



NOTIFICATION LEGISLATIVE

RE: **CUP26-02**. This site is generally located at 44870 W. Hathaway Rd with in the City of Maricopa incorporated limits.

Dear Neighbor,

An application has been filed with the City of Maricopa by **Crafton Communications** for a **renewal of the current CUP13-01 for an existing Verizon microwave on an existing cell tower** at the above mentioned property. The meeting dates in regards to this request are as follows:

Neighborhood Meeting

 June 23 6:00 PM

 Pine Room at Maricopa Library and Cultural Center
18160 N. Maya Angelou Dr.
Maricopa, AZ 85138

Planning and Zoning Commission:

July 27 @ 6:00 p.m.

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

According to the Pinal County Assessor records, you are a property owner within 300 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 comment before or at the meeting. If you have any questions concerning this matter, please contact **James Kamstra** at the City of Maricopa Planning Department at 520-568-9098. You can also email **him** at **james.kamstra@maricopa-az.gov** subject **CUP26-02 and VERIZON @ HATHAWAY AVE**.

Please see additional pages for project narrative and other exhibits:

Criteria for Project Narrative should include description of the site location, parcel #, proposed hours of operation, intent for the application, etc.

Sincerely,

Crafton Communications



PROJECT NARRATIVE

May 26, 2026

City of Maricopa AZ

39700 West Civic Center Plaza

Maricopa, AZ 85138

RE: Verizon Wireless Application for CUP26-02

Site Address: 44870 W. Hathaway Rd., Maricopa, Arizona 85139-0001

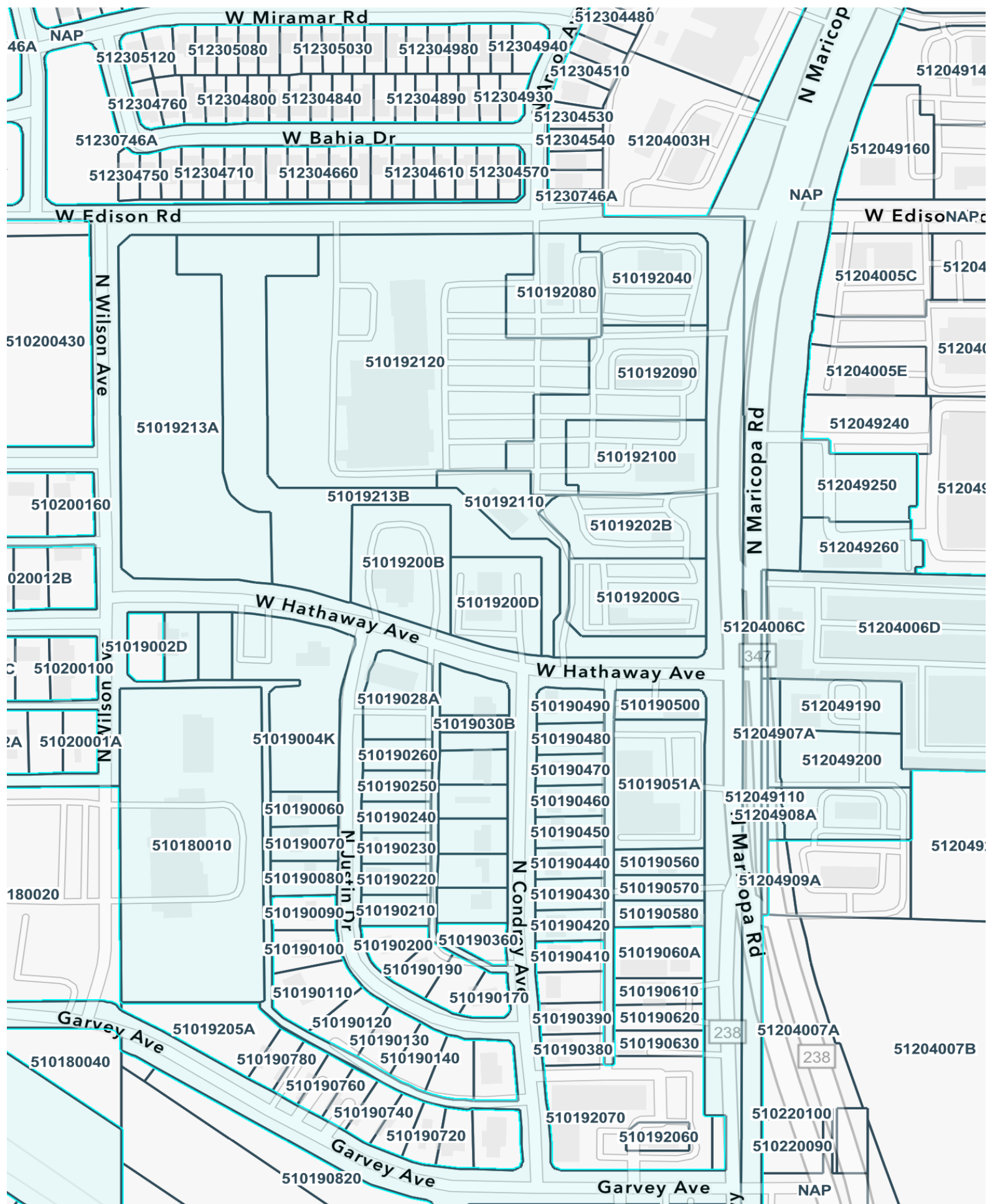
Parcel Number: 510-19-200D

Dear City of Maricopa AZ:

The proposed project is to renew CUP13-01 for the existing Verizon microwave on an existing cell tower.

Regards,
Courtney Davis
Crafton Communications
(205) 443-3422
cdavis@craftongroup.com





510190420
BUSTOS DOLORES H
PO BOX 245
MARICOPA , AZ 85139-9014

510190580
CHITWOOD FEED & SUPPLY INC
PO BOX 695
MARICOPA , AZ 85139-8513

510190210
WOODRUFF IRENE P
43258 W MARICOPA AVE
MARICOPA , AZ 85138-8826

510190350
MANRIQUEZ ODELIA
PO BOX 404
MARICOPA , AZ 85139-9021

510190430
NARVAEZ-BANDALA GABRIELA
45653 W SHERIDAN RD
MARICOPA , AZ 85139-9709

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FAST MART FOOD STORES LLC
2153 E RANCH RD
TEMPE , AZ 85284-8528

510190220
SCHULTZ WILLIAM C III & CONKLIN NADIA
MAIL RETURN
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510190080
ERICKSON RENEE S
MAIL RETURN
, -

510190340
ESPINOZA NICASIO T & MIRNA
PO BOX 732
MARICOPA , AZ 85139-8513

510190560
ARIZONA LAW DAWGS
45467 W MORNING VIEW LN
MARICOPA , AZ 85139-9667

510190440
HERNANDEZ JOSE
MAIL RETURN
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510190230
HOGENES DAIRY LLC
PO BOX 1380
MARICOPA , AZ 85139-8513

510190070
VILLAREAL VIVIANA FIGUEROA
MAIL RETURN
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45653 W SHERIDAN RD
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MASCORRO SAMUEL MAURO & GUTIERREZ DIANA JEANETTE VELAZQUEZ
PO BOX 1337
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SHILOH FELLOWSHIP INC
MAIL RETURN
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THE SHOPS AT MARICOPA VILLAGE LLC
11634 S WARPAINT DR
PHOENIX , AZ 85044-4345

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JOHNSTON BILLY R JR
PO BOX 226
MARICOPA , AZ 85139-9013

510190500
SIMONCRE JC AGAVE LLC
6900 E 2ND ST
SCOTTSDALE , AZ 85251-1530

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PINAL COUNTY
PO BOX 827
FLORENCE , AZ 85132-2301

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STATE OF ARIZONA
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PHOENIX , AZ 85007-7321

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ARIZONA DEPARTMENT OF TRANSPORTATION
205 S 17TH AVE MD 612E
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MARICOPA GROVES SELF STORAGE LLC
855 E WARNER RD STE 102
CHANDLER , AZ 85225-5099

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MAH MEDICAL MANAGEMENT LLC
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QUEEN CREEK , AZ 85142-2312

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CALLE CORAL INVESTMENTS LP
5942 EDINGER AVE STE 113 # 367
HUNTINGTON BEACH , CA 92649-9176

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TRIPLE B3 LLC
2618 E LOCUST DR
CHANDLER , AZ 85286-6272

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PH MARICOPA LLC
MAIL RETURN
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LINROC CORPORATION
868 S COUNTRY CLUB DR
MESA , AZ 85210-0353

510192120
TACOMA FINANCIAL CENTER PARTNERS LLC
2323 W UNIVERSITY DR
TEMPE , AZ 85281-1722

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HEIGHTS PROPERTIES LLP
6179 E BROADWAY BLVD
TUCSON , AZ 85711-1402

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HALLE PROPERTIES LLC
20225 N SCOTTSDALE RD DEPT 1100
SCOTTSDALE , AZ 85255-5645

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TACOMA FINANCIAL CENTER PARTNERS LLC
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MARICOPA , AZ 85138-8350

**NEWSPAPER NOTICE
NOTICE OF NEIGHBORHOOD MEETING, PUBLIC HEARING
AND PUBLIC MEETING**

Conditional Use Permit Case ___CUP26-02___

Neighborhood Meeting

June 23 6:00 PM

___Pine Room at Maricopa Library and Cultural Center
18160 N. Maya Angelou Dr.
Maricopa, AZ 85138

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

July 27__ 6:00 PM

City Hall
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.

__American Tower/Verizon Wireless__, represented by __Hope Carrico__ of __Crafton Communications__, is proposing __a renewal of the CUP13-01 for an existing Verizon microwave on an existing cell tower at - 44870 W. Hathaway Rd __generally located __W Hathaway Ave and 347.

The Planning and Zoning Division is processing this proposal in accordance to the Zoning Code as a __Conditional Use 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: __James Kamstra__ at 39700 W Civic Center Plaza, Maricopa, AZ 85138 or email at james.kamstra@maricopa-az.gov__. Please include name, address, telephone number and signature. For questions, contact the Planning and Zoning Division at (520) 568-9098.

__(INSERT DATE)_____
Published in ____ (INSERT NEWSPAPER NAME) ____
__(INSERT DATE OF PUBLICATION)____

Conditional Use Permit Request

An application has been filed on this property by Courtney Davis for an existing wireless communications facility consisting of a 99-foot telecommunications tower and ground equipment compound located at 44870 W. Hathaway Rd, Maricopa, AZ 85139.

Subject to securing a Conditional Use Permit the applicant has sent out notification letters to properties within 600 feet of the subject property.

If you have any questions, comments, or concerns, please contact James Kamstra from the City of Maricopa Planning Division, at 520-316-6948 or by email at James.Kamstra@maricopa-az.gov

Posting Date: 06/10/2025



Conditional Use Permit Request

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Posting Date: 06/10/2025



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

July 9, 2026

Re: Commercial Plan Review and Permitting: ATC 411410 Verizon AZ5 Maricopa
Site Address: 44870 W. Hathaway Rd, Maricopa, AZ 85139

To whom it may concern,

Crafton Communications hosted a neighborhood meeting on June 29th at the Maricopa Library at 6:00pm. Assistant Planner, James Kamstra from the City of Maricopa was in attendance.

The attached PowerPoint presentation was prepared for the meeting; however, there was no one in attendance from the public.

If you have any questions, please do not hesitate to call and / or email me. I can be reached at 205-443-3429 or via email to hcarrico@craftongroup.com.

Thank you,

Hope Carrico

Hope Carrico
Project Manager

Conditional Use Permit Request CUP26-02

Neighborhood Meeting
Maricopa Library and
Cultural Center
6/29/2026

Presented by  **CRAFTON**
COMMUNICATIONS



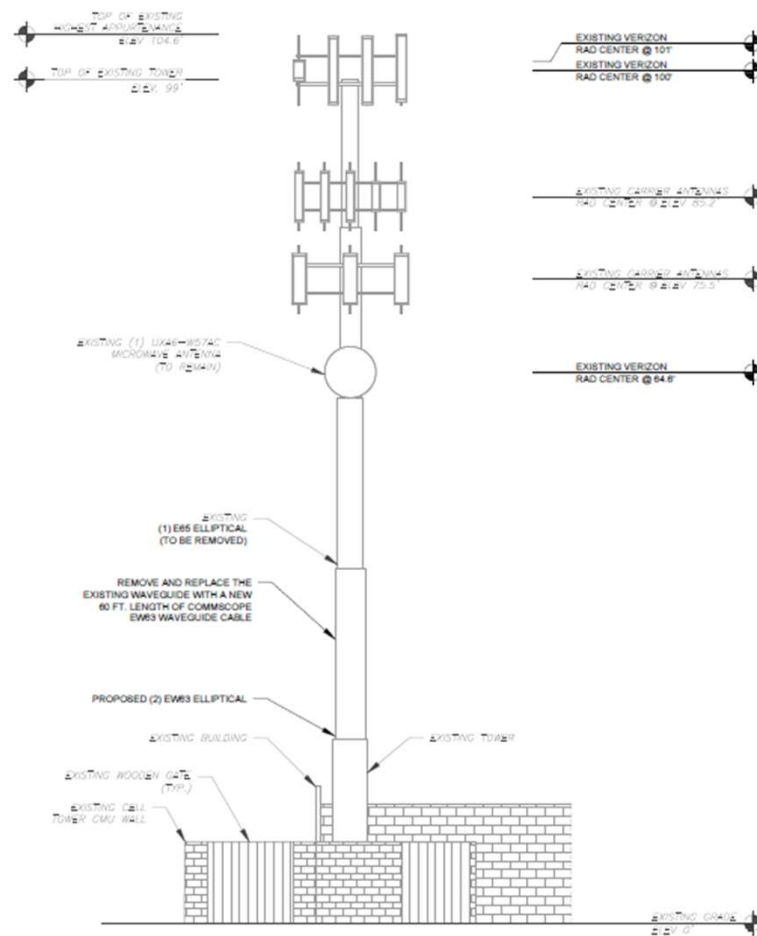
CUP26-02

Crafton Communications on behalf of Verizon Wireless and American Tower Corporation has filed an application for the renewal of CUP13-01 regarding an existing cell tower located at 44870 W. Hathaway Rd.

Scope of Work

- Verizon proposes to replace the cables on the existing cell tower.
- A CUP extension is required to complete the work, as the existing CUP has expired.
- No changes will be made to the tower height.
- All work will be completed within the existing enclosed compound.

FAA REGISTERED HEIGHT: 105' AGL



1 TOWER ELEVATION
SCALE: N.T.S.

ALL ELEVATIONS REFLECT ABOVE GROUND LEVEL (A.G.L.)

TOWER NOTE:

1. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM WITH THE PROJECT MANAGER THAT THEY HAVE THE MOST RECENT VERSION OF THE STRUCTURAL ANALYSIS BEFORE COMMENCING WORK. EXISTING AND PROPOSED TOWER APPURTENANCES, MOUNTS, AND ANTENNAS ARE SHOWN BASED ON THE STRUCTURAL ANALYSIS, ALTHOUGH DEPICTION MAY NOT REFLECT ALL EQUIPMENT INCLUDED IN STRUCTURAL ANALYSIS. REFER TO STRUCTURAL ANALYSIS FOR FULL TOWER LOADING.
2. WHERE APPLICABLE, ALL NEW ANTENNAS, EQUIPMENT MOUNTS, CABLES, ETC. SHALL BE PAINTED/POURED TO MATCH EXISTING EQUIPMENT IN ACCORDANCE WITH FAA JURISDICTION, AND/OR OTHER LOCAL REQUIREMENTS.
3. ROUTE PROPOSED CABLES ALONG SAME PATH AS EXISTING CABLES AND IN ACCORDANCE WITH STRUCTURAL ANALYSIS. IF ADEQUATE SPACE EXISTS, ROUTE CABLES THROUGH ENTRY PORT HOLE, UP INSIDE OF MONOPOLE, AND THROUGH EXIT PORT HOLE. IF ROUTING OUTSIDE THE MONOPOLE, ATTACH CABLES USING STAND-OFF ADAPTERS MOUNTED TO TOWER USING STAINLESS STEEL BANDING. ADEQUATELY SECURE CABLES USING EITHER APPROPRIATELY SIZED STAINLESS STEEL SNAPS OR MOUNTING HARDWARE AND BRACKETS AS SPECIFIED BY CABLE MANUFACTURER.

Publications

Posting	Location	Date
Sign Posting	44870 W. Hathaway Rd	6/10/2026
Newspaper Notice	Casa Grande Dispatch	6/11/2026
Public Notice Letters	USPS First Class Mail	6/12/2026

Planning & Zoning Commission Hearing

July 27th 2026 @ 6:00 PM

City Hall

39700 W. Civic Center Plaza

Maricopa, AZ 85138

CUP26-02

Neighborhood Meeting June 29, 2026

6:00 PM

Pine Room at Maricopa Library and Cultural Center

18160 N Maya Angelou Dr

Maricopa, AZ 85138

Name	Property Address	Email Address	Phone
James Kamstra	City Employee		