



Planning Commission Meeting

July 27, 2026

CITY OF
MARICOPA
PROUD HISTORY • PROSPEROUS FUTURE

Planning Commission Agenda :

July 27, 2026
6:00 PM

4. Minutes

4.1 MIN 26-45 – Minutes from June 22, 2026

5. Regular Agenda

5.1 CUP26-02 – Verizon Wireless at Hathaway Ave.

6. Reports from Staff

Verizon Wireless at Hathaway Avenue

Conditional Use Permit

CUP 26-02

Presented by: James Kamstra

Site Information:

Applicant:

Crafton Communications on behalf of
Verizon Wireless

Tower Owner:

American Tower

Property Owner:

G2 Partners LLC

Location:

NWC of W. Hathaway Ave. and N. Condrey
Ave.

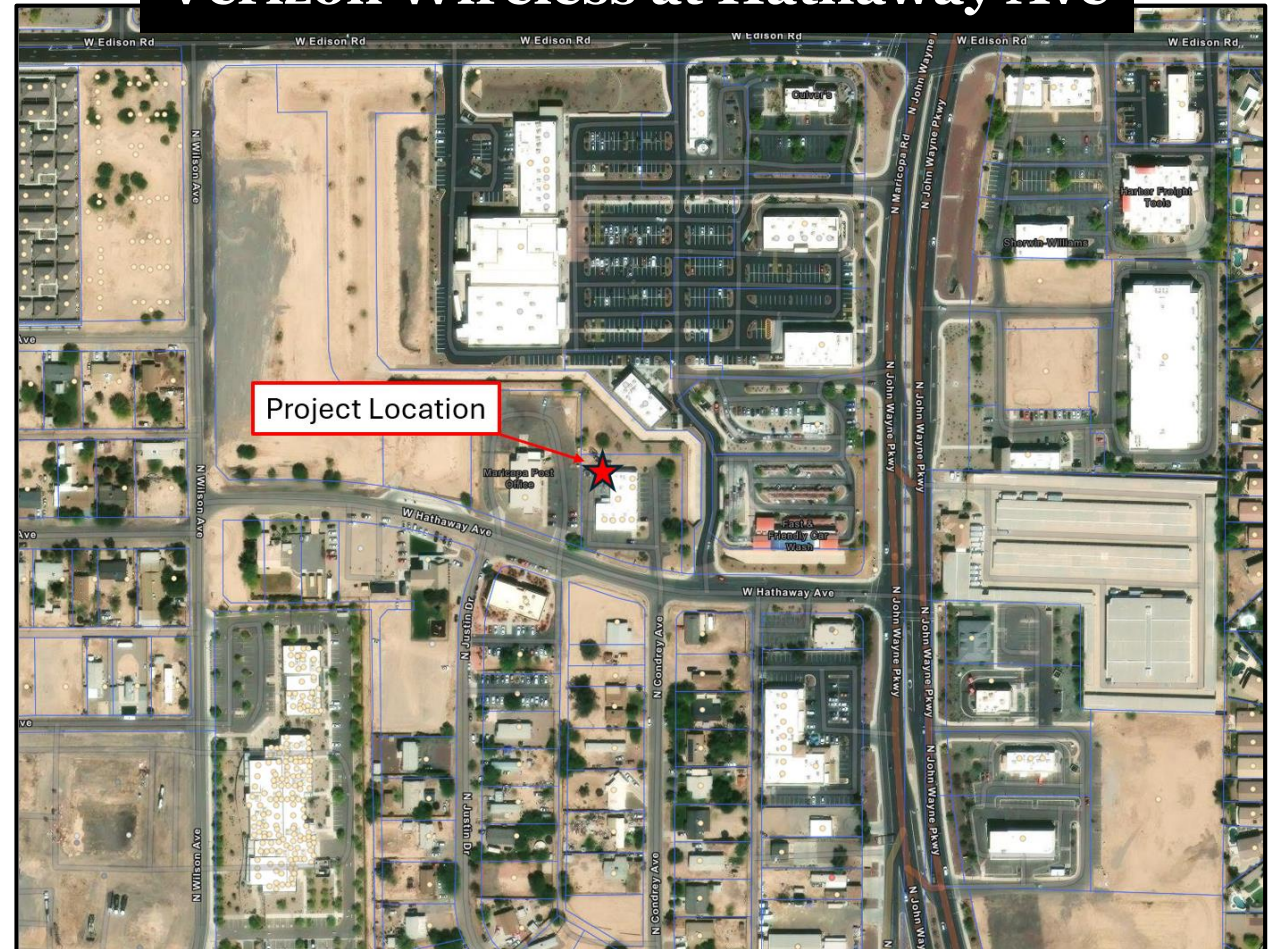
Project Area:

±0.92 acres

Proposal:

Conditional Use Permit request for an
existing Verizon microwave on a 99-foot-tall
wireless facility

Verizon Wireless at Hathaway Ave



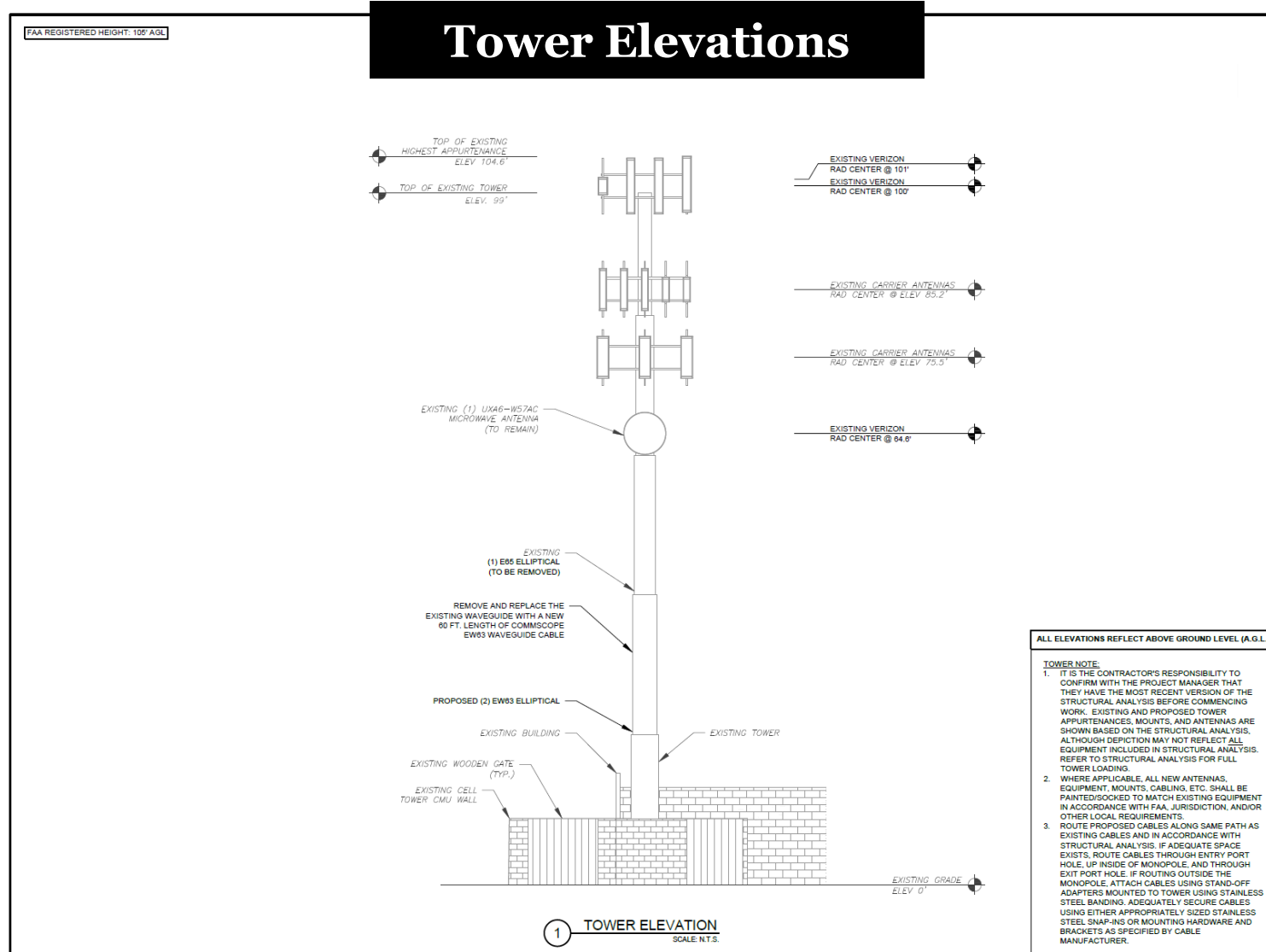
Details of the Request:

New CUP Application:

- Existing Verizon antennas were originally permitted in 2013, which expired in 2018.
- Site includes a 99' tall cell tower and a perimeter wall enclosure located in Maricopa Town Centre parking lot.
- Two additional carriers co-locate on the tower.
- Access is from the existing driveway on Hathaway Ave.



Details of the Request:



Required Findings:

Conformance with the Zoning Ordinance:

- I. The proposed use is allowed within the applicable zoning district and complies with all other applicable provisions of this code and the Maricopa City Code;
- II. Approval of the proposed project will advance the goals and objectives of and is consistent with the policies of the general plan and any other applicable plan and/or policies that the city has adopted.
- III. The location, size, design, and operating characteristics of the proposed project are consistent with the purposes of the zoning district where it is located and conform in all significant respects with the general plan and with any other applicable plan or policies adopted by the city council.

Required Findings Continued:

Conformance with the Zoning Ordinance:

- IV. The proposed project will not be injurious or detrimental to the property or improvements in the neighborhood or to the general welfare of the city.
- V. Adequate public services and facilities and infrastructure are available to serve the proposed project.
- VI. For conditional use permits, that the proposed use or feature, at the size and intensity contemplated and at the proposed location, will provide a development that is necessary or desirable for, and compatible with, the neighborhood and the community.

Public Outreach:

- June 10, 2026 - Sign posted on site
- June 11, 2026 - Notice published in the Casa Grande Dispatch
- June 12, 2026 - Notification Letter sent
- June 29, 2026 - Neighborhood Meeting
- June 11, 2026 - Planning and Zoning Commission (Public Hearing)

Commission Recommendation:

Staff recommends **approval** of Conditional Use Permit **case # CUP26-02**, subject to the conditions of approval outlined in Exhibit A of the staff report.

QUESTIONS?

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