



CITIZEN PARTICIPATION REPORT

PLANNING AND ZONING DIVISION

39700 W. Civic Center Plaza
Maricopa, AZ 85138
Ph: 520.316.6920
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

PROJECT INFORMATION

Project Name and Case Number(s)
Bowlin and Hartman Rezone
ZON24-02

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 zoning map amendment to rezone a 15.13-acre parcel. The proposal is described in more detail below:

ZON24-02 Bowlin and Hartman Rezone– This amendment would rezone a parcel of land, outlined in yellow (See Map or click QR code), from the Local Business (CB-1) Zoning District to the Neighborhood Commercial (NC) Zoning District.

Neighborhood & Public Hearing Dates

Neighborhood Meeting

October 17, 2024 @
6:00pm

Maricopa Library and
Cultural Center
44345 MLK Jr. Blvd.

Planning Commission

November 25, 2024 @
6:00pm

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

City Council

January 21, 2025 @
6:00pm

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

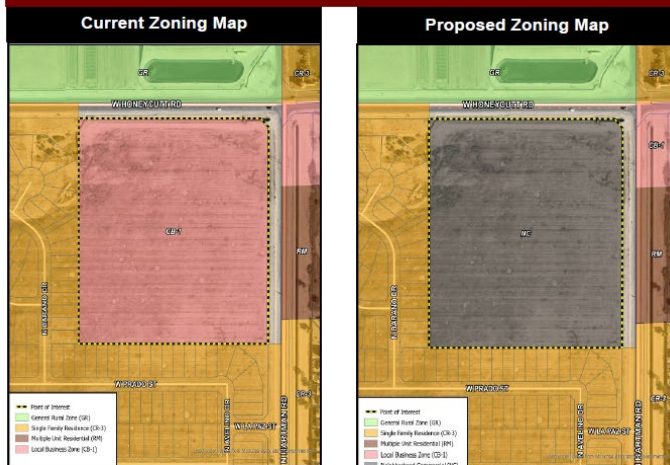
****Esta información se puede proporcionar en español a pedido, por favor comuníquese con Alexander Bosworth, 520-316-6948 para la información.**

Development Services Department | 39700 W. Civic Center Plaza Maricopa, AZ 85138 | 520-316-6920

NOTICE OF NEIGHBORHOOD MEETINGS

This notice is being sent to you because you own or represent property located within the required notification area for the following project:

Zoning Maps



Project Name and Location

Bowlin and Hartman Rezone -15.13 acres
SWC W. Bowlin Rd. and N. Hartman Rd.

Case Number(s)

Rezoning Request: ZON24-02

Turn card over for more information. ➡



Development Services
Department

Mailing Letter

PROJECT INFORMATION (MAP REVISION ONLY)

Project Name and Case Number(s)
Bowlin and Hartman Rezone
ZON24-02

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 zoning map amendment to rezone a 15.13-acre parcel. The proposal is described in more detail below:

ZON24-02 Bowlin and Hartman Rezone- This amendment would rezone a parcel of land, outlined in yellow (See Map or click QR code), from the Local Business (CB-1) Zoning District to the Neighborhood Commercial (NC) Zoning District.

NOTICE OF REVISION

This mailout corrects a map error only. The proposed rezone is the SWC Bowlin/Hartman while the previous map depicted the SWC of Honeycutt/Hartman. If you have an interest in this rezone request, staff will be accepting phone calls and letters until the time of the public hearing (November 25, 2024).

Neighborhood & Public Hearing Dates

<u>Neighborhood Meeting</u>	<u>Planning Commission</u>	<u>City Council</u>
October 17, 2024 @ 6:00pm	November 25, 2024 @ 6:00pm	January 21, 2025 @ 6:00pm
Maricopa Library and Cultural Center 44345 MLK Jr. Blvd.	Maricopa City Hall 39700 W. Civic Center Plaza Maricopa, AZ 85138	Maricopa City Hall 39700 W. Civic Center Plaza Maricopa, AZ 85138

How to learn more and comment

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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:

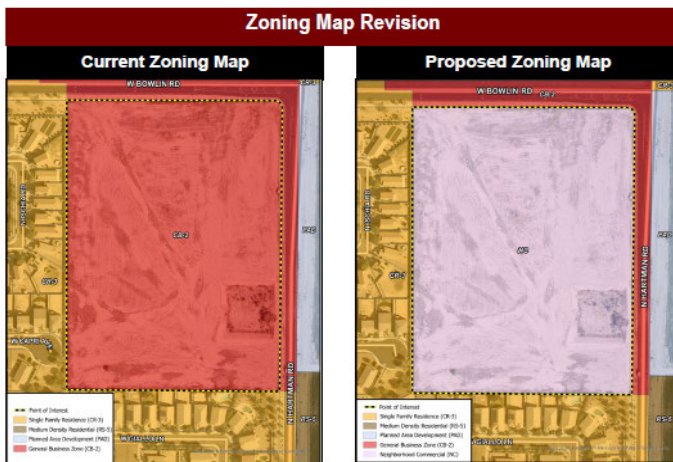
LaRee Mason
520-316-6928
LaRee.Mason@maricopa-az.gov

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

Development Services Department | 39700 W. Civic Center Plaza Maricopa, AZ 85138 | 520-316-6920

NOTICE OF NEIGHBORHOOD MEETINGS (MAP REVISION)

This notice is being sent to you because you own or represent property located within the required notification area for the following project:



Project Name and Location

Bowlin and Hartman Rezone -15.13 acres
SWC W. Bowlin Rd. and N. Hartman Rd.

Case Number(s)

Rezoning Request: ZON24-02

Turn card over for more information. ➡



Development Services Department

A second mailing letter revising location on maps.

Notification Area Map

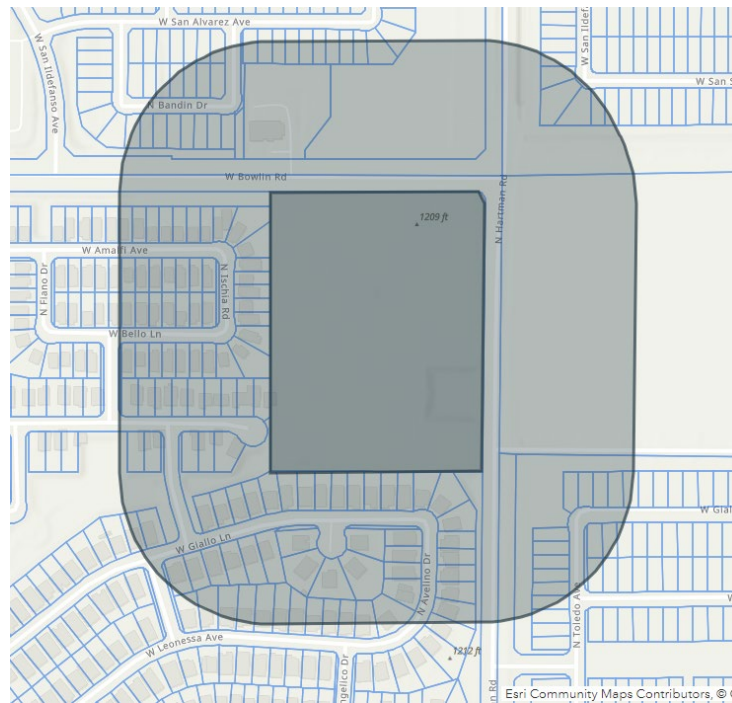
Project Name: ZON24-02 Bowlin Hartman Rezone

Location: SWC of W. Bowlin Rd. and N. Hartman Rd.

Request: Rezone

Current Zoning of Subject Property: Local Business (CB-1) Zone

Current General Plan Future Land Use designation: Commercial (C)



Mailing List

ACOSTA JOSE GERARDO	17651 N AVELINO DR	MARICOPA	AZ	85138
ANDERSON FARMS HOMEOWNERS ASSOCIATION	40 N CENTRAL AVE FL 20TH	PHOENIX	AZ	85004
ANDERSON PALMISANO FARMS	35840 W FARRELL RD	MARICOPA	AZ	85138
ASCUET RICARDO PEREZ & CONTRERAS DIANA RUIZ	36880 W LEONESSA AVE	MARICOPA	AZ	85138
AVILA EASTON ANTONIO & KAYLA MISHAWN	36916 W GIALLO LN	MARICOPA	AZ	85138
BATTY LARNELL EDWIN & CHRISTINA NICHOLE	18176 N TOLEDO AVE	MARICOPA	AZ	85138
BELL AUNDRE & JENNIFER MAE	37062 W GIALLO LN	MARICOPA	AZ	85138
BENNING MELLITTA I	37004 W AMALFI AVE	MARICOPA	AZ	85138
BIGELOW JAMES JOHN JR & VALERIE LYNNE TRS	36948 W GIALLO LN	MARICOPA	AZ	85138
BLUNT FELICIA R	36610 W LEONESSA AVE	MARICOPA	AZ	85138
BROWN JEFFREY DAVID	36996 W GIALLO LN	MARICOPA	AZ	85138
BUCHANAN NICOLE A	37037 W BELLO LN	MARICOPA	AZ	85138
CARTER JORDAN	37095 W AMALFI AVE	MARICOPA	AZ	85138
CITY OF MARICOPA	39700 WEST CIVIC CENTER PLAZA	MARICOPA	AZ	85138
CLORAN SCOTT & ASSIA	17623 N AVELINO DR	MARICOPA	AZ	85138
COPELAND DAVID LYNN	37011 W GIALLO LN	MARICOPA	AZ	85138
CORONA TRACY NICOLE	36916 W LEONESSA AVE	MARICOPA	AZ	85138
DE OCAMPO LO JUSTIN BENEDICT	36575 W GIALLO LN	MARICOPA	AZ	85138
DE SANTIS FRANK TR	5536 NERAK CT	BONITA	CA	91902
DEJESUS RALPH	36975 W GIALLO LN	MARICOPA	AZ	85138
DELEON IRENE	37074 W CAPRI AVE	MARICOPA	AZ	85138
DRAYTON DENNIS C	36970 W LEONESSA AVE	MARICOPA	AZ	85138
DURAN GERARDO	36846 W GIALLO LN	MARICOPA	AZ	85138
DURBIN CHRISTINE	17881 N ISCHIA RD	MARICOPA	AZ	85138
EATMAN KENNETH L & VARDEMAN KAYCEE	37067 W AMALFI AVE	MARICOPA	AZ	85138
EQUITY TRUST CO CUSTODIAN FBO MARY HUTTON IRA	12206 IRISH CT	JACKSON	CA	95642
ESCOBEDO ROBERTO JR	37066 W BELLO LN	MARICOPA	AZ	85138
FIGUEROA ELISA MARIA	36944 W CAPRI AVE	MARICOPA	AZ	85138
FIGUEROA JUAN JESUS	36952 W LEONESSA AVE	MARICOPA	AZ	85138
FRASER JAMIE LYNN & ANDREW JAMES	36939 W GIALLO LN	MARICOPA	AZ	85138
GAFFREY CHRISTOPHER	36990 W AMALFI AVE	MARICOPA	AZ	85138
GALVEZ YURY CHRISTIA L	37010 W BELLO LN	MARICOPA	AZ	85138
GARCIA ROSA	36798 W GIALLO LN	MARICOPA	AZ	85138
GOMEZ MARIA DE LA PAZ	37012 W LEONESSA AVE	MARICOPA	AZ	85138
GREGORY NICHOLAS MICHAEL & ALYSSA MARIE	36975 W CAPRI AVE	MARICOPA	AZ	85138
HALL MUTUUS SR & JAMELLA	37039 W AMALFI AVE	MARICOPA	AZ	85138
HANSERD DELANO M	36932 W GIALLO LN	MARICOPA	AZ	85138
HARDY PHILLIP	36934 W LEONESSA AVE	MARICOPA	AZ	85138
HAWKINS IAN	36997 W AMALFI AVE	MARICOPA	AZ	85138
HAWKINS STEVEN F & THERESA L	36864 W GIALLO LN	MARICOPA	AZ	85138
HOEMBERG PHILIP GREGORY & LAURA	17697 N AVELINO DR	MARICOPA	AZ	85138
IBARRA MONICA I CRUZ & TAPIA ADAN ZACAPA	36992 W CAPRI AVE	MARICOPA	AZ	85138
IKECHI CONSTANCE CHIAMAKA	18152 N TOLEDO AVE	MARICOPA	AZ	85138
INGRAM MARY SCHULZ TR	37049 W BELLO LN	MARICOPA	AZ	85138
J PAUL ADAMS GROUP LLC	11209 SPYGLASS HILL LN NE	ALBUQUERQUE	NM	87111
JACKSON RONALD	37077 W BELLO LN	MARICOPA	AZ	85138
JAMES CHARLESETTA	17637 N AVELINO DR	MARICOPA	AZ	85138
JOHNSON SHERITA	17917 N ISCHIA RD	MARICOPA	AZ	85138
JOSLEN DAWN E	36661 W SAN SISTO AVE	MARICOPA	AZ	85138
KEOGH JAMES P & DIAMI L	5645 FRIARS RD UNIT 350	SAN DIEGO	CA	92110
KING BREANNA & TERRANCE	36964 W GIALLO LN	MARICOPA	AZ	85138
KOONS CHRISTOPHER JAMES & LUPE M	37008 W CAPRI AVE	MARICOPA	AZ	85138
KRAMER JENNIFER	37060 W AMALFI AVE	MARICOPA	AZ	85138
KRUSE JEFFREY L & KORIN LORI TRS	36778 W GIALLO LN	MARICOPA	AZ	85138
LARSEN DAWN L & CLINTON R	36844 W LEONESSA AVE	MARICOPA	AZ	85138
LENNAR ARIZONA INC	1665 W ALAMEDA DR STE 130	TEMPE	AZ	85282
LEVEY GILBERT	36883 W GIALLO LN	MARICOPA	AZ	85138
LITFIN KARL D & JULIE A TRS	17595 N AVELINO DR	MARICOPA	AZ	85138
LOCK MYCAHL SEDAN	36590 W LEONESSA AVE	MARICOPA	AZ	85138


LOVELACE JOHN D & FERNE E TRS	37102 W AMALFI AVE	MARICOPA	AZ	85138
LUCAS RALPH S III	37052 W BELLO LN	MARICOPA	AZ	85138
LUNA JOSE JUAN & JOSEFA	40077 W BONNEAU ST	MARICOPA	AZ	85138
MAGALLANES MARIA C	17893 N ISCHIA RD	MARICOPA	AZ	85138
MARIN-QUEZADA JORGE	36996 W BELLO LN	MARICOPA	AZ	85138
MARSHALL CRYSTAL MARIE & JAMIA NICOLE	37074 W AMALFI AVE	MARICOPA	AZ	85138
MCCOY DEBRA TRUST	37048 W GIALLO LN	MARICOPA	AZ	85138
MCH SFR PROPERTY OWNER 2 LLC	14355 COMMERCE WAY	MIAMI LAKES	FL	33016
MCH SFR PROPERTY OWNER 3 LLC	14355 COMMERCE WAY	MIAMI LAKES	FL	33016
MCKEE BARBARA & STEVE	36877 W GIALLO LN	MARICOPA	AZ	85138
MCQUEEN CHRISTOPHER	6368 23RD AVE SW	SEATTLE	WA	98106
MONTAGE INVESTMENTS LLC	PO BOX 50909	PHOENIX	AZ	85076
MURPHREY SONJA	37024 W CAPRI AVE	MARICOPA	AZ	85138
MURPHY DAVID & ERIN	37056 W CAPRI AVE	MARICOPA	AZ	85138
N AVELINO LLC	4438 KETCHAM ST APT 3	ELMHURST	NY	11373
NAKASONE ANDREW MITSUO ALOHAIANI	17678 N AVELINO DR	MARICOPA	AZ	85138
NELSON KRystal	36900 W GIALLO LN	MARICOPA	AZ	85138
O MEARA NERY B	36861 W GIALLO LN	MARICOPA	AZ	85138
OSCHWALD JORDAN	37032 W AMALFI AVE	MARICOPA	AZ	85138
PEARSON BOBBI JO	37015 W CAPRI AVE	MARICOPA	AZ	85138
PEREZ JASON R & VERONICA L	36826 W LEONESSA AVE	MARICOPA	AZ	85138
PEREZ JOE	36675 W SAN SISTO AVE	MARICOPA	AZ	85138
PROGRESS RESIDENTIAL BORROWER 1 LLC	PO BOX 4090	SCOTTSDALE	AZ	85261
RAMIREZ FRANCISCO JR	36830 W GIALLO LN	MARICOPA	AZ	85138
RANCHO MIRAGE MASTER PLANNED COMMUNITY HOMEOWNERS ASSC	18655 N CLARET DR STE 400	SCOTTSDALE	AZ	85255
RESIDENTIAL HOME BUYER PHOENIX LLC	PO BOX 4090	SCOTTSDALE	AZ	85261
RHODES THOMAS & WENDY	17929 N ISCHIA RD	MARICOPA	AZ	85138
RODRIGUEZ BERTA & NOE	PO BOX 974	COALVILLE	UT	84017
ROSEFELD SHAWN P & TAMERA L	36882 W GIALLO LN	MARICOPA	AZ	85138
ROUSH KENNETH L & LINDA D	37013 W BELLO LN	MARICOPA	AZ	85138
RUIZ YVONNE M	37025 W AMALFI AVE	MARICOPA	AZ	85138
SANCHEZ FERNANDO	17614 N AVELINO DR	MARICOPA	AZ	85138
SARZOZA GABRIEL MARION	36976 W CAPRI AVE	MARICOPA	AZ	85138
SEPULVEDA LUIS EDUARDO	37031 W GIALLO LN	MARICOPA	AZ	85138
SFR JV-2 2022-2 BORROWER LLC	15771 RED HILL AVE STE 100	TUSTIN	CA	92780
SFR JV-2 PROPERTY LLC	PO BOX 15087	SANTA ANA	CA	92735
SHELLEY HAROLD G & JENEAL M	4491 DRY FORK CANYON RD	VERNAL	UT	84078
SHELTON YOLANDA R FIMBRES & ROBERTO JIMENEZ	36980 W GIALLO LN	MARICOPA	AZ	85138
SHRYACK THOMAS CHRISTOPHER	36814 W GIALLO LN	MARICOPA	AZ	85138
SHUMWAY TRICIA M	36647 W SAN SISTO AVE	MARICOPA	AZ	85138
SLOCUM RACHEL LIV TRUST	37011 W AMALFI AVE	MARICOPA	AZ	85138
SMALL GRACE	36896 W LEONESSA AVE	MARICOPA	AZ	85138
SMITH JERRY L	17609 N AVELINO DR	MARICOPA	AZ	85138
SNOWDEN JEFFREY	17665 N AVELINO DR	MARICOPA	AZ	85138
SORRENTO COMMUNITY MASTER ASSOCIATION	1600 W BROADWAY RD STE 200	TEMPE	AZ	85282
SOTO DAMARY	36975 W BELLO LN	MARICOPA	AZ	85138
TAH MS BORROWER LLC	36988 W LEONESSA AVE	MARICOPA	AZ	85138
THOMPSON PAUL IV	37080 W BELLO LN	MARICOPA	AZ	85138
TORRENTE OSCAR P	36993 W GIALLO LN	MARICOPA	AZ	85138
TORTOSA HOMEOWNERS ASSOCIATION	8360 E VIA DE VENTURA # L 100	SCOTTSDALE	AZ	85258
TYRRELL PATRICIA A	36869 W GIALLO LN	MARICOPA	AZ	85138
VALENZUELA FRANK L	37055 W CAPRI AVE	MARICOPA	AZ	85138
VARGAS GARETI	36605 W GIALLO LN	MARICOPA	AZ	85138
WEISBERGER LEAH TTEE FBO WEISBERGER LEAH TR	PO BOX 1277	MARICOPA	AZ	85139
WRIGHT LARRY	17957 N ISCHIA RD	MARICOPA	AZ	85138
YEESUNTES WASANA	4551 W JOSHUA LN	TUCSON	AZ	85741
		NEWPORT		
YOUNG CASSANDRA M & TERRY L	344 HOLMWOOD DR	BEACH	CA	92663
ZAMORA LORETTA MAGALY	37061 W BELLO LN	MARICOPA	AZ	85138
ZANIAS JOHN CHRISTOPHER & FRANCA	36995 W CAPRI AVE	MARICOPA	AZ	85138
ZHANG LUCY & HARRY	1857 E VICTORIA ST	CHANDLER	AZ	85249

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 on November 5, 2024.


NEWSPAPER NOTICE
NOTICE OF PUBLIC HEARING
Rezoning Case: ZON24-02
Planning & Zoning Commission
Meeting
(PUBLIC HEARING)
November 25, 2024 @ 6:00 PM
City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138
City Council
January 21, 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 rezoning from Local Business
(CB-1) zoning to Neighborhood
Commercial (NC) zoning. The
subject property is located at the
southwest corner of W. Bowlin Rd.,
and N. Hartman Rd. within the City
of Maricopa incorporated limits.
The Planning and Zoning Division
is processing this proposal in
accordance with the Zoning Code
as a Rezoning.
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: Alexander Bosworth 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.
October 17, 2024
Published 11/05/24

Public Notice Sign



ZONING

CITY OF MARICOPA – PLANNING DIVISION



CASE #: ZON24-02: J. Paul Adams Group, LLC, owner, and the City of Maricopa, applicant, submitted an application to rezone Assessor's Parcel Number 502-03-0260 from the county CB-1 (Local Business) Zone to the municipal NC (Neighborhood Commercial) Zone.

<p><u>PLANNING AND ZONING COMMISSION</u> NOVEMBER 25, 2024 6:00 PM City Hall Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>	<p><u>CITY COUNCIL</u> JANUARY 21, 2025 6:00 PM City Hall Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>
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FOR QUESTIONS OR COMMENTS REGARDING THIS CASE CONTACT CASE PLANNER:
LaRee Mason 520-316-6928 Email: LaRee.Mason@maricopa-az.gov

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the SWC Bowlin Rd and Hartman Rd, in the City of Maricopa, on 10/30/24.

See attached photo exhibit.

For applicant:

City of Maricopa

Dynamite Signs

Sign Company Name

Meghan Liggett

Sign Company Representative

Subscribed and sworn to be on 10/30/24 by Meghan Liggett.

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

Marybeth Conrad
Notary Public



My Commission expires: 10-25-28



ZONING

CITY OF MARICOPA- PLANNING DIVISION



Case #: ZON24-02: J. Paul Adams Group, LLC, owner, and the City of Maricopa, applicant, submitted an application to rezone Assessor's Parcel Number 502-03-0260 from the county CB-1 (Local Business) Zone to the municipal NC (Neighborhood Commercial) Zone.

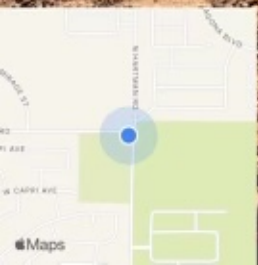
PLANNING AND ZONING COMMISSION

Date: November 25, 2024
Time: 6:00 P.M.
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

CITY COUNCIL

Date: January 21, 2025
Time: 6:00 P.M.
Location: 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



October 30, 2024 at 2:02 PM
+33 043368 - 111 962113
Bowlin Rd
Maricopa AZ 85138
United States

From: [Laree Mason](#)
To: [James Bigelow](#)
Subject: RE: Bowlin Hartman Rezone
Date: Monday, October 14, 2024 12:26:00 PM
Attachments: [image001.png](#)

Hello James,

This rezone is a city-initiated proposal to bring the property to Maricopa City Code (MCC) standards.

To follow is the notice information on the City's website. <https://www.maricopa-az.gov/Home/Components/News/News/3496/1488>

The subject property is currently zoned Local Business (CB-1) Zone which is a leftover county zoning district that existed prior to the City's incorporation. The proposed rezone to the municipal code to Neighborhood Commercial (NC) is largely a formality. Permitted uses routinely enjoyed by the Local Business (CB-1) Zone are also permitted uses in the Neighborhood Commercial (NC) municipal zone. Both zones exist to serve surrounding residential communities.

§18.40.010 (G) (1)

NC Neighborhood Commercial. This district is intended to provide areas for locally oriented retail and service uses that serve the surrounding residential trade area within one-half-mile to one-mile radius. Typical uses include, but are not limited to, retail stores, small grocery and drug stores, specialty food sales and services, restaurants and cafes, neighborhood dry cleaners, personal services (e.g., laundries, barbers, hair and nail salons, fitness studios), small gas stations, and convenience stores. Other compatible uses include small-scale medical and professional offices as well as public and semi-public uses. Large-format retail stores, greater than 40,000 gross square feet for a single user, and shopping centers are not appropriate in this district.

As a reminder, a Neighborhood Meeting on this rezone will be held on Thursday, October 17, at 6:00PM at the Maricopa Library & Cultural Center in the Pine Room.

Thank you and regards,

LaRee Mason
Assistant Planner
Development Services Department

p: 520-316-6928
LaRee.Mason@maricopa-az.gov

39700 West Civic Center Plaza, Maricopa, Arizona 85138
City Hall Open Monday-Thursday, 7:00 a.m.-6:00 p.m., closed Friday



UNLOCK THE FULL POTENTIAL
OF THE CITY OF MARICOPA TO CREATE
A THRIVING AND DURABLE COMMUNITY

Maricopa-AZ.gov | [eNewsletter](#) | [Facebook](#) | [Twitter](#) | [YouTube](#) | [Flickr](#) | [Text Alerts](#)

From: James Bigelow [REDACTED]
Sent: Thursday, October 10, 2024 1:14 PM
To: Laree Mason <Laree.Mason@maricopa-az.gov>
Subject: Bowlin Hartman Rezone

Requesting additional information and details on the proposed Bowlin Hartman Rezone.
Than You

James J Bigelow
36948 W. Giallo Ln
Maricopa, AZ. 85138

[REDACTED]
[REDACTED]
[REDACTED]

