



## CITIZEN PARTICIPATION 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](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

# Mailing Letter

RE: ZON22-07 and GPA22-10

This site is generally located at south of the southeast corner of Honeycutt Avenue and Porter Road within the City of Maricopa incorporated limits.

Dear Neighbor,

An application has been filed with the City of Maricopa by Alpine Development Partners, LLC for a rezone and minor General Plan Amendment for the **Maricopa Commerce Center** at the above-mentioned property. The meeting dates in regard to this request are as follows:

<b>Neighborhood Meeting</b> DATE: October 3, 2022 @ 6:00 PM Maricopa Library and Cultural Center Pine Room 18160 N. Maya Angelou Dr. Maricopa, AZ 85138	
<b>Planning and Zoning Commission:</b> DATE: October 24, 2022 @ 6:00 PM City Hall @ Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138	<b>City Council:</b> DATE: November 15, 2022 @ 6:00 PM 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/certified mail/delivery confirmation.

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 Alexander Bosworth, Planner at the City of Maricopa Planning Department at 520-316-6948. You can also email him at [alexander.bosworth@maricopa-az.gov](mailto:alexander.bosworth@maricopa-az.gov), subject ZON22-07 and GPA22-10.

Please see additional pages for project narrative and other exhibits:

Sincerely,

Guy Taylor  
Managing Member  
Alpine Development Partners, LLC

**\*\*Esta información se puede proporcionar en español a pedido, por favor comuníquese con Alexander Bosworth, 520-316-6948 para la información.**

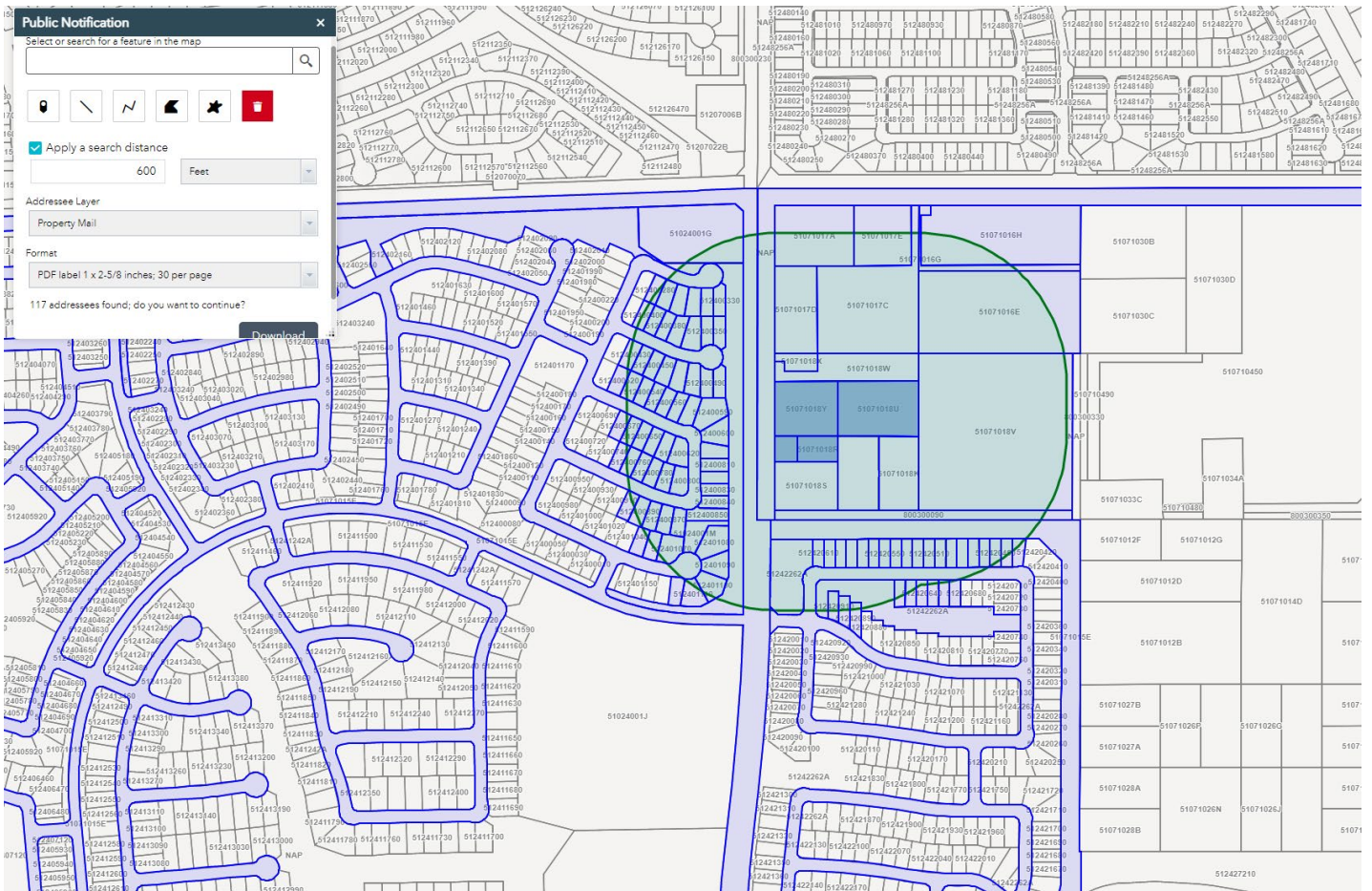
# Notification Area Map

Project Name: GPA22-10 and ZON22-07 Maricopa Commerce Center

Location: South of the SEC of W. Honeycutt Rd. and N. Porter Rd.

Request: Rezone and Minor General Plan Amendment

Current Zoning of Subject Property: CB-2 General Business



# Newspaper Public Notice

The applicant was required to publish a public notice in the local newspaper that circulates within the City of Maricopa. Notice was published in the Casa Grande Dispatch.

CASA GRANDE VALLEY NEWSPAPERS INC.  
200 W. 2ND ST.  
CASA GRANDE AZ 85122  
(520) 836-7461  
Fax (520) 836-2944

ORDER CONFIRMATION (CONTINUED)

Salesperson: CHRISTINA RODRIGUEZ

Printed at 09/02/22 17:37 by crodr

Acct #: 20098

Ad #: 150297

Status: New CHOLD

NEWSPAPER NOTICE  
NOTICE OF NEIGHBORHOOD  
MEETING, PUBLIC HEARING  
AND PUBLIC MEETING  
Rezoning and General Plan  
Amendment Case ZON22-07 and  
GPA22-10  
Neighborhood Meeting  
DATE: October 3, 2022 @ 6:00  
PM  
Maricopa Library and Cultural  
Center  
Pine Room  
18160 N. Mays Angelou Dr.  
Maricopa, AZ 85138  
Planning & Zoning Commission  
Meeting  
(PUBLIC HEARING)  
DATE: October 24, 2022 @ 6:00  
PM  
City Hall @ Council Chambers  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138  
City Council Meeting  
DATE: November 15, 2022 @  
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.  
Alpine Development Partners,  
LLC, represented by Guy Taylor  
of Alpine Development Partners,  
LLC, is proposing a Rezone from  
CB-2 General Business zoning to  
GC General Commercial on the  
entire site. A concurrent General  
Plan Amendment from existing  
High Density Residential (HDR)  
General Plan Future Land Use on  
Parcel 1 to Employment (E) at  
APN 510-71-018U generally lo-  
cated at the south of the south-  
east corner of Honeycutt Avenue  
and Porter Road within the City of  
Maricopa incorporated limits.  
The Planning and Zoning Division  
is processing this as a concurrent  
Rezone and General Plan  
Amendment (GPA). These are  
two separate case proposals that  
will run concurrently with one an-  
other.  
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 ap-  
peals should be sent in a written  
form to the Planning and Zoning  
Division, Attn: Alexander  
Bosworth at 39700 W Civic Cen-  
ter Plaza, Maricopa, AZ 85138 or  
email alexander.bosworth@mar-  
icopa-az.gov. Please include  
name, address, telephone number  
and signature. For questions,  
contact the Planning and Zoning  
Division at (520) 568-9098.  
September 08, 2022  
Published in Casa Grande Dis-  
patch newspaper  
September 08, 2022  
No. of publications: 1; date of  
publication: Sep. 08, 2022.

# Public Notice Sign

## AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the SEC Honeycutt rd & Porter Tr, in the City of Maricopa, on 09/08/22.

See attached photo exhibit.

For applicant:

Alpine Development Partners

Dynamite Signs

Sign Company Name

Meghan Liggett  
Sign Company Representative

Subscribed and sworn to be on 09/08/22 by Meghan Liggett.

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

Marybeth Conrad  
Notary Public



My Commission expires: 10.25.24



## Neighborhood Meeting

A neighborhood meeting was held by the applicant at the Maricopa City Library on October 3 at 6:00p.m. See the general summary of the meeting as provided by the applicant below.

Below is a recap and summation of the Neighborhood Meeting on October 3<sup>rd</sup>, at 6 PM:

- 9 attendees
- All were in support of the project
- Areas of input and feedback include
  - Adequate landscaping
  - Additional color to the elevation
  - Down lighting for exterior lighting
  - Adequate fencing during construction
  - One suggestion required moving and rotating building so it would not open to Porter Road, but open to the backside
    - I explained we could not accommodate due to city requirements, existing easements, and project viability
    - This was one person, and they understood our position and explanation

If you have any questions and need additional color, do not hesitate to contact me.

Thanks,

Guy

*Guy Taylor*

805-837-9899

[Guy@AlpineDevelopmentPartners.com](mailto:Guy@AlpineDevelopmentPartners.com)

## Neighborhood Meeting Sign-In Sheet

Sign-in

<u>Name</u>	<u>Telephone</u>	<u>Email</u>
CHRISTAL O'SON	615-569-9138	ChrystalOson@aol.com
KENT OSON	415-935-4451	KentOson@gmail.com
TRENT RUSTAN	602-550-0709	TRUSTAN@PIAZ.COM
SUE VANGOSIN	480-322-7098	SVANGOSINE@yahoo.com
Tena Dugan	602-809-5044	Tena.Dugan@gmail.com
* JODI KNITTEL	248-3880570	jodiKnittel@gmail.com
Stam Wineberg		susan@bella
Susan Buonsante	303-246-3711	propertyboutique.com