



NOTIFICATION REPORT
PLANNING AND ZONING DIVISION

39700 W. Civic Center Plaza
Maricopa, AZ 85139
Ph: 520.568.9098 Fx: 520.568.9120
www.maricopa-az.gov



ARCHICON ARCHITECTURE & INTERIORS, L.C.

PROJECT NARRATIVE

Terrible's C-Store 41595 W Honeycutt Rd

The proposed project consists of a new ground up building of approximately 6,186 square feet, single story with a maximum building height of 32 feet and a vehicle fueling canopy of approximately 4,800 square feet.

The existing site is vacant. An existing drainage channel on the east side of the site will remain and convey stormwater through the site per historic flows. The existing headwalls will remain.

The fueling canopy has 7 fueling pumps. The underground storage tanks will be located on the east side of the site.

A new right-in/right-out access drive will be located on W Honeycutt Rd with a new decel lane. A new driveway access will be located along N. Porter Rd and a new median will be constructed in N. Porter Rd. A culvert will be located on the Porter access drive over the existing drainage channel

The existing parcel numbers is 510-24-001G. The site is currently zoned CB-2. It is proposed to rezone this site to GC (General Commercial)

15 foot setbacks are provided on both Honeycutt and Porter Roads. There is a 25 foot setback along the south and west sides of the site due to the residential zoning on those sides.

Pedestrian access will be provided to the site from both Honeycutt and Porter with a minimum 6'-0" wide sidewalk.

The site will be landscaped per the requirements of the zoning ordinance. New CMU screen walls will be provide along the site on both Honeycutt and Porter and will be set back a minimum of 5'-0" from the pavement. The site walls will be a maximum of 30'-0" long and staggered 2'-0".



ARCHICON ARCHITECTURE & INTERIORS, L.C.

Case # DRP25-13

Project Name:

New Retail Development for Terrible's C-Store

Project Address:

41595 W Honeycutt Road

SWC W Honeycutt Rd & N. Porter Rd

Assessor's Parcel Number:

510-24-001G

Dear Neighbor,

An application has been filed with the City of Maricopa by Tim Rasnake, Archicon representative, for a New Retail Development for Terrible's Fuel Center including a Convenience Store and Fuel Canopy including (7) fuel pumps at the above-mentioned property.

The meeting dates regarding this request are as follows:

Neighborhood Meeting

Date: August 21, 2025

Time: 6 pm – 7 pm

Facility Name: Maricopa County Library and Cultural Center, Pine Room

Facility Address: 18160 Maya Angelou Drive, Maricopa, AZ 85138

Planning and Zoning Commission

Date: September 8, 2025

Time: 6 pm

Facility Name: City Hall Council Chambers

Facility Address: 39700 W. Civic Center Plaza, Maricopa AZ 85138

City Council

Date: October 7, 2025

Time: 6 pm

Facility Name: City Hall Council Chambers

Facility Address: 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. 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 comments before or at the meeting. If you have any questions concerning this matter, please contact Derek Scheerer at the City of Maricopa Planning Department at 520.316.6980.

You can also email him at derek.scheerer@maricopa-az.gov subject Case Number PA24-44 and New Retail Development Terrible's C-Store.

Please see additional pages for project narrative and other exhibits.

Sincerely,

Jeffrey A Koski
Principal



ARCHICON ARCHITECTURE & INTERIORS, L.C.

Project Name: New Retail Development for Terrible's C-Store
Project Address: 41595 W Honeycutt Road
SWC W Honeycutt Rd & N. Porter Rd

Case Number: DRP25-13 ZON25-04

Assessor's Parcel Number: 510-24-001G

Dear Neighbor,

An application has been filed with the City of Maricopa by Tim Rasnake, Archicon representative, for a New Retail Development for Terrible's Fuel Center including a Convenience Store and Fuel Canopy including (7) fuel pumps at the above-mentioned property.

The meeting dates regarding this request are as follows:

Planning and Zoning Commission Case No. ZON25-04 & DRP25-13

Date: September 22, 2025

Time: 6 pm

Facility Name: City Hall Council Chambers

Facility Address: 39700 W. Civic Center Plaza, Maricopa AZ 85138

City Council case No. ZON25-04

Date: November 14, 2025

Time: 6 pm

Facility Name: City Hall Council Chambers

Facility Address: 39700 W. Civic Center Plaza, Maricopa AZ 85138

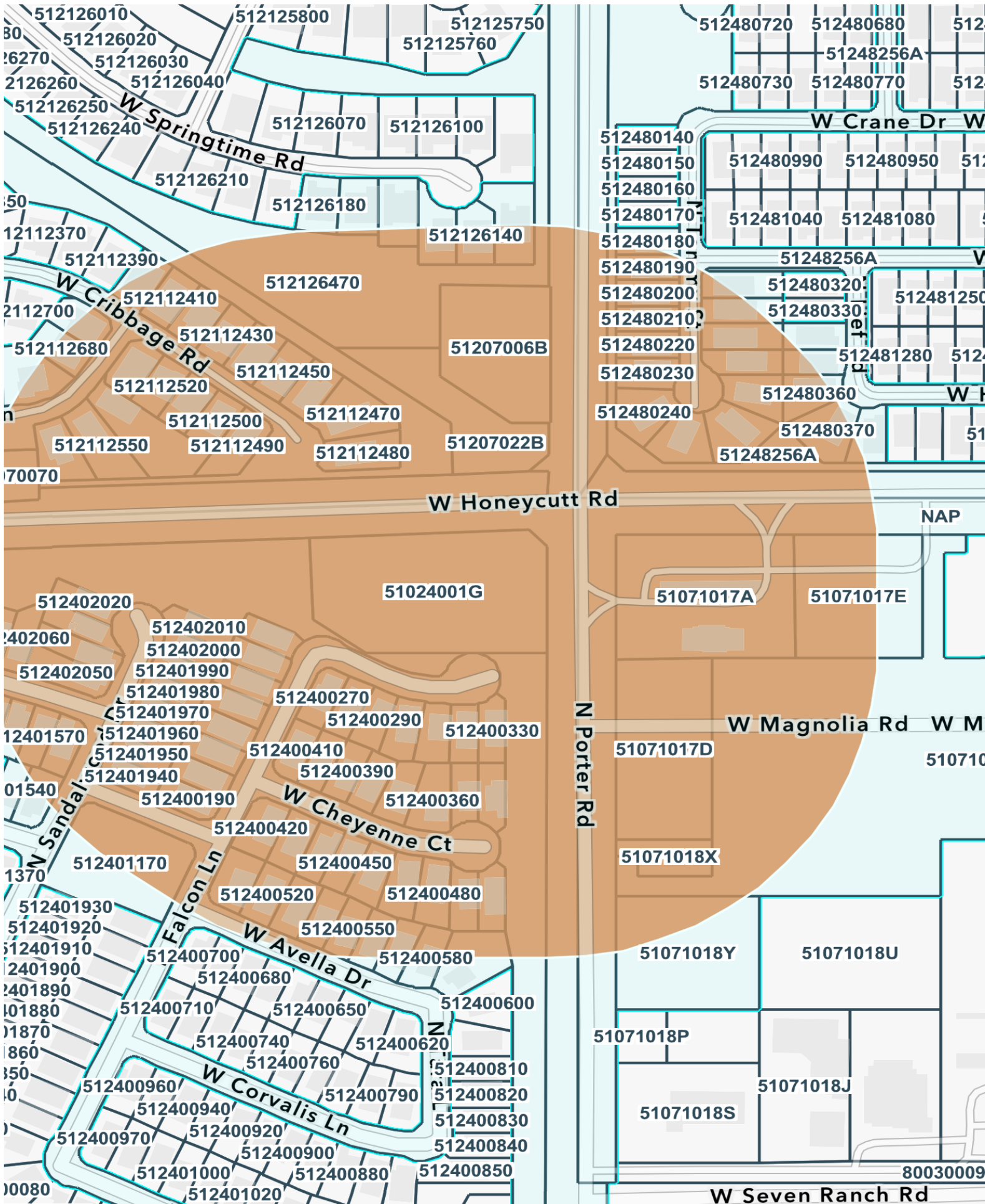
According to the Pinal County Assessor records, you are a property owner within 600 feet of the property under consideration. To better inform you of the public meeting scheduled for this matter, this notice is being sent to you via first class mail.

If you wish to provide input on this matter, you may attend each meeting or submit written comments before or at the meeting. If you have any questions concerning this matter, please contact Derek Scheerer at the City of Maricopa Planning Department at 520.316.6980.

You can also email Derek at derek.scheerer@maricopa-az.gov subject Case Number DRP25-13.

Sincerely,

Mitchell Mastrin, R.A.
Project Manager
MitchellM@Archicon.com



NAP

, -

512400500
HERNANDEZ MANUEL HERNANDEZ & ELVIRA CONCEPCION
41547 W CHEYENNE CT
MARICOPA , AZ 85138-8331

512400590
SANCHEZ WILLIAM
19363 N TARA LN
MARICOPA , AZ 85138-8331

512400480
JOHNSON DEAN A & KRISTIN D
9 LUNA RD
RIVERSIDE , WA 98849-9951

512400580
EDMONSON LANDON
41588 W AVELLA DR
MARICOPA , AZ 85138-8329

512400470
PHELPS RICKY L & LISA M
41589 W CHEYENNE CT
MARICOPA , AZ 85138-8331

512400570
BUI TARA
36010 SE TURNBERRY ST
SNOQUALMIE , WA 98065-5871

512400510
BELL CHRISTOPHER & GRANDBERRY DOMINIQUE
MAIL RETURN
, -

512400560
SFR JV-2 2022-2 BORROWER LLC
PO BOX 4900
SCOTTSDALE , AZ 85261-1490

512400460
CLAYTON BARRY & DONNA
PO BOX 193
SEVEN SISTERS , MB -

512400550
RIVERA NANCY
41634 W AVELLA DR
MARICOPA , AZ 85138-8329

512400450
PEREZ LIDUVINA
41619 W CHEYENNE CT
MARICOPA , AZ 85138-8513

512400540
CAMPBELL BENJAMIN R
41650 W AVELLA DR
MARICOPA , AZ 85138-8329

512400440
MCKINNEY CHERYL LEE
41633 W CHEYENNE CT
MARICOPA , AZ 85138-8513

512400530
GREIFER KURT L & JOANNE K TRUST
41664 W AVELLA DR
MARICOPA , AZ 85138--329

512400430
SHAFFER TERRY & BARBARA
41647 W CHEYENNE CT
MARICOPA , AZ 85138-8332

512400490
STENE JOHN L & YVETTE L
41561 W CHEYENNE CT
MARICOPA , AZ 85138-8331

512401170
GLENNWILDE HOMEOWNERS ASSOCIATION
1600 W BROADWAY RD STE 200
TEMPE , AZ 85282-2113

512400520
LARUSSA JOSEPH JOHN
41680 W AVELLA DR
MARICOPA , AZ 85138-8513

512400420
SCHMITZ DWAYNE & JANICE
MAIL RETURN
, -

512400190
KING JUDY
19474 N FALCON LN
MARICOPA , AZ 85138-8328

512401550
BUCCHERI MICHELE & NOEMI
MAIL RETURN
, -

512400340
FETZNER DIANE K
41550 W CHEYENNE CT
MARICOPA , AZ 85138-8331

512400350
DHOON QURESH & LUBENA TRS
43713 CAMERON HILLS DR
FREMONT , CA 94539-9597

512400360
CURRY JUDY
MAIL RETURN
, -

512400370
RODRIGUEZ DAVID
41608 W CHEYENNE CT
MARICOPA , AZ 85138-8513

512401540
NASON MICHAEL
41814 W AVELLA DR
MARICOPA , AZ 85138-8309

512401940
KOGER DANIELLE
MAIL RETURN
, -

512400200
HAHN JASON R & SONDRAM
19488 N FALCON LN
MARICOPA , AZ 85138-8513

512400380
BORNEMAN STEPHANIE L ETAL
41622 W CHEYENNE CT
MARICOPA , AZ 85138-8331

512400390
CEBALLOS MIGUEL A
41636 W CHEYENNE CT
MARICOPA , AZ 85138-8331

512401950
BOLLEA ROBERT JR & ANGELA M
19513 N SANDALWOOD DR
MARICOPA , AZ 85138-8325

512400400
SNELL MYRA M LIVING TRUST
2217 RIDING SPUR DR
ST LOUIS , MO 63146-6314

512400210
ANDERSON ROBERT & PHILLIPS LANA
3650 MOFFAT BAY
REGINA , SK -

512400410
MURPHY WAYNE
2317 N ARIDO RD
MARICOPA , AZ 85139-9634

512401560
LALONE ANTHONY L
41775 W CHEYENNE DR
MARICOPA , AZ 85138-8513

512401960
JAMES TERRY PAUL
2670 FOXEN CT
GRAND JUNCTION , CO 81506-6868

512400220
MCCORMACK STEVEN O & ROBIN
19516 N FALCON LN
MARICOPA , AZ 85138-8328

512401570
SFR II BORROWER 2021-3 LLC
PO BOX 4900
SCOTTSDALE , AZ 85261-1490

512400320
MURPHY KEITH & MEGGAN
41559 W CHIMAYO CT
MARICOPA , AZ 85138-8337

512400310
PLUNKETT NALANI & EHLINGER BRANDON JAMES
41571 W CHIMAYO CT
MARICOPA , AZ 85138-8337

512401580
COX TRUDA B
41801 W CHEYENNE DR
MARICOPA , AZ 85138-8308

512400300
BAWEK STEVEN D TR
41585 W CHIMAYO CT
MARICOPA , AZ 85138--337

512400330
LAURENT JASON
41547 W CHIMAYO CT
MARICOPA , AZ 85138-8337

512401590
ROWE ROBERT & CRISTY P
44573 W GRANITE DR
MARICOPA , AZ 85139-9889

512401970
BARALES PETE TRUST
19537 N SANDALWOOD DR
MARICOPA , AZ 85138-8325

512400290
SILVERS CAYLON & VALERIE
MAIL RETURN
, -

512400230
COOK TIMOTHY L & SELINA G
19530 N FALCON LN
MARICOPA , AZ 85138-8328

512400280
RIORDAN FRANK & DANETTE
14419 AUSTIN PL
ANACORTES , WA 98221-1863

512401980
WRIGHT TYLER & MELISSA
19549 N SANDALWOOD DR
MARICOPA , AZ 85139-8513

512400270
WALLACE AUSTIN
41629 W CHIMAYO CT
MARICOPA , AZ 85138-8337

512400240
ALLEN SEAN
19544 N FALCON LN
MARICOPA , AZ 85138--328

512401990
AUSTIN TYLER & ANALYSA
19561 N SANDALWOOD DR
MARICOPA , AZ 85138-8325

512402050
DOVE THOMAS
19548 N SANDALWOOD DR
MARICOPA , AZ 85138-8325

512400250
OSENBAU DORIS J
19558 N FALCON LN
MARICOPA , AZ 85139-8513

512402000
NOWOWIEJSKI ADAM
19573 N SANDALWOOD DR
MARICOPA , AZ 85138--325

512402040
DEACONS SELENA M
19558 N SANDALWOOD DR
MARICOPA , AZ 85138-8325

512400260
MARQUEZ BRIAN & PLASCENCIA SAMANTHA
19572 N FALCON LN
MARICOPA , AZ 85138-8328

512402070
LANPHEAR CHARLES & DAWN
41824 W CHEYENNE DR
MARICOPA , AZ 85138-8308

512402010
CASILLAS ELISEO
MAIL RETURN
, -

512402060
OZVEST INC
2111 MERGHO IMPASSE
SAN DIEGO , CA 92110-0214

512402030
VANHECK SEAN CAMERON & MELISSA MARIE
19572 N SANDALWOOD DR
MARICOPA , AZ 85138-8325

512402080
STETTNER LEONARD & ROBYN
7130 GILMORE DR
REGINA , SK -

512402020
SRP SUB LLC
PO BOX 4900
SCOTTSDALE , AZ 85261-1490

51071015E
GLENNWILDE HOMEOWNERS ASSOCIATION
1600 W BROADWAY RD STE 200
TEMPE , AZ 85282-2113

51024001G
GERMAN DOBSON CVS LLC
PO BOX 1610
COCKEYSVILLE , MD 21030-0761

512070070
EL DORADO PARTNERS LLC
7600 E DOUBLETREE RANCH RD STE 300
SCOTTSDALE , AZ 85258-8219

512112480
FARRELL DANIEL P & MARY L
21709 N WEATHER EDGE CIR
LANNON , WI 53046-6940

512112570
VERNON LISA MARIE LIV TRUST
41835 W CANASTA LN
MARICOPA , AZ 85138-8395

512112560
LANDOLL-MOORE DEBORAH L & MOORE DOUGLAS
41793 W CANASTA LN
MARICOPA , AZ 85138-8395

512112490
LAWLER TERRI L REV LIV TRUST
41677 W CRIBBAGE RD
MARICOPA , AZ 85138-8391

512112550
DIZ DOREEN
41781 W CANASTA LN
MARICOPA , AZ 85138-8395

512112500
ZWEBER RICHARD LEE
41693 W CRIBBAGE RD
MARICOPA , AZ 85138-8391

512480240
SALAZAR KAILEB
19722 N TAMMY ST
MARICOPA , AZ 85138-8676

512112470
GEHRING SUSAN M & THOMAS L REV TRUST
41660 W CRIBBAGE RD
MARICOPA , AZ 85138-8391

512480360
HOWELL ALEXUS M & WATTS DEVON
19724 N LIEF RD
MARICOPA , AZ 85138-8350

512480270
SIMOTWO SILAS & TIMBERS SIMONE
19723 N TAMMY ST
MARICOPA , AZ 85138-8676

512112540
RODRIGUEZ JULIO JR
41781 W CANASTA LN
MARICOPA , AZ 85138-8395

512112510
FRAZER MARK W
1748 W HEATHERBRAE DR
PHOENIX , AZ 85015-5474

512480230
JUAREZ ANDY COBOS
19736 N TAMMY ST
MARICOPA , AZ 85138-8676

512112460
FRIEDA STEPHEN L & DENISE A CO-TRS
41674 W CRIBBAGE RD
MARICOPA , AZ 85138-8391

512112520
CLAY LINDA M & MAJOR
41725 W CRIBBAGE RD
MARICOPA , AZ 85138-8391

512480350
SOSA ENRIQUE ALBERTO MEDINA & FELIX MIRIAM GUADALUPE MEDINA
19738 N LIEF RD
MARICOPA , AZ 85138-8350

512480280
JOHNSON MICHAEL J & ANN M
19737 N TAMMY ST
MARICOPA , AZ 85138-8676

51207022B
MERITAGE HOMES OF ARIZONA INC
5326 N LA CHOLLA BLVD
TUCSON , AZ 85741-1381

512112670
LAHN RICHARD TODD & GABRIELA
41800 W CANASTA LN
MARICOPA , AZ 85138-8395

512112450
SPYCHALSKI CHRIS M & KATHERINE
41688 W CRIBBAGE RD
MARICOPA , AZ 85138-8391

512112530
SCHOFF SCOTT & WILLIS JAIME LEIGH-ANNE
41737 W CRIBBAGE RD
MARICOPA , AZ 85138-8391

512480220
MUNKIRS KATHLEEN
19750 N TAMMY ST
MARICOPA , AZ 85138-8676

512480340
GUNN BREANNA NICOLE
15420 S 7TH DR
PHOENIX , AZ 85045-5031

512480290
THOMPSON KYLE & CRYSTAL
19751 N TAMMY ST
MARICOPA , AZ 85138-8676

512112440
HUSKEY ROBERT V JR TRUST
41702 W CRIBBAGE RD
MARICOPA , AZ 85138-8391

512112680
MITCHELL THOMAS E & NEVAR C
41768 W CANASTA LN
MARICOPA , AZ 85138-8395

512480210
IH6 PROPERTY PHOENIX LP
PO BOX 4900
SCOTTSDALE , AZ 85261-1490

512112430
ARRIGONI BRUCE EDWARD & PATRICIA
41716 W CRIBBAGE RD
MARICOPA , AZ 85138-8391

512480300
GRAEBEL ADAM
19765 N TAMMY ST
MARICOPA , AZ 85138-8676

512112690
PETTY GARY E & CAROL L
41754 W CANASTA LN
MARICOPA , AZ 85138-8395

512112420
SEGER RICKEY L & JEANNE M
41730 W CRIBBAGE RD
MARICOPA , AZ 85138-8391

512480200
SOLIZ AMY LIVING TRUST
19778 N TAMMY ST
MARICOPA , AZ 85138-8676

512480310
ABALOS FRANCIS
19779 N TAMMY ST
MARICOPA , AZ 85138-8676

512112410
BOLLIG DALE & JULIE LIV TRUST
W4527 DAKOTA AVE
WAUTOMA , WI 54982-2740

512480190
GANGER ADAM ROBERT
19792 N TAMMY ST
MARICOPA , AZ 85138-8676

512112400
BLATTER GARY L & LORI A TRS
41758 W CRIBBAGE RD
MARICOPA , AZ 85138--391

512480180
RUBIO MADAIN
19806 N TAMMY ST
MARICOPA , AZ 85138-8676

512126140
COWARD ROBERT E TR
41569 W SPRINGTIME RD
MARICOPA , AZ 85138-8453

512126130
ESTES CHARLEY EDWARD
41553 W SPRINGTIME RD
MARICOPA , AZ 85138-8453

512126150
LIES DAVID
41587 W SPRINGTIME RD
MARICOPA , AZ 85138-8453

512126160
NEAL DEANNA & KENNETH
41605 W SPRINGTIME RD
MARICOPA , AZ 85138-8453

512126170
LEGAULT ANTHONY R & DOLORES R REV LIV TRUST
41623 W SPRINGTIME RD
MARICOPA , AZ 85138-8453

512126180
BALDOCCHI DESIREE I REV LIV TRUST
15580 NW PERIMETER PL
BEAVERTON , OR 97006-6532

512126470
MERITAGE HOMES OF ARIZONA INC
5326 N LA CHOLLA BLVD
TUCSON , AZ 85741-1381

51211687B
PROVINCE COMMUNITY ASSOC
8360 E VIA DE VENTURA STE L-100
SCOTTSDALE , AZ 85258-8318

512480250
STEPHENS ANDREA & TYREE LAMAR
19716 N TAMMY ST
MARICOPA , AZ 85138-8676

512480380
HPA II BORROWER 2021-1 LLC
PO BOX 4900
SCOTTSDALE , AZ 85261-1490

512480260
ROBINSON JAMES DEAN & JENNIFER LOUISE
19717 N TAMMY ST
MARICOPA , AZ 85138-8676

512480370
DE LEON LEONARDO HORACIO & ALMA MICHELLE
41345 W HENSLEY WAY
MARICOPA , AZ 85138-8591

51071017A
CIRCLE K STORES INC
PO BOX 1119
DRIPPING SPRINGS , TX 78620-0111

51248256A
HOMESTEAD SOUTH HOMEOWNERS ASSOCIATION
450 N DOBSON RD STE 201
MESA , AZ 85201-1528

51071017D
PORTER 20 LLC
PO BOX 41428
PHOENIX , AZ 85080-0142

51071017E
PINAL COUNTY FEDERAL CREDIT UNION
1000 E FLORENCE BLVD
CASA GRANDE , AZ 85122-2463

51071018X
LEGACY CHARTER LLC
1627 W DUSTY WREN DR
PHOENIX , AZ 85085-5805

51207006B
ELECTRICAL DISTRICT NO 3
41630 W LOUIS JOHNSON DR
MARICOPA , AZ 85138-8540

800300230
TOWN OF MARICOPA
39700 W CIVIC CENTER PLAZA
MARICOPA , AZ 85138-8513

51071018Y
LEGACY CHARTER LLC
1627 W DUSTY WREN DR
PHOENIX , AZ 85085-5805

510710500
HONEYCUTT & PORTER ROAD LLC
7007 W HAPPY VALLEY RD
PEORIA , AZ 85383-3322



ARCHICON ARCHITECTURE & INTERIORS, L.C.

August 22, 2025

Development Services
City of Maricopa
39700 W. Civic Center Plaza
Maricopa, AZ 85138
Attn: Derek Scheerer
520.316.6980
Derek.scheerer@maricopa-az.gov

Re: DRP25-13 Terribles 41595 W. Honeycutt Road Neighborhood Meeting Results

The neighborhood meeting was held on Thursday evening August 21, 2025, in the Pine Room from 6 pm – 7 pm at the Maricopa Library and Cultural Center on 18160 Maya Angelou Drive, Maricopa, AZ 85138.

The neighborhood meeting was conducted to introduce the neighbors to the proposed project and to explain the need to rezone the property from CB-2 to C-2a1 (GC).

The information presented included a Site Plan, Landscape Plan, and Colored Elevations. The information was introduced by me with Brett Griffin, the Terrible's AZ Development Manager answering specific operational questions. Derek Scheer, Planner II, was in attendance.

Eight people attended the meeting. See the attached Attendance List for their names and addresses.

Neighbors' Concerns

The main concerns that were discussed included the following:

Traffic

Safety

Noise especially from the speakers at the individual fuel pumps

Lighting from the building and from the vehicles

Landscaping as a buffer on the north and south sides of the property

Trash removal from consumers and from storms, especially after a storm

Monument sign height

Neighbor's Comments

Generally, the neighbors understood and accepted the fact that the site is commercially zoned, and that the fuel station and convenience store were going to be constructed. The neighbors supported Terrible's commitment to the community and recommended a charity for partnership. One neighbor recommended the fuel pumps be angled to direct vehicle headlights to the northeast away from their homes. Another one requested the sound from the speaker at the fuel pump to be lowered during the evening and early morning hours. One resident requested there be no flashing lights on the signage. One resident requested the site walls be raised higher than 3' to mitigate the effect of the vehicle headlight. The residents also requested that more trees be installed to buffer the site's impact.

Hoping that this report reflects the main concerns and positive comments from the residents.

Mitchell Mastrin, R.A.
Project Manager
MitchellM@archicon.com



ARCHICON ARCHITECTURE & INTERIORS, L.C.

August 21, 2025, 6 pm – 7 pm

Project No. 2428110-10

Terrible's C-Store 41595 N. Honeycutt Road, Maricopa AZ 85138

Re-Zoning Neighborhood Meeting, Maricopa Library & Cultural Center – Pine Room

18160 Maya Angelou Drive Maricopa, AZ 85138

Attendance List

Name

Address

Comment

Ken & Pat Barco 42179 W. Santa Fe.

Sue VanGosen 41452 W. LUCEXALU

Tom Gehring 41660 W. Cribbage Rd.

Kathy Spychalski 41688 W Cribbage

Chris Spychalski "

Ron Angerame 41563 W. BARCELONA DR.

Brittany P. sola 41160 W Somerset Dr.

AFFIDAVIT OF PUBLICATION

State of Florida, County of Orange, 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:

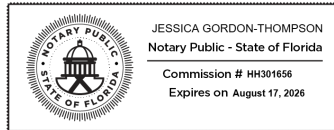
Sep. 4, 2025

NOTICE ID: hXmaoK9IN6MWclUob2qk

NOTICE NAME: Case # ZON 25-04

Ankit Sachdeva

(Signed) _____



VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: 09/04/2025

J. Thompson

Notary Public

Notarized remotely online using communication technology via Proof.

**NEWSPAPER NOTICE
NOTICE OF PUBLIC HEARING
AND PUBLIC MEETING
Case #ZON 25-04**

Project Name:

New Retail Development

Terrible's C-Store

Planning and Zoning Commission:

Date/Time: September 22, 2025,
at 6:00 PM

Location: City Hall Council
Chambers 39700 W. Civic Center
Plaza

Maricopa, AZ 85138

City Council:

Date/Time: November 4, 2025, at
6:00 PM

Location: 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 change in zoning from General
Business (CB-2) to General
Commercial (GC). The proposed
zone change would place the site
under current City of Maricopa
zoning.

The property consists of approx.
2.211 acres located at the SW
corner of W Honeycutt Rd. and
N Porter Rd. Municipal Address
41595 W Honeycutt Rd. Pinal
County Assessor Parcel No. 510-
24-001G.

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 written form to the
Planning and Zoning Division. Attn:
Derek Scheerer at 39700 W. Civic
Center Plaza, Maricopa, AZ 85138
or email at Derek.Scheerer@
maricopa-az.gov.

Please include name, address,
telephone number and signature.

For questions contact the Planning
and Zoning Division at (520) 568-
9098.

Published 9/04/25

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the SWC Honeycutt Rd & N Porter Rd, in the City of Maricopa, on 08/06/25.

See attached photo exhibit.

For applicant:

Archicon

Dynamite Signs
Sign Company Name

Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 08/06/25 by Meghan Liggett.

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

Marybeth Conrad
Notary Public

My Commission expires: 10-25-28





Notice of Public Meeting

CITY OF MARICOPA- PLANNING DIVISION
Major Development Review Permit



Application: DRP25-13 Request for a Major Development Review Permit by Archicon Architecture, on behalf of Terrible C's, for a gas station with convenience store on an approx. 2.11-acre site located at the southwest corner of W. Honeycutt Rd. and N. Porter Rd.
You are invited to attend the following meeting to learn more about the request and/or share your options:

PLANNING AND ZONING COMMISSION

Date: September 8, 2025, Time: 6:00 P.M., Location: City Hall Council Chambers, 39700 W. Civic Center Plaza, Maricopa, AZ 85138

Notice of Public Hearing

CITY OF MARICOPA- PLANNING DIVISION
REZONE

Application: ZON25-04 Request for a Rezone by the City of Maricopa from General Business CB-2 to General Commercial GC on an approx. 2.11-acre site located at the southwest corner of W. Honeycutt Rd. and N. Porter Rd.
You are invited to attend the following meeting to learn more about the request and/or share your options:

NEIGHBORHOOD MEETING

August 21, 2025, 6:00 PM
Maricopa Library 18160 N. Maya Angelou Dr.,
Maricopa, AZ 85138

PLANNING AND ZONING COMMISSION

September 8, 2025, 6:00 PM
City Hall Council Chambers,
39700 W. Civic Center Plaza, Maricopa, AZ 85138

CITY COUNCIL

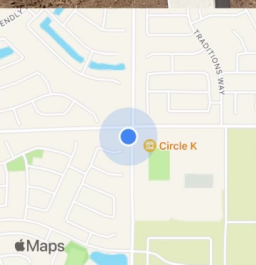
October 7, 2025, 6:00 PM
City Hall Council Chambers,
39700 W. Civic Center Plaza, Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE, CONTACT CASE PLANNER:

Posting Date: August 6, 2025

Derek Scheerer 520-316-6980

Email: Derek.Scheerer@maricopa-az.gov



August 6, 2025 at 9:03 AM
+33.058054, -112.013675
41595 W Honeycutt Rd
Maricopa AZ 85138
United States



Notice of Public Meeting

CITY OF MARICOPA- PLANNING DIVISION
Major Development Review Permit



Application: DRP25-13 Request for a Major Development Review Permit by Archicon Architecture, on behalf of Terrible C's, for a gas station with convenience store on an approx. 2.11-acre site located at the southwest corner of W. Honeycutt Rd. and N. Porter Rd.
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CITY OF MARICOPA- PLANNING DIVISION
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Maricopa Library 18160 N Maya Angelou Dr.,
Maricopa, AZ 85138

PLANNING AND ZONING COMMISSION

September 8, 2025, 6:00 PM
City Hall Council Chambers,
39700 W. Civic Center Plaza, Maricopa, AZ 85138

CITY COUNCIL

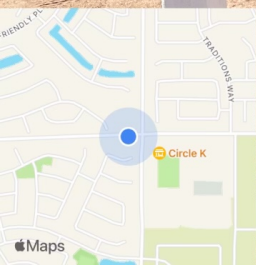
October 7, 2025, 6:00 PM
City Hall Council Chambers,
39700 W. Civic Center Plaza, Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE, CONTACT CASE PLANNER:

Posting Date: August 6, 2025

Derek Scheerer 520-316-6980

Email: Derek.Scheerer@maricopa-az.gov



August 6, 2025 at 8:46 AM
+33.058337,-112.014104
41595 W Honeycutt Rd
Maricopa AZ 85138
United States

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the SWC Honeycutt Rd & N Porter Rd, in the City of Maricopa, on 09/02/25.

See attached photo exhibit.

For applicant:

Archicon

Dynamite Signs

Sign Company Name

Meghan Liggett

Sign Company Representative

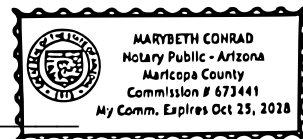
Subscribed and sworn to be on 09/02/25 by Meghan Liggett.

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

Marybeth Conrad

Notary Public

My Commission expires: 10-25-28





Notice of Public Meeting

CITY OF MARICOPA- PLANNING DIVISION

Major Development Review Permit



Application: DRP25-13 Request for a Major Development Review Permit by Archicon Architecture, on behalf of Terrible C's, for a gas station with convenience store on an approx. 2.11-acre site located at the southwest corner of W. Honeycutt Rd. and N. Porter Rd.
You are invited to attend the following meeting to learn more about the request and/or share your opinions:

PLANNING AND ZONING COMMISSION

Date: September 22, 2025, Time: 6:00 P.M., Location: City Hall Council Chambers, 39700 W. Civic Center Plaza, Maricopa, AZ 85138

ZONING

CITY OF MARICOPA- PLANNING DIVISION

REZONE

Application: ZON25-04 Request for a Rezone by the City of Maricopa from General Business CB-2 to General Commercial GC on an approx. 2.11-acre site located at the southwest corner of W. Honeycutt Rd. and N. Porter Rd.
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NEIGHBORHOOD MEETING

August 21, 2025, 6:00 PM
Maricopa Library 18160 N Maya Angelou Dr.,
Maricopa, AZ 85138

PLANNING AND ZONING COMMISSION

September 22, 2025, 6:00 PM
City Hall Council Chambers,
39700 W. Civic Center Plaza, Maricopa, AZ 85138

CITY COUNCIL

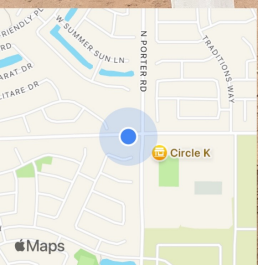
November 4, 2025, 6:00 PM
City Hall Council Chambers,
39700 W. Civic Center Plaza, Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE, CONTACT CASE PLANNER:

Posting Date: August 6, 2025

Derek Scheerer 520-316-6980

Email: Derek.Scheerer@maricopa-az.gov



September 2, 2025 at 8:10 AM
+33.058318,-112.014111
41595 W Honeycutt Rd
Maricopa AZ 85138
United States



Notice of Public Meeting

CITY OF MARICOPA- PLANNING DIVISION

Major Development Review Permit



Application: DRP25-13 Request for a Major Development Review Permit by Archicon Architecture, on behalf of Terrible C's, for a gas station with convenience store on an approx. 2.11-acre site located at the southwest corner of W. Honeycutt Rd. and N. Porter Rd.

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Date: September 22, 2025, Time: 6:00 P.M., Location: City Hall Council Chambers, 39700 W. Civic Center Plaza, Maricopa, AZ 85138

ZONING

CITY OF MARICOPA- PLANNING DIVISION

REZONE

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Maricopa Library 18160 N Maya Angelou Dr.,
Maricopa, AZ 85138

PLANNING AND ZONING COMMISSION

September 22, 2025, 6:00 PM

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

CITY COUNCIL

November 4, 2025, 6:00 PM

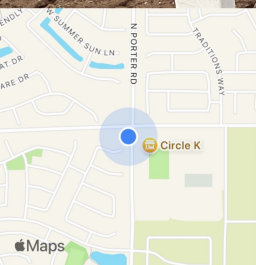
City Hall Council Chambers,
39700 W. Civic Center Plaza, Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS REGARDING THIS CASE, CONTACT CASE PLANNER:

Posting Date: August 6, 2025

Derek Scheerer 520-316-6980

Email: Derek.Scheerer@maricopa-az.gov



September 2, 2025 at 8:16 AM
+33.058030,-112.013664
41595 W Honeycutt Rd
Maricopa AZ 85138
United States