPS , WA 98391-1906

512042880  
ALLEN SARIAH  
43797 W ROTH RD  
MARICOPA , AZ 85138-8849

512042890  
HERREDSVELA DUANE E  
539 SW 336TH ST  
FEDERAL WAY , WA 98023-9802

512042900  
BURKE CHERYL C  
43827 W ROTH RD  
MARICOPA , AZ 85138-8849

512042910  
HEATH IJUNIA TR  
43843 W ROTH RD  
MARICOPA , AZ 85138--849

512042920  
ORTIZ CESAR H & ABRIL  
43859 W ROTH RD  
MARICOPA , AZ 85138-8849

512042930  
DUENAS KEISHALYN  
43873 W ROTH RD  
MARICOPA , AZ 85138-8849

512042940  
JOHNSON JUDY  
43889 W ROTH RD  
MARICOPA , AZ 85138-8849

512042950  
PRICE ALAN L & JUDY LINDA TRS  
3010 AVENIDA DEL SOL  
ATASCADERO , CA 93422-2150

512081260  
TAH MS BORROWER LLC  
MAIL RETURN  
, -

512042960  
GUNNARSON ELLIOTT  
MAIL RETURN  
, -

512081290  
MOGG ANDREW & DANIELLE DIANE  
44106 W KRAMER LN  
MARICOPA , AZ 85138-8846

51204009L  
THE VILLAGES AT RANCHO EL DORADO HOA  
4645 E COTTON GIN LOOP  
PHOENIX , AZ 85040-0888

51204009L  
THE VILLAGES AT RANCHO EL DORADO HOA  
4645 E COTTON GIN LOOP  
PHOENIX , AZ 85040-0888

512081300  
JAIN ANURADHA  
17 FARMFIELD CRESCENT  
OTTAWA , ON -

512081310  
TORGERSEN PAUL D  
44136 W KRAMER LN  
MARICOPA , AZ 85138-8846

512081250  
SFR BORROWER 2022-A LLC  
120 S RIVERSIDE PLZ STE 2000  
CHICAGO , IL 60606-6699

512042970  
KEANE GENEVIEVE M TR  
20562 N JONES DR  
MARICOPA , AZ 85138-8241

512081320  
CORDELL RALPH ABRAM & WENDY  
44152 W KRAMER LN  
MARICOPA , AZ 85138-8846

512081330  
FISHER ADAM H  
44166 W KRAMER LN  
MARICOPA , AZ 85138-8846

512081340  
COLEMAN MARCALENA LIV TRUST  
44178 W KRAMER LN  
MARICOPA , AZ 85138-8846

512042170  
PUCHALSKI TED J JR  
20575 N SANTA CRUZ DR  
MARICOPA , AZ 85138-8849

512081240  
AVENDANO OSIEL SARABIA  
20577 N MARQUEZ DR  
MARICOPA , AZ 85138-8845

512042980  
KIRK HEATHER M & BRENDAN M  
20578 N JONES DR  
MARICOPA , AZ 85138-8241

512042160  
GARRIOCH KEITH & INGRID M  
PO BOX 2273  
STRATHMORE , AB -



512081230  
WILKENS GERALYN  
20591 N MARQUEZ DR  
MARICOPA , AZ 85138-8845

512080010  
HART JOSHUA J & ANNA F  
44093 W ROTH RD  
MARICOPA , AZ 85138-8847

512042990  
CARBAJAL ROBERT & LORETTA  
20592 N JONES DR  
MARICOPA , AZ 85138-8241

512080020  
HAGEL FRED C & JACQUELINE CO-TRS  
44107 W ROTH RD  
MARICOPA , AZ 85138-8513

512080030  
INGERSOLL BRETT D & JANEL  
2490 E ELGIN ST  
CHANDLER , AZ 85225-5231

512043150  
MAYBEE MICHAEL RAY & CHRISTINA  
43780 W ROTH RD  
MARICOPA , AZ 85138-8849

512043140  
BARRAGAN EDUARDO J  
43796 W ROTH RD  
MARICOPA , AZ 85138-8849

512043130  
AMERMAN DANIEL  
4318 N WHITE RD  
MARICOPA , AZ 85139-9482

512043120  
WERLE JOHN A & DONNA M  
138 JASON CT  
AURORA , IL 60502-2906

512043110  
BERRY AMY M  
43629 W OSTER DR  
MARICOPA , AZ 85138-8242

512043100  
WELLS ANTOINETTE  
43860 W ROTH RD  
MARICOPA , AZ 85138-8849

512043090  
COUNTRY CLINIC MEDICAL SERVICES INC  
835 S 11TH ST  
ADEL , IA 50003-3205

512043080  
LOGANATHAN GUNASEELAN  
43892 W ROTH RD  
MARICOPA , AZ 85138-8513

512080040  
SALAZAR ROCIO M  
MAIL RETURN  
, -

512080050  
BENALLY RAELEEN  
44147 W ROTH RD  
MARICOPA , AZ 85138-8847

512043070  
PERRIN ROBERT D & RUTH A  
43908 W ROTH RD  
MARICOPA , AZ 85138-8241

512042150  
HAFNER DOUGLAS N  
20605 N SANTA CRUZ DR  
MARICOPA , AZ 85138-8849

512080060  
WILSON ROBERT  
44161 W ROTH RD  
MARICOPA , AZ 85138-8847

512043060  
ROBINSON MICHAEL  
43926 W ROTH RD  
MARICOPA , AZ 85138-8241

512081220  
PINNER MICHELE  
20605 N MARQUEZ DR  
MARICOPA , AZ 85138-8845

512080070  
GUPTA HOLDINGS LLC  
2421 SCENIC DR  
SALT LAKE CITY , UT 84109-9148

512043050  
GASTELUM KARLA MENDIVIL & DIAZ INGRID NAYELI CHAVEZ  
43942 W ROTH RD  
MARICOPA , AZ 85138-8241

512043000  
MUSGRAVE LISA LYNN  
20608 N JONES DR  
MARICOPA , AZ 85138-8241

512042140  
GARRIOCH KEITH & INGRID  
BOX 2273  
STRATHMORE , AB -

512081210  
BANUELOS KAREN MELISSA  
20619 N MARQUEZ DR  
MARICOPA , AZ 85138-8845

512043040  
ROGERS GREGORY & VARGAS PAULETTE  
20621 N JONES DR  
MARICOPA , AZ 85138-8513

512043010  
KUHLMAN DAVID EDWARD  
20624 N JONES DR  
MARICOPA , AZ 85139-8513

512081200  
LANPHERE MICHAEL A & LISA M S  
8 PLUMERIA  
IRVINE , CA 92620-0790

512043160  
MYERS RICHELLE  
43781 W ASKEW DR  
MARICOPA , AZ 85138-8558

512043170  
CHUDLEIGH GAIL  
1694 16 AVE SE  
MEDICINE HAT , AB -

512043180  
MURPHY CYNTHIA KAY  
43811 W ASKEW DR  
MARICOPA , AZ 85138-8558

512043190  
NELSON BRETT ANTHONY & RAQUEL BALLESTEROS  
43827 W ASKEW DR  
MARICOPA , AZ 85138-8558

512043200  
RODRIGUEZ PENNY  
MAIL RETURN  
, -

512043210  
HICKEY DEAN  
PO BOX 408  
SILTON , SK -

512043220  
MUNGARRO FRANKIE RAFAEL & VERONICA PARRA  
1673 W SATINWOOD DR  
PHOENIX , AZ 85045-5080

512042130  
HONG KHANH  
10851 WHITEHALL RD  
SAN DIEGO , CA 92126-6252

512043230  
AGUILAR MOISES ANTONIO  
43889 W ASKEW DR  
MARICOPA , AZ 85138-8558

512043030  
VISTE DOUGLAS W & ARDITH J TRS  
20641 N JONES DR  
MARICOPA , AZ 85138-8241

512043020  
HARRIS ROY WAYNE  
20640 N JONES DR  
MARICOPA , AZ 85138-8513

512081190  
VCRUZ PAINTING LLC  
1821 E APOLLO RD  
PHOENIX , AZ 85042-2911

512042120  
SCHNELL BRADLEY KELVIN & PATRICIA RAE  
BOX 60  
SANFORD , MB -

512081010  
PAPETTI TODD RONALD  
44086 W ROTH RD  
MARICOPA , AZ 85138-8847

512081020  
TIDWELL IONETA & TIMOTHY S  
44102 W ROTH RD  
MARICOPA , AZ 85138-8847

512081030  
LOPEZ MANUEL JR  
44118 W ROTH RD  
MARICOPA , AZ 85138-8847

512081040  
BULTMAN GRANT V  
44134 W ROTH RD  
MARICOPA , AZ 85138-8847

512081050  
SHAVER JAMES & WHITNEY  
44150 W ROTH RD  
MARICOPA , AZ 85138-8847

512081060  
CAMBEL PETERBON SAIQUE & HAZEL SANCHEZ TRS  
16038 KNAPP ST  
NORTH HILLS , CA 91343-3303

512081070  
TRAYLOR LAKISHA RENEE  
44182 W ROTH RD  
MARICOPA , AZ 85138-8847

512081080  
PADILLA MARIA  
44198 W ROTH RD  
MARICOPA , AZ 85138-8847

512081180  
PESSOA CESAR JOSE & ANNE MARIE  
20661 N MARQUEZ DR  
MARICOPA , AZ 85138-8845

512042110  
MANASAN IMELDA M  
20665 N SANTA CRUZ DR  
MARICOPA , AZ 85138-8849

512081170  
DOSS MAURICE D & GLORIA  
20673 N MARQUEZ DR  
MARICOPA , AZ 85138-8845

512042100  
ZAMORA MELISSA  
20681 N SANTA CRUZ DR  
MARICOPA , AZ 85138-8849

512043260  
SLAUGHTER JOHN WESLEY & JESICA LYNN  
43780 W ASKEW DR  
MARICOPA , AZ 85138-8558

512043250  
GERTLEY JENNIFER L & GARY M  
43794 W ASKEW DR  
MARICOPA , AZ 85138-8558

512043240  
TANUVASA NEPHL F & SANGEETA S  
43810 W ASKEW DR  
MARICOPA , AZ 85138-8558

512081160  
ERVIN CHAUNTIA & D'JUAN  
20687 N MARQUEZ DR  
MARICOPA , AZ 85138-8845

512081000  
GRIEGER DEBORAH J  
44085 W ASKEW DR  
MARICOPA , AZ 85138-8847

512080990  
TYE LATOYA  
44101 W ASKEW DR  
MARICOPA , AZ 85138-8847

512080980  
LIN CHAOXIA & JIAJUN  
57 ELIZABETH LN  
IRVINE , CA 92602-2074

512080970  
LAZARO ERIC LABRADA  
44133 W ASKEW DR  
MARICOPA , AZ 85138--847

512080960  
POE KAREN M TRUST  
3163 JACKSON AVE  
MIAMI , FL 33133-3443

512080950  
KLUTZ DANIELLE  
44165 W ASKEW DR  
MARICOPA , AZ 85138-8513

512080940  
GRESHAM SAMANTHA & REYES LOGAN EDWARD  
4615 W MILKY WAY  
CHANDLER , AZ 85226-6485

512080930  
STONE CHARLES F II & NIKITA  
40072 W JAMES LN  
MARICOPA , AZ 85138-8597

512042090  
QUEZADA FLOR ISAMAR & ANTHONY JOSE  
20695 N SANTA CRUZ DR  
MARICOPA , AZ 85138-8849

512081150  
ROBINSON JOEL A & SUSANN MARIE TRAXEL  
20701 N MARQUEZ DR  
MARICOPA , AZ 85138-8846

512042080  
SFR JV-2 2022-2 BORROWER LLC  
15771 RED HILL AVE STE 100  
TUSTIN , CA 92780-0730

512043270  
WHITAKER CHRISTOPHER & TAMZYN  
43781 W CYDNEE DR  
MARICOPA , AZ 85138-8848

512043280  
TATE DAVID L  
48837 MEADOW OAK TRL  
MATTAWAN , MI 49071-1861

512043290  
BRANDON RICARDO EARL  
43811 W CYDNEE DR  
MARICOPA , AZ 85138-8849

51204009L  
THE VILLAGES AT RANCHO EL DORADO HOA  
4645 E COTTON GIN LOOP  
PHOENIX , AZ 85040-0888

512081140  
GARCIA ISRAEL & VICKY HEART  
20715 N MARQUEZ DR  
MARICOPA , AZ 85138-8846

512042070  
TRUAX GREGORY A & KATHLEEN M TRS  
26833 FISH POINT RD  
FERGUS FALLS , MN 56537-7802

512081130  
TOMASELLI DELORES D  
20729 N MARQUEZ DR  
MARICOPA , AZ 85138-8846

512040010  
SMITH JOHN & MARY LOU FAMILY TRUST  
PO BOX 57  
MARICOPA , AZ 85139-9001

512080880  
SLIPKE ROBERT L & LINDA WEGGE  
402 WEST TRL  
GRAYSLAKE , IL 60030-0159

512080870  
ROGERS ANDY G  
44100 W ASKEW DR  
MARICOPA , AZ 85138-8847

512080860  
MORRIS STEVE E & MARIA G  
44116 W ASKEW DR  
MARICOPA , AZ 85138-8847

512080850  
MELTON CASEY G  
44132 W ASKEW DRIVE  
MARICOPA , AZ 85138-8513

512080840  
MAKHANI KARIM & NEELAM  
5112 191 ST NW  
EDMONTON , AB -

512080830  
ARRIAGA ALVARO O  
44164 W ASKEW DR  
MARICOPA , AZ 85138-8847

512080820  
TYSON EDWARD M  
44180 W ASKEW DR  
MARICOPA , AZ 85138-8847

512080810  
SIEBERT JACOB G & ANDREA L  
44196 W ASKEW DR  
MARICOPA , AZ 85138-8847

512042060  
PLASENCIO JOSE S JR & CHANTEL R  
20741 N SANTA CRUZ DR  
MARICOPA , AZ 85138-8513

51204009J  
THE VILLAGES AT RANCHO EL DORADO HOA  
4645 E COTTON GIN LOOP  
PHOENIX , AZ 85040-0888

512081120  
NOWELL ANTONIO; NOWELL VANESA  
20743 N MARQUEZ DR  
MARICOPA , AZ 85138-8846

512042050  
SWISHER NICOLE R & CHESTERFIELD RICHARD  
20755 N SANTA CRUZ DR  
MARICOPA , AZ 85138-8849

512043500  
AVILA IVAN & NINFA A  
20752 N JONES CT  
MARICOPA , AZ 85138-8557

512043490  
DASKALAKIS KYRIAKOS A  
20753 N JONES CT  
MARICOPA , AZ 85138-8557

512043370  
ROWLES DEIRDRE K  
43780 W CYDNEE DR  
MARICOPA , AZ 85138-8848

512043360  
TROCHELMAN LESTER L TRS  
43794 W CYDNEE DR  
MARICOPA , AZ 85138-8848

512043350  
KLEMENSIEWICZ MITCH J  
43810 W CYDNEE DR  
MARICOPA , AZ 85138-8848

512043340  
ZEPEDA ALAN A & ALEJANDRA  
43824 W CYDNEE DR  
MARICOPA , AZ 85138-8848

512043330  
KLEIN COLLEEN  
43840 W CYDNEE DR  
MARICOPA , AZ 85138-8848

512043320  
VANCE HEATH  
43856 W CYDNEE DR  
MARICOPA , AZ 85138-8848

512043310  
CALDERON YAADA  
43870 W CYDNEE DR  
MARICOPA , AZ 85138-8848

512043300  
MERCADO LUIS  
43886 W CYDNEE DR  
MARICOPA , AZ 85138-8848

512042040  
LAUGHLIN LINDA  
20771 N SANTA CRUZ DR  
MARICOPA , AZ 85138-8849

512080710  
SFR JV-2 2022-2 BORROWER LLC  
15771 RED HILL AVE STE 100  
TUSTIN , CA 92780-0730

512043510  
TORRES HECTOR LUIS & ENRIQUEZ MARIA  
20768 N JONES CT  
MARICOPA , AZ 85138-8557

512080560  
EGAN OWEN EDWARD JR  
20777 N MARQUEZ DR  
MARICOPA , AZ 85138-8846

512080720  
ROBERTSON BRIAN S & SHANNON M  
20791 N JOCELYN CIR  
MARICOPA , AZ 85138-8844

512080700  
CLOUD PALAE ANTOINE & VICTORIA  
20764 N JOCELYN CIR  
MARICOPA , AZ 85138-8844

512043480  
TAE LMAN KENNETH & TRACY  
20771 N JONES CT  
MARICOPA , AZ 85138-8557

512042030  
ASTENGO FRANCISCA RENEE  
20785 N SANTA CRUZ DR  
MARICOPA , AZ 85138-8513

512043520  
RAMOS GREGORIO R  
20784 N JONES CT  
MARICOPA , AZ 85138-8513

512080550  
MILSTEAD PAUL S & JULIE J HOLTERMAN  
1521 PARADISE RD  
FERNDAL E , WA 98248--943

512043380  
PRITTCHE T ERNESTINE  
43781 W SNOW DR  
MARICOPA , AZ 85138-8558

512043390  
MARTIN BRIAN ANTHONY  
2113 NE 154TH CIR  
VANCOUVER , WA 98686-6158

512043400  
GARCIA JOHN III & PROSEK STACY ANN  
43813 W SNOW DR  
MARICOPA , AZ 85138-8551

512043410  
DEAN PAUL G  
2252 S COYOTE TRL  
MARICOPA , AZ 85139-9752

512043420  
43845 SNOW DRIVE LLC  
7123 S URIAH ST  
AURORA , CO 80016--511

512043430  
ECKERT ARTHUR R & HILLARY ELIZABETH  
43861 W SNOW DR  
MARICOPA , AZ 85138-8551

512080730  
MELIK ANDREW  
6806 S 40TH DR  
PHOENIX , AZ 85041-1603

512043470  
GRAY JOEL N & MARZENA A  
20789 N JONES CT  
MARICOPA , AZ 85138-8557

512043440  
MCMAHON WILLIAM SHAWN  
43877 W SNOW DR  
MARICOPA , AZ 85138-8551

512042020  
WAGNER TRACI ANN  
20801 N SANTA CRUZ DR  
MARICOPA , AZ 85138-8849

512080690  
CHRISMAN BRIAN  
20792 N JOCELYN CIR  
MARICOPA , AZ 85138-8844

512043450  
PARRY ALFRED & JANUARY  
43893 W SNOW DR  
MARICOPA , AZ 85138-8551



512080540  
MURPHY YOUNGJU K TR  
46185 W SKY LN  
MARICOPA , AZ 85139--694

512043530  
PAGNOTTA THOMAS M  
20801 N JONES CT  
MARICOPA , AZ 85138-8558

51208752A  
THE VILLAGES AT RANCHO EL DORADO HOA  
4645 E COTTON GIN LOOP  
PHOENIX , AZ 85040-0888

512043460  
YAGUDAYEV ILANA  
MAIL RETURN  
, -

512080760  
HENDRIX TROY DAVID & LISA LARYN TRS  
44099 W CYDNEE DR  
MARICOPA , AZ 85138-8844

512080680  
EVANGELISTA NOEL  
20808 N JOCELYN CIR  
MARICOPA , AZ 85138-8844

512080750  
AGUSTIN CHARLES A  
44113 W CYDNEE DR  
MARICOPA , AZ 85138-8848

512043540  
SANDER ALLEN G & MARY BETH  
20816 N JONES CT  
MARICOPA , AZ 85138-8557

512080740  
CANO ROBERT A & EDITH L  
10611 NW 38TH AVE  
VANCOUVER , WA 98685-5342

512080530  
HOEFLICH GARRETT C & KIMBERLY  
20825 N MARQUEZ DR  
MARICOPA , AZ 85138-8846

512043550  
SFR JV-2 2022-2 BORROWER LLC  
15771 RED HILL AVE STE 100  
TUSTIN , CA 92780-0730

512080670  
EDWARDS BRENDA  
44153 W CYDNEE DR  
MARICOPA , AZ 85138-8848

51204009J  
THE VILLAGES AT RANCHO EL DORADO HOA  
4645 E COTTON GIN LOOP  
PHOENIX , AZ 85040-0888

51204009L  
THE VILLAGES AT RANCHO EL DORADO HOA  
4645 E COTTON GIN LOOP  
PHOENIX , AZ 85040-0888

512042010  
CARLSON WALLACE J  
1002 15TH ST N APT 201  
FARGO , ND 58102-2336

512042000  
GARRIOCH KEITH & INGRID  
PO BOX 2273 STN MAIN  
STRATHMORE , AB -

512041990  
AYE CHAN  
43786 W SNOW DR  
MARICOPA , AZ 85138-8557

512041980  
GARRIOCH KEITH  
PO BOX 2273  
STRATHMORE , AB -

512041970  
ANDERSON A GAY  
43818 W SNOW DR  
MARICOPA , AZ 85138-8513

512041960  
SNOW DRIVE LLC  
43834 W SNOW DR  
MARICOPA , AZ 85138-8557

512041950  
ROGERS NATHANAEL H  
43850 W SNOW DR  
MARICOPA , AZ 85138-8557

512041940  
ATCHISON MARQUEATA MOTLEY & WILLIAM JAMAL  
43866 W SNOW DR  
MARICOPA , AZ 85138-8557

512080520  
WEST JASON  
44048 W CYDNEE DR  
MARICOPA , AZ 85138-8844

512041930  
MWESHAMA FURAHA JANSON & AZO BALEKE &  
43882 W SNOW DR  
MARICOPA , AZ 85138--557

512080510  
RAMIREZ MELISSA REBOLLAR  
44068 W CYDNEE DR  
MARICOPA , AZ 85138-8844

512041920  
BYLKOV ROMAN V & HALEY A  
43898 W SNOW DR  
MARICOPA , AZ 85138-8557

51204009J  
THE VILLAGES AT RANCHO EL DORADO HOA  
4645 E COTTON GIN LOOP  
PHOENIX , AZ 85040-0888

512080500  
ADAMS ROBERT  
PO BOX 770941  
EAGLE RIVER , AK 99577-7094

512041910  
GARRIOCH KEITH & INGRID  
PO BOX 2273  
STRATHMORE , AB -

512080490  
SHI ZHAOXING  
4108 E TONTO PL  
CHANDLER , AZ 85249-9566

512040110  
BIVONA BRYAN & ASHLEY  
44007 W SNOW DR  
MARICOPA , AZ 85138-8550

512080480  
ABEL THOMAS P  
44104 W CYDNEE DR  
MARICOPA , AZ 85138-8848

512041900  
TEVOLINO INES MARIA  
43924 W SNOW DR  
MARICOPA , AZ 85138-8557

512040120  
GOETTI ERIC DANIEL & CARRIE  
44021 W SNOW DR  
MARICOPA , AZ 85138-8550

512080470  
RODGERS STEVEN JOHN  
44116 W CYDNEE DR  
MARICOPA , AZ 85138-8848

512040130  
BAF ASSETS 4 LLC  
5001 PLAZA ON THE LK STE 200  
AUSTIN , TX 78746-6105

512080460  
LIN ALBERT & THERESA TRS  
1714 S RIVER DR  
TEMPE , AZ 85281-1614

512041890  
TAH 2015-1 BORROWER LLC  
PO BOX 15087  
SANTA ANA , CA 92735-5008

512040140  
GRAY SANDRA & RICHARD  
44049 W SNOW DR  
MARICOPA , AZ 85138-8550

512080450  
COMPTON MATTHEW & EMILEE  
44140 W CYDNEE DR  
MARICOPA , AZ 85138-8848

512040150  
2024-1 IH BORROWER LP  
5420 LYNDON B JOHNSON FWY STE 600  
DALLAS , TX 75240-0623

512040160  
MITCHELL LORIE  
44077 W SNOW DR  
MARICOPA , AZ 85138-8550

512040170  
REA JAMES W  
44091 W SNOW DR  
MARICOPA , AZ 85138-8550

512040910  
FELIX DOLORES A FAM LIV TRUST  
20899 N SANSOM DR  
MARICOPA , AZ 85138-8550

512040180  
PEARL ERNESTA D  
MAIL RETURN  
, -

512040900  
ERICKSON JAMES RANDALL  
20909 N SANSOM DR  
MARICOPA , AZ 85138-8550

512040920  
MENDOZA EPHRAIN  
20918 N SANSOM DR  
MARICOPA , AZ 85138--550

512040890  
TRITHART KYLE  
4833 WESTBROOKE RD  
BLACKFALDS , AB -

512041290  
VINTERO SHEENA  
20931 N LEONA BLVD  
MARICOPA , AZ 85138--550

512040930  
SOLIS ERICK FERNANDO  
20928 N SANSOM DR  
MARICOPA , AZ 85138-8550

512040880  
CHAPMAN SULE  
20927 N SANSOM DR  
MARICOPA , AZ 85138-8550

512040870  
LORENSON TRACEY LEE  
7835 JORASHE RD  
VERNON , BC -

51204009J  
THE VILLAGES AT RANCHO EL DORADO HOA  
4645 E COTTON GIN LOOP  
PHOENIX , AZ 85040-0888

51204009J  
THE VILLAGES AT RANCHO EL DORADO HOA  
4645 E COTTON GIN LOOP  
PHOENIX , AZ 85040-0888

NAP  
, -

## Newspaper Public Notice Info

The applicant will be required to publish a public notice in the local newspaper that circulates within the City of Maricopa. Notice shall be published in both the Maricopa Monitor and the Casa Grande Dispatch. The publishing dates and deadline to submit public notices is described below. *These dates are subject to change and should be verified with the newspaper staff.*

Maricopa Monitor publishes every third Friday of every month.

- Deadline is the previous Friday before 3pm.

Casa Grande Dispatch publishes three (3) times a week, Tuesday, Thursday, and Saturday.

- Tuesday deadline is the previous Friday by 10:00a.m.
- Thursday deadline is the previous Tuesday by 10:00a.m.
- Saturday deadline is the previous Thursday by 10:00a.m.

Email publications to [publicnotices@pinalcentral.com](mailto:publicnotices@pinalcentral.com)

The applicant shall be responsible of any fees charged for public notices.

*\*Newspaper notices are required to be published 15 days prior to the Neighborhood Meeting.*

*See next page for public notice example.*

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NEWSPAPER NOTICE  
PUBLIC HEARING AND PUBLIC  
MEETING  
MINOR GENERAL PLAN  
AMENDMENT Case # GPA25-02,  
Maricopa Museum  
REZONE Case # ZON25-01,  
Maricopa Museum

Planning & Zoning Commission  
Meeting  
(PUBLIC HEARING)  
March 10, 2025 @ 6:00 PM  
City Hall Council Chambers  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

City Council  
April 15, 2025 @ 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.

The City of Maricopa is proposing  
a General Plan Amendment and  
a Rezone on Assessor's Parcel  
Number 512-04-001 to amend the  
General Plan from Medium Density  
Residential (MDR) to Public/  
Institutional (P) and to rezone  
from the Single-Family Residence  
(CR-3) zoning district to the Public-  
Institutional (PI) zoning district.  
The ±2.5-acre parcel is located  
approximately 0.18 miles north of  
W. Edison Rd. and N. Butterfield  
Pkwy.

The Planning and Zoning Division  
is processing this proposal in  
accordance with the Zoning Code  
as a MINOR GENERAL PLAN  
AMENDMENT and a REZONE .

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) 316-6928.

\_\_\_\_\_(INSERT DATE)\_\_\_\_\_  
Published in \_\_\_\_\_(INSERT  
NEWSPAPER NAME)\_\_\_\_\_  
\_\_\_\_\_(INSERT DATE) OF  
PUBLICATION)\_\_\_\_\_  
Published 2/20/25



# ZONING

CITY OF MARICOPA – PLANNING DIVISION



The City of Maricopa seeking a minor General Plan Amendment and Zoning Map Amendment on a ± 2.5-acre property to allow for a city-owned and city-operated Museum, generally located ± 0.18-miles north of W. Edison Rd. and N. Butterfield Parkway.

NEIGHBORHOOD MEETING  
FEBRUARY 19, 2025 6:00 PM

Maricopa  
Library

PLANNING AND ZONING COMMISSION  
MARCH 10, 2025 6:00 PM  
City Hall Council Chambers  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

CITY COUNCIL  
APRIL 15, 2025 6:00 PM  
City Hall Council Chambers  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE CONTACT CASE PLANNER:  
LaRee Mason 520-316-6928 Email: [LaRee.Mason@maricopa-az.gov](mailto:LaRee.Mason@maricopa-az.gov)



**GPA25-02, ZON25-01, MINOR GPA AND REZONE NEIGHBORHOOD MEETING**

**Location:** Maricopa Library and Cultural Center, Redwood Room Side B  
**Date:** February 19, 2025  
**Time:** 6:00p.m. - 7:00p.m.

**Staff:** LaRee Mason, Assistant Planner  
Casey Norman, Intern  
Richard Williams, Planning Manager

**Attendance:** See attached sign-in sheets

**AGENDA**

1. City-initiated request to amend General Plan and Rezone to Public/Institutional.
2. The purpose of the Minor General Plan Amendment to support the Rezone request.
3. Existing structure to be converted to a neighborhood museum.

Residents expressed concerns about impacts to the surrounding neighborhood with regards to non-residents, traffic, and the longterm implications of the Public/Insttutional development standards were the museum to cease operations.

Staff responded that the existing on site parking is expected to be sufficient. North Butterfield Parkway, as it is built, will support the anticipated low impact museum traffic.

Additional cautions were raised by residents on impacts to the neighborhood bounding the subject property to the east. An increase in traffic and parking were mentioned.

Staff described that the access point from the east (N. Smith Farms Rd.) would be pedestrian access only with a breakaway gate for emergencies only. Staff added that N. Smith Farms Road is well positioned to provide for school bus parking, should schools opt for museum field trips.


Concerns about maintenance costs were expressed, as well as the ability for the city to maintain the use.

Staff shared that these details are still in the preliminary stages and requested that attendees write a letter to the case planner conveying questions, comments, and concerns for the public report.

The meeting concluded at 7:00 p.m.

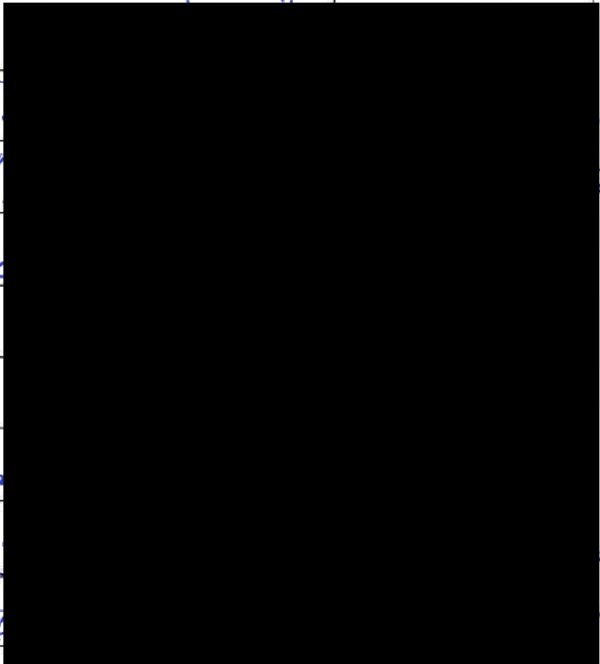


## SIGN-IN SHEET

NAME	ADDRESS	E-MAIL ADDRESS	TELEPHONE NUMBER
LEON R POTTER	43539 W. LOTH RD MARICOPA 85138		
Stacie Weyrauch	20976 N. Sansom Dr.		
James Palley	20227 N. Marguerite		
Rose Garcia	44940 W. CAVEN DR		
Trudy Kuchinski	26020 N JONES DR		
Eric Coethl	44021 W. Snow Dr.		



## SIGN-IN SHEET

NAME	ADDRESS	E-MAIL ADDRESS	TELEPHONE NUMBER
Jan Burton	20447 N Marquez Dr		
MARTIE ROY	20435 N. MARQUEZ DR		
Michael L. Peters	43834 W. SNOW DR.		
LawnTarten Noel	19984 N Jones Dr		
DEAN & PATTI HICKEY	43847 W. ASKIEB. DR.		
Denny HZEL	44629 N. Canyon Creek Dr		
Patrick LACEY	P.O. Box 489		
Jim TRUENO	43330 DELIMA		
BRIAN MULLICH	43805 W. GRIFFIS		



February 25, 2025

To the City of Maricopa,

I am writing to make a public record of my views regarding the requested zoning change and use purpose of the Smith family home.

My family lives approximately 100 yards from the Smith home. We have lived here for 19 years and have loved their property and associating with the Smiths. Our family has loved the character of their home and how it breaks up the cookie cutter setting of the villages. We have especially loved the large eucalyptus tree and owls that lived there. It has been a wonderful part of The Village's neighborhood while they have lived here.

I am in favor of honoring and remembering the Smith family and their significant contributions to Maricopa and their role in Maricopa history. I think those objectives can be accomplished by having tributes to them with photographs, plaques, memorabilia and historical information displayed at the Rotary Club, the Historical Society, in the library or in City Hall; or if the family would really like it to be on the same property where they lived, a tribute could be displayed in the clubhouse of the villages. If this property does not remain zoned for single family housing, I would also be in favor of changing the property to a city park with memorial plaques and statues of the Smiths. I think this would be more widely used and appreciated than a museum. But I just don't think a museum is what is best for the neighborhood or for the tax payers of Maricopa.

Having seen and heard the proposal for the museum and all the accommodations that will be made to manage any traffic, I think a museum of any kind is not coherent with the neighborhood of The Villages. With the inconsistency of use and the minor attendance projected, I genuinely think this will negatively affect property care and home values in the neighborhood.

I also do not think our city government is the best custodian of a memorial museum. I have seen that it takes about a year for the city to repair damages done to the medians as you enter Maricopa. I have also experienced that it takes several phone calls to have issues with the traffic lights addressed when turn arrows are not being triggered by the traffic and it builds a back up. While I am generally in support of the slow nature of government, giving time for things to be well thought out and various views to be considered, I give these as examples of the negative affect of the city government owning and maintaining a museum in a single family home neighborhood.

I will not be able to attend all of the meetings addressing this zoning change proposal and so I appreciate this opportunity to submit my concerns and suggestions for alternate memorial tributes as a permanent public record. Thank you for your consideration.

Sincerely,  
Stacie Weyrauch