



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](http://www.maricopa-az.gov)



# ARCHICON ARCHITECTURE & INTERIORS, L.C.

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## 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 Commerical)

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.

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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](mailto: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.

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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](mailto:derek.scheerer@maricopa-az.gov) subject Case Number DRP25-13.

Sincerely,

Mitchell Mastrin, R.A.  
Project Manager  
[MitchellM@Archicon.com](mailto: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.

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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](mailto: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](mailto: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:**

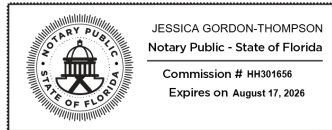
Sep. 4, 2025

**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

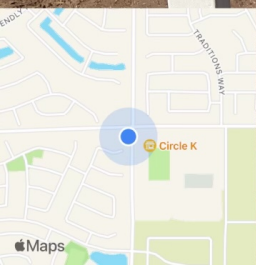
October 7, 2025, 6:00 PM  
City Hall Council Chambers,  
39700 W. Civic Center Plaza, Maricopa, AZ 85138

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](mailto: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



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### PLANNING AND ZONING COMMISSION

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

### CITY COUNCIL

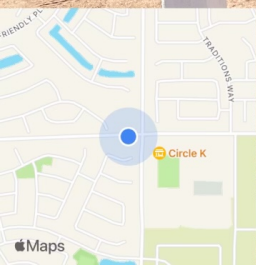
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City Hall Council Chambers,  
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FOR QUESTIONS OR COMMENTS REGARDING THIS CASE, CONTACT CASE PLANNER:

Posting Date: August 6, 2025

Derek Scheerer 520-316-6980

Email: [Derek.Scheerer@maricopa-az.gov](mailto: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

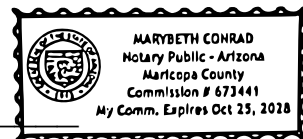
Subscribed and sworn to be on 09/02/25 by Meghan Liggett.

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

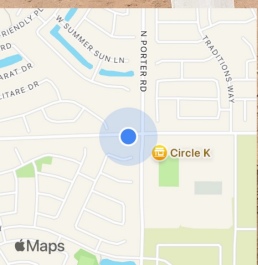
City Hall Council Chambers,  
39700 W. Civic Center Plaza, Maricopa, AZ 85138

**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](mailto: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



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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

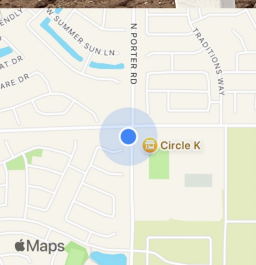
City Hall Council Chambers,  
39700 W. Civic Center Plaza, Maricopa, AZ 85138

**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](mailto: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