

## Derek Scheerer

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**From:** Danay Bell <bdanay@gmail.com>  
**Sent:** Friday, May 23, 2025 9:36 AM  
**To:** Derek Scheerer  
**Subject:** Concerns regarding Case Number PA24-37 New Development Terrible C's Store

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Good morning, Derek -

I was unable to attend last night's neighborhood meeting regarding the plan for a new gas station.

I implore the city to deny or reject the application for a new gas station on the corner of north Porter and West Bolin.

Here are my concerns:

- increase in traffic, noise, light, and air pollution.
- There are a lot of school children that cross the intersection and a gas station would increase the traffic which will cause further safety concerns.

There are already plans for another Circle k gas station on the corner of Stonegate and Casa Grande highway (which I also disagree with). The circle k is less than a half of mile away and I disagree with the built of another gas station.

Thank you for your time and service to the city.

Kind Regards,  
Danay Bell  
Homeowner in Glennwilde Community

## Derek Scheerer

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**From:** REBECCA SILVA <bttrfly50@hotmail.com>  
**Sent:** Wednesday, May 21, 2025 10:38 PM  
**To:** Derek Scheerer  
**Subject:** Re: Terrible gas station

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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ZON 25-03

Sent from my iPhone

> On May 21, 2025, at 5:47 PM, Derek Scheerer <Derek.Scheerer@maricopa-az.gov> wrote:

>

> Hello Rebecca,

>

> Thank you for reaching out. Can you let me know what case number you are referencing?

>

> Best Regards,

>

> Derek Scheerer

> Senior Planner

> Development Services

> 39700 W. Civic Center Plaza

> Maricopa, AZ 85138

> p: 520-316-6980

> e: Derek.Scheerer@maricopa-az.gov

>

> -----Original Message-----

> From: REBECCA SILVA <bttrfly50@hotmail.com>

> Sent: Wednesday, May 21, 2025 2:55 PM

> To: Derek Scheerer <Derek.Scheerer@maricopa-az.gov>

> Subject: Terrible gas station

>

> [You don't often get email from bttrfly50@hotmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification> ]

>

> Hello

> I will not be able to attend the meeting tomorrow but I do have some concerns. Will there be another meeting?

> Sent from my iPhone

## Derek Scheerer

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**From:** TAM GREIG <trg0127@yahoo.com>  
**Sent:** Wednesday, May 21, 2025 8:42 PM  
**To:** Derek Scheerer  
**Subject:** Case Number PA24-37 & New Retail Development Terrible's C-Store

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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RE: Case ZON 25-03  
AAI Project: 2428110-07  
Project Name: New Retail Development Terrible's C-Store  
Project Address: SEC North Porter & West Bowlin Roads, Maricopa, AZ 85138  
Axxess Parcel: 510-30-002D

Dear Sirs,

I am a resident in the Cottonwood neighborhood. I wish I was able to attend the meeting in person; however, I am unable to due to my work schedule.

I am submitting my **protest** of the proposed project of New Retail Development Terrible's C-Store at Porter/Bowlin.

The residents of Maricopa moved to Maricopa for peace and quiet, as well as, not wanting to live in a city with all of the congestion. We want to live in a place we feel safe and relaxed.

This new proposed gas station/car wash, at a very inconvenient location, is unnecessary and unwanted. I know there is another gas station (Circle K) approved to be built next to the Home Depot. There is no reason why we need not only the existing gas station (1 mile away), another one next to Home Depot (1/4 mile away) and this new proposed one 600 (or less) feet away.

The proposed location is a main thoroughfare to a food source (Walmart) health center and school. Many seniors and children cross at the cross walk. I believe this is a recipe for disaster. People biking and walking alone this area are at a higher risk of being hit by a car. I, also, can conceive, just like the existing gas station, people will **not** obey *no turns* in a specific direction which can lead to car crashes or a pedestrian being hit. Gas stations breed loitering, theft and robbery.

In addition, the lights, sounds and smells of a 24-hour gas station/car wash is a detestable action for the city of Maricopa to allow happen to its residents. We should be protected not exploited.

I would hope the residents' concerns and protests are heard loud and clear to Maricopa Council and they shut this notion down.

Sincerely,  
Tammy Bowen

## Derek Scheerer

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**From:** Joseph Hidalgo <trdbrry@aol.com>  
**Sent:** Friday, May 16, 2025 2:49 PM  
**To:** Derek Scheerer  
**Subject:** Case Number PA24-37

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Are we allowed to vote on this new Terrible's C-Store? I am concerned about the traffic and all the children that walk to and from the school by the college.

Thank you,  
Resident within 600 feet of the proposed site.