

CHRISTIAN SERVICES ASSOCIATION  
DBA XP MINISTRIES

# CITIZEN PARTICIPATION REPORT

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CITY OF MARICOPA CASE # CUP 13-03



CHRISTIAN SERVICES ASSOCIATION DBA XP MINISTRIES  
ADMINISTRATIVE & RESOURCE CENTER

**CHRISTIAN SERVICES ASSOCIATION  
DBA XP MINISTRIES - ADMINISTRATIVE & RESOURCE  
CENTER**

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## CITIZEN PARTICIPATION REPORT

CHRISTIAN SERVICES ASSOCIATION  
DBA XP MINISTRIES - ADMINISTRATIVE & RESOURCE CENTER

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### NARRATIVE OF REPORT

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This report summarizes the Neighborhood Meeting as outlined in Article 16-4 of the City of Maricopa Zoning Code "Citizen Participation Requirements".

The Neighborhood Meeting was held Thursday evening, December 19<sup>th</sup>, 2013 at 6:00pm. Meeting place was the Christian Services Association DBA XP Ministries, Media & Missions Center located at 44927 West Hathaway Avenue, Maricopa, Arizona.

All the procedures outlined in Article 16-4 were followed and included in this report are the notices, sign posting, Certified-Return Receipt postal forms, location maps, sign-in sheet, minutes and discussion points of the Neighborhood Meeting.

Please see the Index on Page 2 for locations of all sections contained in this report.

## CITIZEN PARTICIPATION REPORT

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### SITE LOCATION

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The project site is located on North Justin Drive. Currently zoned General Rural the property is being requested to be rezoned to General Business. This re-zoning designation is in compliance with the City of Maricopa General Plan and Redevelopment District Plan. This site is located in the newly formed Downtown Redevelopment District.

**Physical Address is:** 45057 W Hathaway Ave.  
**Parcel Number:** 510-19-002G / 510-19-002H

#### CURRENT ZONING:



 Gold areas represent General Rural Zoning

 Red areas represent Commercial Zoning

CITIZEN PARTICIPATION REPORT

**CHRISTIAN SERVICES ASSOCIATION  
DBA XP MINISTRIES – ADMINISTRATIVE & RESOURCE CENTER**

**LIST OF PROPERTY OWNERS CONTACTED**

<b>Property Owner Notification: 300' Mailing list for 45057 W Hathaway Ave., Maricopa AZ</b>								
List provided by Title Management Agency of Arizona								
Owner Name	Site Address	Site Address	Site Address	Mail Address	Mail Address City/State	Mail Address Zip	Use Code Description	Parcel Number
Brian & Fran Oakes			85139-	1474 S 167th Dr.	Goodyear AZ	85338	Residential-Vacant Land	510-19-002D
Christian Services Association	45057 W Hathaway Ave	Maricopa AZ	85139-	Po Box 1017	Maricopa AZ	85139-0320	Single Family Residential	510-19-002G
Christian Services Association			85139-	Po Box 1017	Maricopa AZ	85139-0320	Single Family Residential	510-19-002H
Maricopa Community Church	44977 W Hathaway Ave	Maricopa AZ	85139-	Po Box 550	Maricopa AZ	85139-0258	Religious, Church, Worship	510-19-004K
Sonoran Creek Lic			85139-	5346 E Calle Del Norte	Phoenix AZ	85018-4449	Commercial-Vacant Land	510-19-200F
3D Development & Holdings Lc			85139-	4200 E Broadway Rd	Phoenix AZ	85040-8806	Commercial-Vacant Land	510-19-200G
Hector Contreras	20038 N Wilson Ave	Maricopa AZ	85139-	Po Box 315	Maricopa AZ	85139-0160	Mobile Home	510-20-001A
Maria Starr	45138 W Madison Ave	Maricopa AZ	85139-	4012 S 104th LN	Tolleson AZ	85353	Mobile Home	510-20-001C
Gladys Adams	45145 W Hathaway Ave	Maricopa AZ	85139-	Po Box 457	Maricopa AZ	85139-0239	Single Family Residential	510-20-009B
Juan & Lucia Rodriguez	20092 N Wilson Ave	Maricopa AZ	85139-	Po Box 75	Maricopa AZ	85139-0020	Single Family Residential	510-20-010
Juan & Lucia Rodriguez	45116 W Hathaway Ave	Maricopa AZ	85139-	Po Box 75	Maricopa AZ	85139-0020	Mobile Home	510-20-011
Raymond & Lisa Bustos	19982 N Justin Dr	Maricopa AZ	85139-	Po Box 163	Maricopa AZ	85139-0049	Mobile Home	510-19-006
Pinal County	19955 N Wilson Ave	Maricopa AZ	85139-	Po Box 827	Maricopa AZ	85139-		510-18-001
Daniel Ortega c/o Barco Salvador				45164 W Hathaway Ave	Maricopa AZ	85139-		510-20-012E
Revilo LLC				21839 N Greenway Dr	Maricopa AZ	85138		510-18-002
Crisoforo Perez				PO Box 1196	Maricopa AZ	85139-		510-20-009A
Ester S Vidal				51759 W Turney Ln	Maricopa AZ	85139-		510-20-015D
Rosemary H Soliz				PO Box 100	Maricopa AZ	85139-		510-20-012B
Esmeralda H & Ismael Gomez				PO Box 1006	Maricopa AZ	85139-		510-20-016



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Send To: **ROSEMARY H SOLIZ**  
 Street, Apt. No., or PO Box No.: **PO BOX 100**  
 City, State, ZIP+4: **MARICOPA, AZ 85139**

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PDF file.

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Send To: **ESTER S. VIDAL**  
 Street, Apt. No., or PO Box No.: **51759 W. TURNER LN.**  
 City, State, ZIP+4: **MARICOPA, AZ 85139**

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Send To: **CRISTOFORO PEREZ**  
 Street, Apt. No., or PO Box No.: **PO BOX 196**  
 City, State, ZIP+4: **MARICOPA, AZ 85139**

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<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>46.31</b>

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Send To: **RENILLO LLC**  
 Street, Apt. No., or PO Box No.: **21839 N GREENWAY DR**  
 City, State, ZIP+4: **MARICOPA, AZ 85138**

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Send To: **DANIEL ORTEGA c/o Banco Salvadore**  
 Street, Apt. No., or PO Box No.: **45164 W. KATHLEEN AVE**  
 City, State, ZIP+4: **MARICOPA, AZ 85139**

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Send To: **PINAL COUNTY**  
 Street, Apt. No., or PO Box No.: **PO BOX 827**  
 City, State, ZIP+4: **MARICOPA, AZ 85139**

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Sent To: **RAYMOND & LISA BURTOS**  
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 City, State, ZIP+4 **MARICOPA, AZ 85139-0049**

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Sent To: **JUAN & LUCIA RODRIGUEZ**  
 Street, Apt. No., or PO Box No. **PO BOX 75**  
 City, State, ZIP+4 **MARICOPA, AZ 85139-0020**

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Sent To: **JUAN & LUCIA RODRIGUEZ**  
 Street, Apt. No., or PO Box No. **PO BOX 75**  
 City, State, ZIP+4 **MARICOPA, AZ 85139-0020**

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<b>Total Postage &amp; Fees</b>	<b>\$ 46.31</b>

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Sent To: **GLADYS ADAMS**  
 Street, Apt. No., or PO Box No. **PO BOX 457**  
 City, State, ZIP+4 **MARICOPA, AZ 85139-0239**

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Postage	\$ 40.66
Certified Fee	\$3.10
Return Receipt Fee (Endorsement Required)	\$2.55
Restricted Delivery Fee (Endorsement Required)	\$0.00
<b>Total Postage &amp; Fees</b>	<b>\$ 46.31</b>

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Sent To: **MARIA STARR**  
 Street, Apt. No., or PO Box No. **4012 S. 104TH LANE**  
 City, State, ZIP+4 **TOLLESON, AZ 85353**

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Sent To: **HECTOR CONTRERAS**  
 Street, Apt. No., or PO Box No. **PO BOX 315**  
 City, State, ZIP+4 **MARICOPA, AZ 85139-0100**

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Sent To: **3D DEVELOPMENT & HOLDINGS LLC.**  
 Street, Apt. No. or PO Box No.: **4200 E BROADWAY RD**  
 City, State, ZIP+4: **PHOENIX, AZ 85040-8806**

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Sent To: **SONOCHAN CREEK**  
 Street, Apt. No. or PO Box No.: **5346 E CALE DEL MONTE**  
 City, State, ZIP+4: **PHOENIX, AZ 85018-4449**

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Sent To: **MARICOPA COMMUNITY CHURCH**  
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 City, State, ZIP+4: **MARICOPA, AZ 85139-0258**

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**OFFICIAL USE**

GOODYEAR AZ 85338

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Certified Fee	\$3.10
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Restricted Delivery Fee (Endorsement Required)	\$0.00
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Sent To: **BRIAN & FRAN DAKES**  
 Street, Apt. No. or PO Box No.: **1474 S. 167TH DR.**  
 City, State, ZIP+4: **GOODYEAR, AZ 85338**

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 City, State, ZIP+4: **MARICOPA, AZ 85139-0320**

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Sent To: **CHRISTIAN SERVICES ASSOCIATION**  
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 City, State, ZIP+4: **MARICOPA, AZ 85139-0320**

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MAR0089 AZ 85139

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Return Receipt Fee (Endorsement Required)		42.55
Restricted Delivery Fee (Endorsement Required)		60.00
<b>Total Postage &amp; Fees</b>	<b>\$</b>	<b>46.11</b>

12/05/2013

Mail to:  
**ESMERALDA H & ISMAEL GOMEZ**  
Street, Apt. No.,  
or PO box No. **PO BOX 1006**  
City, State, ZIP+4<sup>®</sup> **MAKICOPA, AZ 85139**

PS Form 3838, August 2006 See Reverse for Instructions

and place signatures on a PDF file.

# CITIZEN PARTICIPATION REPORT

CHRISTIAN SERVICES ASSOCIATION  
DBA XP MINISTRIES - ADMINISTRATIVE & RESOURCE CENTER

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## NOTIFICATION LETTER

---

### ENGLISH VERSION:

Notification Letter

RE: Conditional Use Permit #13-03. This site is generally located at 45057 W Hathaway Ave. with in the City of Maricopa incorporated limits.

Dear Neighbor,

An application has been filed with the City of Maricopa by Christian Services Association for a renewal of an existing conditional use permit at the above mentioned property. The meeting dates in regards to this request are as follows:

**Neighborhood Meeting**  
December 19th, 2013  
Starting at 6:00pm  
XP Media & Missions Center  
44927 W Hathaway Ave.  
Maricopa, AZ 85139

<b>Planning and Zoning Commission:</b> January 22nd, 2014 at 6:00pm City Center: City Hall 39700 W. Civic Center Plaza Maricopa, AZ 85138	<b>City Council:</b> February 4th, 2014 at 7:00pm City Center: City Hall 39700 W. Civic Center Plaza Maricopa, AZ 85138
---	---

XP Ministries is requesting approval of a Conditional Use Permit to use single family house as a small administration office with storage for ministry purposes.

According to the Pinal County Assessors records, you are a property owner within 300 feet of the property under consideration. In order to better inform you of the public meeting(s) scheduled for this matter, this notice is being sent to you via first class certified delivery confirmation mail.

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 Rodolfo Lopez at the City of Maricopa Planning Department at 520-316-6966. You can also email him at [rodolfo.lopez@maricopa-az.gov](mailto:rodolfo.lopez@maricopa-az.gov) , subject CUP13-03.

Please see additional pages for project narrative and other exhibits:

**Please note that City Council holds a work session prior to the aforementioned Council meeting time. As the work session meeting time varies, please contact the City Clerk at 520-568-9098 or visit the City of Maricopa website at [www.maricopa-az.gov](http://www.maricopa-az.gov) for information on the specific time that the work session will be held. Kindly address additional questions or comments to the Planning Department at 520-568-9098.**

Sincerely, XP Ministries Management

**SPANISH VERSION:**

Carta de Notificación

RE: Permiso #13-03 para Uso Condicional. Este local está ubicado en 45057 W Hathaway Ave dentro de los límites incorporados de la Ciudad de Maricopa.

Estimado vecino,

Se ha entregado a la Ciudad de Maricopa por parte de Christian Services Association una solicitud para la renovación del Permiso para Uso Condicional ya existente correspondiente a la propiedad arriba mencionada. Las fechas para las reuniones para considerar dicha solicitud son como sigue:

**Reunión de Vecinos**  
 19 de diciembre, 2013  
 Comenzando a las 6:00pm  
 XP Media & Missions Center  
 44927 W Hathaway Ave.  
 Maricopa, AZ 85139

<p style="text-align: center;"><b>Comisión de Planeación y Zonificación:</b>                  22 de enero, 2014 a las 6:00pm                  City Center: City Hall                  39700 W. Civic Center Plaza                  Maricopa, AZ 85138</p>	<p style="text-align: center;"><b>Concilio (Ayuntamiento) de la Ciudad</b>                  4 de febrero, 2014a las 7:00pm                  City Center: City Hall                  39700 W. Civic Center Plaza                  Maricopa, AZ 85138</p>
---	---

XP Ministries está solicitando la aprobación de un Permiso para Uso Condicional para usar una casa-vivienda, propia para una familia, como una pequeña oficina administrativa con almacenamiento para uso del ministerio.

De acuerdo con la documentación de los asesores de Pinal County, usted es dueño de una propiedad dentro de 300 pies de la propiedad bajo consideración. A fin de informarle mejor de las reuniones públicas que se han programado para este asunto, esta notificación se le ha enviado vía correo certificado de primera clase, requiriendo confirmación de entrega.

Si usted desea comentar acerca de este asunto, usted puede asistir a cada una de las reuniones arriba mencionadas, o someter sus comentarios por escrito antes o durante la reunión. Si usted tiene preguntas concernientes a este asunto, favor de contactar a Rodolfo Lopez a: Departamento de Planificación de la Ciudad de Maricopa, al 520-316-8986. También le puede enviar un correo electrónico a: [rodolfo.lopez@maricopa-az.gov](mailto:rodolfo.lopez@maricopa-az.gov) , subject CUP13-03.

Favor de leer páginas adicionales referentes a la narrativa del proyecto y otras exhibiciones:

**Favor de tomar nota que el Concilio (Ayuntamiento) de la Ciudad llevará a cabo una sesión de trabajo antes de la reunión arriba mencionado. Siendo que la duración de dichas sesiones de trabajo varía, favor de contactar al City Clerk al 520-568-9098 o visite el sitio web de la Ciudad de Maricopa: [www.maricopa-az.gov](http://www.maricopa-az.gov) para información en cuanto a la hora específica en la cual se tendrá la sesión de trabajo correspondiente a este asunto. Favor de hacer sus preguntas o comentarios adicionales al Departamento de Planificación al 520-568-9098.**

Sinceramente, XP Ministries Management



CITIZEN PARTICIPATION REPORT

CHRISTIAN SERVICES ASSOCIATION
DBA XP MINISTRIES - ADMINISTRATIVE & RESOURCE CENTER

PROOF OF PUBLICATION NOTICE

STATE OF ARIZONA }
COUNTY OF PINAL } SS.

NOTICE OF PUBLIC MEETING AND HEARING
Conditional Use Permit,
Case# CUP13-03
Neighborhood Meeting:
December 19th, 2013 at 6:00pm
XP Media & Missions Center
44927 W Hathaway Ave.,
Maricopa, AZ 85139
Planning and Zoning Hearing:
January 22nd, 2014 at 6:00pm
City Center: City Hall
39700 W Civic Center Plaza
Maricopa AZ, 85138
City Council Hearing:
February 4th, 2013 at 7:00pm
City Center: City Hall
39700 W Civic Center Plaza
Maricopa AZ, 85138
NOTICE IS HEREBY GIVEN THAT
at the above listing meeting and public
hearings will be held at the above stated
date, time, and location. The purpose
of the public meeting and public
hearings is to receive public comments,
suggestions on the following request
prior to approval.
CASE # CUP13-03 - CSA (Christian
Services Association, DBA, XP
Ministries), a non-profit 501-C3, is
requesting the continued use of their
property at 45057 W Hathaway Ave., in
Maricopa, AZ as a small business
office under the conditions of a
Conditional Use Permit with the City of
Maricopa.
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 Development
Services Department, Attn: Rodolfo
Lopez at P.O. Box 610 Maricopa, AZ
85239. Please name, address, telephone
number and signature. For
questions, please contact Planning
Division at 520-566-9098.
Dated this DAY OF
MONTH YEAR
No. of publications: 1; date of publication:
Dec. 6, 2013.

Affidavit of Publication

RUTH A. KRAMER first being duly sworn
deposes and says: That he/she is a native born citizen of the United States
of America, over 21 years of age, that I am an agent and/or publisher of the
Casa Grande Dispatch, a daily newspaper published at Casa Grande, Pinal
County, Arizona, Tuesday through Sunday of each week; that a notice, a full,
true and complete printed copy of which is hereto attached, was printed
in the regular edition of said newspaper, and not in a supplement thereto, for
ONE issues the first publication thereof having been on the

6TH day of DECEMBER AD, 2013

Second publication
Third publication
Fourth publication
Fifth publication
Sixth publication

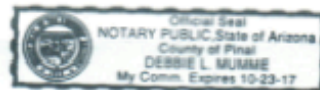
CASA GRANDE DISPATCH

By [Signature]
agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this 10th

day of December A.D. 2013
[Signature]

Notary Public in and for the County
of Pinal, State of Arizona



CITIZEN PARTICIPATION REPORT

CHRISTIAN SERVICES ASSOCIATION  
DBA XP MINISTRIES - ADMINISTRATIVE & RESOURCE CENTER

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NEIGHBORHOOD POSTED SIGNS

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ENGLISH VERSION:

# ZONING

## NOTICE OF NEIGHBORHOOD MEETING ON PROPOSED USE CASE NUMBER CUP13-03

**Proposal:** CSA (Christian Services Association, DBA, XP Ministries), a non-profit 501-C3, is requesting the continued use of their property at 45057 W Hathaway Ave., Maricopa, AZ 85139 as a small business office under the conditions of a Conditional Use Permit with the City of Maricopa.

**Current Zoning:** \_\_\_\_\_ **General Rural (GR)** \_\_\_\_\_

**Neighborhood Meeting**  
December 19th, 2013 at 6:00pm  
XP Media & Missions Center  
44927 W Hathaway Ave., Maricopa AZ 85139

**FOR QUESTIONS OR COMMENTS  
REGARDING THIS CASE CONTACT**  
**Case Planner:** \_\_\_\_\_ Rodolfo Lopez  
Planner - Development Services  
Phone # 520-316-6986  
Email: [rodolfo.lopez@maricopa-az.com](mailto:rodolfo.lopez@maricopa-az.com)

**PLANNING AND ZONING**  
January 22nd, 2014 at 6:00pm  
City Center: City Hall  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

**CITY COUNCIL MEETING**  
February 4th, 2014 at 7:00pm  
City Center: City Hall  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

SPANISH VERSION:

# ZONIFICACION

## NOTIFICACION DE LA REUNION DE VECINOS PARA TRATAR EL USO PROPUESTO DEL CASO NUMERO CUP13-03

**PROPUESTA:** CSA (Christian Services Association, también conocido como XP Ministries), un negocio sin fines de lucro 501-C3, está solicitando seguir usando su propiedad en 45057 W Hathaway Ave., Maricopa, AZ 85139 como una pequeña oficina para negocios bajo las condiciones de un Permiso de Uso Condicional con la Ciudad de Maricopa.

Zonificación Actual: General Rural (GR)

**REUNION DE VECINOS**

19 de diciembre 2013 - 6:00pm  
XP Media & Missions Center  
44927 W Hathaway Ave., Maricopa AZ 85139

**PARA PREGUNTAS O COMENTARIOS**

**REFERENTES A ESTE CASO, CONTACTE A:**

**Planificador del Caso:** Rodolfo Lopez  
Planificador - Servicios del Desarrollo  
Teléfono# 520-316-6986  
Email: rodolfo.lopez@maricopa-az.com

**PLANIFICACION Y ZONIFICACION**

22 de enero, 2014 - 6:00pm  
City Center: City Hall  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138

**REUNION DEL CONCILIO (AYUNTAMIENTO)  
DE LA CIUDAD**

4 de febrero, 2014 - 7:00pm  
City Center: City Hall  
39700 W. Civic Center Plaza  
Maricopa, AZ 85138



PICTURES OF SIGNS POSTED ON SITE:





## CITIZEN PARTICIPATION REPORT

CHRISTIAN SERVICES ASSOCIATION  
DBA XP MINISTRIES - ADMINISTRATIVE & RESOURCE CENTER

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### MEETING MINUTES

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CSA - XP Ministries Neighborhood Meeting

December 19th, 2013

44927 West Hathaway Avenue

Meeting was scheduled and neighbors notified for 6pm on December 19<sup>th</sup>, 2013. No neighbors or representatives showed.

Those in attendance at 6pm were:

Representing CSA:

Nisa Tristaino, Operations Manager

Francisco Arboleda, Building Projects Administrator

Meeting was called and closed/adjourned at 6:45pm and CSA representatives stayed present at meeting location until 7pm.