



MARICOPA COUNTY PLANNING AND ZONING COMMISSION  
Board of Supervisors' Auditorium  
205 W. Jefferson Street  
Phoenix, Arizona



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Agenda  
Thursday, January 10, 2013

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This meeting has been noticed in accordance with the Open Meeting Law (ARS §38-431). All items on this agenda are for Commission action unless otherwise noted. The Commission may break for lunch at its discretion during this agenda. These items will be heard at the next available Commission hearing if this hearing is cancelled or a quorum is lost.

Agendas are available within 24 hours of each meeting in the Maricopa County Planning & Development Office, 501 N. 44th St., 2nd Fl., Phoenix Arizona, Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. Auxiliary aids and services are available upon request to individuals with disabilities upon 72 hours advance notice. Additional reasonable accommodations will be made available to the extent possible within the time frame of the request. If you require accommodations in order to participate in any forthcoming meeting or hearing, please contact Kathy Semder at [kathysemder@mail.maricopa.gov](mailto:kathysemder@mail.maricopa.gov) or 602-372-0980. TDD is available at 602-506-7140.

The staff reports prepared for each agenda item shall become a part of the permanent record for each case acted on at the Planning and Zoning Commission meeting. Any material submitted as part of the record for a case will not be returned.

Public demonstrations of any kind by principals, witnesses, or spectators at any hearing before this Commission, including cheering, booing, hand clapping, or the interruption of the hearing by voluntary remarks from the audience shall be strictly forbidden, and any person or persons who shall continue to participate in such conduct after having once been admonished for such conduct, shall be subject to being ejected from the hearing room by order of the Chairman.

Consent Agenda: Items listed on the Consent Agenda are considered routine by the Planning and Zoning Commission and do not require public notification. Any item on the Consent Agenda may be removed from the Consent Agenda and be held for public hearing if a Commissioner or a citizen so desires.

Continuance Agenda: Items listed on the Continuance Agenda are items that are recommended for continuance by staff with concurrence from the applicant. These items will not have a hearing at this time but shall be moved for continuance either indefinitely or to a date certain after a brief presentation by staff. Those items that are continued indefinitely will require new notification.

Regular Agenda: Items are listed on the Regular Agenda either as Unfinished Business or New Business and receive a full hearing. Staff recommendation can be for approval, denial, or continuance.

**Call To Order:** 9:30 a.m.

**Roll Call**

**Election of Officers**

**Approval of Minutes:** December 6, 2012

**Consent Agenda:** None

**Continuance Agenda:** None

**Regular Agenda:**

1. Case #: **DMP2011003** **Districts 4 & 5**  
Applicant: Withey Morris, PLC for New World Properties, Inc.  
Location: South of Missouri Ave., north of Thomas Rd., west of 383<sup>rd</sup> Ave., and east of 399<sup>th</sup> Ave. alignment (in the Tonopah area)  
Request: Modification of conditions to a the Copperleaf Development Master Plan, DMP2005004 (approx. 1,280 acres) – Copperleaf  
Recommendation: **Approve** with conditions  
Presented by: Rachel Applegate
  
2. Case #: **Z2009024** **District 2**  
Applicant: Staff-initiated  
Location: Southwest corner of Lone Mountain Rd. alignment and 152<sup>nd</sup> St. (in the Rio Verde area)  
Request: Revocation of the Special Use Permit (SUP) for a large animal clinic in the Rural-190 zoning district (approx. 10.06 acres) – Checker XII Ranch  
Recommendation: **Initiate and Approve**  
Presented by: Rachel Applegate
  
3. Case #: **Z2005101** **District 3**  
Applicant: Jonathan Charnock  
Location: West of 14<sup>th</sup> St. and south of Carefree Hwy. (in the north Phoenix area)  
Request: Revocation of the Special Use Permit (SUP) for an adult day care – group care facility in the Rural-43 zoning district (approx. 1.25 acres) – Peronto Group Care Facility  
Recommendation: **Approve**  
Presented by: Patty Zaricor

**Other Matters:** None

**Adjournment**