



CITIZEN PARTICIPATION REPORT

Clean Freak

Maricopa, Arizona

NOVEMBER 2025

PREPARED FOR:

Odyssey Services Group, LLC
9540 Garland Rd, Ste. 381-188
Dallas, TX 75218

PREPARED BY:

Westwood

Citizen Participation Report

Clean Freak

Maricopa, Arizona

Prepared For:

Odyssey Services Group
9540 Garland Rd. Suite 381-188
Dallas, Texas 75218
(317) 417-7133

Prepared By:

Westwood Professional Services
6909 E. Greenway Pky. Suite 250
Scottsdale, AZ 85254
(480) 747-6558

Project Number: 0052424.00

Date: November 2025

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List of Property Owners
Draft Newspaper Notice
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Sign Posting Location

October 7, 2025

City of Maricopa
39700 W Civic Center Plaza
Maricopa, AZ 85138

Re: Project Narrative - Rezoning
Clean Freak Car Wash at Honeycutt Road and 7 Ranch Road
City of Maricopa
Westwood Project No. 0052424

Applicant: Clean Freak Car Wash Powered by Circle K
Owner: Poter 20 LLC
Parcel Number: 510-71-016H
Current Zoning: CB-2 (Pinal County)
Proposed Zoning: GC – General Commercial (City of Maricopa)
Project type: Rezoning to allow a car wash development
Jurisdiction: City of Maricopa

Project Overview

Clean Freak Car Wash is proposing the development of a new express car wash facility within the City of Maricopa, AZ. The project will be located on a vacant parcel at the SEC of Honeycutt Road and 7 Ranch Road, APN 510-71-016H. The intent of this project is to offer the community a high-quality, environmentally responsible car wash option that supports local economic growth and job creation.

The proposed facility will include a 4,810 square-foot automated car wash tunnel, vacuum bays, queuing lanes, and supporting equipment. The site will be designed to ensure safe vehicular circulation, pedestrian accessibility, aesthetic compatibility with surrounding developments, and adherence to all applicable city codes and standards.

Project Description

The applicant is requesting a rezoning of 1.25 acres located at the southeast corner of Honeycutt Avenue and 7 Ranch Road within the City of Maricopa. The subject property is currently zoned **CB-2** under the **Pinal County Zoning Ordinance**, a designation that remains in place for some annexed parcels until formally rezoned to align with the City of Maricopa's zoning code.

The proposed zoning district is **GC – General Commercial**, consistent with the City's adopted zoning code and intended to accommodate a range of commercial uses, including **car washes**, which are permitted with a conditional use permit (if applicable—verify this). The rezoning will facilitate the development of a **Clean Freak Car Wash**, a modern, automated express car wash facility that serves the growing commercial needs of the community.

Phasing

The primary purpose of this rezoning is to:

- Transition the zoning designation from Pinal County's **CB-2** to the City of Maricopa's **GC** to bring the parcel into full conformity with the City's municipal code.
- Enable carwash use that is **not permitted** under the existing CB-2 zoning.
- Support a commercial development that aligns with the City's **General Plan**, surrounding land uses, and economic development goals.

Site Conditions

The subject site is currently vacant land and is relatively flat with slopes of 0.4% running northwest across the site.

Traffic

The layout has been thoughtfully designed to accommodate the operational needs of a high-volume express car wash while ensuring safety and efficiency:

- **Ingress and Egress:** Access will be provided via 7 Ranch Road, with a full-access driveway and adequate queuing length to prevent off-site backup.
- **Internal Circulation:** The site will include a clearly marked entrance lane, pay stations, tunnel entrance, and exit flow toward vacuum bays and exit drive.
- **Vacuum Stations:** 18 self-service vacuum bays will be provided for customer use post-wash.
- **Pedestrian Access:** Sidewalk connectivity to the adjacent commercial uses and ADA-compliant walkways will be included.

Utilities and Infrastructure

All necessary utilities, including water, sewer, and power, are available to serve the site. Coordination with the appropriate utility providers and City departments is ongoing to ensure capacity and compliance with engineering standards.

Drainage & Grading

The parcel is located within Flood Zone X which is an area Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood.

The development will regrade the existing site to allow for the construction of all necessary infrastructure associated with the carwash and utilities. The site has been designed such that stormwater will be captured by a proposed private storm system that conforms to City of Maricopa Drainage and Development standards and requirements.

Erosion and Dust Control

Per City of Maricopa standards, the development will be required to provide erosion and dust control measures throughout the duration of construction to ensure downstream stormwater infrastructure is not negatively impacted by sediment accumulation.

Conclusion

The applicant respectfully requests approval of this rezoning from **CB-2 (County)** to **GC (City of Maricopa)** to enable the development of a Clean Freak Car Wash. This rezoning is consistent with the General Plan, surrounding land uses, and the City's vision for commercial growth and development.

We look forward to working with City staff and stakeholders throughout the entitlement process.

Sincerely,
Westwood Professional Services

Westwood

October 16, 2025

City of Maricopa
39700 West Civic Center Plaza
Maricopa, Arizona 85138

RE: Notification Letter (ZON25-05)

Clean Freak Car Wash at W. Honeycutt Rd. and N Porter Rd.
City of Maricopa
Westwood Project No. 0052424

Dear Neighbor,

An application has been filed with the City of Maricopa by **Westwood Professional Services** for a **Clean Freak Car Wash** at the above-mentioned property. The meeting dates regarding this request are as follows:

<p>Neighborhood Meeting <u>November 6, 2025 @ 6:00 p.m.</u> City of Maricopa Library and Cultural Center 18160 N Maya Angelou Dr Maricopa, AZ 85138</p>

<p>Planning and Zoning Commission: <u>December 8, 2025 @ 6:00 p.m.</u> City Hall – Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>	<p>City Council: <u>January 20, 2026 @ 6:00 p.m.</u> City Hall – Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>
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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 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 **LaRee Mason** at the City of Maricopa Planning Department at 520-568-9098. You can also email them at **LaRee.Mason@maricopa-az.gov** subject **ZON25-05 Clean Freak Car Wash**.

Please see additional pages for project narrative and other exhibits.

Sincerely,
Westwood Professional Services

****Esta información se puede proporcionar en español a pedido, por favor comuníquese con Rodolfo Lopez, 520-316-6986 para la información.****

Notification Area Map

Project Name: Clean Freak Car Wash

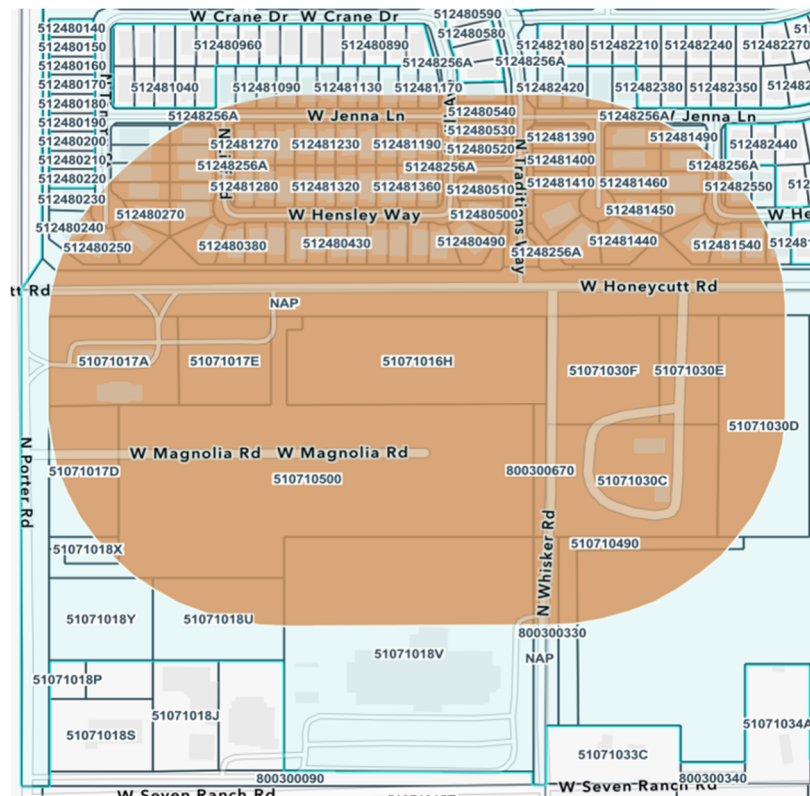
Location: 41135 W Honeycutt Rd, Maricopa, AZ 85138

Request: Rezoning Permit

Current Zoning of Subject Property: CB-2

Staff can assist with identifying the 600 feet boundary around the subject property.

Property Owner Notification: 600 feet mailing list



600 feet
Notification Area



Subject Property

Property Owner Name	Parcel #	Physical Address	Tax Billing Address
19265 N Porter LLC	51071018V	19265 N Porter Rd Maricopa, AZ 85138	1460 S Horne Mesa, AZ 85204-4576
19265 N Porter LLC	51071018U	1460 S Horne Mesa, AZ 85204	1460 S Horne Mesa, AZ 85204-4576
41236 E Jenna Lane LLC	512481140	41236 W Jenna Ln Maricopa, AZ 85138	2144 W Weatherby Way Chandler, AZ 85286-6844
41298 W Hensely Drive LLC	512481300	41298 W Hensley Way Maricopa, AZ 85138	2144 W Weatherby Way Chandler, AZ 85286-6844
Abalos Francis	512480310	19779 N Tammy St Maricopa, AZ 85138	19779 N Tammy St Maricopa, AZ 85138-8676
Ames Richard C & Cynthia L	512481410	19744 N Ben Ct Maricopa, AZ 85138	19744 N Ben Ct Maricopa, AZ 85138-8681
Anderson Darryl	512480330	19766 N Lief Rd Maricopa, AZ 85138	19766 N Lief Rd Maricopa, AZ 85138-8350
Angelini Alice May	512480510	19739 N Jill Ave Maricopa, AZ 85138	19739 N Jill Ave Maricopa, AZ 85138-8591
Baermann Robert M Trs	512481460	19745 N Ben Ct Maricopa, AZ 85138	19745 N Ben Ct Maricopa, AZ 85138-8681
Bismuth Propco Series LLC	512481270	41331 W Jenna Ln Maricopa, AZ 85138	Po Box 4900 Scottsdale, AZ 85261-1490
Blendu Paul B & Christy M	512481540	40955 W Hensley Way Maricopa, AZ 85138	40955 W Hensley Way Maricopa, AZ 85138-8591
Bogle Christopher Scott	512481280	41330 W Hensley Way Maricopa, AZ 85138	41330 W Hensley Way Maricopa, AZ 85138-8591
Brannen Corinne	512481470	19759 N Ben Ct Maricopa, AZ 85138	19759 N Ben Ct Maricopa, AZ 85138-8513
Branson Richard S	512482540	40936 W Hensley Way Maricopa, AZ 85138	19438 Rainer View Rd SE Monroe, WA 98272--879
Broeders William A & Nuria	512481500	19758 N Alexis Ave Maricopa, AZ 85138	19758 N Alexis Ave Maricopa, AZ 85138-8681
Camacho Gabrielle Guadalupe	512480500	19729 N Jill Ave Maricopa, AZ 85138	19729 N Jill Ave Maricopa, AZ 85138-8591
Circle K Stores Inc	51071017a	41433 W Honeycutt Rd Maricopa, AZ 85138	Po Box 1119 Dripping Springs, TX 78620-0111
Cisneros Ruben O Castillo & Santillan Sonia	51071030c	19525 N Whisker Rd Maricopa, AZ 85138-8513	19525 N Whisker Rd Maricopa, AZ 85138-8513
City Of Maricopa	800300330	39700 W Civic Center PLZ Maricopa, AZ 85138-8350	39700 W Civic Center PLZ Maricopa, AZ 85138-8350
City Of Maricopa	800300670	39700 W Civic Center PLZ Maricopa, AZ 85138-8350	39700 W Civic Center PLZ Maricopa, AZ 85138-8350
Clark Laura M Trust	512481180	41195 W Jenna Ln Maricopa, AZ 85138	41195 W Jenna Ln Maricopa, AZ 85138-8630

Colwick Ryan D	512481520	19730 N Alexis Ave Maricopa, AZ 85138	19730 N Alexis Ave Maricopa, AZ 85138-8681
Comer Rod J & Magdalena	512482390	41042 W Jenna Ln Maricopa, AZ 85138	41042 W Jenna Ln Maricopa, AZ 85138-8631
Compagnone Christopher	512480520	19763 N Jill Ave Maricopa, AZ 85138	19763 N Jill Ave Maricopa, AZ 85138-8591
Cornish Kevin	512481210	41239 W Jenna Ln Maricopa, AZ 85138	4068 S Carson Way Aurora, CO 80014-4810
De Leon Leonardo Horacio & Alma Michelle	512480370	41345 W Hensley Way Maricopa, AZ 85138	41345 W Hensley Way Maricopa, AZ 85138-8591
Deniz Miguel A	512480430	41255 W Hensley Way Maricopa, AZ 85138	41255 W Hensley Way Maricopa, AZ 85138-8590
Dobson Darrick	512481230	41269 W Jenna Ln Maricopa, AZ 85138	41269 W Jenna Ln Maricopa, AZ 85138-8630
Elliott Kenneth J	512482400	41060 W Jenna Ln Maricopa, AZ 85138	41060 W Jenna Ln Maricopa, AZ 85138-8631
Elshikha Diaa Eldin	512481190	41209 W Jenna Ln Maricopa, AZ 85138	41209 W Jenna Ln Maricopa, AZ 85138-8630
Flood Stephen	512481360	41208 W Hensley Way Maricopa, AZ 85138	41208 W Hensley Way Maricopa, AZ 85138-8590
Frutchev Scott Douglas & Sunny	512481530	40973 W Hensley Way Maricopa, AZ 85138	40973 W Hensley Way Maricopa, AZ 85138-8591
Gomez Jose Ochoa	512481420	19730 N Ben Ct Maricopa, AZ 85138	19730 N Ben Ct Maricopa, AZ 85138-8681
Gordon Keith Lamar	512480450	41225 W Hensley Way Maricopa, AZ 85138	41225 W Hensley Way Maricopa, AZ 85138-8590
Graebel Adam	512480300	19765 N Tammy St Maricopa, AZ 85138	19765 N Tammy St Maricopa, AZ 85138-8676
Gunn Breanna Nicole	512480340	19752 N Lief Rd Maricopa, AZ 85138	15420 S 7th Dr Phoenix, AZ 85045-5031
Gunsmoke Ranch Apartments LP	510710450	19550 N Gunsmoke Rd Maricopa, AZ 85138	401 Wilshire Blvd Ste 1100 Santa Monica, CA 90401-1149
Gunsmoke Ranch Apartments LP	510710490	401 Wilshire Blvd Ste 1100, Santa Monica, CA 90401-1149	401 Wilshire Blvd Ste 1100 Santa Monica, CA 90401-1149
Harty Alexander J & Sanders Maranda	512481450	19731 N Ben Ct Maricopa, AZ 85138	19731 N Ben Ct Maricopa, AZ 85138-8681
Hernandez Dora A	512480530	19777 N Jill Ave Maricopa, AZ 85138	19777 N Jill Ave Maricopa, AZ 85138-8591
Homestead South Homeowners Association	51248256a	450 N Dobson Rd Ste 201 Mesa, AZ 85201-1528	450 N Dobson Rd Ste 201 Mesa, AZ 85201-1528
Honeycutt & Porter Road LLC	510710500	7007 W Happy Valley Rd Peoria, AZ 85383-3322	7007 W Happy Valley Rd Peoria, AZ 85383-3322

Howell Alexis M & Watts Devon	512480360	19724 N Lief Rd Maricopa, AZ 85138	19724 N Lief Rd, Maricopa, AZ 85138-8350
HPA II Borrower 2021-1 LLC	512480380	41331 W Hensley Way Maricopa, AZ 85138	Po Box 4900 Scottsdale, AZ 85261-1490
Hurtado Camilo	512481080	41326 W Jenna Ln Maricopa, AZ 85138	Mail Return
Johnson Michael J & Ann M	512480280	19737 N Tammy St Maricopa, AZ 85138	19737 N Tammy St Maricopa, AZ 85138-8676
Juarez Andy Cobos	512480230	19736 N Tammy St Maricopa, AZ 85138	19736 N Tammy St Maricopa, AZ 85138-8676
Kisicki Erin C	512481390	19774 N Ben Ct Maricopa, AZ 85138	19774 N Ben Ct Maricopa, AZ 85138-8681
Klimuck Gordon Frederick Rev Liv Trust	512481400	19758 N Ben Ct Maricopa, AZ 85138	19758 N Ben Ct Maricopa, AZ 85138-8681
Kloman Susan Rev Trust	512482550	40954 W Hensley Way Maricopa, AZ 85138	40954 W Hensley Way Maricopa, AZ 85138-8591
Larson Larry R & Nancy Jo	512481260	41315 W Jenna Ln Maricopa, AZ 85138	723 County Rd N Yutan, NE 68073-3500
Latham Emma	512481110	41282 W Jenna Ln Maricopa, AZ 85138	41282 W Jenna Ln Maricopa, AZ 85138-8630
Le Christopher Guillermo	512481320	41268 W Hensley Way Maricopa, AZ 85138	41268 W Hensley Way Maricopa, AZ 85138-8590
Le Phuc	512480490	19717 N Jill Ave Maricopa, AZ 85138	19717 N Jill Ave Maricopa, AZ 85138--591
Legacy Charter LLC	51071018x	1627 W Dusty Wren Dr Phoenix, AZ 85085-5805	1627 W Dusty Wren Dr Phoenix, AZ 85085-5805
Legacy Charter LLC	51071018y	1627 W Dusty Wren Dr Phoenix, AZ 85085-5805	1627 W Dusty Wren Dr Phoenix, AZ 85085-5805
Low Ying Chih Angie Yeh	512481340	41236 W Hensley Way Maricopa, AZ 85138	662 6th Ave San Francisco, CA 94118-8380
Lyon Terence A & Lynn M Fam Liv Trust	512480390	41317 W Hensley Way Maricopa, AZ 85138	41317 W Hensley Way Maricopa, AZ 85138-8591
Martinez Daniel	512481440	19717 N Ben Ct Maricopa, AZ 85138	19717 N Ben Ct Maricopa, AZ 85138-8681
McClelland Jenah Lenee	512480540	19793 N Jill Ave Maricopa, AZ 85138	19793 N Jill Ave Maricopa, AZ 85138-8513
Mckenna Edward	512481070	41342 W Jenna Ln Maricopa, AZ 85138	42064 W Rummy Rd Maricopa, AZ 85138-8393
McManus Patrick Alan	512481330	41252 W Hensley Way Maricopa, AZ 85138	41252 W Hensley Way Maricopa, AZ 85138-8590
Molder Mitzi Nicole & William Wayne	512481220	41255 W Jenna Ln Maricopa, AZ 85138	41255 W Jenna Ln Maricopa, AZ 85138-8630
Morones Michael Iii	512481480	19775 N Ben Ct Maricopa, AZ 85138	19775 N Ben Ct Maricopa, AZ 85138-8513

Najer Elioret	512481160	41206 W Jenna Ln Maricopa, AZ 85138	41206 W Jenna Ln Maricopa, AZ 85138-8630
Navarrette Guillermo Saiz Jr	512481120	41266 W Jenna Ln Maricopa, AZ 85138	41266 W Jenna Ln Maricopa, AZ 85138-8630
Ogburn Brennan Stewart & Jessica Marie	512481100	41296 W Jenna Ln Maricopa, AZ 85138	765 Mesa View Dr Spc 217 Arroyo Grande, CA 93420-0858
Olivarez James Robert & April Christine Co- TRS	512481560	40919 W Hensley Way Maricopa, AZ 85138	40919 W Hensley Way Maricopa, AZ 85138-8591
Pasley Scott S & Renee C	512480440	41239 W Hensley Way Maricopa, AZ 85138	14702 Se 278th Pl Kent, WA 98042-2437
PCH Honeycutt LLC	51071030F	4365 E Pecos Rd Ste 108 Gilbert, AZ 85295-5788	4365 E Pecos Rd Ste 108 Gilbert, AZ 85295-5788
Pectol Mark	51071030E	13615 S 45th St Phoenix, AZ 85044-4210	13615 S 45th St Phoenix, AZ 85044-4210
Pinal County Federal Credit Union	51071017E	1000 E Florence Blvd Casa Grande, AZ 85122-2463	1000 E Florence Blvd Casa Grande, AZ 85122-2463
Pinal Housing LLC	512481290	41314 W Hensley Way Maricopa, AZ 85138	Po Box 2014 Laramie, WY 82073-3201
Porter 20 LLC	51071017D	Po Box 41428 Phoenix, AZ 85080-0142	Po Box 41428 Phoenix, AZ 85080-0142
Pratt Andrew Lloyd	512482420	41096 W Jenna Ln Maricopa, AZ 85138	41096 W Jenna Ln Maricopa, AZ 85138-8631
Quaye Marvin & Stephanie	512481350	41222 W Hensley Way Maricopa, AZ 85138	41222 W Hensley Way Maricopa, AZ 85138-8590
Ramirez Daniel Lopez & Hernandez Paulina Avila	512480470	41197 W Hensley Way Maricopa, AZ 85138	41197 W Hensley Way Maricopa, AZ 85138-8590
Resto Jorge L	512480550	19809 N Jill Ave Maricopa, AZ 85138	19809 N Jill Ave Maricopa, AZ 85138-8591
Robinson James Dean & Jennifer Louise	512480260	19717 N Tammy St Maricopa, AZ 85138	19717 N Tammy St Maricopa, AZ 85138-8676
Robinson Zackyisha Delores Ann & Reginald A	512481550	40937 W Hensley Way Maricopa, AZ 85138	40937 W Hensley Way Maricopa, AZ 85138-8591
Salazar Kaileb	512480240	19722 N Tammy St Maricopa, AZ 85138	19722 N Tammy St Maricopa, AZ 85138-8676
Seville Angel	512480480	41183 W Hensley Way Maricopa, AZ 85138	41183 W Hensley Way Maricopa, AZ 85138-8590
SFR II Borrower 2021-3 LLC	512480410	41287 W Hensley Way Maricopa, AZ 85138	Po Box 4900 Scottsdale, AZ 85261-1490
Silva Elizabeth A	512481430	19716 N Ben Ct Maricopa, AZ 85138	19716 N Ben Ct Maricopa, AZ 85138-8681

Simmons Stephen D	512481510	19744 N Alexis Ave Maricopa, AZ 85138	19744 N Alexis Ave Maricopa, AZ 85138-8681
Simotwo Silas & Timbers Simone	512480270	19723 N Tammy St Maricopa, AZ 85138	19723 N Tammy St Maricopa, AZ 85138-8676
Soriano Alex Roberto	512480420	41271 W Hensley Way Maricopa, AZ 85138	41271 W Hensley Way Maricopa, AZ 85138-8590
Sosa Enrique Alberto Medina & Felix Miriam Guadalupe Medina	512480350	19738 N Lief Rd Maricopa, AZ 85138	19738 N Lief Rd Maricopa, AZ 85138-8350
Stephens Andrea & Tyree Lamar	512480250	19716 N Tammy St Maricopa, AZ 85138	19716 N Tammy St Maricopa, AZ 85138-8676
Steward Andrea T & Michael A	512482410	41078 W Jenna Ln Maricopa, AZ 85138	41078 W Jenna Ln Maricopa, AZ 85138-8631
Szprejda Susan	512480400	41303 W Hensley Way Maricopa, AZ 85138	41303 W Hensley Way Maricopa, AZ 85138-8591
Thompson Kyle & Crystal	512480290	19751 N Tammy St Maricopa, AZ 85138	19751 N Tammy St Maricopa, AZ 85138-8676
Tropio Marc & Stacey	512481170	41192 W Jenna Ln Maricopa, AZ 85138	41192 W Jenna Ln Maricopa, AZ 85138-8630
Turner Casey Ryan & Murphy Christina	512481370	41194 W Hensley Way Maricopa, AZ 85138	41194 W Hensley Way Maricopa, AZ 85138-8590
Turner Revocable Living Trust	512481150	41222 W Jenna Ln Maricopa, AZ 85138	13820 Paddock St Sylmar, CA 91342-2221
Valenzuela Carlos D	512481200	41225 W Jenna Ln Maricopa, AZ 85138	41225 W Jenna Ln Maricopa, AZ 85138-8630
Valenzuela Marcelo R & Souree D	512480460	41211 W Hensley Way Maricopa, AZ 85138	41211 W Hensley Way Maricopa, AZ 85138-8590
Valk Properties Three LLC	51071030d	1450 T L Townsend Dr Ste 100 Rockwall, TX 75032-2490	1450 T L Townsend Dr Ste 100 Rockwall, TX 75032-2490
Vespo Garrett Liv Trust	512481250	41299 W Jenna Ln Maricopa, AZ 85138	1605 Illinois St Roselle, IL 60172-2410
Williams Brittani B	512480320	19780 N Lief Rd Maricopa, AZ 85138	19780 N Lief Rd Maricopa, AZ 85138-8350
Willoughby Mark William	512481240	41285 W Jenna Ln Maricopa, AZ 85138	41285 W Jenna Ln Maricopa, AZ 85138-8630
Yao Xue	512481490	19774 N Alexis Ave Maricopa, AZ 85138	15215 S 48th St Ste 133 Phoenix, AZ 85044-4913
Zhang Pengfei & Zhu Yan	512481130	41252 W Jenna Ln Maricopa, AZ 85138	3 Midpark Way Nepean, On -
Zhao Bonnie Honglei	512481310	41282 W Hensley Way Maricopa, AZ 85138	2429 Dover Dr Laramie, WY 82072-2530
Ziehr Andrew & Jennifer	512481090	41312 W Jenna Ln Maricopa, AZ 85138	41312 W Jenna Ln Maricopa, AZ 85138-8630

**NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING
AND PUBLIC MEETING
REZONE PERMIT Case ZON25-3662**

Neighborhood Meeting

October 30, 2025 @ 6:00 PM

City of Maricopa Library and Cultural Center
18160 N Maya Angelou Dr
Maricopa, AZ 85138

**Planning & Zoning Commission Meeting
(PUBLIC HEARING)**

December 6, 2025 @ 6:00 PM

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

City Council Meeting

January 20, 2026 @ 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.

Porter 20 LLC, represented by **Michael Caylor** of **Westwood Professional Services**, is proposing 4,810 square-foot automated car wash tunnel, vacuum bays, queuing lanes, and supporting equipment at **41135 W Honeycutt Rd. Maricopa, AZ 85138** generally located near **Honeycutt Road and 7 Ranch Road**.

The Planning and Zoning Division is processing this proposal in accordance with the Zoning Code as a **Rezoning Permit**.

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: **LaRee Mason** 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) 568-9098.

October 7, 2025

Published in **Casa Grande Dispatch**

October 16, 2025

ZONING

City of Maricopa – Planning Division

Proposal: The applicant is requesting a rezoning of 1.25 acres located at the southeast corner of Honeycutt Avenue and 7 Ranch Road within the City of Maricopa. The subject property is currently zoned CB-2 under the Pinal County Zoning Ordinance, a designation that remains in place for some annexed parcels until formally rezoned to align with the City of Maricopa's zoning code.

NEIGHBORHOOD MEETING

October 30, 2025 @ 6:00 p.m.

City of Maricopa Library & Cultural Center

18160 N Maya Angelou Dr

Maricopa, AZ 85138

PLANNING AND ZONING COMMISSION

(PUBLIC HEARING)

December 8, 2025 @ 6:00p.m.

City Hall Council Chambers

39700 W. Civic Center Plaza

Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS

REGARDING THIS CASE CONTACT

CASE PLANNER: LaRee Mason

Associate Planner

(520) 568-9098

LaRee.Mason@maricopa-az.gov

CITY COUNCIL MEETING

January 20, 2026 @ 6:00p.m.

City Hall Council Chambers

39700 W. Civic Center Plaza

Maricopa, AZ 85138



Westwood



Sign Posting Report

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the SEC Honeycutt Rd & 7 Ranch Rd, in the City of Maricopa, on 10/20/25.

See attached photo exhibit.

For applicant:

Westwood Professional Services

Dynamite Signs
Sign Company Name

Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 10/20/25 by Meghan Liggett.

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

Marybeth Conrad
Notary Public



My Commission expires: 10-25-28



ZONING

CITY OF MARICOPA- PLANNING DIVISION



Proposal: Case #ZON25-05 - The applicant is requesting a rezoning of 1.25 acres located at the southeast corner of Honeycutt Avenue and 7 Ranch Road within the City of Maricopa. The subject property is currently zoned CB-2 under the Pinal County Zoning Ordinance, a designation that remains in place for some annexed parcels until formally rezoned to align with the City of Maricopa's zoning code.

NEIGHBORHOOD MEETING

Date: November 6, 2025
Time: 6:00 P.M.
Location: City of Maricopa Library & Cultural Center
18160 N Maya Angelou Dr
Maricopa, AZ 85138

PLANNING AND ZONING COMMISSION (PUBLIC HEARING)

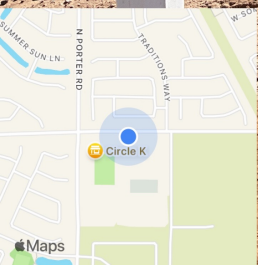
Date: December 8, 2025
Time: 6:00 P.M.
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

CITY COUNCIL MEETING

Date: January 20, 2026
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

Posting Date: October 20, 2025



October 20, 2025 at 10:15 AM
+33.058251,-112.011174
41195-41295 W Honeycutt Rd
Maricopa AZ 85138

Sign Language

ZONING

City of Maricopa – Planning Division

Proposal: The applicant is requesting a rezoning of 1.25 acres located at the southeast corner of Honeycutt Avenue and 7 Ranch Road within the City of Maricopa. The subject property is currently zoned CB-2 under the Pinal County Zoning Ordinance, a designation that remains in place for some annexed parcels until formally rezoned to align with the City of Maricopa's zoning code.

NEIGHBORHOOD MEETING

November 6, 2025 @ 6:00 p.m.

City of Maricopa Library & Cultural Center

18160 N Maya Angelou Dr

Maricopa, AZ 85138

PLANNING AND ZONING COMMISSION

(PUBLIC HEARING)

December 8, 2025 @ 6:00p.m.

City Hall Council Chambers

39700 W. Civic Center Plaza

Maricopa, AZ 85138

FOR QUESTIONS OR COMMENTS

REGARDING THIS CASE CONTACT

CASE PLANNER: LaRee Mason

Associate Planner

(520) 316-6928

LaRee.Mason@maricopa-az.gov

CITY COUNCIL MEETING

January 20, 2026 @ 6:00p.m.

City Hall Council Chambers

39700 W. Civic Center Plaza

Maricopa, AZ 85138



Final Notification Letter

USPS Generated

Note to Mailer: Your electronic postage statement has been submitted to the USPS PostalOne! system on October 21st 2025

The labels and electronic mailing information associated to this form, must match the physical mailing being presented to the USPS® with this form.

Postage Statement ID: 625803883
Post Office of Permit: DENVER CO 80266-9651
Mailing Group ID: 484545871
Account Holder: TALIA BOND POSTNET
Account Number: 1000008417
Permit Holder: TALIA BOND POSTNET
Permit Type and Number: PI 2360
Mail Agent: PostNet
Mail Owner Name: PostNet
Mail Owner's Permit Type and Number:
CRID: 21636115
Customer Reference ID:
Mail Class and Price Eligibility: USPS - Regular Letters
Processing Category: 0.0125 lbs (.20 oz)
Single Piece Weight Declared by Mailer: 81
Total Mail Pieces: 2.5000 lbs
Total Weight: \$63.18
Total Postage Amount:
Permit Account for Insufficient Affixed Postage: \$0.00
Total Postage Affixed:
Total Postage Due: \$63.18
Handling Unit :

1' MM Trays	2' MM Trays	2' EMM Trays	Flat Trays	Sacks	Pallets	Other
1						

Important: Please bring your mailing by -

Post Office of Mailing

DENVER BMEU 7540 E 53RD PL
DENVER, CO 802660001

Oct 21, 2025

Hours

Mon 09:00 AM - 12:00 PM & 12:30 PM - 05:00 PM
Tue 09:00 AM - 12:00 PM & 12:30 PM - 05:00 PM
Wed 09:00 AM - 12:00 PM & 12:30 PM - 05:00 PM
Thu 09:00 AM - 12:00 PM & 12:30 PM - 05:00 PM
Fri 09:00 AM - 12:00 PM & 12:30 PM - 05:00 PM
Sat Closed
Sun Closed

Note:

*This mailing may be subject to additional verification at the time of acceptance.

*This mailing cannot be processed at the self service terminal.

Property Owner Name	Parcel #	Physical Address	Tax Billing Address
19265 N Porter LLC	51071018V	19265 N Porter Rd Maricopa, AZ 85138	1460 S Horne Mesa, AZ 85204-4576
19265 N Porter LLC	51071018U	1460 S Horne Mesa, AZ 85204	1460 S Horne Mesa, AZ 85204-4576
41236 E Jenna Lane LLC	512481140	41236 W Jenna Ln Maricopa, AZ 85138	2144 W Weatherby Way Chandler, AZ 85286-6844
41298 W Hensely Drive LLC	512481300	41298 W Hensley Way Maricopa, AZ 85138	2144 W Weatherby Way Chandler, AZ 85286-6844
Abalos Francis	512480310	19779 N Tammy St Maricopa, AZ 85138	19779 N Tammy St Maricopa, AZ 85138-8676
Ames Richard C & Cynthia L	512481410	19744 N Ben Ct Maricopa, AZ 85138	19744 N Ben Ct Maricopa, AZ 85138-8681
Anderson Darryl	512480330	19766 N Lief Rd Maricopa, AZ 85138	19766 N Lief Rd Maricopa, AZ 85138-8350
Angelini Alice May	512480510	19739 N Jill Ave Maricopa, AZ 85138	19739 N Jill Ave Maricopa, AZ 85138-8591
Baermann Robert M Trs	512481460	19745 N Ben Ct Maricopa, AZ 85138	19745 N Ben Ct Maricopa, AZ 85138-8681
Bismuth Propco Series LLC	512481270	41331 W Jenna Ln Maricopa, AZ 85138	Po Box 4900 Scottsdale, AZ 85261-1490
Blendu Paul B & Christy M	512481540	40955 W Hensley Way Maricopa, AZ 85138	40955 W Hensley Way Maricopa, AZ 85138-8591
Bogle Christopher Scott	512481280	41330 W Hensley Way Maricopa, AZ 85138	41330 W Hensley Way Maricopa, AZ 85138-8591
Brannen Corinne	512481470	19759 N Ben Ct Maricopa, AZ 85138	19759 N Ben Ct Maricopa, AZ 85138-8513
Branson Richard S	512482540	40936 W Hensley Way Maricopa, AZ 85138	19438 Rainer View Rd SE Monroe, WA 98272--879
Broeders William A & Nuria	512481500	19758 N Alexis Ave Maricopa, AZ 85138	19758 N Alexis Ave Maricopa, AZ 85138-8681
Camacho Gabrielle Guadalupe	512480500	19729 N Jill Ave Maricopa, AZ 85138	19729 N Jill Ave Maricopa, AZ 85138-8591
Circle K Stores Inc	51071017a	41433 W Honeycutt Rd Maricopa, AZ 85138	Po Box 1119 Dripping Springs, TX 78620-0111
Cisneros Ruben O Castillo & Santillan Sonia	51071030c	19525 N Whisker Rd Maricopa, AZ 85138-8513	19525 N Whisker Rd Maricopa, AZ 85138-8513
City Of Maricopa	800300330 800300670	39700 W Civic Center PLZ Maricopa, AZ 85138-8350	39700 W Civic Center PLZ Maricopa, AZ 85138-8350
Clark Laura M Trust	512481180	41195 W Jenna Ln Maricopa, AZ 85138	41195 W Jenna Ln Maricopa, AZ 85138-8630
Colwick Ryan D	512481520	19730 N Alexis Ave Maricopa, AZ 85138	19730 N Alexis Ave Maricopa, AZ 85138-8681

Westwood

Comer Rod J & Magdalena	512482390	41042 W Jenna Ln Maricopa, AZ 85138	41042 W Jenna Ln Maricopa, AZ 85138-8631
Compagnone Christopher	512480520	19763 N Jill Ave Maricopa, AZ 85138	19763 N Jill Ave Maricopa, AZ 85138-8591
Cornish Kevin	512481210	41239 W Jenna Ln Maricopa, AZ 85138	4068 S Carson Way Aurora, CO 80014-4810
De Leon Leonardo Horacio & Alma Michelle	512480370	41345 W Hensley Way Maricopa, AZ 85138	41345 W Hensley Way Maricopa, AZ 85138-8591
Deniz Miguel A	512480430	41255 W Hensley Way Maricopa, AZ 85138	41255 W Hensley Way Maricopa, AZ 85138-8590
Dobson Darrick	512481230	41269 W Jenna Ln Maricopa, AZ 85138	41269 W Jenna Ln Maricopa, AZ 85138-8630
Elliott Kenneth J	512482400	41060 W Jenna Ln Maricopa, AZ 85138	41060 W Jenna Ln Maricopa, AZ 85138-8631
Elshikha Daa Eldin	512481190	41209 W Jenna Ln Maricopa, AZ 85138	41209 W Jenna Ln Maricopa, AZ 85138-8630
Flood Stephen	512481360	41208 W Hensley Way Maricopa, AZ 85138	41208 W Hensley Way Maricopa, AZ 85138-8590
Frutchey Scott Douglas & Sunny	512481530	40973 W Hensley Way Maricopa, AZ 85138	40973 W Hensley Way Maricopa, AZ 85138-8591
Gomez Jose Ochoa	512481420	19730 N Ben Ct Maricopa, AZ 85138	19730 N Ben Ct Maricopa, AZ 85138-8681
Gordon Keith Lamar	512480450	41225 W Hensley Way Maricopa, AZ 85138	41225 W Hensley Way Maricopa, AZ 85138-8590
Graebel Adam	512480300	19765 N Tammy St Maricopa, AZ 85138	19765 N Tammy St Maricopa, AZ 85138-8676
Gunn Breanna Nicole	512480340	19752 N Lief Rd Maricopa, AZ 85138	15420 S 7th Dr Phoenix, AZ 85045-5031
Gunsmoke Ranch Apartments LP	510710450 510710490	19550 N Gunsmoke Rd Maricopa, AZ 85138	401 Wilshire Blvd Ste 1100 Santa Monica, CA 90401-1149
Harty Alexander J & Sanders Maranda	512481450	19731 N Ben Ct Maricopa, AZ 85138	19731 N Ben Ct Maricopa, AZ 85138-8681
Hernandez Dora A	512480530	19777 N Jill Ave Maricopa, AZ 85138	19777 N Jill Ave Maricopa, AZ 85138-8591
Homestead South Homeowners Association	51248256a	450 N Dobson Rd Ste 201 Mesa, AZ 85201-1528	450 N Dobson Rd Ste 201 Mesa, AZ 85201-1528
Honeycutt & Porter Road LLC	510710500	7007 W Happy Valley Rd Peoria, AZ 85383-3322	7007 W Happy Valley Rd Peoria, AZ 85383-3322
Howell Alexis M & Watts Devon	512480360	19724 N Lief Rd Maricopa, AZ 85138	19724 N Lief Rd, Maricopa, AZ 85138-8350
HPA II Borrower 2021- 1 LLC	512480380	41331 W Hensley Way Maricopa, AZ 85138	Po Box 4900 Scottsdale, AZ 85261-1490

Hurtado Camilo	512481080	41326 W Jenna Ln Maricopa, AZ 85138	Mail Return
Johnson Michael J & Ann M	512480280	19737 N Tammy St Maricopa, AZ 85138	19737 N Tammy St Maricopa, AZ 85138-8676
Juarez Andy Cobos	512480230	19736 N Tammy St Maricopa, AZ 85138	19736 N Tammy St Maricopa, AZ 85138-8676
Kisicki Erin C	512481390	19774 N Ben Ct Maricopa, AZ 85138	19774 N Ben Ct Maricopa, AZ 85138-8681
Klimuck Gordon Frederick Rev Liv Trust	512481400	19758 N Ben Ct Maricopa, AZ 85138	19758 N Ben Ct Maricopa, AZ 85138-8681
Kloman Susan Rev Trust	512482550	40954 W Hensley Way Maricopa, AZ 85138	40954 W Hensley Way Maricopa, AZ 85138-8591
Larson Larry R & Nancy Jo	512481260	41315 W Jenna Ln Maricopa, AZ 85138	723 County Rd N Yutan, NE 68073-3500
Latham Emma	512481110	41282 W Jenna Ln Maricopa, AZ 85138	41282 W Jenna Ln Maricopa, AZ 85138-8630
Le Christopher Guillermo	512481320	41268 W Hensley Way Maricopa, AZ 85138	41268 W Hensley Way Maricopa, AZ 85138-8590
Le Phuc	512480490	19717 N Jill Ave Maricopa, AZ 85138	19717 N Jill Ave Maricopa, AZ 85138--591
Legacy Charter LLC	51071018x 51071018y	1627 W Dusty Wren Dr Phoenix, AZ 85085-5805	1627 W Dusty Wren Dr Phoenix, AZ 85085-5805
Low Ying Chih Angie Yeh	512481340	41236 W Hensley Way Maricopa, AZ 85138	662 6th Ave San Francisco, CA 94118-8380
Lyon Terence A & Lynn M Fam Liv Trust	512480390	41317 W Hensley Way Maricopa, AZ 85138	41317 W Hensley Way Maricopa, AZ 85138-8591
Martinez Daniel	512481440	19717 N Ben Ct Maricopa, AZ 85138	19717 N Ben Ct Maricopa, AZ 85138-8681
McClelland Jenah Lenee	512480540	19793 N Jill Ave Maricopa, AZ 85138	19793 N Jill Ave Maricopa, AZ 85138-8513
Mckenna Edward	512481070	41342 W Jenna Ln Maricopa, AZ 85138	42064 W Rummy Rd Maricopa, AZ 85138-8393
McManus Patrick Alan	512481330	41252 W Hensley Way Maricopa, AZ 85138	41252 W Hensley Way Maricopa, AZ 85138-8590
Molder Mitzi Nicole & William Wayne	512481220	41255 W Jenna Ln Maricopa, AZ 85138	41255 W Jenna Ln Maricopa, AZ 85138-8630
Morones Michael Iii	512481480	19775 N Ben Ct Maricopa, AZ 85138	19775 N Ben Ct Maricopa, AZ 85138-8513
Najer Elioret	512481160	41206 W Jenna Ln Maricopa, AZ 85138	41206 W Jenna Ln Maricopa, AZ 85138-8630
Navarrette Guillermo Saiz Jr	512481120	41266 W Jenna Ln Maricopa, AZ 85138	41266 W Jenna Ln Maricopa, AZ 85138-8630
Ogburn Brennan Stewart & Jessica Marie	512481100	41296 W Jenna Ln Maricopa, AZ 85138	765 Mesa View Dr Spc 217 Arroyo Grande, CA 93420-0858

Olivarez James Robert & April Christine Co-TRS	512481560	40919 W Hensley Way Maricopa, AZ 85138	40919 W Hensley Way Maricopa, AZ 85138-8591
Pasley Scott S & Renee C	512480440	41239 W Hensley Way Maricopa, AZ 85138	14702 Se 278th Pl Kent, WA 98042-2437
PCH Honeycutt LLC	51071030F	4365 E Pecos Rd Ste 108 Gilbert, AZ 85295-5788	4365 E Pecos Rd Ste 108 Gilbert, AZ 85295-5788
Pectol Mark	51071030E	13615 S 45th St Phoenix, AZ 85044-4210	13615 S 45th St Phoenix, AZ 85044-4210
Pinal County Federal Credit Union	51071017E	1000 E Florence Blvd Casa Grande, AZ 85122-2463	1000 E Florence Blvd Casa Grande, AZ 85122-2463
Pinal Housing LLC	512481290	41314 W Hensley Way Maricopa, AZ 85138	Po Box 2014 Laramie, WY 82073-3201
Porter 20 LLC	51071017D	Po Box 41428 Phoenix, AZ 85080-0142	Po Box 41428 Phoenix, AZ 85080-0142
Pratt Andrew Lloyd	512482420	41096 W Jenna Ln Maricopa, AZ 85138	41096 W Jenna Ln Maricopa, AZ 85138-8631
Quaye Marvin & Stephanie	512481350	41222 W Hensley Way Maricopa, AZ 85138	41222 W Hensley Way Maricopa, AZ 85138-8590
Ramirez Daniel Lopez & Hernandez Paulina Avila	512480470	41197 W Hensley Way Maricopa, AZ 85138	41197 W Hensley Way Maricopa, AZ 85138-8590
Resto Jorge L	512480550	19809 N Jill Ave Maricopa, AZ 85138	19809 N Jill Ave Maricopa, AZ 85138-8591
Robinson James Dean & Jennifer Louise	512480260	19717 N Tammy St Maricopa, AZ 85138	19717 N Tammy St Maricopa, AZ 85138-8676
Robinson Zackyisha Delores Ann & Reginald A	512481550	40937 W Hensley Way Maricopa, AZ 85138	40937 W Hensley Way Maricopa, AZ 85138-8591
Salazar Kaileb	512480240	19722 N Tammy St Maricopa, AZ 85138	19722 N Tammy St Maricopa, AZ 85138-8676
Seville Angel	512480480	41183 W Hensley Way Maricopa, AZ 85138	41183 W Hensley Way Maricopa, AZ 85138-8590
SFR II Borrower 2021-3 LLC	512480410	41287 W Hensley Way Maricopa, AZ 85138	Po Box 4900 Scottsdale, AZ 85261-1490
Silva Elizabeth A	512481430	19716 N Ben Ct Maricopa, AZ 85138	19716 N Ben Ct Maricopa, AZ 85138-8681
Simmons Stephen D	512481510	19744 N Alexis Ave Maricopa, AZ 85138	19744 N Alexis Ave Maricopa, AZ 85138-8681
Simotwo Silas & Timbers Simone	512480270	19723 N Tammy St Maricopa, AZ 85138	19723 N Tammy St Maricopa, AZ 85138-8676
Soriano Alex Roberto	512480420	41271 W Hensley Way Maricopa, AZ 85138	41271 W Hensley Way Maricopa, AZ 85138-8590

Sosa Enrique Alberto Medina & Felix Miriam Guadalupe Medina	512480350	19738 N Lief Rd Maricopa, AZ 85138	19738 N Lief Rd Maricopa, AZ 85138-8350
Stephens Andrea & Tyree Lamar	512480250	19716 N Tammy St Maricopa, AZ 85138	19716 N Tammy St Maricopa, AZ 85138-8676
Steward Andrea T & Michael A	512482410	41078 W Jenna Ln Maricopa, AZ 85138	41078 W Jenna Ln Maricopa, AZ 85138-8631
Szprejda Susan	512480400	41303 W Hensley Way Maricopa, AZ 85138	41303 W Hensley Way Maricopa, AZ 85138-8591
Thompson Kyle & Crystal	512480290	19751 N Tammy St Maricopa, AZ 85138	19751 N Tammy St Maricopa, AZ 85138-8676
Tropio Marc & Stacey	512481170	41192 W Jenna Ln Maricopa, AZ 85138	41192 W Jenna Ln Maricopa, AZ 85138-8630
Turner Casey Ryan & Murphy Christina	512481370	41194 W Hensley Way Maricopa, AZ 85138	41194 W Hensley Way Maricopa, AZ 85138-8590
Turner Revocable Living Trust	512481150	41222 W Jenna Ln Maricopa, AZ 85138	13820 Paddock St Sylmar, CA 91342-2221
Valenzuela Carlos D	512481200	41225 W Jenna Ln Maricopa, AZ 85138	41225 W Jenna Ln Maricopa, AZ 85138-8630
Valenzuela Marcelo R & Souree D	512480460	41211 W Hensley Way Maricopa, AZ 85138	41211 W Hensley Way Maricopa, AZ 85138-8590
Valk Properties Three LLC	51071030d	1450 T L Townsend Dr Ste 100 Rockwall, TX 75032-2490	1450 T L Townsend Dr Ste 100 Rockwall, TX 75032-2490
Vespo Garrett Liv Trust	512481250	41299 W Jenna Ln Maricopa, AZ 85138	1605 Illinois St Roselle, IL 60172-2410
Williams Brittani B	512480320	19780 N Lief Rd Maricopa, AZ 85138	19780 N Lief Rd Maricopa, AZ 85138-8350
Willoughby Mark William	512481240	41285 W Jenna Ln Maricopa, AZ 85138	41285 W Jenna Ln Maricopa, AZ 85138-8630
Yao Xue	512481490	19774 N Alexis Ave Maricopa, AZ 85138	15215 S 48th St Ste 133 Phoenix, AZ 85044-4913
Zhang Pengfei & Zhu Yan	512481130	41252 W Jenna Ln Maricopa, AZ 85138	3 Midpark Way Nepean, On -
Zhao Bonnie Honglei	512481310	41282 W Hensley Way Maricopa, AZ 85138	2429 Dover Dr Laramie, WY 82072-2530
Ziehr Andrew & Jennifer	512481090	41312 W Jenna Ln Maricopa, AZ 85138	41312 W Jenna Ln Maricopa, AZ 85138-8630

Westwood

October 16, 2025

City of Maricopa
39700 West Civic Center Plaza
Maricopa, Arizona 85138

RE: Notification Letter (ZON25-05)

Clean Freak Car Wash at W. Honeycutt Rd. and N Porter Rd.
City of Maricopa
Westwood Project No. 0052424

Dear Neighbor,

An application has been filed with the City of Maricopa by **Westwood Professional Services** for a **Clean Freak Car Wash** at the above-mentioned property. The meeting dates regarding this request are as follows:

<p>Neighborhood Meeting <u>November 6, 2025 @ 6:00 p.m.</u> City of Maricopa Library and Cultural Center 18160 N Maya Angelou Dr Maricopa, AZ 85138</p>

<p>Planning and Zoning Commission: <u>December 8, 2025 @ 6:00 p.m.</u> City Hall – Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>	<p>City Council: <u>January 20, 2026 @ 6:00 p.m.</u> City Hall – Council Chambers 39700 W. Civic Center Plaza Maricopa, AZ 85138</p>
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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 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 **LaRee Mason** at the City of Maricopa Planning Department at 520-568-9098. You can also email them at **LaRee.Mason@maricopa-az.gov** subject **ZON25-05 Clean Freak Car Wash**.

Please see additional pages for project narrative and other exhibits.

Sincerely,
Westwood Professional Services

****Esta información se puede proporcionar en español a pedido, por favor comuníquese con Rodolfo Lopez, 520-316-6986 para la información.****

Newspaper Ad Postings

NEWSPAPER NOTICE
PUBLIC HEARING AND PUBLIC MEETING
REZONE Case # ZON25-05, CLEAN FREAK CAR WASH

Neighborhood Meeting

November 6, 2025
City of Maricopa Library and Cultural Center
18160 N. Maya Angelou Dr.
Maricopa, AZ 85138

Planning & Zoning Commission Meeting
(PUBLIC HEARING)

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

City Council

January 20, 2026 @ 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.

Westwood Professional Services seeks a Rezone from the General Business Zone (CB-2) to General Commercial (GC) zoning district. The ±3.6-acre parcel is located approximately 0.12 miles east of the southeast corner of N. Porter Rd. and W. Honeycutt Rd.

The Planning and Zoning Division is processing this proposal in accordance with the Zoning Code as a **REZONE**.

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: LaRee Mason 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 16, 2025

Published in **Casa Grande Dispatch**

AFFIDAVIT OF PUBLICATION

State of Florida, County of Broward, ss:

Anjana Bhadoriya, 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:

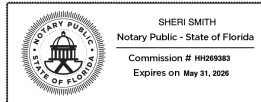
Oct. 21, 2025

NOTICE ID: UmmwvSMqp06Yv8hF50hN

NOTICE NAME: Rezone Permit Case ZON25-05

Anjana Bhadoriya

(Signed) _____



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 10/22/2025

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

**NEWSPAPER NOTICE
PUBLIC HEARING AND PUBLIC
MEETING**

**REZONE Case # ZON25-05,
CLEAN FREAK CAR WASH
Neighborhood Meeting**
November 6, 2025 @ 6:00 PM
City of Maricopa Library and
Cultural Center

18160 N. Maya Angelou Dr.
Maricopa, AZ 85138
Planning & Zoning Commission
Meeting

(PUBLIC HEARING)
December 8, 2025 @ 6:00 PM
City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

City Council
January 20, 2026 @ 6:00 PM
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Attn: LaRee Mason 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 16, 2025

Published 10/21/25



OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Casa Grande Dispatch** on the dates indicated below.

If changes are needed, please contact us prior to deadline at **(520) 836-7461**.

Notice ID: UmmwvSMqp06Yv8hF50hN | **Proof Updated: Oct. 16, 2025 at 12:08pm MST**

Notice Name: Rezone Permit Case ZON25-05

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER

Tyler Elliott
tyler.elliott@westwoodps.com
(720) 470-7936

FILING FOR

Casa Grande Dispatch

Columns Wide: 1 **Ad Class:** Legals

Total Column Inches: 6.03

Number of Lines: 58

10/21/2025: Other Notice 55.69

Subtotal \$55.69

Tax \$1.00

Processing Fee \$10.57

Total \$67.26

See Proof on Next Page

NEWSPAPER NOTICE
PUBLIC HEARING AND PUBLIC
MEETING
REZONE Case # ZON25-05,
CLEAN FREAK CAR WASH
Neighborhood Meeting
November 6, 2025 @ 6:00 PM
City of Maricopa Library and
Cultural Center
18160 N. Maya Angelou Dr.
Maricopa, AZ 85138
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Meeting
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City Council
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should be sent in a written form to
the Planning and Zoning Division,
Attn: LaRee Mason 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 16, 2025
Published 10/21/25



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Notice Name: Rezone Permit Case ZON25-05

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Tax \$1.13

Processing Fee \$5.67

Total \$63.46

See Proof on Next Page

NEWSPAPER NOTICE
PUBLIC HEARING AND PUBLIC
MEETING
REZONE Case # ZON25-05,
CLEAN FREAK CAR WASH
Neighborhood Meeting
November 6, 2025 @ 6:00 PM
City of Maricopa Library and
Cultural Center
18160 N. Maya Angelou Dr.
Maricopa, AZ 85138
Planning & Zoning Commission
Meeting
(PUBLIC HEARING)
December 8, 2025 @ 6:00 PM
City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138
City Council
January 20, 2026 @ 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.
Westwood Professional Services
seeks a Rezone from the General
Business Zone (CB-2) to General
Commercial (GC) zoning district.
The ±3.6-acre parcel is located
approximately 0.12 miles east of
the southeast corner of N. Porter
Rd. and W. Honeycutt Rd.
The Planning and Zoning Division
is processing this proposal in
accordance with the Zoning Code
as a REZONE.
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: LaRee Mason 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 16, 2025
No. of publications: 1: date of
publication: Nov 21, 2025

Neighborhood Meeting Minutes

November 17, 2025

City of Maricopa

Development Services

39700 West Civic Center Plaza

Maricopa, AZ 85138

Subject: Honeycutt/Ranch – Clean Freak – Neighborhood Meeting Summary

Neighborhood Meeting Date: November 6th, 2025

Attendees:

Kathy Halter – Vice President of Real Estate and Construction at Clean Freak

Jordan Rdiberg – Real Estate Development Manager at Circle K

Scott Zink – Principal at Odyssey Services Group, LLC. (3rd Party Project Manager)

Jessica Ogle – Project Manager at Odyssey Services Group, LLC. (3rd Party Project Manager)

Michael Caylor – Project Manager at Westwood Professional Services, Inc. (Civil Engineer)

Waldy Coronado – Project Coordinator at Westwood Professional Services, Inc. (Civil Engineer)

Chi Dinh – Graduate Engineer at Westwood Professional Services, Inc. (Civil Engineer)

LaRee Mason – Associate Planner at City of Maricopa

Rick Williams – Planning Manager at City of Maricopa

Neighbors: Mr. & Mrs. Portrey, and Mr. Klimuck

- Mr. Zink started the meeting by giving a brief description of the project.
- Mrs. Portrey questioned why another car wash was to be developed at the proposed location since there is already multiple car wash in the City.
- Mr. Zink explained that the subject site is adjacent to a Circle K store, and that it is Circle K's intent to have a car wash right next to the gas station to be able to provide more services to their customers.

- Mr. & Mrs. Portrey raised concerns about noise, Mr. Zink explained that it is about the entrance to exit, which will have limited sound exiting the building on both ends, with the blow dryer being the loudest part of the tunnel located farthest from the residential community entrance and the church adjacent to the site.
- Mr. and Mrs. Portrey said they prefer the site to be used for restaurants or shops, which they thought would be more beneficial than a car wash.
- Mr. Williams proceeded to explain the purpose of the meeting and noted that the property currently has outdated County zoning, and mentioned that any new development must undergo rezoning to meet current City of Maricopa zoning codes.
- Mr. Williams explained that the neighborhood meeting serves as the first step to inform residents of the proposed development and gather feedback for the City. He also mentioned that the process will continue with a Planning and Zoning Commission meeting on December 8, followed by a City Council meeting on January 20, and if approved, formal plans will then be created and submitted for permits.
- Mrs. Halter provided further detailed information on the site operations, explaining that the car wash will operate from 7 a.m. to 7 p.m. and sometimes until 8 p.m. in the summer, and will close at dark, with lights on the building turned off after hours to avoid disturbing neighbors.
- Mrs. Halter mentioned that the car wash tunnel is enclosed, limiting noise. She also said that vacuums are located on the side facing the church, with the tunnel blocking sound from reaching nearby homes.
- Mrs. Halter emphasized Clean Freak's community-centric approach, offering free vacuum stalls, maintaining cleanliness, and enforcing no loud music rules. Mrs. Halter reiterated that the entire site, including vacuums and building lights, shuts down at closing, ensuring no nighttime noise or light disturbance for residents. She also said that Clean Freak staff inspect the property morning and night to keep it clean, and that visitors may use on-site trash bins while cleaning their vehicles.
- Mrs. Portrey raised concerns about the new apartments (The Gunsmoke apartment complex) being built near commercial areas.
- Mr. Williams explained that The Gunsmoke apartment complex is being built east of N. Whisker Road, on land zoned CB2, near the old farmstead house (zoned GC). He also said that the farmstead house remains occupied, but the owner may consider future commercial development.

- Mrs. Mason explained that Honeycutt Road's frontage is designated for commercial use, and that multi-family and commercial developments often coexist due to zoning standards. She also stated that they wouldn't put single family homes against a general commercial, they'll consider a buffer space of maybe a neighborhood commercial with less intense uses.
- Mr. and Mrs. Portrey asked about the status of future developments adjacent to the proposed Clean Freak site. Mr. Williams said that a bank development has been proposed for the lot west of the Clean Freak site.
- Mrs. Portrey asked if any trees were proposed to be installed along Honeycutt. Mr. Zink explained that landscaping was to be installed along the site frontage. Mrs. Portrey asked about the type of landscape that was to be installed along the site frontage and Mr. Zink explained that the landscape was to be installed in accordance to the City's code which has specific regulation for the type of plants and number of plans that need to be installed.
- Mr. Zink mentioned that the landscape and setbacks along the northern frontage will help reduce noise impacts and improve aesthetics. Mr. Zink also said that the building will use neutral colors, avoid flashing lights, and match the surrounding community's look.
- Mrs. Portrey asked whether the project would proceed regardless of public opinion, and Mrs. Mason responded by saying that not necessarily.
- Mrs. Mason clarified that many properties still operate under Pinal County zoning. One of the objectives of the current city's general plan aims to transition county-zoned properties to city zoning, which offers more flexibility for commercial uses. Mrs. Mason also explained that because car washes aren't defined in county code, rezoning for the subject site is required. Mrs. Mason indicated that the project aligns with the intent of the city's general plan, and that City staff will recommend approval for rezoning, however, the final approval will depend on the Planning Commission and City Council.
- Mrs. Portrey asked why Clean Freak selected the subject site as the site to develop a new Clean Freak car wash; Mrs. Halter responded by saying that Clean Freak chooses locations where people live, work, and travel, aiming to provide convenient, well-maintained services.
- Mrs. Halter added that there is no loitering risk, since nothing is sold except cleaning services, and vacuum area lights remain on only for safety, however said lights are on the south side of the car wash building, which means the lighting won't be spilling into the neighborhood area. Mrs. Halter emphasized its strong performance record, noting it has not had a failed or abandoned location.
- Mrs. Portrey asked why Circle K believed adding a car wash to its gas station would be successful. Mrs. Halter explained that when Circle K acquired Clean Freak, they aimed to

adapt to changing car use, including gas, hybrid, and electric vehicles. As the only fuel station on the road, Circle K already sees steady traffic, and Clean Freak's advanced car wash technology can safely handle all vehicle types, including those with sensitive sensors on electric cars. She added that each wash takes about five minutes, with sensors and cameras adjusting the wash to each vehicle's size and shape. Mrs. Halter said that the partnership creates a one-stop convenience model, where customers can fuel up, shop, and wash their cars in one place. She said that Clean Freak also offers fuel discounts for members, strengthening customer loyalty and synergy between the two brands. Mrs. Halter stated that the business will serve existing traffic rather than generating new traffic, since it targets drivers already using Honeycutt Road.

- Mr. Portrey asked about the limits of the subject site and pointed to one of the aerial pictures. Mrs. Mason and Mr. Zink explained to Mr. Portrey that Clean Freak will occupy only the western half of the undeveloped lot on the west side of Whisker Road. Mrs. Mason noted that nearby developments are also undergoing rezoning to meet city code, and that businesses like Clean Freak often contribute to community improvements, such as road and sidewalk upgrades, as part of their development process.

Neighborhood Meeting Sign-In Sheet

Westwood

Neighborhood Meeting

Clean Freak Carwash

Rezone Case #ZON25-05

[illegible]