



CITIZEN PARTICIPATION REPORT

PLANNING AND ZONING DIVISION

39700 W. Civic Center Plaza
Maricopa, AZ 85139
Ph: 520.568.9098 Fx: 520.568.9120
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



Stewart + Reindersma Architecture, PLLC.

RE: Villas At The Gin: Multifamily Development - This site is located at the SEC of W. Edison Rd and N. Estrella Pkwy within the City of Maricopa incorporated limits.

Dear Neighbor,

A Development Review Permit application has been filed with the City of Maricopa by Stewart + Reindersma Architecture for a multifamily development consisting of approx. 92,375 sf total of apartment buildings at the above-mentioned property.

Below you will find information regarding the City Planning & Zoning Commission meeting. If you are unable to attend, please contact Alexander Bosworth at the City of Maricopa Development Services Department at (520) 316-6948 to learn more about the project and express any concerns you may have.

The City Planning & Zoning Commission meeting is scheduled as follows:

May 8, 2023 @ 6 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 600 feet of the property under consideration. To better inform you of the public meeting scheduled for this matter, this notice is being sent to you via certified 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 Alexander Bosworth at the City of Maricopa Development Services Department at 520-316-6948. You can also email him at Alexander.Bosworth@maricopa-az.gov subject **DRP22-16** and Project Name **Villas at The Gin**.

Please see additional pages for project narrative and other exhibits.

Sincerely,

Preston Johnson
Project Manager
SRA360 Architecture

Notification Area Map

Project Name: Villas at The Gin

Location: 20405 N. Estrella Parkway, Maricopa, AZ 85139

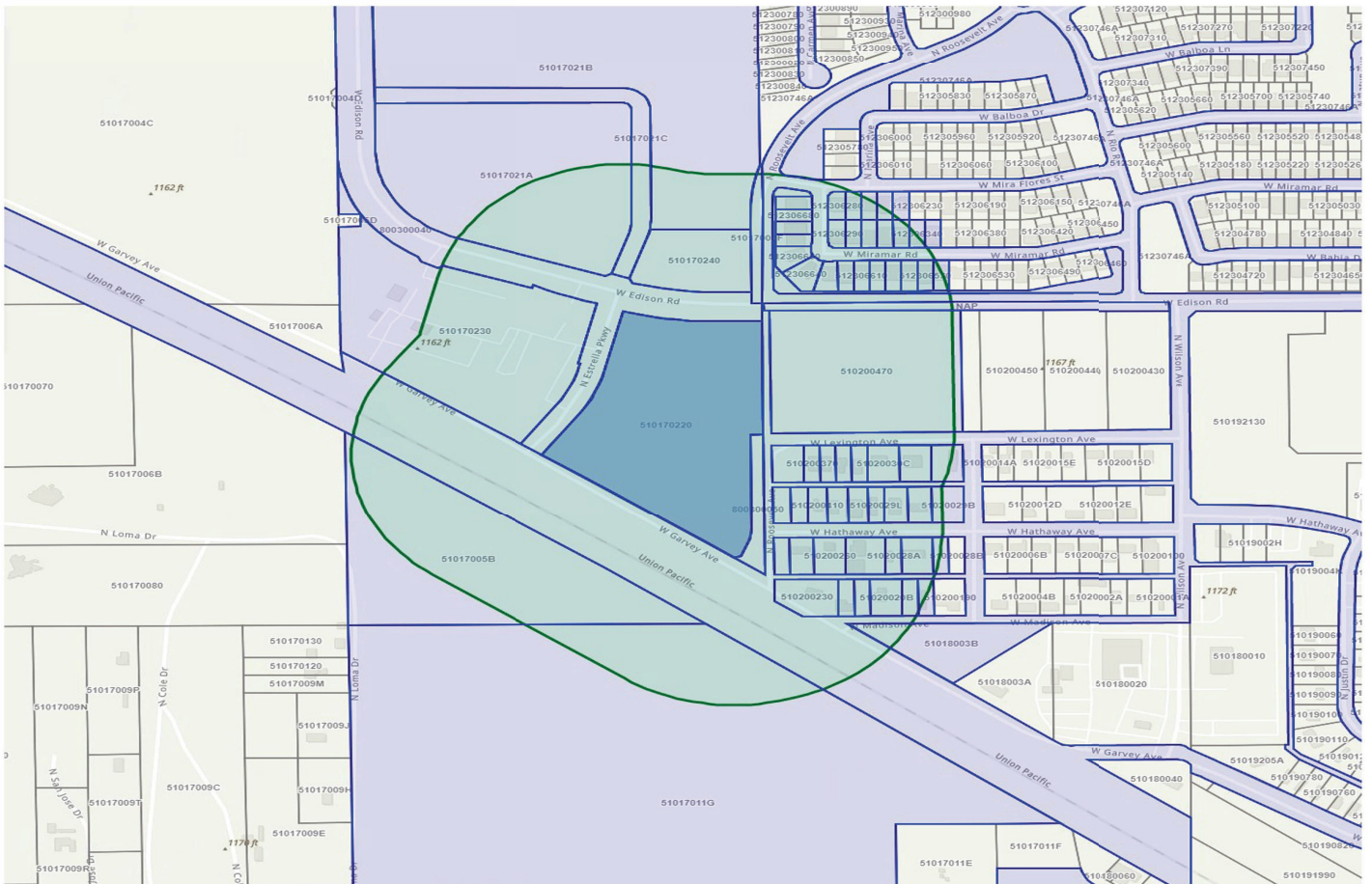
Request: DRP

Current Zoning of Subject Property: RH (High Density Residential)



Stewart + Reindersma Architecture, PLLC.

600' RADIUS MAP



REDMOND WILLIAM S & ELIZAB...
45433 W MIRAMAR RD
MARICOPA, AZ 85139

LEWIS SHANTA S & KEITH L
45370 W MIRAMAR RD
MARICOPA, AZ 85139

AMAN AZIZ & MUSLEFA
3114 S ASHLEY DR
CHANDLER, AZ 85286

DARBY CHARLES
20688 N CARMEN AVE
MARICOPA, AZ 85139

POST RICHARD & ENNA TRUST
45354 W MIRAMAR RD
MARICOPA, AZ 85139

BOLLING TORY
8930 W PARADISE LN
PEORIA, AZ 85382

HOPE ISRAEL & CHRISTINE
45401 W MIRAMAR RD
MARICOPA, AZ 85139

AZ DIST COUNCIL OF THE ASS...
PO BOX 176
MARICOPA, AZ 85139

TORRES IRENE
358 OLIVE ST
BAKERSFIELD, CA 93304

CHARVAT DONALD JOHN & RE...
628 E BRISTOL DR
BISMARCK, ND 58501

MARICOPA 64 PARTNERS LLC
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

TORRES IRENE
358 OLIVE ST
BAKERSFIELD, CA 93304

ROBINSON NOEL ANTHONY & ...
45369 W MIRAMAR RD
MARICOPA, AZ 85139

BOYAJIAN FABIOLA E
4058 E FAIRVIEW CIR
MESA, AZ 85206

TORRES IRENE & PRIMITIVO
11209 CHASE AVE
BAKERSFIELD, CA 93306

PUGH THOMAS P & DANIELLE
29145 JUSTAMERE AVE
CASTAIC, CA 91384

SALWAY LISA
20534 N CARMEN AVE
MARICOPA, AZ 85139

VALADEZ MARTIN & ALICIA
PO BOX 903
MARICOPA, AZ 85139

GIBSON PATRICK & APRIL M
45434 W MIRAMAR RD
MARICOPA, AZ 85139

SASS CHESTER H III
20548 N CARMEN AVE
MARICOPA, AZ 85139

TORRES PRIMITIVO C
358 OLIVE ST
BAKERSFIELD, CA 93304

NGOR CHHIV LANG & YOSUA F...
45416 W MIRAMAR RD
MARICOPA, AZ 85139

DE HAAN REAL ESTATE PSHIP ...
2046 HICKORY TRL
PELLA, IA 50219

CITY OF MARICOPA
39700 W CIVIC CENTER PLAZA
MARICOPA, AZ 85138

COLEMAN KELLY KIMAL
45402 W MIRAMAR RD
MARICOPA, AZ 85139

LOVATO MICHELLE
45433 W MIRAFLORES ST
MARICOPA, AZ 85139

TORRES IRENE
358 OLIVE ST
BAKERSFIELD, CA 93304

KLINZING CATERINA & WILLIAM...
45386 W MIRAMAR RD
MARICOPA, AZ 85139

FRANKS TERRY J
MAIL RETURN
,

TOLANO MARIO CHACON
21797 N SCOTT CT
MARICOPA, AZ 85138

ROWE OLIVIA S
14201 N 33RD AVE
PHOENIX, AZ 85053

MINNAZONA 1ST LLC
PO BOX 11821
TEMPE, AZ 85284

RUGGIERO WILLIAM & CHRISTI...
2690 E AUGUSTA AVE
GILBERT, AZ 85298

ARROYO ADAM B & GUADALUP...
8223 S CALLE SAHUARO
GUADALUPE, AZ 85283

HUGHES SANDRA JO & RICH...
PO BOX 840
MARICOPA, AZ 85139

PARAGON HAMPTON EDISON L...
2241 E PECOS RD STE 1
CHANDLER, AZ 85225

5X GUSSE PROPERTIES LLC
19006 N KRISTAL LN
MARICOPA, AZ 85138

ARREDONDO ALBERTO A & VA...
MAIL RETURN
,

SALAZAR CARLOS PONCE & P...
MAIL RETURN
,

COX JOSEPH & DEROTHA FAMI...
PO BOX 193
MARICOPA, AZ 85139

MARICOPA 64 PARTNERS LLC
7373 N SCOTTSDALE RD STE B...
PARADISE VALLEY, AZ 85253

ESTRADA MARIO ALVARADO
308 W JUNIPER ST
MESA, AZ 85201

FMZ INDUSTRIES INC
PO BOX 1171
MARICOPA, AZ 85139

ROMERO JOSE ANTONIO
45465 W MIRAMAR RD
MARICOPA, AZ 85139

RITTER JOHN C
MAIL RETURN
,

WATSON DIANA
PO BOX 1302
MARICOPA, AZ 85139

NIEMAN JEFFREY M & JOAN L ...
45449 W MIRAMAR RD
MARICOPA, AZ 85139

GARZA SALVADOR
PO BOX 32
MARICOPA, AZ 85139

BOCHAT LAWRENCE WAYNE
PO BOX 232
MARICOPA, AZ 85139

RICE STEPHEN P & ROBYN
45481 W MIRAMAR RD
MARICOPA, AZ 85139

GARZA SALVADOR B & COREN...
PO BOX 913
MARICOPA, AZ 85139

BOCHAT LAWRENCE WAYNE
PO BOX 232
MARICOPA, AZ 85139

MARTINEZ OSCAR
20492 N CARMEN AVE
MARICOPA, AZ 85139

SALDANA JOSE & HORTENCIA
PO BOX 88
MARICOPA, AZ 85139

VILLALOBOS ESAU G & GARCIA...
311 N 3RD AVE
AVONDALE, AZ 85323

POTTER ANGELA
20506 N CARMEN AVE
MARICOPA, AZ 85139

SALDANA ERNESTO & ESTEVA...
PO BOX 88
MARICOPA, AZ 85139

GONZALEZ LIDIA ALCAZAR & H...
PO BOX 1734
MARICOPA, AZ 85139

STOREY MARIANNE & NAOMI &...
14 SIERRA NEVADA WAY SW
CALGARY, AB

HERMSEN ROBERT W & MARY ...
45449 W MIRAFLORES ST
MARICOPA, AZ 85139

MEL'S AUTO LLC
PO BOX 430
STANFIELD, AZ 85172

ACACIA CROSSING HOMEOWN...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

CITY OF MARICOPA
39700 W CIVIC CENTER PLZ
MARICOPA, AZ 85138

ACACIA CROSSING HOMEOWN...
4645 E COTTON GIN LOOP
PHOENIX, AZ 85040

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39700 W CIVIC CENTER PLZ
MARICOPA, AZ 85138

ESTRELLA GIN BUSINESS PAR...
3463 S RIM RD
GILBERT, AZ 85297

ESTRELLA GIN BUSINESS PAR...
3463 S RIM RD
GILBERT, AZ 85297

CITY OF MARICOPA
39700 W CIVIC CENTER PLZ
MARICOPA, AZ 85138

Public Notice Sign

AFFIDAVIT OF SIGN POSTING

The undersigned Applicant has complied with the City of Maricopa's sign posting requirements, located at the SEC W Edison Rd & N Estrella Pkwy, in the City of Maricopa, on 04/12/23.

See attached photo exhibit.

For applicant:

Stewart Reindersma Architecture PLLC

Dynamite Signs

Sign Company Name

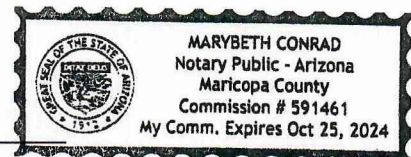
Meghan Liggett
Sign Company Representative

Subscribed and sworn to be on 04/12/23 by Meghan Liggett.

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

Marybeth Conrad
Notary Public

My Commission expires: 10-25-24





Notice of Public Hearing City of Maricopa ZONING



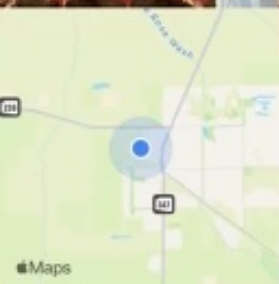
Proposal: DRP22-16: A Development Review Permit application has been filed with the City of Maricopa for a multi-family development known as "Villas at The Gin". The development consists of 195 multi-family units, on 13.47 gross acres. The proposed development is located at the SEC of W. Edison Rd and N. Estrella Parkway in the City of Maricopa. Public meeting information listed below.

PLANNING AND ZONING COMMISSION (PUBLIC MEETING)

Date: May 8, 2023 @ 6:00p.m.
Location: City Hall Council Chambers
39700 W. Civic Center Plaza
Maricopa, AZ 85138

You are welcome to attend the following meetings/public hearings to learn more about the request and/or share your opinions:

City of Maricopa Contact: Alexander Bosworth 520-316-6948 Alexander.Bosworth@maricopa-az.gov
www.maricopa-az.gov/maricopa/participates



Apr 12, 2023 at 7:08:03 AM
W Edison Rd
Maricopa AZ 85139
United States



Notice of Public Hearing City of Maricopa ZONING



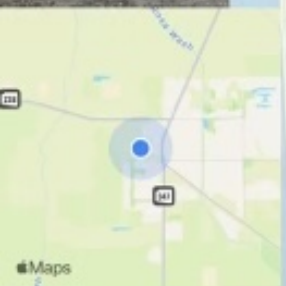
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Apr 12, 2023 at 6:32:54 AM
W Garvey Ave
Maricopa AZ 85138
United States