



**EMPIRE MEDIA CORP.**

**ATC SEQUOIA LLC  
SITE 420045 LAKE PARK  
PERMIT RENEWAL CUP24-02  
CITIZEN PARTICIPATION PLAN**

## Mailing Letter

The mailing notification for the neighborhood meeting was sent out on March 8, 2024. A 2<sup>nd</sup> round of mailing notification was sent out on March 25, 2024, satisfying the requirements for the public hearing notification.

### ATC SEQUOIA LLC

**RE: ATC 420045 LAKE PARK PERMIT RENEWAL CUP24-02.**

This site is generally located at 44705 West Canyon Creek Drive, Maricopa, AZ within the City of Maricopa incorporated limits.

Dear Neighbor,

An application has been filed with the City of Maricopa by ATC SEQUOIA LLC for a renewal of an expired conditional use permit for an existing communications facility ATC 420245 LAKE PARK at the above-mentioned property. The meeting dates in regards to this request are as follows:

<b>Neighborhood Meeting</b> <b>April 3, 2024 @ 6:00 PM</b> <b>Maricopa City Library</b> <b>18160 N. Maya Angelou Drive</b> <b>Maricopa, AZ 85138</b>	<b>Planning and Zoning Commission:</b> <b>PUBLIC HEARING</b> <b>April 22, 2024 @ 6:00 p.m.</b> <b>City Hall – Council Chambers</b> <b>39700 W. Civic Center Plaza</b> <b>Maricopa, AZ 85138</b>	
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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 return receipt requested.

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 Alexander Bosworth at the City of Maricopa Planning Division at 520-316-6948. You can also email them at [Alexander.Bosworth@maricopa-az.gov](mailto:Alexander.Bosworth@maricopa-az.gov), subject CUP24-02.

Sincerely,

John T. Merritt  
Authorized Agent for ATC Sequoia LLC

**\*\*Esta información se puede proporcionar en español a pedido, por favor comuníquese con Alexander Bosworth, 520-316-6948 para la información.\*\***

## Notification Area Map



**600' RADIUS MAPS OF PROPERTIES TO BE CONTACTED**



## Mailing List (600' Radius)

### LIST OF PROPERTY OWNERS TO BE CONTACTED

#### ATC 420045 LAKE PARK 600' RADIUS MAILING LIST FOR PERMIT RENEWAL

APN	ADDRESS	OWNER	MAILING ADDRESS
512-03-013C	44705 W. CANYON CREEK DRIVE	JENNIFER & TROY SKOUSEN	44705 W. CANYON CREEK DRIVE, MARICOPA, AZ 85139
512-05-892C	22121 N. COBBLESTONE FARMS DRIVE	Cobblestone Farms HOA	1600 West Broadway Road, #200, Tempe, AZ 85282
512-05-892P	22121 N. COBBLESTONE FARMS DRIVE	Cobblestone Farms HOA	1600 West Broadway Road, #200, Tempe, AZ 85282
512-05-2220	22768 N. Sunset Drive	Julie & Bill Kester	5001 31st Ave., Walker, IA 52352
512-05-2210	22746 N. Sunset Drive	Joanne & Joshua Taylor	22746 N. Sunset Drive, Maricopa, AZ 85139
512-05-2200	22724 N. Sunset Drive	Janice, Omar & Justin Hanson	5921 101st Ave. NW, White Earth, ND 58794
512-05-2190	22702 N. Sunset Drive	Kelly & Richard Luteijn	22702 N. Sunset Drive, Maricopa, AZ 85139
512-05-2180	22680 N. Sunset Drive	Lnda Ransom & Robert Cederholm	1400 E. Bogard Road, Wasilla, AK 99654
512-05-2170	22658 N. Sunset Drive	Nancy & Dennis Margevich	22658 N. Sunset Drive, Maricopa, AZ 85139
512-05-2230	22781 N. Sunset Drive	Anna Marie Knorr	22781 N. Sunset Drive, Maricopa, AZ 85139
512-05-2240	22759 N. Sunset Drive	Kathaline & James Wagner	22759 N. Sunset Drive, Maricopa, AZ 85139
512-05-2250	22737 N. Sunset Drive	Mary & Edrique Padilla	22737 N. Sunset Drive, Maricopa, AZ 85139
512-05-2260	22715 N. Sunset Drive	Irma & Arturo Morales	22715 N. Sunset Drive, Maricopa, AZ 85139
512-05-2270	22693 N. Sunset Drive	Stephanie & Curtis Casey	22693 N. Sunset Drive, Maricopa, AZ 85139
512-05-2280	44578 W. Garden Lane	Kenneth & Missuko Davis	44578 W. Garden Lane, Maricopa, AZ 85139
512-05-2290	44576 W. Garden Lane	Marie Christina Sorenson	44576 W. Garden Lane, Maricopa, AZ 85139
512-05-2300	44574 W. Garden Lane	Roberta Werick	44574 W. Garden Lane, Maricopa, AZ 85139
512-05-0290	44462 W. Adobe Circle	Melody & Danny Hunsaker	44462 W. Adobe Circle, Maricopa, AZ 85139
512-05-0280	44461 W. Adobe Circle	Jessica Parmer & Raynell Anderson	44461 W. Adobe Circle, Maricopa, AZ 85139

## Newspaper Public Notice

The applicant was required to publish a public notice in the local newspaper that circulates within the City of Maricopa. Notice was published in the Casa Grande Dispatch on March 26, 2024.



### AFFIDAVIT OF PUBLICATION

State of New Jersey, County of Hudson, ss:

Nichole Seitz, 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:**

Mar. 26, 2024

**NOTICE ID:** 90Vle9NLLLeouRtloRxvJ

**NOTICE NAME:** NOTICE OF PUBLIC HEARING

**Publication Fee:** 57.69

*Nichole Seitz*

(Signed) \_\_\_\_\_

**VERIFICATION**

State of New Jersey  
County of Hudson

**SHANNEA H HOLMES**  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
My Commission Expires August 1, 2026

Subscribed in my presence and sworn to before me on this: 03/26/2024

*Shanea H. Holmes*

Notary Public

Notarized remotely online using communication technology via Proof.

**NEWSPAPER NOTICE  
NOTICE OF PUBLIC HEARING  
AND PUBLIC MEETING**  
Conditional Use Permit Case  
CUP24-02  
Neighborhood Meeting  
April 3, 2024 @ 6:00 PM  
Maricopa City Library  
18160 N. Maya Angelou Drive  
Maricopa, AZ 85138  
Planning & Zoning Commission  
Meeting  
(PUBLIC HEARING)  
April 22, 2024 @ 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.  
Jennifer & Troy Skousen,  
represented by John Merritt of  
ATC Sequoia LLC is proposing  
renewal of an expired Conditional  
Use permit at 44705 West Canyon  
Creek Drive, Maricopa, AZ 85138  
for an existing communications  
facility (cell site), generally located  
NW of the north end of Sunset  
Drive.  
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: Alexander Bosworth  
at 39700 W Civic Center Plaza,  
Maricopa, AZ 85138 or email at  
Alexander.Bosworth@maricopa-  
az.gov. Please include name,  
address, telephone number and  
signature. For questions, contact  
the Planning and Zoning Division  
at (520) 568-9098.  
Published 3/26/24



## Public Notice Sign

### ATC SITE 420045 LAKE PARK PERMIT CUP11-01 RENEWAL CUP24-02

#### AFFIDAVIT OF POSTING

Pursuant to the City of Maricopa Citizen Participation Plan (CPP) a sign advising of the community meeting and Planning Commission hearing scheduled for 4/3/24 and 4/22/24 respectively has been posted at the location shown below. Posting was completed March 13, 2024 as documented by the time stamped photo's below.



So attested:

John T. Merritt  
Authorized Agent of ATC Sequoia LLC

630 Quintana Road, Suite 321  
Morro Bay, CA 93442

805-771-0123  
JTMEMC@protonmail.com

## **Neighborhood Meeting**

The required neighborhood meeting was held on April 3, 2024, 6:00p.m., at the Maricopa Library – Willow Room. There were no attendees from the general public. The case applicant, John Merritt, and the City of Maricopa’s case planner, Alexander Bosworth, were the only ones present at the meeting. The meeting ended at approximately 6:32p.m.