



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

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**Agenda**  
**Thursday, February 4, 2016**

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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 Debbie Lemon at [debbielemon@mail.maricopa.gov](mailto:debbielemon@mail.maricopa.gov) at 602-506-1510 or 602-506-3301. 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 Chair.

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.

Consent Agenda: Items listed on the Consent Agenda are considered non-controversial. 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.

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**

**Approval of Minutes:** January 7, 2016

**Continuance Agenda:** None

**Consent Agenda:**

1. Case #: **S2012007** **District 4**  
Applicant: HilgartWilson  
Location: Approximately at the northwest corner of 181<sup>st</sup> Ave. and Camelback Rd. in the Glendale area.  
Request: Preliminary Plat containing 333 lots, 20 tracts and 4 parcels in the R1-18 RUPD and R1-10 RUPD zoning districts – Russell Ranch South  
Recommendation: **Approve** with conditions  
Presented by: Farhad Tavassoli
2. Case #: **S2015013** **District 2**  
Applicant: Land Development Services, LLC  
Location: Approximately at the southwest corner of Rio Verde Dr. and Forest Rd. in the Rio Verde area.  
Request: Preliminary Plat containing 30 lots and 9 tracts in the R1-6 RUPD and the C-1 zoning districts – Tonto Verde Parcel 1  
Recommendation: **Approve** with conditions  
Presented by: Ray Banker
3. Case #: **Z2015081** **District 1**  
Applicant: Garrett Bair  
Location: Generally located at the northeast corner of Riggs Rd. and Alma School Rd. in the Sun Lakes/Chandler area  
Request: Special Use Permit (SUP) – for a Wireless Communication Facility (WCF) 50' (h) monopalm in the C-1 zoning district – PHO Hercules  
Recommendation: **Approve** with conditions  
Presented by: Eric R. Smith
4. Case #: **Z2015088** **District 4**  
Applicant: Heather Chadwick, Reliant Land Services  
Location: Generally located at the northeast corner of 339<sup>th</sup> Ave. and Broadway Rd.  
Request: Special Use Permit (SUP) – for a Wireless Communication Facility (WCF) 100' (h) monopole in the Rural-43 zoning district – PHO 339<sup>th</sup> Ave.  
Recommendation: **Approve** with conditions  
Presented by: Eric R. Smith

5. Case #: **Z2015016** **District 4**  
Applicant: Noel J. Griemsmann, Snell & Wilmer, LLP  
Location: Approximately at the northwest corner of Peak View Rd. and Patton Rd. in the Wickenburg area.  
Request: Major amendment to a Special Use Permit (SUP) in the Rural-190 zoning district – Toyota Proving Grounds  
Recommendation: **Approve** with conditions  
Presented by: Carol Hu

**Regular Agenda:** None

**Other Matters:**

**Adjournment**

# Appeal of Planning and Zoning Commission Recommendation

If the Planning & Zoning Commission recommends approval of a particular case it will be placed on a consent agenda for the Board of Supervisors hearing. However, if this appeal form is received within **15 calendar days** following Commission hearing, then the agenda item will be placed on the regular agenda for the Board of Supervisors hearing.

- Submit this form to the Maricopa County Planning & Development Department:  
501 N. 44<sup>th</sup> Street, Suite 200 Phoenix, Arizona 85008  
Fax Number: 602-506-3711  
Hours of Operation: Monday – Friday 8:00 a.m. – 5:00 p.m.
- This appeal can also be submitted electronically at  
[www.maricopa.gov/planning/AppealCommissionRecommendation.aspx](http://www.maricopa.gov/planning/AppealCommissionRecommendation.aspx)  
- Appeal of Planning & Zoning Commission Recommendation

***Please print clearly.***

<b>Case Number/ Project Name:</b>			
Planning & Zoning Commission Hearing Date:			
Appellant Name:			
Mailing Address:			
City, State, Zip Code:			
Telephone Number:		E-mail:	
Reason for the Appeal of the subject case:			
<b>Appellant Signature:</b>		<b>Date:</b>	