

Maricopa Stonegate Citizen Participation Report

City of Maricopa, Case - Minor General Plan Amendment
GPA20-06



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Citizen Participation Report

Maricopa Stonegate Minor General Plan Amendment

Narrative of Report

This report summarizes the Neighborhood Meeting as outlined in Article 16-4 of the City of Maricopa Zoning Code “Citizen Participation Requirements”.

The Neighborhood Meeting was held via Zoom on Tuesday evening, 4 August 2020 at 6:00 PM. The meeting was conducted through Zoom Meetings to maintain the state guidelines for social distancing due to the Covid-19 pandemic.

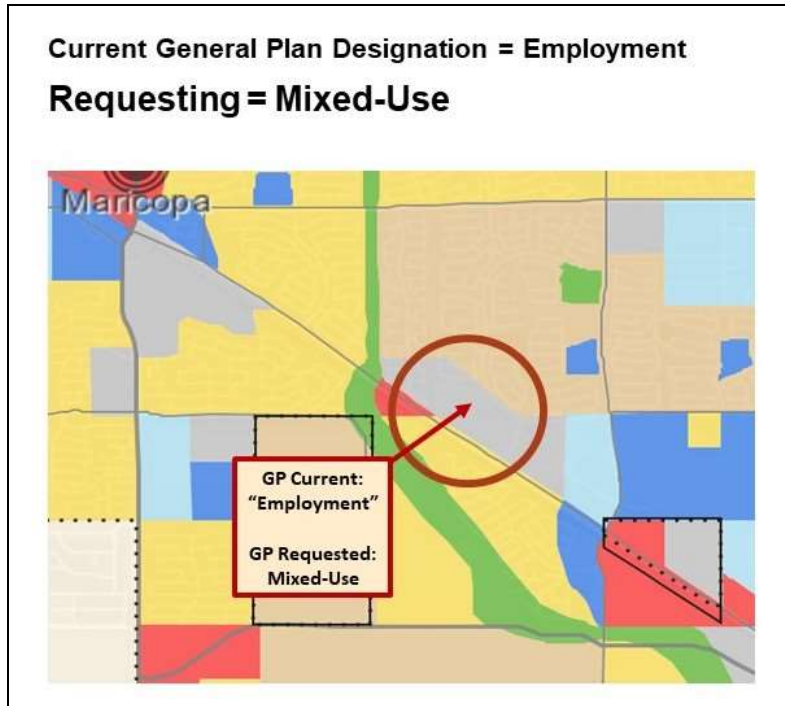
All procedures outlined in Article 16-4 were followed to the best possible due to restrictions imposed because of the Covid-19 pandemic. Included in this report are the notices, sign posting dates, location maps, site plan, sign-in sheet, minutes, and discussion points of the Neighborhood Meeting. Per instructions of Rodolfo Lopez, Deputy Director Economic and Community Development letters were witnessed by him and Certified Return Receipts were not required.

Please see the Index of Page 2 for locations of all sections contained in this report.

Site Location

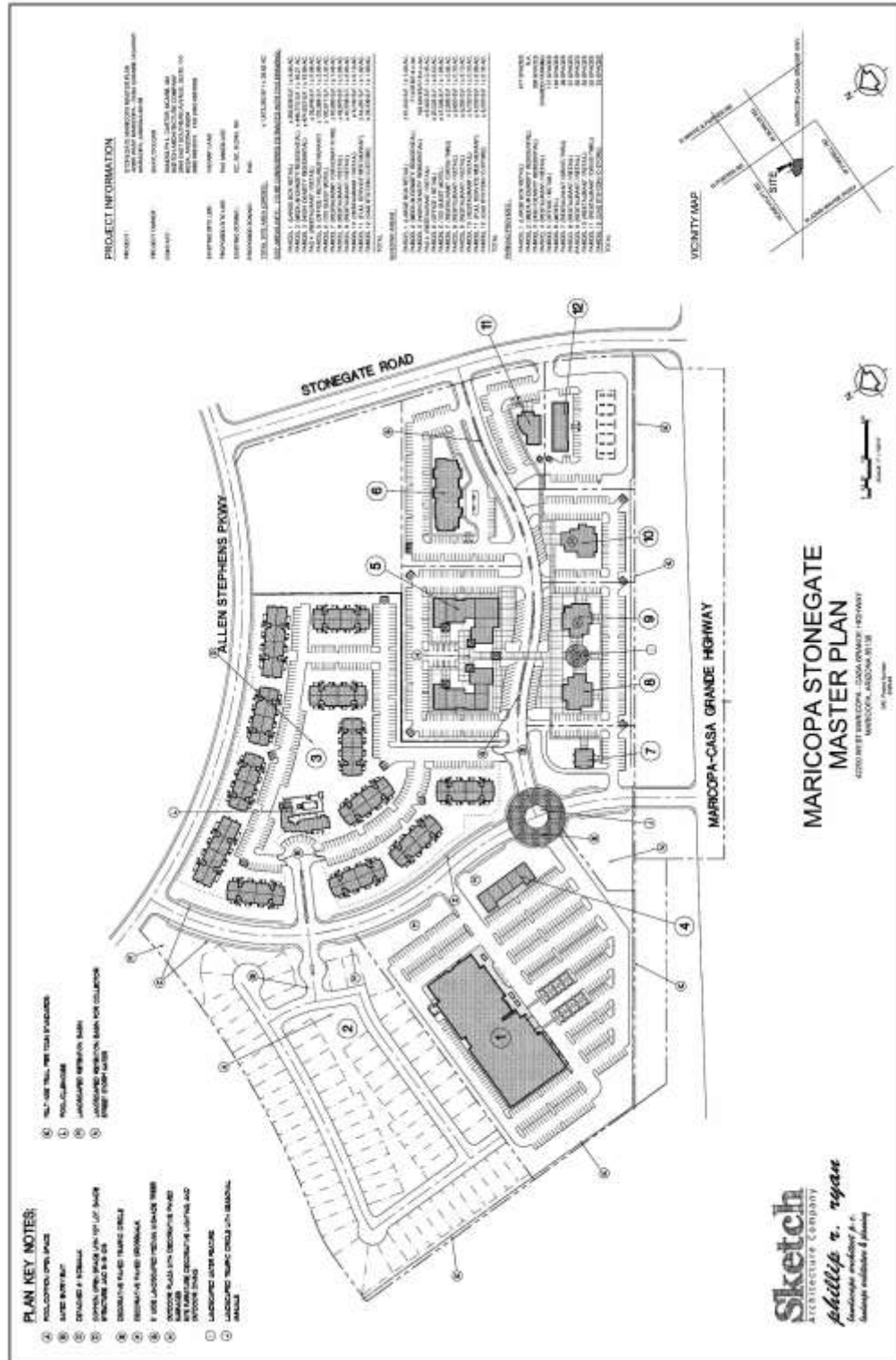
The project site located at the NW corner of Maricopa Casa Grande Highway and Stonegate Road, south of Allen Stephens Parkway within the City of Maricopa incorporated limits. According to the original PAD request of “Stonegate Center”, the current zoning of C1-1 was originally requested to combine CR-5 and C1-1 to a single zoning of C1-1. This combined the 54 original acres of dissimilar zoning with PAD overlay and provided retail, commercial, and employment opportunities. **This request is to change the General Plan designation to “Mixed Use”.** Previously, the General Plan designated the subject area as “Employment”.

General Plan Map



Zoning Map

Site Plan



List of Property Owners Contacted

Property Owner Name	Parcel #	Physical Address	Tax Billing Address
Senita Community Association	512-44-500D	None	77 E Thomas Rd #12 Phoenix, AZ 85012
Patricia Shelton	512-44-2300	42761 W Martie Lynn Rd Maricopa, AZ 85138	42761 W Martie Lynn Rd Maricopa, AZ 85138
Kenneth Dale Oviedo	512-44-2310	42749 W Martie Lynn Rd Maricopa, AZ 85138	PO Box 2156 Paso Robles, CA 93447
Walter & Mary A Campbell	512-44-2320	42737 W Martie Lynn Rd Maricopa, AZ 85138	214 Rainbow Dr # 11484 Livingston, TX 77399
Ronald & Jane Stratz	512-44-2330	42725 W Martie Lynn Rd Maricopa, AZ 85138	42725 W Martie Lynn Rd Maricopa, AZ 85138
George P & Nancy W Pinarcik	512-44-2340	42713 W Martie Lynn Rd Maricopa, AZ 85138	42713 W Martie Lynn Rd Maricopa, AZ 85138
Jose W Montenegro	512-44-2350	42701 W Martie Lynn Rd Maricopa, AZ 85138	PO Box 349 Lukeville, AZ 85341
Edward W Jr & Lindsey McCray	512-44-2360	42689 W Martie Lynn Rd Maricopa, AZ 85138	42689 W Martie Lynn Rd Maricopa, AZ 85138
Thomas P & Sara M Mantooth	512-44-2370	42712 W Martie Lynn Rd Maricopa, AZ 85138	42712 W Martie Lynn Rd Maricopa, AZ 85138
Michel D & Lucinda K Dowling	512-44-2380	42724 W Martie Lynn Rd Maricopa, AZ 85138	42724 W Martie Lynn Rd Maricopa, AZ 85138
James & Kimberly Brown	512-44-2390	42738 W Martie Lynn Rd Maricopa, AZ 85138	42738 W Martie Lynn Rd Maricopa, AZ 85138
Catherine A Falcon	512-44-2400	42738 W Martie Lynn Rd Maricopa, AZ 85138	42738 W Martie Lynn Rd Maricopa, AZ 85138
Michael Hughes (EST of)	512-44-2410	42785 W Martie Lynn Rd Maricopa, AZ 85138	42785 W Martie Lynn Rd Maricopa, AZ 85138
Jaime Lamas	512-44-2470	18246 N Toyo St Maricopa, AZ 85138	18246 N Toyo St Maricopa, AZ 85138
Ronald S & Susan Deck	512-44-2480	18268 N Toyo St Maricopa, AZ 85138	18268 N Toyo St Maricopa, AZ 85138
David Walter Donton Jr.	512-44-2500	42771 W Rayron St Maricopa, AZ 85138	42771 W Rayron St Maricopa, AZ 85138
Ronald P Mancuso	512-44-2490	42759 W Rayron St Maricopa, AZ 85138	42759 W Rayron St Maricopa, AZ 85138
John & Rebecca Gail	512-44-2580	42774 W Rayron St Maricopa, AZ 85138	42774 W Rayron St Maricopa, AZ 85138
Carl R Wanda S Morberg Edward P Bruno	512-44-2590	42760 W Rayron St Maricopa, AZ 85138	42760 W Rayron St Maricopa, AZ 85138
Joel Grant	512-44-2800	42773 W Kendra Way Maricopa, AZ 85138	42773 W Kendra Way Maricopa, AZ 85138
Val Whitehead	512-44-2790	42761 W Kendra Way Maricopa, AZ 85138	2432 E Winged Foot Dr Chandler, AZ 85249

Michael & Shjorayne Slaughter	512-44-2750	18395 N Toya St Maricopa, AZ 85138	18395 N Toya St Maricopa, AZ 85138
Richard R Ray	512-44-2740	18379 N Toya St Maricopa, AZ 85138	18379 N Toya St Maricopa, AZ 85138
Dulcibelle E Valencia	512-44-2730	18367 N Toya St Maricopa, AZ 85138	18367 N Toya St Maricopa, AZ 85138
Trinh Lee	512-44-2720	18355 N Toya St Maricopa, AZ 85138	5121 Seaglen Way San Diego, CA 92154
Deham Real Estate Partnership, LLLP	512-44-2710	18353 N Toya St Maricopa, AZ 85138	2046 Hickory Trail Pela, IA 50219
Ronald & Debra Shevalier	512-44-2700	18331 N Toya St Maricopa, AZ 85138	18331 N Toya St Maricopa, AZ 85138
Young En Yoon	512-44-2690	18319 N Toya St Maricopa, AZ 85138	11375 E Sahuaro Dr #2033 Scottsdale, AZ 85259
Matthew Nguyen Reiter	512-44-2680	18307 N Toya St Maricopa, AZ 85138	18307 N Toya St Maricopa, AZ 85138
Forida M Chowdhury	512-44-2670	18293 N Toya St Maricopa, AZ 85138	1631 E Horseshoe Dr Chandler, AZ 85249
D&M Aldrikch Family Trust	512-44-2660	18283 N Toya St Maricopa, AZ 85138	18283 N Toya St Maricopa, AZ 85138
James W & Erin J Hoopes	512-44-2650	18271 N Toya St Maricopa, AZ 85138	18271 N Toya St Maricopa, AZ 85138
Raymond & Jury Lee	512-44-2640	18259 N Toya St Maricopa, AZ 85138	18259 N Toya St Maricopa, AZ 85138
Luchia Young	512-44-2630	18247 N Toya St Maricopa, AZ 85138	1245 W First St #109 Tempe, AZ 85281
Jose Jaime Mendoza-Rios & Zain Mendoza	512-44-2620	18235 N Toya St Maricopa, AZ 85138	18235 N Toya St Maricopa, AZ 85138
2018-3 IH Borrower LP	512-44-2610	18223 N Toya St Maricopa, AZ 85138	1717 Main Street #2000 Dallas, TX 75201
18211 N Toya LLC	512-44-2600	18211 N Toya St Maricopa, AZ 85138	16428 E Kingstree Blvd Fountain Hills, AZ 85268
Glennwilde HOA	510-71-015E	18715 N Conner Dr Maricopa, AZ 85138	1600 W Broadway Rd #200 Tempe, AZ 85282
Aja M Smith	512-41-0350	18440 N Lariat Rd Maricopa, AZ 85138	18440 N Lariat Rd Maricopa, AZ 85138
Hiep Manh Uy & Jennifer Do	512-41-0340	18426 N Lariat Rd Maricopa, AZ 85138	18426 N Lariat Rd Maricopa, AZ 85138
Riela Sal & Estela Trust	512-41-0330	18412 N Lariat Rd Maricopa, AZ 85138	18412 N Lariat Rd Maricopa, AZ 85138
Kayla Baker	512-41-0320	18398 N Lariat Rd Maricopa, AZ 85138	18398 N Lariat Rd Maricopa, AZ 85138
Mary Jo Melaas	512-41-0310	18384 N Lariat Rd Maricopa, AZ 85138	18384 N Lariat Rd Maricopa, AZ 85138
Joseph Manzo	512-41-0300	18370 N Lariat Rd Maricopa, AZ 85138	18370 N Lariat Rd Maricopa, AZ 85138
Stacy Lusader	512-41-0290	42619 W Capistrano Dr Maricopa, AZ 85138	42619 W Capistrano Dr Maricopa, AZ 85138

Brad & Nicole Larson	512-41-0280	42605 W Capistrano Dr Maricopa, AZ 85138	42605 W Capistrano Dr Maricopa, AZ 85138
Denny T & Casie L Young	512-41-0270	42591 W Capistrano Dr Maricopa, AZ 85138	42591 W Capistrano Dr Maricopa, AZ 85138
Margaret E Jordan	512-41-0260	42577 W Capistrano Dr Maricopa, AZ 85138	42577 W Capistrano Dr Maricopa, AZ 85138
Carri King	512-41-0250	42563 W Capistrano Dr Maricopa, AZ 85138	42563 W Capistrano Dr Maricopa, AZ 85138
Edith Rose Lewis Fogarty & Bernie Fogarty	512-41-0240	42549 W Capistrano Dr Maricopa, AZ 85138	41323 W Brandt Dr Maricopa, AZ 85138
Anthony & Virginia Carter	512-41-0230	42537 W Capistrano Dr Maricopa, AZ 85138	42537 W Capistrano Dr Maricopa, AZ 85138
Ronald A III & Julie K Davis	512-41-0220	42525 W Capistrano Dr Maricopa, AZ 85138	42525 W Capistrano Dr Maricopa, AZ 85138
Aloysius P & Yvonne M Urbain	512-41-0210	42513 W Capistrano Dr Maricopa, AZ 85138	42513 W Capistrano Dr Maricopa, AZ 85138
Gary & Cindy Lyons	512-41-0200	42501 W Capistrano Dr Maricopa, AZ 85138	42501 W Capistrano Dr Maricopa, AZ 85138
Andres Pascual F Pedro Etal	512-41-0190	42489 W Capistrano Dr Maricopa, AZ 85138	42489 W Capistrano Dr Maricopa, AZ 85138
Nicholas Joseph Lehman	512-41-0180	42475 W Capistrano Dr Maricopa, AZ 85138	4006 Lake Sammamish Pkwy NE – Apt C-R Redmond, WA 98052
Ramona J Poissant	512-41-0170	42461 W Capistrano Dr Maricopa, AZ 85138	42461 W Capistrano Dr Maricopa, AZ 85138
Kanama Investments LLC	512-41-0160	42447 W Capistrano Dr Maricopa, AZ 85138	7913 Lena Ave West Hills, CA 91304
Carmaine Kleppe & Karen J Miller	512-41-0150	42433 W Capistrano Dr Maricopa, AZ 85138	1908 N 5 th St Bismarck, ND 58501
Sheila Mark	512-41-0140	42419 W Capistrano Dr Maricopa, AZ 85138	42419 W Capistrano Dr Maricopa, AZ 85138
Anthony Thomas	512-41-0130	42405 W Capistrano Dr Maricopa, AZ 85138	42405 W Capistrano Dr Maricopa, AZ 85138
James Persely & Stephanie Muetzel	512-41-0120	42391 W Capistrano Dr Maricopa, AZ 85138	42391 W Capistrano Dr Maricopa, AZ 85138
Santos & Fairlena Griego	512-41-0110	18343 N Ventana Lane Maricopa, AZ 85138	18343 N Ventana Lane Maricopa, AZ 85138
Abel Arturo Acosta-Jimenez & Amanda Grace Acosta	512-41-0100	18357 N Ventana Lane Maricopa, AZ 85138	18357 N Ventana Lane Maricopa, AZ 85138
Glennwilde HOA	512-41-1440	None	1600 W Broadway Rd, Ste 200 Tempe, AZ 85282
Ryan Wagerie	512-41-1430	42434 W Capistrano Dr. Maricopa, AZ 85138	42434 W Capistrano Dr. Maricopa, AZ 85138
Arlene J Barnum	512-41-1420	42448 W Capistrano Dr. Maricopa, AZ 85138	42448 W Capistrano Dr. Maricopa, AZ 85138
Miles C Campbell	512-41-1410	42462 W Capistrano Dr. Maricopa, AZ 85138	42462 W Capistrano Dr. Maricopa, AZ 85138
John H & Teresa J Gipp	512-41-1400	42476 W Capistrano Dr. Maricopa, AZ 85138	42476 W Capistrano Dr. Maricopa, AZ 85138

Michael C & Jacqueline M Abraham	512-41-1390	42490 W Capistrano Dr. Maricopa, AZ 85138	42490 W Capistrano Dr. Maricopa, AZ 85138
Leticia Aceves	512-41-1380	42502 W Capistrano Dr. Maricopa, AZ 85138	42502 W Capistrano Dr. Maricopa, AZ 85138
Calvin James & Wanda Ann Aho	512-41-1370	42516 W Capistrano Dr. Maricopa, AZ 85138	21800 NE 124 th Cir Brush Prairie, WA 98606
Robert W Tyree	512-41-1360	42530 W Capistrano Dr. Maricopa, AZ 85138	42530 W Capistrano Dr. Maricopa, AZ 85138
Steven G & Deborah A Marshall	512-41-1350	42542 W Capistrano Dr. Maricopa, AZ 85138	42542 W Capistrano Dr. Maricopa, AZ 85138
Andrea Berns	512-41-1340	42556 W Capistrano Dr. Maricopa, AZ 85138	42556 W Capistrano Dr. Maricopa, AZ 85138
Sarah E Bowman	512-41-1330	42570 W Capistrano Dr. Maricopa, AZ 85138	42570 W Capistrano Dr. Maricopa, AZ 85138
Nicholas Minehart	512-41-1320	42584 W Capistrano Dr. Maricopa, AZ 85138	42584 W Capistrano Dr. Maricopa, AZ 85138
James Ray & Karen Sue Gray	512-41-1310	42598 W Capistrano Dr. Maricopa, AZ 85138	42598 W Capistrano Dr. Maricopa, AZ 85138
Joan Victoria Dichristo	512-41-1300	42612 W Capistrano Dr. Maricopa, AZ 85138	42612 W Capistrano Dr. Maricopa, AZ 85138
John M & Marie E Blackwell	512-41-1290	42607 W Santa Fe St. Maricopa, AZ 85138	42607 W Santa Fe St. Maricopa, AZ 85138
Hank Ernest & Beverly Ann Freitag	512-41-1280	42593 W Santa Fe St. Maricopa, AZ 85138	42593 W Santa Fe St. Maricopa, AZ 85138
Jesus Montano Gomez	512-41-1270	42579 W Santa Fe St. Maricopa, AZ 85138	42579 W Santa Fe St. Maricopa, AZ 85138
Jaime L Sr & Rosa A Rivera	512-41-1260	42565 W Santa Fe St. Maricopa, AZ 85138	42565 W Santa Fe St. Maricopa, AZ 85138
William Lapriore	512-41-1250	42551 W Santa Fe St. Maricopa, AZ 85138	42551 W Santa Fe St. Maricopa, AZ 85138
Terrance Dotsy	512-41-1240	42537 W Santa Fe St. Maricopa, AZ 85138	42537 W Santa Fe St. Maricopa, AZ 85138
Bonnie A Jarus	512-41-1230	42523 W Santa Fe St. Maricopa, AZ 85138	42523 W Santa Fe St. Maricopa, AZ 85138
Rachel Janke Thorp Nathan G Thorp	512-41-1220	42519 W Santa Fe St. Maricopa, AZ 85138	42519 W Santa Fe St. Maricopa, AZ 85138
Javier Valdez Carpio Tamra Valdez	512-41-1210	42497 W Santa Fe St. Maricopa, AZ 85138	42497 W Santa Fe St. Maricopa, AZ 85138
Carol B and Andy L Loveless	512-41-1200	42483 W Santa Fe St. Maricopa, AZ 85138	42483 W Santa Fe St. Maricopa, AZ 85138
Donna J and John M Gradin	512-41-1190	42469 W Santa Fe St. Maricopa, AZ 85138	42469 W Santa Fe St. Maricopa, AZ 85138
Ruben Garcia	512-41-1180	42455 W Santa Fe St. Maricopa, AZ 85138	16437 Penswift Ct. Chino Hills, CA 91709
Thomas P Bogle David Faas	512-41-1170	42441 W Santa Fe St. Maricopa, AZ 85138	42441 W Santa Fe St. Maricopa, AZ 85138
Pamela K Gregg	512-41-1160	42427 W Santa Fe St. Maricopa, AZ 85138	42427 W Santa Fe St. Maricopa, AZ 85138

Lynn W Simmons	512-41-0080	18419 N Ventana Ln. Maricopa, AZ 85138	18419 N Ventana Ln. Maricopa, AZ 85138
Paul Rosenau Trust	512-41-0090	18403 N Ventana Ln. Maricopa, AZ 85138	18403 N Ventana Ln. Maricopa, AZ 85138
Ghislain Fone	512-41-3530	18414 N Arbor Dr. Maricopa, AZ 85138	18414 N Arbor Dr. Maricopa, AZ 85138
Charles T and Janine M Stalter	512-41-3540	18398 N Arbor Dr. Maricopa, AZ 85138	18398 N Arbor Dr. Maricopa, AZ 85138
Lonnie R and Patti A Council	512-41-3550	18382 N Arbor Dr. Maricopa, AZ 85138	18382 N Arbor Dr. Maricopa, AZ 85138
Pamela K Dady	512-41-3560	18366 N Arbor Dr. Maricopa, AZ 85138	18366 N Arbor Dr. Maricopa, AZ 85138
David M and Jo S Putram	512-41-3570	18350 N Arbor Dr. Maricopa, AZ 85138	PO Box 1541 Kodiak, AK 99615
Constance F Saber	512-41-3580	18334 N Arbor Dr. Maricopa, AZ 85138	18334 N Arbor Dr. Maricopa, AZ 85138
Jaime D and Reyna L Martinez	512-41-3590	18320 N Arbor Dr. Maricopa, AZ 85138	18320 N Arbor Dr. Maricopa, AZ 85138
Francine Sharp	512-41-3600	18306 N Arbor Dr. Maricopa, AZ 85138	18306 N Arbor Dr. Maricopa, AZ 85138
Barbara A Hausler	512-41-3610	18292 N Arbor Dr. Maricopa, AZ 85138	18292 N Arbor Dr. Maricopa, AZ 85138
Furlanth F Flores	512-41-3620	18278 N Arbor Dr. Maricopa, AZ 85138	18278 N Arbor Dr. Maricopa, AZ 85138
Brian D & Sheila M Johner	512-41-3630	18264 N Arbor Dr. Maricopa, AZ 85138	18264 N Arbor Dr. Maricopa, AZ 85138
Debra S Sallee	512-41-3640	18248 N Arbor Dr. Maricopa, AZ 85138	18248 N Arbor Dr. Maricopa, AZ 85138
Isebelle B Gubener	512-41-3650	18232 N Arbor Dr. Maricopa, AZ 85138	1809 N Christopher Dr. Maricopa, AZ 85138
Halo Fund I LLC	512-41-3660	18216 N Arbor Dr. Maricopa, AZ 85138	49 Pratt St. Essex, CT 06426
Hector Castaneda & Wendy Sillas Romero Yanet	512-41-3670	18200 N Arbor Dr. Maricopa, AZ 85138	18200 N Arbor Dr. Maricopa, AZ 85138
Glennwilde HOA	512-41-632A	None	1600 W Broadway Rd, Ste 200 Tempe, AZ 85282
Job and Guadalupe Martinez	512-41-3680	18184 N Arbor Dr. Maricopa, AZ 85138	2258 S Oak Rd Maricopa, AZ 85139
Chad Jeffrey McGill Dave & Jo-Ann Schall	512-41-3690	18188 N Arbor Dr. Maricopa, AZ 85138	4754 Fir Rd Sechelt, BC
Ronald D McCain Rozan I Contreras	512-41-3700	18152 N Arbor Dr. Maricopa, AZ 85138	18152 N Arbor Dr. Maricopa, AZ 85138
Deborah Haupstein & Mark A Johanson	512-41-3710	18136 N Arbor Dr. Maricopa, AZ 85138	PO Box 160 Stockholm, SK
Alexander Trenchie ETAL	512-41-3720	18106 N Arbor Dr. Maricopa, AZ 85138	Box 131 Red Water, AB
Guadalupe C Rosales	512-41-3730	18096 N Arbor Dr. Maricopa, AZ 85138	18096 N Arbor Dr. Maricopa, AZ 85138

Dennis O'Donnell	512-41-3740	18086 N Arbor Dr. Maricopa, AZ 85138	665 Beck St Uniondale, NY 11553
T&K Red River Dairy	512-41-3750	18087 N Crestview Ln Maricopa, AZ 85138	PO Box 189 Stanfield, AZ 85172
Michael D Wintersteller	512-41-3760	18101 N Crestview Ln Maricopa, AZ 85138	18101 N Crestview Ln Maricopa, AZ 85138
Robert Patterson III Loretta Felts	512-41-4710	18101 N Arbor Dr Maricopa, AZ 85138	18101 N Arbor Dr Maricopa, AZ 85138
David & Laura Luna	512-41-4700	18115 N Arbor Dr Maricopa, AZ 85138	18115 N Arbor Dr Maricopa, AZ 85138
Khrystian Elizabeth Edwards Marcell Vincent Waite	512-41-4690	18129 N Arbor Dr Maricopa, AZ 85138	18129 N Arbor Dr Maricopa, AZ 85138
Donna Salazar	512-41-4680	18135 N Arbor Dr Maricopa, AZ 85138	18135 N Arbor Dr Maricopa, AZ 85138
Derrik and Emily Mendonca	512-41-4670	18149 N Arbor Dr Maricopa, AZ 85138	18149 N Arbor Dr Maricopa, AZ 85138
TKD2 Investments LLC	512-41-4660	18167 N Arbor Dr. Maricopa, AZ 85138	28718 N 71 st Street Scottsdale, AZ 85266
Sal & Estela Riela Trust	512-41-4650	18197 N Arbor Dr. Maricopa, AZ 85138	22706 Aspan St, Ste 307 Lake Forest, CA 92630
Opendoor Property Trust 1	512-41-4640	18211 N Arbor Dr. Maricopa, AZ 85138	1 Post St Fl 11 San Francisco, CA 94104
Tommie & Carol A Williams	512-41-4630	18225 N Arbor Dr Maricopa, AZ 85138	18225 N Arbor Dr Maricopa, AZ 85138
Edgar D Enriquez	512-41-4620	18239 N Arbor Dr Maricopa, AZ 85138	18239 N Arbor Dr Maricopa, AZ 85138
Troy L Gale	512-41-4610	18253 N Arbor Dr Maricopa, AZ 85138	18253 N Arbor Dr Maricopa, AZ 85138
Avery Hrubes	512-41-4600	18267 N Arbor Dr Maricopa, AZ 85138	543 N Kimberlee Way Chandler, AZ 85225
Oscar Ramirez Lourdes Ramirez Manzo	512-41-4590	18281 N Arbor Dr Maricopa, AZ 85138	18281 N Arbor Dr Maricopa, AZ 85138
Vee Michelle Burkett	512-41-4580	18295 N Arbor Dr Maricopa, AZ 85138	18295 N Arbor Dr Maricopa, AZ 85138
Jovany Jesus Barajas Jazmin Jauregui	512-41-4570	18309 N Arbor Dr Maricopa, AZ 85138	18309 N Arbor Dr Maricopa, AZ 85138
Carlos M Espinoza Veronica Acura Cortez	512-41-4560	18349 N Arbor Dr Maricopa, AZ 85138	18349 N Arbor Dr Maricopa, AZ 85138
Sean Paul & Elizabeth Hampton	512-41-4550	18371 N Arbor Dr Maricopa, AZ 85138	18371 N Arbor Dr Maricopa, AZ 85138
Roger L & Sandra Warner	512-41-4540	18393 N Arbor Dr Maricopa, AZ 85138	18393 N Arbor Dr Maricopa, AZ 85138
Omni Maricopa Land Acquisition LLC	510-24-001V	None	4521 N 39 th Place Phoenix, AZ 85019
Omni Maricopa Land Acquisition LLC	510-12-019E	None	4521 N 39 th Place Phoenix, AZ 85019
Capdev1060 LLC	510-12-0520	42000 W Maricopa-Casa Grande Hwy Maricopa, AZ 85138	42000 W Maricopa-Casa Grande Hwy Maricopa, AZ 85138

Capdev1060 LLC	510-12-0360	42000 W Maricopa-Casa Grande Hwy Maricopa, AZ 85138	42000 W Maricopa-Casa Grande Hwy Maricopa, AZ 85138
Santa Rosa Springs HOA	512-16-216A	None	7255 E Hampton Ave, #101 Mesa, AZ 85209
Andrew A Lewis Rev Trust	510-12-017F	None	475 S San Antonio Rd Los Altos, CA 94022

Notification Letter



10 July 2020

NOTIFICATION LETTER

RE: Case GPA20-06 Maricopa Stonegate LLC. This site is generally located at the NW corner of Maricopa Casa Grande Highway and Stonegate Road, South of Allen Stephens Parkway within City of Maricopa incorporated limits.

Dear Neighbor,

An application has been filed with the City of Maricopa by Sketch Architecture Company for a Minor General Plan Amendment at the above mentioned property. The meeting dates in regards to this request are as follows:

Neighborhood Meeting
4 August 2020 @
6:00 pm.
Due to COVID -19 this will be a Zoom Meeting
(To join Zoom Meeting see below)

<https://bit.ly/MaricopaStonegate>

Meeting ID: 845 0744 0792

Password: 305911

One tap mobile

+13462487799,,84507440792#,,,,0#,,305911# US (Houston)

+16699009128,,84507440792#,,,,0#,,305911# US (San Jose)

Dial by your location

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 312 626 6799 US (Chicago)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Germantown)

Meeting ID: 845 0744 0792

Password: 305911

Find your local number: <https://us02web.zoom.us/j/84507440792>

Planning and Zoning Commission:

24 August 2020 @ 6:00 p.m.

City Hall

39700 W. Civic Center Plaza Maricopa,
AZ 85138

City Council:

15 September 2020 @ 7:00 p.m.

City Hall

39700 W. Civic Center Plaza
Maricopa, AZ 85138

According to the Pinal County Assessors records, you are a property owner within 300 feet of the property under consideration. In order to better inform you of the public meeting(s) scheduled for this matter, this notice is being sent to you via first class 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 questions concerning this matter, please contact Rodolfo Lopez at the City of Maricopa Planning Department at 520-316-6986. You can also email him at rodolfo.lopez@maricopa-az.gov subject Case GPA20-06 Maricopa Stonegate LLC.

Please see next page for exhibit.

Sincerely,

Sketch

dorothy@sketcharchitecturecompany.com

MARICOPA STONEGATE
MASTER PLAN

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480-668-8032 fax

Newspaper Proof of Notice

STATE OF ARIZONA
COUNTY OF PINAL } ss.

NOTICE OF NEIGHBORHOOD
MEETING, PUBLIC HEARING
AND PUBLIC MEETING
Minor General Plan Amendment
Application Case GPA20-05
Neighborhood Meeting
4 August 2020 @ 6:00 PM
Zoom Meeting (via Internet)
Meeting Connection:
<https://bit.ly/MaricopaStonegate> or
by phone: 1-346-248-7799 US
Planning & Zoning Commission
Meeting (PUBLIC HEARING)
24 August 2020 @ 6:00 PM
City Hall
39700 W Civic Center Plaza
Maricopa, AZ 85138
City Council Meeting
15 September 2020 @ 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.
GPA20-06: Request to Amend the
General Plan land use designa-
tion for the +/- 46 acre site located
at the northwest corner of Maricopa
- Casa Grande Hwy and
Stonegate Rd., from Employment
(E) to Mixed Use (MU).
The Planning and Zoning Division
is processing this proposal in ac-
cordance to the Zoning Code as
Minor General Plan Amendment.
Anyone wishing to appear and
make comment is encouraged to
attend. Written comments are wel-
come 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: Rodolfo Lopez at 39700 W
Civic Center Plaza, Maricopa, AZ
85138 or email at rodolfo.lopez@maricopa-az.gov. Please include
name, address, telephone number
and signature. For questions, con-
tact the Planning and Zoning Divi-
sion at (520) 316-6986.
15 July 2020
No. of publications: 1; date of
publication: July 18, 2020.

Affidavit of Publication

Ruth A. Kramer, first being duly sworn deposes and says:
That he/she is a native born citizen of the United States
of America, over 21 years of age, that I am an agent and/or
publisher of the 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 ONE issues.
The publications thereof having been on the following dates:

07/18/2020

CASA GRANDE DISPATCH

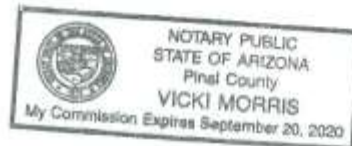
By *[Signature]*
agent and/or publisher of the Casa Grande Dispatch

Sworn to before me this 21st

day of July A.D., 2020

Vicki Morris

Notary Public in and for the County
of Pinal, State of Arizona



Neighborhood Signs



Allen Stephens Parkway



Stonegate Road



Maricopa-Casa Grande Highway

ZONING

City of Maricopa - Planning Division

Proposal: GPA20-06: Request to Amend the General Plan land use designation for the +/-46 acre site located at the northwest corner of Maricopa-Casa Grande Hwy and Stonegate Rd., from Employment (E) to Mixed Use (MU).

NEIGHBORHOOD MEETING

4 August 2020 at 6:00 PM

Zoom Meeting (via Internet)

<https://bit.ly/MaricopaStonegate>

**FOR QUESTIONS OR COMMENTS
REGARDING THIS CASE CONTACT CASE
PLANNER: Rodolfo Lopez, Deputy
Director - Economic & Community Dev
(520) 316-6986**

rodolfo.lopez@maricopa-az.gov

PLANNING AND ZONING

24 August 2020 at 6:00 PM

City Hall

39700 W. Civic Center Plaza

Maricopa, AZ 85138

CITY COUNCIL MEETING

15 September 2020 at 6:00 PM

City Hall

39700 W. Civic Center Plaza

Maricopa, AZ 85138

Posting Date: 20 July 2020

Sign In Sheet

Neighborhood Meeting Sign In Sheet
Zoom Meeting
4 August 2020
6:00 PM

City of Maricopa
Case - Minor General Plan Amendment GPA20-06

There is no official sign in sheet due to being required to hold this meeting via ZOOM over the internet.
This was a result of state requirements for social distancing due to the Covid-19 Pandemic.

First & Last Name (Please Print)	Signature	Physical Property Address	Date
Pam Dady	Clicked into Meeting	(Emailed comments)	8-2-2020
Stacy Lusader		(Emailed comments)	7-27-2020
Randy Carter	Clicked into Meeting		
Shaylyn Loar	Clicked into Meeting		

Neighborhood Meeting via Zoom

Maricopa Stonegate – Minor General Plan Amendment

Agenda

1. Introduction
 - a. Welcome
 - b. Mute microphones until asked to speak
 - c. At the end of the presentation there will be a few minutes for questions
 - d. The uses shown on this presentation are conceptual and may change. This request is for the General Plan designation to change from Employment to Mixed-Use
 - e. There will be a second neighborhood meeting held for the request to rezone the property to the designation of Mixed-Use Neighborhood.
2. Power Point
 - a. Overview of request for Minor General Plan Amendment –
 - b. Current Site
 - c. General Plan - Employment to Mixed-Use
 - d. Zoning to be requested = Light Industry/Warehouse to MU-N (Neighborhood Mixed-Use)
 - e. Current Approved Site Plan – Big Box
 - f. Requested – Conceptual Site Plan
 - g. Phasing:
 - i. Phase 1 - Single Family Residential
 - ii. Phase 2 - Multi-Family Residential
 - iii. Phase 3 – Retail, Medium Box Retail or Entertainment
 - iv. Phase 4 – Garden Office / Retail / Restaurants / Hotel / Convenience Store & Gas Station
 - v. Phase 5 – Offsite improvements
 - h. Open Space
 - i. Pedestrian Linkages
 - j. Questions received
3. Zoning Commission – August 24th
4. City Council – September 15th (subject to change)
5. Questions

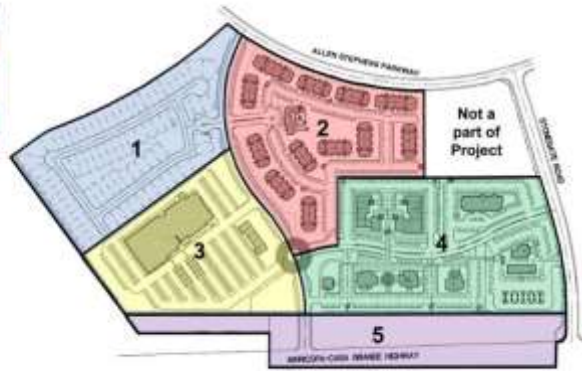
Slide Presentation Presented at Meeting





Conceptual Phasing Plan

- Phase 1 – Single-Family
- Phase 2 – Multi-Family
- Phase 3 – Medium Box Retail or Entertainment
- Phase 4 – Small Office / Retail
- Phase 5 – Off-site Roads



Open Space



Pedestrian Circulation Paths



Received Questions

1. What is the proposed start date for construction for Phase 1-Single Family? **6 month to 1 year**
2. Phase 1 = Single Family
3. What are the timeframes for remaining parcels? **Unknown due to current societal issues.**
4. How many levels to the High Density Residential? **2 along Allen Stephens & 3 elsewhere.**
5. Move entrance on High Density to Stonegate Rd. **The higher-density residences do not access directly onto Allen Stephens Parkway. When the project is completed, there will be an entrance on the north/south access road and one minor entrance to the east-west drive. This will allow more direct access to the Maricopa/Casa Grande highway.**
6. Dwelling units in high-density = **256 +/- units (24 units per acres)**
7. Type of dwelling for Medium Density Residential = **small lot single family**
8. The corner of Allen Stephens Parkway & Stonegate Road = **different property owner.**

Sketch and Owner's Responses to Citizen Concerns Additional Comments

Provided meeting attendees with a similar product to the single-family homes as they requested. See below.



Plan 101.....	\$336,990
Square Footage: 2,008 Bedrooms: 3 Baths: 3 ½ Garage: 2 Private Driveway: 2	
Plan 102.....	\$342,990 MODEL 2
Square Footage: 2,197 Bedrooms: 3 Baths: 3 ½ Garage: 2 Private Driveway: 2	
Plan 103.....	\$339,990
Square Footage: 2,202 Bedrooms: 4 Baths: 2 ½ Garage: 2 Private Driveway: 2	
Plan 101GUEST HOUSE.....	\$361,990
Square Footage: 2,218 Bedrooms: 4 Baths: 3 ½ Garage: 2 Private Driveway: 2	
Plan 102GUEST HOUSE.....	\$367,990
Square Footage: 2,407 Bedrooms: 4 Baths: 3 ½ Garage: 2 Private Driveway: 2	
Plan 103GUEST HOUSE.....	\$364,990 MODEL 1
Square Footage: 2,410 Bedrooms: 5 Baths: 2 ½ Garage: 2 Private Driveway: 2	

Dahlia Feiter DahliaF@NewVillageHomes.com
Patrick Schmitz PatrickS@NewVillageHomes.com
www.NewVillageHomes.com



NEW VILLAGE HOMES

INCLUDED FEATURES LIST Andalucia

Plans Offered: 101, 102, 103

Structural Features

Footing/foundation system will be a post-tension system.
Ceiling Heights: 10' first floor / 9' second floor.
2x4 & 2x6 exterior walls per plan.

Elevation & Exterior Features

Driveways, sidewalks are Cambridge Pavers.
Grids in windows per plan.
Insulated Garage Doors: Wayne Dalton 16'x8' Tall.
*Style per elevation.
Stucco texture is a sand finish.
Fence walls are 4" grey block, painted "Superlite Brown".
Front Yard Desert Landscaping Package included per landscape plans.
Side Yard Landscaping Package Included:
Generous Paver Stoop & decomposed granite.
Two exterior hose bibs.
Front Doors: 3'x8' tall 2-Panel Square Smooth Fiberglass.
Kwikset Handle (to match Interior) & 913 Smart Code Deadbolt.

Interior Features

Steel closet rods.
Drywall texture is Skip Trowel with square corners.
Interior paint is one tone Sherwin Williams Alabaster.
*Walls & Ceilings (Flat) and Trim (Semi-Gloss).
Interior doors are hollow core 2-panel square style (8' first floor/ 6'8" second floor).
Interior door trim is 2 1/4" wide: style MFP366.
Baseboard trim is 3 1/4" tall: style MFP366W.
18"x18" Tile at Entry, Kitchen & Powder. Vinyl at Baths & Laundry.
Stair rail: Mission painted at first floor/ Low wall with Decorative Cap at second floor.

Kitchen Features

Water line to the refrigerator.
Cabinets: Timberlake fairfield flat panel square.
Cabinet features: 42" uppers, 2" crown molding, base cabinet 1/2 depth shelf.
Whirlpool dishwasher (Energy Star) Range & Microwave.
50/50 Undermount 9" Deep Stainless Steel Sink.
Faucet: Moen Chateau Chrome.
2 CM Granite Countertops.
Moen 1 Garbage disposal 1/3 hp.

Bathroom Features

Pex plumbing system.
Drawers in master vanity cabinets (where applicable).
34" tall vanities at all baths.
Two sinks in Master Bath.
Bathroom sinks are Square Integral Marble with Upgraded 1.5" Square Edge.
Master Shower: Aquatic 6034CS (60x34x76) with 3/16" glass bypass door.
Hall bath tub/shower combination: Aquatic 6030CTS (30x30x76) with curtain rod.
Vanity Faucets: Moen Chateau Single Handle Centerset Lavatory Faucet Chrome.
Tub/Shower Faucets: Moen Chateau Tub and Shower Trim Chrome.
Elongated bowl toilets in all baths.
Exhaust fans in bathrooms and laundry rooms.
Moen Mason chrome colored bath accessories.
42" tall mirrors.
14" X 34" Frameless Medicine Cabinets.
Gerber Maxwell white pedestal sink at Bonus Room Powder.

Electrical Features

Ceiling Fan with Light Kit Included in all Bedrooms.
LED Flush Mount can lighting in Kitchen, Dining, Halls, Baths, Laundry & Great Room.
Decora Rocker Light Switches.
Garage Door Opener WiFi Enabled Genie Pro Series.
Garage Coach lights included. Style per Elevation.
Structured wiring system included with 2 phone locations and 2 TV locations.

Energy Features

Dual Pane White Vinyl Windows with low e glass & charcoal bug screens.
Electric 50 Gallon Hot Water Heater.
14 Seer Heat Pump.
Honeywell digital programmable thermostat, wifi enabled.
Cathedralized Attic insulation with spray foam.
Spray foam insulation in walls.
Dedicated returns in all bedrooms.
Fresh air intake added to heating & cooling equipment.
Water Efficient plumbing fixtures.
Energy Star certified.