

# Agenda

## **Regular Meeting of the Maricopa County Planning and Zoning Commission, Thursday, May 19, 2005 at 9:30 a.m., in the Board of Supervisors' Auditorium, 205 West Jefferson Street, Phoenix.**

All items on this agenda are for Commission action unless otherwise noted. The Commission may break for lunch at its discretion during this agenda.

Maricopa County has an aggressive strategy to provide accessibility for all citizens to its programs, activities, and services, as required by the American with Disabilities Act (ADA). A sign language interpreter, alternative format materials, or infrared assisted listening devices are available with 72 hours notice. Additional reasonable accommodations will be made available to the extent possible within the period of the request.

Roll Call

Approval of Minutes – April 21, 2005 ZIPPOR meeting

### **CONSENT**

#### **1. Preliminary Plat: S2004100 District 5**

Applicant: DeMore Development, LLC for Tuthill Ranchettes  
Location: Southwest corner of Tuthill Rd. & Ray Rd. (in the west Goodyear area)  
Request: Preliminary Plat in the Rural-43 zoning district with a waiver to the maximum length of a cul-de-sac (approx. 20 acres)

### **UNFINISHED BUSINESS**

#### **2. Special Use Permit: Z2004067 District 3**

Applicant: Jerry & Carol Elliot, Earl & Christine Bumpass for Neighborhood Storage  
Location: West of I-17 (Black Canyon Fwy.) & north of New River Rd. (in the New River area)  
Request: Special Use Permit (SUP) for a mini storage facility in the R-4 zoning district (approx. 2.6 acres)

## NEW BUSINESS

**3. Special Use Permit: Z2004097 **District 4****

Applicant: Rick Brewer for the Paintball Compound  
Location: Approx. 2,500' west of the northwest corner of Thomas Rd. & 395<sup>th</sup> Ave. (in the Tonopah area)  
Request: Special Use Permit (SUP) for a recreational open-air facility in the Rural-43 zoning district (approx. 15 acres)

**4. Special Use Permit: Z2004058 **District 4****

Applicant: Thunder Ridge Airpark Homeowners' Association for Thunder Ridge Airpark  
Location: Approx. 2 mi. south of Hwy. 74 & west of 235th Ave. (in the Morristown area)  
Request: Modification of Stipulation to a previously approved Special Use Permit (SUP) in the Rural-43 zoning district (approx. 2.4 acres)

**5. Special Use Permit: Z2005033 **District 2****

Applicant: Dennis Zwagerman Assoc., Inc. for Sante Fe Trails  
Location: Approx. 200 ft. north of Apache Tr. & approx. 213 ft. west of Crismon Rd. (in the east Mesa area)  
Request: Special Use Permit (SUP) for a previously approved mobile home park in the R-5 zoning district

**6. Plan of Development: Z2004134 **District 4****

Applicant: MB Group, Inc for Weber Group  
Location: Approx. 1,745' east of the southeast corner of Perryville Rd. & McDowell Rd. (in the Goodyear/Buckeye area)  
Request: Precise Plan of Development in the IND-2 zoning district and High Noise/Accident Potential zone of Luke Air Force Base (LAFB) (approx. 5.7 acres)

**7. Preliminary Plat: S2004111 **District 4****

Applicant: CMX, LLC for Zanjero Pass Parcel 4, Phase 1  
Location: Northeast corner of 175<sup>th</sup> Ave. & Olive Ave. (in the Glendale/Surprise area)  
Request: Preliminary Plat in the R1-18 RUPD zoning district with PAD overlay (approx. 40 acres)